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Contract

## Homes England Legal Services Framework 2022-2026

Homes England (the name adopted by the Homes and Communities Agency)

F03: Contract award notice

Notice identifier: 2023/S 000-037031

Procurement identifier (OCID): ocds-h6vhtk-0302c7

Published 15 December 2023, 5:15pm

### Section I: Contracting authority

#### I.1) Name and addresses

Homes England (the name adopted by the Homes and Communities Agency)

One Friargate

Coventry

CV1 2GN

#### Email

[legalservicestender@homesengland.gov.uk](mailto:legalservicestender@homesengland.gov.uk)

#### Country

United Kingdom

#### Region code

UKG - West Midlands (England)

## **Internet address(es)**

Main address

<https://www.gov.uk/government/organisations/homes-england>

Buyer's address

<https://www.gov.uk/government/organisations/homes-england>

## **I.2) Information about joint procurement**

The contract is awarded by a central purchasing body

## **I.4) Type of the contracting authority**

National or federal Agency/Office

## **I.5) Main activity**

Housing and community amenities

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Homes England Legal Services Framework 2022-2026

Reference number

DN584298

#### **II.1.2) Main CPV code**

- 79000000 - Business services: law, marketing, consulting, recruitment, printing and security

#### **II.1.3) Type of contract**

Services

#### **II.1.4) Short description**

A framework agreement for legal professional service providers to provide a range of property and investment-related legal services.

The range of legal services is as follows:

Lot 1 Services – Routine real estate and investment

Lot 2 Services – Specialist real estate and corporate

Lot 3 Services – Bespoke and Complex Projects

Lot 4 Services – Affordable Housing and Homes Ownership

The framework is for Homes England Use Only.

#### **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: £50,000,000

## **II.2) Description**

### **II.2.1) Title**

Lot 1 Services – Routine real estate and investment

Lot No

1

### **II.2.2) Additional CPV code(s)**

- 79100000 - Legal services

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

### **II.2.4) Description of the procurement**

Lot 1 - Routine Real Estate & Investment

- Property: including Landlord and Tenant, plot sales, estate management, release of restrictions and consents
- Commercial law
- Banking (short term development finance to SMEs) and Restructuring (in the event of default e.g. reservation of rights letters)
- Agricultural law

Additional Services for Lot 1

- Real Estate: including Acquisitions, Disposals and Building Leases
- Procurement and public subsidy
- Grant Agreements

- Planning: including CPO
- Development and Construction
- Real Estate Litigation including mortgage enforcement and possession claims
- Contracts (goods, works and services)
- Environmental Law including biodiversity & net gain
- Intellectual Property

### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

### **II.2.11) Information about options**

Options: No

### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

## **II.2) Description**

### **II.2.1) Title**

Lot 2 Services – Specialist real estate and corporate

Lot No

2

### **II.2.2) Additional CPV code(s)**

- 79100000 - Legal services

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

## **II.2.4) Description of the procurement**

Lot 2 - Specialist Real Estate & Corporate

- Commercial Property: Property Finance, Infrastructure and Regeneration
- Commercial law including Banking –Loan and Equity Finance (this will include fund structures, joint ventures, infrastructure finance, lending alliances and MMC), Restructuring (including in the event of distress) and Insolvency
- Building Safety regime
- Company law: including SPVs and Joint Ventures – contractual and company structures to deliver land and investment transactions
- Financial Regulation and Taxation
- Public/Administrative Law
- Employment Law

Additional Services for Lot 2

- Real Estate: including Acquisitions, Disposals and Building Leases
- Procurement and public subsidy
- Grant Agreements
- Planning: including CPO
- Development and Construction
- Real Estate Litigation including mortgage enforcement and possession claims
- Contracts (goods, works and services)
- Environmental Law including biodiversity & net gain
- Intellectual Property

## **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 80

Price - Weighting: 20

## **II.2.11) Information about options**

Options: No

## **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

## **II.2) Description**

### **II.2.1) Title**

Lot 3 Services – Bespoke and Complex Projects

Lot No

3

### **II.2.2) Additional CPV code(s)**

- 79100000 - Legal services

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

### **II.2.4) Description of the procurement**

Lot 3 - Bespoke & Complex Projects

- Major infrastructure projects – including creation, acquisition, sponsor or debt capital, to portfolio management, restructuring, asset sales and exits

- Major place based regeneration – including acquisition, planning, structuring, funding

- Bespoke and complex financing including capital markets
- Bespoke Joint ventures (e.g. outside of Homes England's existing protocol and standards)
- For private equity and venture capital activity - including related fund formation, capital deployment, acquisitions, debt and equity financing, complex restructurings, portfolio management and exits)
- Innovative/complex financing/investments to fund R&D and early stage product development e.g. MMC

### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 80

Price - Weighting: 20

### **II.2.11) Information about options**

Options: No

### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

## **II.2) Description**

### **II.2.1) Title**

Lot 4 Services – Affordable Housing and Homes Ownership

Lot No

4

### **II.2.2) Additional CPV code(s)**

- 79100000 - Legal services

### **II.2.3) Place of performance**

NUTS codes



- UK - United Kingdom

## **II.2.4) Description of the procurement**

Lot 4 - Affordable Housing & Home Ownership

- Affordable Housing
- Residential mortgage regulatory advice and residential mortgage repossession
- Public procurement of works and services and public subsidy in relation to housing
- Housing regulatory and funding
- Special administration regime
- Home Ownership Initiatives and shared ownership

## **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

## **II.2.11) Information about options**

Options: No

## **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Open 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: [2022/S 000-004396](#)

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## **Section V. Award of contract**

### **Lot No**

1

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

18 November 2022

#### **V.2.2) Information about tenders**

Number of tenders received: 10

Number of tenders received from SMEs: 1

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 10

The contract has been awarded to a group of economic operators: No

### **V.2.3) Name and address of the contractor**

Ashfords LLP

Exeter

EX1 3LH

Country

United Kingdom

NUTS code

- UKK - South West (England)

The contractor is an SME

No

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

Total value of the contract/lot: £16,000,000

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## **Section V. Award of contract**

### **Lot No**

1

A contract/lot is awarded: Yes

## **V.2) Award of contract**

### **V.2.1) Date of conclusion of the contract**

18 November 2022

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Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 10

The contract has been awarded to a group of economic operators: No

### **V.2.3) Name and address of the contractor**

Clarke Willmott LLP

Birmingham

B3 2ES

Country

United Kingdom

NUTS code

- UKG - West Midlands (England)

The contractor is an SME

No

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

Total value of the contract/lot: £16,000,000

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## Section V. Award of contract

### Lot No

1

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Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 10

The contract has been awarded to a group of economic operators: No

#### V.2.3) Name and address of the contractor

DWF Law LLP

Manchester

M3 3AA

Country

United Kingdom

NUTS code

- UKD - North West (England)

The contractor is an SME

No

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

Total value of the contract/lot: £16,000,000

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### **Section V. Award of contract**

#### **Lot No**

1

A contract/lot is awarded: Yes

#### **V.2) Award of contract**

##### **V.2.1) Date of conclusion of the contract**

18 November 2022

##### **V.2.2) Information about tenders**

Number of tenders received: 10

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Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 10

The contract has been awarded to a group of economic operators: No

##### **V.2.3) Name and address of the contractor**

TLT LLP

London

EC2V 7JE

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

No

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

Total value of the contract/lot: £16,000,000

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## **Section V. Award of contract**

### **Lot No**

1

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

18 November 2022

#### **V.2.2) Information about tenders**

Number of tenders received: 10

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Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 10

The contract has been awarded to a group of economic operators: No

### **V.2.3) Name and address of the contractor**

Veale Wasbrough Vizards LLP

Bristol

BS1 4QA

Country

United Kingdom

NUTS code

- UKK - South West (England)

The contractor is an SME

No

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

Total value of the contract/lot: £16,000,000

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## **Section V. Award of contract**

### **Lot No**

1

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**



18 November 2022

### **V.2.2) Information about tenders**

Number of tenders received: 10

Number of tenders received from SMEs: 1

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 10

The contract has been awarded to a group of economic operators: No

### **V.2.3) Name and address of the contractor**

Walker Morris LLP

Leeds

LS1 4DL

Country

United Kingdom

NUTS code

- UKE - Yorkshire and the Humber

The contractor is an SME

No

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

Total value of the contract/lot: £16,000,000

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## Section V. Award of contract

### Lot No

2

A contract/lot is awarded: Yes

### V.2) Award of contract

#### V.2.1) Date of conclusion of the contract

18 November 2022

#### V.2.2) Information about tenders

Number of tenders received: 16

Number of tenders received from SMEs: 2

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 16

The contract has been awarded to a group of economic operators: No

#### V.2.3) Name and address of the contractor

Browne Jacobson LLP

Nottingham

NG2 1BJ

Country

United Kingdom

NUTS code

- UKF - East Midlands (England)

The contractor is an SME

No

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

Total value of the contract/lot: £16,000,000

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### **Section V. Award of contract**

#### **Lot No**

2

A contract/lot is awarded: Yes

#### **V.2) Award of contract**

##### **V.2.1) Date of conclusion of the contract**

18 November 2022

##### **V.2.2) Information about tenders**

Number of tenders received: 16

Number of tenders received from SMEs: 2

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 16

The contract has been awarded to a group of economic operators: No

##### **V.2.3) Name and address of the contractor**

Eversheds Sutherland (International) LLP

London

EC2V 7WS

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

No

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

Total value of the contract/lot: £16,000,000

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## **Section V. Award of contract**

### **Lot No**

2

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

18 November 2022

#### **V.2.2) Information about tenders**

Number of tenders received: 16

Number of tenders received from SMEs: 2

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 16

The contract has been awarded to a group of economic operators: No

### **V.2.3) Name and address of the contractor**

Harrison Clark Rickerbys Limited

Worcester

WR1 2JG

Country

United Kingdom

NUTS code

- UKG - West Midlands (England)

The contractor is an SME

No

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

Total value of the contract/lot: £16,000,000

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## **Section V. Award of contract**

### **Lot No**

2

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

18 November 2022

### **V.2.2) Information about tenders**

Number of tenders received: 16

Number of tenders received from SMEs: 2

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 16

The contract has been awarded to a group of economic operators: No

### **V.2.3) Name and address of the contractor**

Mills & Reeve LLP

London

EC4R 9AT

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

No

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

Total value of the contract/lot: £16,000,000

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## Section V. Award of contract

### Lot No

2

A contract/lot is awarded: Yes

### V.2) Award of contract

#### V.2.1) Date of conclusion of the contract

18 November 2022

#### V.2.2) Information about tenders

Number of tenders received: 16

Number of tenders received from SMEs: 2

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 16

The contract has been awarded to a group of economic operators: No

#### V.2.3) Name and address of the contractor

Pinsent Masons LLP

London

EC2A 4ES

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

No

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

Total value of the contract/lot: £16,000,000

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### **Section V. Award of contract**

#### **Lot No**

2

A contract/lot is awarded: Yes

#### **V.2) Award of contract**

##### **V.2.1) Date of conclusion of the contract**

18 November 2022

##### **V.2.2) Information about tenders**

Number of tenders received: 16

Number of tenders received from SMEs: 2

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 16

The contract has been awarded to a group of economic operators: No

##### **V.2.3) Name and address of the contractor**

Womble Bond Dickinson (UK) LLP

London



SE11AU

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

No

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

Total value of the contract/lot: £16,000,000

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## **Section V. Award of contract**

### **Lot No**

3

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

18 November 2022

#### **V.2.2) Information about tenders**

Number of tenders received: 4

Number of tenders received from SMEs: 0

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 4

The contract has been awarded to a group of economic operators: No

### **V.2.3) Name and address of the contractor**

Ashurst LLP

London

E1 6PW

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

No

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

Total value of the contract/lot: £16,000,000

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## **Section V. Award of contract**

### **Lot No**

3

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

18 November 2022

### **V.2.2) Information about tenders**

Number of tenders received: 4

Number of tenders received from SMEs: 0

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 4

The contract has been awarded to a group of economic operators: No

### **V.2.3) Name and address of the contractor**

Bryan Cave Leighton Paisner LLP

London

EC4R 0BR

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

No

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

Total value of the contract/lot: £16,000,000

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## Section V. Award of contract

### Lot No

3

A contract/lot is awarded: Yes

### V.2) Award of contract

#### V.2.1) Date of conclusion of the contract

18 November 2022

#### V.2.2) Information about tenders

Number of tenders received: 4

Number of tenders received from SMEs: 0

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 4

The contract has been awarded to a group of economic operators: No

#### V.2.3) Name and address of the contractor

Linklaters LLP

London

EC2Y 8HQ

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

No

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

Total value of the contract/lot: £16,000,000

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### **Section V. Award of contract**

#### **Lot No**

4

A contract/lot is awarded: Yes

#### **V.2) Award of contract**

##### **V.2.1) Date of conclusion of the contract**

18 November 2022

##### **V.2.2) Information about tenders**

Number of tenders received: 4

Number of tenders received from SMEs: 1

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

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**

Sharpe Pritchard LLP

London

WC1X 0BJ

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

Yes

### **V.2.3) Name and address of the contractor**

Howes Percival LLP

Northampton

NN4 7YB

Country

United Kingdom

NUTS code

- UKF - East Midlands (England)

The contractor is an SME

Yes

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

Total value of the contract/lot: £2,000,000

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## Section V. Award of contract

### Lot No

4

A contract/lot is awarded: Yes

### V.2) Award of contract

#### V.2.1) Date of conclusion of the contract

18 November 2022

#### V.2.2) Information about tenders

Number of tenders received: 4

Number of tenders received from SMEs: 1

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 4

The contract has been awarded to a group of economic operators: No

#### V.2.3) Name and address of the contractor

TLT LLP

London

EC2V 7JE

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

No

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

Total value of the contract/lot: £2,000,000

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### **Section V. Award of contract**

#### **Lot No**

4

A contract/lot is awarded: Yes

#### **V.2) Award of contract**

##### **V.2.1) Date of conclusion of the contract**

18 November 2022

##### **V.2.2) Information about tenders**

Number of tenders received: 4

Number of tenders received from SMEs: 1

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 4

The contract has been awarded to a group of economic operators: No

##### **V.2.3) Name and address of the contractor**

Trowers & Hamlins LLP

London



EC1Y 8YZ

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

No

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

Total value of the contract/lot: £2,000,000

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## **Section VI. Complementary information**

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

Royal Court of Justice

London

WC2A 2LL

Country

United Kingdom