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Contract

Architect , Employer's Agent, and Principal Designer (Building Regulations) Framework Agreement

Abri Group Limited

F03: Contract award notice

Notice identifier: 2024/S 000-041080

Procurement identifier (OCID): ocds-h6vhtk-044f21

Published 19 December 2024, 5:36pm

Section I: Contracting authority

I.1) Name and addresses

Abri Group Limited

Collins House, Bishopstoke Road

Eastleigh, Hampshire

SO50 6AD

Email

andrew.withnall1@abri.co.uk

Telephone

+44 3001231567

Country

United Kingdom

NUTS code

UK - United Kingdom

Internet address(es)

Main address

www.abri.co.uk

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

Architect , Employer's Agent, and Principal Designer (Building Regulations) Framework Agreement

Reference number

P/ABRI 0933/2024

II.1.2) Main CPV code

- 71200000 - Architectural and related services

II.1.3) Type of contract

Services

II.1.4) Short description

Abri are looking to put into place a Framework Agreement for the provision of Architect, Employer's Agent, and Principal Designer services across the group: Lot 1 = Architect Lot 2 = Employer's Agent Lot 3 = Principal Designer (Building Regulations) Tenderers can bid for one or more Lots. All information is published within the Tender [Pack.https://intendhost.co.uk/abri](https://intendhost.co.uk/abri) Tender reference: P/ABRI 0933/2024

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: £20,400,000

II.2) Description**II.2.1) Title**

Architect

Lot No

1

II.2.2) Additional CPV code(s)

- 71200000 - Architectural and related services
- 71315200 - Building consultancy services

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

Architect services: In 2025 Abri celebrates our centenary of building and managing homes for those in need of affordable housing. In 2023, housing provider Silva Homes Limited became a member of Abri Group. Together, we have a growing portfolio of over 50,000 homes and community assets across the south and south west of England and plan to deliver 10000 new homes over the period 2020-2030. For more information on Abri please go to our website at <https://www.abri.co.uk/> Our development strategy to deliver approximately 1000 new homes per annum in the period to 2030 requires the services of Architects, also including CDM Principal Designer. While the development programme will involve a proportion of section 106 developer led projects, we envisage expanding our land-led opportunities requiring the services of Architects. As part of our overall strategy target, Oriel Housing Ltd has a business plan to construct 250 homes per year through our in-house contractor, Abri Build and these will also require Architect services. Our Asset Management programme may also require Architect services to support regeneration, refurbishment or re-instatement projects and special projects maintenance

works. This proposed framework agreement will also be available to any member of the Wayfarer Consortium <https://wayfarerpartnership.com/> whose development programmes are in addition to the numbers given above.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 80%

Cost criterion - Name: Cost / 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

Employer's Agent

Lot No

2

II.2.2) Additional CPV code(s)

- 71315200 - Building consultancy services

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

Employer's Agent services: In 2025 Abri celebrates our centenary of building and managing homes for those in need of affordable housing. In 2023, housing provider Silva Homes Limited became a member of Abri Group. Together, we have a growing portfolio of over 50000 homes and community assets across the south and south west of England and plan to deliver 10000 new homes over the period 2020-2030. For more information on

Abri please go to our website at <https://www.abri.co.uk/> Our development strategy to deliver approximately 1000 new homes per annum in the period to 2030 requires the services of Employer's Agents, also including Clerk of Works and CDM Principal Designer. As part of our overall strategy target, Oriel Housing Ltd has a business plan to construct 250 homes per year through our in-house contractor, Abri Build and these may also require the services of Employer's Agents. Our Asset Management programme may also require Employer's Agent services to support regeneration, refurbishment or re-instatement projects and special projects maintenance works. This proposed framework agreement will also be available to any member of the Wayfarer Consortium <https://wayfarerpartnership.com/> whose development programmes are in addition to the numbers given above.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 80%

Cost criterion - Name: Cost / 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

Principal Designer (Building Regulations)

Lot No

3

II.2.2) Additional CPV code(s)

- 71315200 - Building consultancy services

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

Principal Designer (Building Regulations) services: In 2025 Abri celebrates our centenary of building and managing homes for those in need of affordable housing. In 2023, housing provider Silva Homes Limited became a member of Abri Group. Together, we have a growing portfolio of over 50000 homes and community assets across the south and south west of England and plan to deliver 10000 new homes over the period 2020-2030. For more information on Abri please go to our website at <https://www.abri.co.uk/> Our development strategy to deliver approximately 1000 new homes per annum in the period to 2030 requires the services of Principal Designer (Building Regulations). While the development programme will involve a proportion of section 106 developer led projects, we envisage expanding our land-led opportunities requiring the services of Principal Designer (Building Regulations). As part of our overall strategy target, Oriel Housing Ltd has a business plan to construct 250 homes per year through our in-house contractor, Abri Build and these will also require Principal Designer (Building Regulations) services. Our Asset Management programme may also require Principal Designer (Building Regulations) services to support refurbishment or re-instatement projects. This proposed framework agreement will also be available to any member of the Wayfarer Consortium <https://wayfarerpartnership.com/> whose development programmes are in addition to the numbers given above.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 80%

Cost criterion - Name: Cost / 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

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 000-010699](#)

Section V. Award of contract

Contract No

Architects

Lot No

1

Title

Architects

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

25 November 2024

V.2.2) Information about tenders

Number of tenders received: 62

Number of tenders received from SMEs: 52

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: 62

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

V.2.3) Name and address of the contractor

Architecture PLB

First Floor, Sunley House 46 Jewry Street Winchester SO238RY

Winchester

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Ayre Chamberlain Gaunt Ltd

Belvedere House Basing View Basingstoke RG21 4HG

Basingstoke

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

PDP Architecture LLP

2 Beechworth Road Havant PO9 1AX

Havant

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

Michael Dyson Associates Ltd

West House Meltham Road Honley HD9 6LB

Honley

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Boon Brown Limited

Motivo Alvington Yeovil BA20 2FG

Yeovil

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

KSA Architects Ltd

Wellesley House 204 London Road Waterlooville PO7 7AN

Waterlooville

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Weston Williamson + Partners LLP

12 Valentine Place London SE1 8QH

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Building Design Partnership Limited

11 Ducie Street Piccadilly Basin Manchester M60 3JA

Manchester

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

Conran and Partners Ltd

30A Great Sutton Street Islington London EC1V 0DU

Islington

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Fraser Brown MacKenna Limited

15-18 Featherstone Street London EC1Y8SL

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

AHR Architects Ltd

5th Floor, 55 Princess Street, Manchester, M24EW

Manchester

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

MH Architects Limited

Bicentennial Building Southern Gate Chichester PO19 8EZ

Chichester

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Quattro Design Architects Ltd

Matthews Warehouse High Orchard Street Gloucester GL2 5QY

Gloucester

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

ECE Architecture Ltd

Amelia House Crescent Road Worthing BN11 1QR

Worthing

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

ECD Architects Ltd

Unit C 65 Hopton Street London SE1 9LR

London

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: £7,600,000

Total value of the contract/lot: £7,600,000

Section V. Award of contract

Contract No

PABRI 0933/2024

Lot No

2

Title

Employers Agent

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

19 December 2024

V.2.2) Information about tenders

Number of tenders received: 35

Number of tenders received from SMEs: 30

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: 35

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

V.2.3) Name and address of the contractor

John Rowan and Partners LLP

Peat House 1 Waterloo Way Leicester LE1 6LP

Leicester

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Frazer Garner Associates Ltd

27 Twyford Way Canford Heath Poole BH17 8BL

Poole

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

Ridge & Partners LLP

The Cowyards, Blenheim Park Oxford Road Woodstock OX20 1QR

Woodstock

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

Pellings LLP

Spring Lodge, 172 Chester Road Helsby Cheshire

Helsby

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Gates Construction Consultants Ltd

30 Bear Street Barnstaple Devon EX32 7DD

Barnstaple

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

PRP Architecture LLP

Ferry Works Summer Road, Thames Ditton Surrey KT7 0QJ

Ditton

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Randall Simmonds LLP

Devonshire House 28 Devon Square Newton Abbot TQ12 2HH

Newton Abbot

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Boulter Mossman Ltd

Suite 1 Festival Hall Heath Road Petersfield GU31 4DZ

Petersfield

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Ward Williams Associates LLP

Compass House Truro Business Park Truro, Cornwall TR4 9LD

Truro

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Lambert Smith Hampton Group Limited

Lambert Smith Hampton Group Limited 55 Wells Street London W1T 3PT

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

Baily Garner LLP

146/148 Eltham Hill Eltham London SE9 5DY

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Hunter & Partners Ltd

Space One 1 Beadon Road London W6 0EA

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Kendall Kingscott Limited

Glentworth Court Lime Kiln Close, Stoke Gifford Bristol BS34 8SR

Stoke Gifford

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Faithorn Farrell Timms LLP

Central Court 1 Knoll Rise Orpington BR6 0JA

Orpington

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Rund Partnership Limited

16 East Links, Tollgate Chandler's Ford Eastleigh SO53 3TG

Eastleigh

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Tremain Powell Partnership Limited

35 Oakfield Road Clifton Bristol BS8 2AT

Clifton

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Welling Partnership LLP

140 The Grange Romsey Road Michelmersh Romsey SO51 0AE

Romsey

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: £11,600,000

Total value of the contract/lot: £11,600,000

Section V. Award of contract

Contract No

PABRI 0933/2024

Lot No

3

Title

Principal Designer (Building Regulations)

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

19 December 2024

V.2.2) Information about tenders

Number of tenders received: 26

Number of tenders received from SMEs: 23

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: 26

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

V.2.3) Name and address of the contractor

KSA Architects Ltd

Wellesley House 204 London Road Waterlooville PO7 7AN

Waterlooville

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

PDP Architecture LLP

2 Beechworth Road Havant PO9 1AX

Havant

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

Pellings LLP

Spring Lodge, 172 Chester Road Helsby Cheshire WA6 0AR

Cheshire

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Pollard Thomas Edwards LLP

Diespeker Wharf 38 Graham Street London N1 8JX

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Quattro Design Architects Ltd

Matthews Warehouse High Orchard Street Gloucester GL2 5QY

Gloucester

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Hunter & Partners Ltd

Space One 1 Beadon Road London W6 0EA

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Boon Brown Limited

Motivo Alvington Yeovil BA20 2FG

Yeovil

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

AHR Architects Ltd

5th Floor 55 Princess Street Manchester M24EW

Manchester

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

MH Architects Limited

Bicentennial Building Southern Gate Chichester PO19 8EZ

Chichester

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: £1,200,000

Total value of the contract/lot: £1,200,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

High Court England and Wales

London

Country

United Kingdom