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Contract

Legal Services Framework

Cartrefi Conwy Cyfyngedig

F03: Contract award notice

Notice identifier: 2025/S 000-038739

Procurement identifier (OCID): ocids-h6vhtk-04ab85

Published 9 July 2025, 4:44pm

Section I: Contracting authority

I.1) Name and addresses

Cartrefi Conwy Cyfyngedig

Morfa Gele - Cae Eithin, North Wales Business Park

Abergele

LL22 8LJ

Email

pwilliams@tppl.co.uk

Telephone

+44 3001240040

Country

United Kingdom

NUTS code

UK - United Kingdom

Internet address(es)

Main address

<http://www.cartreficonwy.org>

Buyer's address

https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA1206

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Legal Services Framework

II.1.2) Main CPV code

- 79100000 - Legal services

II.1.3) Type of contract

Services

II.1.4) Short description

Cartrefi Conwy invites tenders for organisations (“Service Providers”) to participate in a 48-month Framework Agreement (‘the Agreement’) for the provision of Legal Services (“Services”). The process is being conducted as a light-touch tender in accordance with regulations 74 - 77 of the Public Contracts Regulations 2015.

The range of Services to be supplied are detailed in the procurement documents. The Agreement will be used by Cartrefi Conwy and all subsidiaries of Cartrefi Conwy, both current and future.

Cartrefi Conwy will also make this Agreement accessible by other Contracting Authorities operating across Wales, primarily Registered Social Landlords across North and Central Wales that can be identified in the following listing:

<https://gov.wales/registered-social-landlords>

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: £4,200,000

II.2) Description

II.2.1) Title

Corporate & Funding

Lot No

1

II.2.2) Additional CPV code(s)

- 79100000 - Legal services

II.2.3) Place of performance

NUTS codes

- UKL23 - Flintshire and Wrexham
- UKL12 - Gwynedd
- UKL11 - Isle of Anglesey
- UKL13 - Conwy and Denbighshire

Main site or place of performance

Flintshire and Wrexham, Gwynedd, Isle of Anglesey, Conwy and Denbighshire

II.2.4) Description of the procurement

Procurement law (including the new procurement rules);

Mergers & acquisitions;

Insurance (legal elements, not brokerage);

Corporate finance;

Funding (e.g. legal guidance relating to investment management, acquisition/disposal of group assets, loan/security support, drawdowns and advice on obtaining new or increasing existing facilities);

Group structure and Joint ventures (including changes to existing and new);

Regulatory/legislative compliance (e.g. Rules, Articles and Policy reviews, advice on particular aspects; provision of updates and training/development activities for colleagues and board members;

Support in resolving general board/shareholding queries.

II.2.5) Award criteria

Quality criterion - Name: Quality Questions / 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

HR and Employment

Lot No

2

II.2.2) Additional CPV code(s)

- 79100000 - Legal services

II.2.3) Place of performance

NUTS codes

- UKL23 - Flintshire and Wrexham
- UKL12 - Gwynedd
- UKL11 - Isle of Anglesey
- UKL13 - Conwy and Denbighshire

Main site or place of performance

Flintshire and Wrexham, Gwynedd, Isle of Anglesey, Conwy and Denbighshire.

II.2.4) Description of the procurement

Scope of Services likely to be required includes, but is not limited, to:

Employment law, terms of employment, employee tax/PAYE, sickness/absence issues, salary sacrifice and other benefits;

Pensions;

Equal opportunities;

Organisational change (including TUPE, outsourcing, joint contracts of employment);

Tribunals;

Health & safety (employees);

Settlement agreements/COT 3s.

II.2.5) Award criteria

Quality criterion - Name: Quality Questions / 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

Housing Management (including leaseholder support)

Lot No

II.2.2) Additional CPV code(s)

- 79100000 - Legal services

II.2.3) Place of performance

NUTS codes

- UKL23 - Flintshire and Wrexham
- UKL12 - Gwynedd
- UKL11 - Isle of Anglesey
- UKL13 - Conwy and Denbighshire

Main site or place of performance

Flintshire and Wrexham, Gwynedd, Isle of Anglesey, Conwy and Denbighshire.

II.2.4) Description of the procurement

Scope of Services likely to be required includes, but is not limited, to:

Possession changes;

Anti-social behaviour;

Safeguarding;

Debt recovery;

Landlord & tenant disputes and disrepair cases;

Landlord H&S and compliance;

Access injunctions;

Other general housing orientated litigation;

Training/advice support in housing management matters and compliance with any legislative matters pertaining specifically to housing law (e.g. Renting Homes Wales).

II.2.5) Award criteria

Quality criterion - Name: Quality Questions / 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

Property, Land, and Development

Lot No

4

II.2.2) Additional CPV code(s)

- 79100000 - Legal services

II.2.3) Place of performance

NUTS codes

- UKL23 - Flintshire and Wrexham
- UKL12 - Gwynedd
- UKL11 - Isle of Anglesey
- UKL13 - Conwy and Denbighshire

Main site or place of performance

Flintshire and Wrexham, Gwynedd, Isle of Anglesey, Conwy and Denbighshire.

II.2.4) Description of the procurement

Scope of Services likely to be required includes, but is not limited, to:

Property, land and development acquisitions and disposals;

Leases (residential and commercial), and leasehold law, enfranchisement, service charges and section 20 notices, advice and support at LVT;

Licensing and conveyancing;

Open market sales;

Site/property development including associated plot sales, environmental and planning, construction, wayleave agreements, contentious construction advice, easements, and compulsory purchase;

Advice/guidance relating to Welsh Housing Quality Standard;

Procurement and contractual matters for development and/or property maintenance (e.g. support with land/development agreements, land purchase, section 104, section 38, section 278, section 106, and similar agreements with statutory undertakings, JCT and NEC Contracts, Joint Ventures).

II.2.5) Award criteria

Quality criterion - Name: Quality Questions / 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

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: No

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2024/S 000-032872](#)

Section V. Award of contract

Lot No

1

Title

Corporate & Funding

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

11 March 2025

V.2.2) Information about tenders

Number of tenders received: 6

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: 6

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

V.2.3) Name and address of the contractor

DARWIN GRAY LLP

9 Cathedral Road

Cardiff

CF119HA

Country

United Kingdom

NUTS code

- UKL22 - Cardiff and Vale of Glamorgan

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Anthony Collins Solicitors Llp

Anthony Collins Solicitors Llp, 134 Edmund Street

BIRMINGHAM

B32ES

Country

United Kingdom

NUTS code

- UKG31 - Birmingham

The contractor is an SME

No

V.2.3) Name and address of the contractor

Trowers & Hamlins LLP

www.trowers.com, OC337852

London

EC1Y 8YZ

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

Hugh James

Two Central Square

Cardiff

CF101FS

Country

United Kingdom

NUTS code

- UKL22 - Cardiff and Vale of Glamorgan

The contractor is an SME

No

V.2.3) Name and address of the contractor

Devonshires Solicitors LLP

30 Finsbury Circus

London

EC2M7DT

Country

United Kingdom

NUTS code

- UK - United Kingdom

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: £4,200,000

Total value of the contract/lot: £4,200,000

Section V. Award of contract

Lot No

2

Title

HR and Employment

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

11 March 2025

V.2.2) Information about tenders

Number of tenders received: 9

Number of tenders received from SMEs: 4

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: 9

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

V.2.3) Name and address of the contractor

DARWIN GRAY LLP

9 Cathedral Road

Cardiff

CF119HA

Country

United Kingdom

NUTS code

- UKL22 - Cardiff and Vale of Glamorgan

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Anthony Collins Solicitors Llp

Anthony Collins Solicitors Llp, 134 Edmund Street

BIRMINGHAM

B32ES

Country

United Kingdom

NUTS code

- UKG31 - Birmingham

The contractor is an SME

No

V.2.3) Name and address of the contractor

Trowers & Hamlins LLP

www.trowers.com, OC337852

London

EC1Y 8YZ

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

Hugh James

Two Central Square

Cardiff

CF101FS

Country

United Kingdom

NUTS code

- UKL22 - Cardiff and Vale of Glamorgan

The contractor is an SME

No

V.2.3) Name and address of the contractor

Devonshires Solicitors LLP

30 Finsbury Circus

London

EC2M7DT

Country

United Kingdom

NUTS code

- UK - United Kingdom

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: £4,200,000

Total value of the contract/lot: £4,200,000

Section V. Award of contract

Lot No

3

Title

Housing Management (including leaseholder support)

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

11 March 2025

V.2.2) Information about tenders

Number of tenders received: 7

Number of tenders received from SMEs: 4

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: 7

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

V.2.3) Name and address of the contractor

BLAKE MORGAN LLP

New Kings Court Tollgate, Chandler's Ford

Eastleigh

SO533LG

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

Hugh James

Two Central Square

Cardiff

CF101FS

Country

United Kingdom

NUTS code

- UKL22 - Cardiff and Vale of Glamorgan

The contractor is an SME

No

V.2.3) Name and address of the contractor

Devonshires Solicitors LLP

30 Finsbury Circus

London

EC2M7DT

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

BERRY SMITH LLP

Berry Smith Corporate, Haywood House

Dumfries Place Cardiff

CF103GA

Country

United Kingdom

NUTS code

- UKL - Wales

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Capital Law Limited

Capital Building

Cardiff

CF104AZ

Country

United Kingdom

NUTS code

- UK - United Kingdom

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: £4,200,000

Total value of the contract/lot: £4,200,000

Section V. Award of contract

Lot No

4

Title

Property, Land, and Development

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

11 March 2025

V.2.2) Information about tenders

Number of tenders received: 13

Number of tenders received from SMEs: 5

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: 13

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

V.2.3) Name and address of the contractor

DARWIN GRAY LLP

9 Cathedral Road

Cardiff

CF119HA

Country

United Kingdom

NUTS code

- UKL22 - Cardiff and Vale of Glamorgan

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Anthony Collins Solicitors Llp

Anthony Collins Solicitors Llp, 134 Edmund Street

BIRMINGHAM

B32ES

Country

United Kingdom

NUTS code

- UKG31 - Birmingham

The contractor is an SME

No

V.2.3) Name and address of the contractor

Hugh James

Two Central Square

Cardiff

CF101FS

Country

United Kingdom

NUTS code

- UKL22 - Cardiff and Vale of Glamorgan

The contractor is an SME

No

V.2.3) Name and address of the contractor

Devonshires Solicitors LLP

30 Finsbury Circus

London

EC2M7DT

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

Conwy County Borough Council

PO Box 1

Conwy

LL309GN

Country

United Kingdom

NUTS code

- UKL13 - Conwy and Denbighshire

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: £4,200,000

Total value of the contract/lot: £4,200,000

Section VI. Complementary information

VI.3) Additional information

(WA Ref:149634)

VI.4) Procedures for review

VI.4.1) Review body

High Court

Royal Courts of Justice, The Strand

London

WC2A 2LL

Telephone

+44 2079477501

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

Cartrefi Conwy incorporated a minimum 10 calendar day standstill period at the point information on the award of the framework agreement was communicated to tenderers. This period allowed unsuccessful tenderers to challenge the decision to award the framework agreement before it was executed/signed (as appropriate).

The Public Contracts Regulations 2015 ('Regulations') provide for aggrieved parties who have been harmed or at risk of harm by a breach of the rules to take action in the High Court (England, Wales and Northern Ireland). Any such action must be brought promptly and within the time limits as defined in the above regulations. Where an agreement has not been entered into the court may order the setting aside of the award decision or order Cartrefi Conwy to amend any document and may award damages. If the framework agreement has been entered into the court has the options to award damages and/or to shorten or order the framework agreement ineffective.