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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](mailto: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](http://www.abri.co.uk)

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

Body governed by public law

**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**

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://in-tendhost.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

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## **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](#)

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## **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

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## **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

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## **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

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## **Section VI. Complementary information**

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

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

High Court England and Wales

London

Country

United Kingdom