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Award

## Town Centre Masterplanning and Office Market Review

Tunbridge Wells Borough Council

UK6: Contract award notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-039063

Procurement identifier (OCID): ocds-h6vhtk-0522a6 ([view related notices](#))

Published 10 July 2025, 4:20pm

### Scope

### Description

Tunbridge Wells Borough Council is undertaking an open tender process with a view to awarding contracts for 2 separate Lots:

Lot 1 - Town Centre Masterplanning

Lot 2 - Town Centre Office Market Review

Tenderers may bid on either or both of the available Lots.

Lot 1:

Tunbridge Wells Borough Council is looking to appoint appropriately qualified consultants to carry out Masterplanning work for the Royal Tunbridge Wells Town Centre Plan. The Plan is

currently being prepared by officers of the Council's Planning Policy Team. The Royal Tunbridge Wells Town Centre Plan will be a land use planning document - a Local Plan specific for the defined Royal Tunbridge Wells Town Centre Boundary area (as defined

within Policy STR/RTW2 of the borough wide Submission Local Plan). The Plan will

comprise Page 2 to 8 a Vision, strategy, masterplan and planning policies (including allocations) for the town centre to ensure its long-term prosperity and success. The production of the Royal Tunbridge Wells Town Centre Plan is both a priority of the planning service, and a corporate priority of

Tunbridge Wells Borough Council.

Lot 2:

Tunbridge Wells Borough Council (TWBC) is looking to commission consultants to carry out an Office Market Review for the town centre of Royal Tunbridge Wells (RTW) to assist in the

preparation of the Royal Tunbridge Wells Town Centre Plan (RTW Town Centre Plan). The Plan is currently being prepared by officers of the Council's Planning Policy Team.

The Royal Tunbridge Wells Town Centre Plan will be a land use planning document - a Local Plan specific for the defined Royal Tunbridge Wells Town Centre and will comprise a Vision, strategy, masterplan and planning policies (including allocations) for the town centre to ensure its long-term prosperity and success. The production of a new RTW Town Centre Plan is both a priority of the planning service, and a corporate priority of TWBC to ensure the longterm future of the town centre. It is envisaged that the findings of this study, together with other evidence, will assist the

Council in drawing up masterplanning work, detailed site allocations and development management policies for the Town Centre Plan.

The methodology for the review must be robust and able to withstand scrutiny at the future RTW Town Centre Plan examination.

Key Dates & Timeline for Procurement

Tender release: Friday 23rd May 2025

Expression of Interest Deadline: 12:00pm Friday 13th June 2025

Deadline for submission of completed tenders: 12:00pm Friday 20th June 2025

Evaluation: w/c 23rd June 2025

Interviews: w/c 23rd June 2025

Appointment of contractor: w/c 30th June 2025

All expressions of interest, and subsequent correspondence or submissions, must be made via the Kent Business Portal:

[www.kentbusinessportal.org.uk](http://www.kentbusinessportal.org.uk)

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## **Lot 1. Town Centre Masterplanning**

### **Description**

Tunbridge Wells Borough Council is looking to appoint appropriately qualified consultants to carry out Masterplanning work for the Royal Tunbridge Wells Town Centre Plan. The Plan is currently being prepared by officers of the Council's Planning Policy Team. The Royal Tunbridge Wells Town Centre Plan will be a land use planning document - a Local Plan specific for the defined Royal Tunbridge Wells Town Centre Boundary area (as defined within Policy STR/RTW2 of the borough wide Submission Local Plan). The Plan will comprise a Vision, strategy, masterplan and planning policies (including allocations) for the town centre to ensure its long-term prosperity and success. The production of the Royal Tunbridge Wells Town Centre Plan is both a priority of the planning service, and a corporate priority of Tunbridge Wells Borough Council.

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## **Lot 2. Town Centre Office Market Review**

### **Description**

Tunbridge Wells Borough Council (TWBC) is looking to commission consultants to carry out an Office Market Review for the town centre of Royal Tunbridge Wells (RTW) to assist in the preparation of the Royal Tunbridge Wells Town Centre Plan (RTW Town Centre Plan). The Plan is currently being prepared by officers of the Council's Planning Policy Team. The Royal Tunbridge Wells Town Centre Plan will be a land use planning document - a Local Plan specific for the defined Royal Tunbridge Wells Town Centre and will

comprise a Vision, strategy, masterplan and planning policies (including allocations) for the town centre to ensure its long-term prosperity and success. The production of a new RTW Town Centre Plan is both a priority of the planning service, and a corporate priority of TWBC to ensure the long-term future of the town centre. It is envisaged that the findings of this study, together with other evidence, will assist the Council in drawing up masterplanning work, detailed site allocations and development management policies for the Town Centre Plan. The methodology for the review must be robust and able to withstand scrutiny at the future RTW Town Centre Plan examination.

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## **Contract 1. Town Centre Masterplanning**

### **Lots**

Lot 1. Town Centre Masterplanning

### **Supplier**

- OVE ARUP & PARTNERS LIMITED

### **Contract value**

- £34,000 excluding VAT
- £40,800 including VAT

Below the relevant threshold

### **Award decision date**

10 July 2025

### **Earliest date the contract will be signed**

23 July 2025

### **Contract dates (estimated)**

- 1 August 2025 to 31 July 2027
- 2 years

### **Main procurement category**

Services

### **Options**

The right to additional purchases while the contract is valid.

Additional work may be instructed if relevant and required in order to produce the evidence base for our Local Plan

### **CPV classifications**

- 79411000 - General management consultancy services

### **Contract locations**

- UKJ46 - West Kent
-

## **Contract 2. Town Centre Office Market Review**

### **Lots**

Lot 2. Town Centre Office Market Review

### **Supplier**

- NATHANIEL LICHFIELD & PARTNERS LIMITED

### **Contract value**

- £15,538 excluding VAT
- £18,645.60 including VAT

Below the relevant threshold

### **Award decision date**

10 July 2025

### **Earliest date the contract will be signed**

23 July 2025

### **Contract dates (estimated)**

- 1 August 2025 to 31 July 2027
- 2 years

## **Main procurement category**

Services

## **Options**

The right to additional purchases while the contract is valid.

Additional work may be instructed if relevant and required in order to provide the evidence base for our local plan

## **CPV classifications**

- 79411000 - General management consultancy services

## **Contract locations**

- UKJ46 - West Kent

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## **Information about tenders**

### **Lot 1. Town Centre Masterplanning**

- 10 tenders received
- 2 tenders assessed in the final stage:
  - 1 submitted by small and medium-sized enterprises (SME)
  - 0 submitted by voluntary, community and social enterprises (VCSE)
- 1 supplier awarded contracts

- 1 supplier unsuccessful (details included for contracts over £5 million)
- 

## **Lot 2. Town Centre Office Market Review**

- 10 tenders received
  - 2 tenders assessed in the final stage:
    - 1 submitted by small and medium-sized enterprises (SME)
    - 0 submitted by voluntary, community and social enterprises (VCSE)
  - 1 supplier awarded contracts
  - 1 supplier unsuccessful (details included for contracts over £5 million)
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## **Procedure**

### **Procedure type**

Below threshold - open competition

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## **Suppliers**

### **NATHANIEL LICHFIELD & PARTNERS LIMITED**

- Companies House: 02778116
- Public Procurement Organisation Number: PBXB-1352-VPCY

The Minster Building



London

EC3R 7AG

United Kingdom

Email: [tenders@lichfields.uk](mailto:tenders@lichfields.uk)

Website: <http://www.lichfields.uk>

Region: UKI31 - Camden and City of London

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

Contract 2. Town Centre Office Market Review

## **OVE ARUP & PARTNERS LIMITED**

- Companies House: 01312453
- Public Procurement Organisation Number: PZJN-8211-DBBV

8 Fitzroy Street

London

W1T 4BJ

United Kingdom

Email: [uk.procurement@arup.com](mailto:uk.procurement@arup.com)

Website: <http://www.arup.com>

Region: UKI31 - Camden and City of London

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

Contract 1. Town Centre Masterplanning

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## **Contracting authority**

### **Tunbridge Wells Borough Council**

- Public Procurement Organisation Number: PLDX-6964-RZQX

Town Hall, Monson Way

Royal Tunbridge Wells

TN1 1RS

United Kingdom

Email: [procurement@tunbridgewells.gov.uk](mailto:procurement@tunbridgewells.gov.uk)

Region: UKJ46 - West Kent

Organisation type: Public authority - sub-central government