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Contract

TFL 96511 - Property Consultancy & Development Framework Three

Transport for London

F03: Contract award notice

Notice identifier: 2025/S 000-016925

Procurement identifier (OCID): ocds-h6vhtk-03f4f4

Published 25 April 2025, 9:57am

Section I: Contracting authority

I.1) Name and addresses

Transport for London

5 Endeavour Square

London

E201JN

Contact

Olu Ayandipo

Email

OluAyandipo@tfl.gov.uk

Country

United Kingdom

Region code

UKI41 - Hackney and Newham

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

<https://tfl.gov.uk/>

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

TFL 96511 - Property Consultancy & Development Framework Three

II.1.2) Main CPV code

- 70000000 - Real estate services

II.1.3) Type of contract

Services

II.1.4) Short description

This Framework Agreement is for the procurement of Property Consultancy Services to provide services to Transport for London (TfL), Places for London and the Greater London Authority (GLA). It is also available for London Boroughs to use.

The Framework will be for 4 years and 0 month duration.

II.1.6) Information about lots

This contract is divided into lots: Yes

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £35,000,000

II.2) Description

II.2.1) Title

Lot A - Consultancy Commercial

Lot No

1

II.2.2) Additional CPV code(s)

- 70000000 - Real estate services

- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

The Service Provider(s) is/are to provide Consultancy in relation to Places for London's portfolio of commercial property assets.

This also includes all of TFL, Greater London authority and all London Boroughs

The Consultant will have experience of properties across retail, leisure, office, industrial, mixed use, arches, land and other uses for the purposes of management, investment and development of TfL's property estate and for operational uses in support of TfL's occupational property requirements.

II.2.5) Award criteria

Quality criterion - Name: Technical / Weighting: 60%

Price - Weighting: 40%

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

Consultancy Residential

Lot No

2

II.2.2) Additional CPV code(s)

- 70000000 - Real estate services
- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

The Service Provider(s) is/are to provide Consultancy in relation to Places for London's portfolio of commercial property assets.

This also includes all of TFL, Greater London authority and all London Boroughs

The Consultant will have experience of properties across the residential sector for the purposes of management, investment and development of TfL's property estate for both sales led and rental led opportunities.

II.2.5) Award criteria

Quality criterion - Name: Technical / Weighting: 60%

Price - Weighting: 40%

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

Town Planning

Lot No

3

II.2.2) Additional CPV code(s)

- 70000000 - Real estate services
- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

TfL owns around 5,700 acres of land across the Capital including buildings, land attached to Tube stations, railways and highways, making us one of London's largest landowners. These sites provide an opportunity to generate revenue while helping us to support the growth of jobs and housing in London. TfL also work with adjoining landowners. The achievement of the Property Development, Planning and Design Team to deliver development of a significant number of sites will be underpinned by external town planning consultancy support when required. In most cases, the town planning work will seek to optimize housing delivery and good place making, and ultimately maximize development returns on the selected sites, in order to release revenue to support the development of transport schemes in London.

II.2.5) Award criteria

Quality criterion - Name: Technical / Weighting: 60%

Price - Weighting: 40%

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

Land Referencing

Lot No

4

II.2.2) Additional CPV code(s)

- 70000000 - Real estate services
- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

The Service Provider will be required to provide services for Compulsory Purchase and Land Ownership investigation. These include but are not limited to:

- Undertake Land Registry searches to ascertain identity of owners/ occupiers
- Produce schedule of contact names and addresses including multiple addresses to which notices should be sent. This needs to include company registered offices for which searches will be needed
- Undertake physical visits to the land to be subject to compulsory purchase to record actual occupiers, any apparent easements and obvious physical boundaries for use in devising a plot plan. Record the information obtained in hard copy form whilst on site.

II.2.5) Award criteria

Quality criterion - Name: Technical / Weighting: 60%

Price - Weighting: 40%

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

Development Management

Lot No

5

II.2.2) Additional CPV code(s)

- 70000000 - Real estate services

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

The Service Provider(s) is/are to provide Development Management advisory in relation to the development of TfL's portfolio of property assets (which are classified as being integral, adjacent, or remote to its operational activities).

II.2.5) Award criteria

Quality criterion - Name: Technical / Weighting: 60%

Price - Weighting: 40%

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

Valuations

Lot No

6

II.2.2) Additional CPV code(s)

- 70000000 - Real estate services
- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

The Service Provider(s) is/are to provide Consultancy and Valuation advice in relation to TfL's portfolio of property assets.

The Consultant will have experience of properties across retail, office, residential, industrial, mixed use, land and other uses including operational.

II.2.5) Award criteria

Quality criterion - Name: Technical / Weighting: 60%

Price - Weighting: 40%

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

Rights of Light and Neighbourly Matters

Lot No

7

II.2.2) Additional CPV code(s)

- 70000000 - Real estate services
- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

Places for London (Places) wish to appoint expert specialist consultant to provide advice on Rights of Light (RoLs), daylight and sunlight and other associated neighbourly matters.

II.2.5) Award criteria

Quality criterion - Name: Technical / Weighting: 60%

Price - Weighting: 40%

II.2.11) Information about options

Options: No

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Restricted procedure

IV.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2024/S 000-003571](#)

Section V. Award of contract

Contract No

Lot A

Title

Consultancy Commercial

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

28 March 2025

V.2.2) Information about tenders

Number of tenders received: 14

Number of tenders received by electronic means: 14

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Colliers Intl Specialist

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

07671308

The contractor is an SME

No

V.2.3) Name and address of the contractor

Knight Frank LLP

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

0C305934

The contractor is an SME

No

V.2.3) Name and address of the contractor

Apam Ltd

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

07671308

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Jones Lang Lasalle Limited

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

01188567

The contractor is an SME

No

V.2.3) Name and address of the contractor

Cushman & Wakefield

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

03607777

The contractor is an SME

No

V.2.3) Name and address of the contractor

BNP Paribas Real Estate Advisory

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

04042668

The contractor is an SME

No

V.2.3) Name and address of the contractor

Gerald Eve LLP

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

OC339470

The contractor is an SME

No

V.2.3) Name and address of the contractor

Cluttons LLP

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

OC344742

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Savills UK Limited

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

6215875

The contractor is an SME

No

V.2.3) Name and address of the contractor

Avison Young

Birmingham

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

06382509

The contractor is an SME

No

V.2.3) Name and address of the contractor

Lambert Smith Hampton Group Ltd

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

2521225

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £5,000,000

Total value of the contract/lot: £5,000,000

Section V. Award of contract

Contract No

Lot B

Title

Consultancy Residential

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

28 March 2025

V.2.2) Information about tenders

Number of tenders received: 12

Number of tenders received by electronic means: 12

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Cushman & Wakefield

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

03607777

The contractor is an SME

No

V.2.3) Name and address of the contractor

Montagu Evans LLP

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

OC312072

The contractor is an SME

No

V.2.3) Name and address of the contractor

Gerald Eve LLP

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

OC339470

The contractor is an SME

No

V.2.3) Name and address of the contractor

Savills UK Limited

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

6215875

The contractor is an SME

No

V.2.3) Name and address of the contractor

Avison Young

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

06382509

The contractor is an SME

No

V.2.3) Name and address of the contractor

Deloitte LLP

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

OC303675

The contractor is an SME

No

V.2.3) Name and address of the contractor

Knight Frank LLP

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

OC305934

The contractor is an SME

No

V.2.3) Name and address of the contractor

Cluttons LLP

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

OC344742

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

CBRE Limited

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

03536032

The contractor is an SME

No

V.2.3) Name and address of the contractor

Lambert Smith Hampton Group Ltd

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

2521225

The contractor is an SME

No

V.2.3) Name and address of the contractor

Jones Lang Lasalle Limited

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

01188567

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £5,000,000

Total value of the contract/lot: £5,000,000

Section V. Award of contract

Contract No

Lot C

Title

Town Planning

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

28 March 2025

V.2.2) Information about tenders

Number of tenders received: 15

Number of tenders received by electronic means: 15

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Nathaniel Lichfield & Partners Limited

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

02778116

The contractor is an SME

No

V.2.3) Name and address of the contractor

Quod Limited

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

07170188

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Montagu Evans LLP

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

OC312072

The contractor is an SME

No

V.2.3) Name and address of the contractor

WSP UK Limited

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

01383511

The contractor is an SME

No

V.2.3) Name and address of the contractor

Knight Frank LLP

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

0C305934

The contractor is an SME

No

V.2.3) Name and address of the contractor

Turley Associates Ltd

Manchester

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

02235387

The contractor is an SME

No

V.2.3) Name and address of the contractor

Savills UK Limited

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

6215875

The contractor is an SME

No

V.2.3) Name and address of the contractor

Avison Young

Birmingham

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

06382509

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £5,000,000

Total value of the contract/lot: £5,000,000

Section V. Award of contract

Contract No

Lot D

Title

Land Referencing

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

28 March 2025

V.2.2) Information about tenders

Number of tenders received: 6

Number of tenders received by electronic means: 6

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Mott Macdonald Limited

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

1566758

The contractor is an SME

No

V.2.3) Name and address of the contractor

WSP UK Limited

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

01383511

The contractor is an SME

No

V.2.3) Name and address of the contractor

TerraQuest Solutions Ltd

Birmingham

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

04653583

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Arcadis Consulting Ltd

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

01093549

The contractor is an SME

No

V.2.3) Name and address of the contractor

Montagu Evans LLP

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

OC312072

The contractor is an SME

No

V.2.3) Name and address of the contractor

Dalcour Maclaren Ltd

Oxfordshire

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

04836300

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £5,000,000

Total value of the contract/lot: £5,000,000

Section V. Award of contract

Contract No

Lot E

Title

Development Management

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

28 March 2025

V.2.2) Information about tenders

Number of tenders received: 14

Number of tenders received by electronic means: 14

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Montagu Evans LLP

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

OC312072

The contractor is an SME

No

V.2.3) Name and address of the contractor

Gerald Eve LLP

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

OC339470

The contractor is an SME

No

V.2.3) Name and address of the contractor

Avison Young

Birmingham

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

06382509

The contractor is an SME

No

V.2.3) Name and address of the contractor

Turner - Townsend Project Management

Leeds

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

6468643

The contractor is an SME

No

V.2.3) Name and address of the contractor

Apam Ltd

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

07671308

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Aspire Development Management

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

05367268

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £5,000,000

Total value of the contract/lot: £5,000,000

Section V. Award of contract

Contract No

Lot F

Title

Valuations

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

28 March 2025

V.2.2) Information about tenders

Number of tenders received: 8

Number of tenders received by electronic means: 8

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Colliers Intl Specialist

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

OC385143

The contractor is an SME

No

V.2.3) Name and address of the contractor

Montagu Evans LLP

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

OC312072

The contractor is an SME

No

V.2.3) Name and address of the contractor

Jones Lang Lasalle Limited

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

01188567

The contractor is an SME

No

V.2.3) Name and address of the contractor

CBRE Limited

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

03536032

The contractor is an SME

No

V.2.3) Name and address of the contractor

Gerald Eve LLP

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

OC339470

The contractor is an SME

No

V.2.3) Name and address of the contractor

Cluttons LLP

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

OC344742

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £5,000,000

Total value of the contract/lot: £5,000,000

Section V. Award of contract

Contract No

Lot G

Title

Right of Light and Neighbourly Matters

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

28 March 2025

V.2.2) Information about tenders

Number of tenders received: 4

Number of tenders received by electronic means: 4

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

GIA Surveyors Limited

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

140362506

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Nathaniel Lichfield & Partners Limited

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

02778116

The contractor is an SME

No

V.2.3) Name and address of the contractor

Gerald Eve LLP

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

OC339470

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £5,000,000

Total value of the contract/lot: £5,000,000

Section VI. Complementary information

VI.3) Additional information

Entering into the Framework Agreement does not guarantee any level of services and/or works will be called-off by the contracting authorities.

VI.4) Procedures for review

VI.4.1) Review body

Transport for London

London

Country

United Kingdom