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Contract

Architects framework

NHS Property Services Limited

F03: Contract award notice

Notice identifier: 2025/S 000-055509

Procurement identifier (OCID): ocds-h6vhtk-04cee0

Published 10 September 2025, 4:00pm

Section I: Contracting authority

I.1) Name and addresses

NHS Property Services Limited

Regent House, Heaton Lane

Stockport

SK4 1BS

Contact

Robert post

Email

robert.post@property.nhs.uk

Country

United Kingdom

Region code

UKD35 - Greater Manchester South East

Internet address(es)

Main address

<https://www.property.nhs.uk/>

Buyer's address

<https://www.property.nhs.uk/>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Health

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Architects framework

Reference number

C324584

II.1.2) Main CPV code

- 71251000 - Architectural and building-surveying services

II.1.3) Type of contract

Services

II.1.4) Short description

NHS PS is seeking to develop a framework of suppliers for Architect Services covering various sites across England.

This Tender is split into four Geographic Lots. Suppliers may bid for as many or as few of these lots as they wish. NHS PS will appoint a maximum of seven suppliers to each Lot. There are no restrictions or limits on the number of Lots which a Tenderer can be successful in.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £9,500,000

II.2) Description

II.2.2) Additional CPV code(s)

- 71220000 - Architectural design services

II.2.3) Place of performance

NUTS codes

- UKI - London

II.2.4) Description of the procurement

Open Procedure - Above Threshold - Framework

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Quality criterion - Name: Social Value / Weighting: 10

Cost criterion - Name: Pricing / Weighting: 30

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: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2025/S 000-000774](#)

Section V. Award of contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

3 September 2025

V.2.2) Information about tenders

Number of tenders received: 44

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

V.2.3) Name and address of the contractor

Hawkins\Brown

30 Clerkenwell Rd,

London

EC1M 5PG

Country

United Kingdom

NUTS code

- UKI - London

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: £9,500,000

Lowest offer: £9,500,000 / Highest offer: £9,500,000 taken into consideration

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V.2.2) Information about tenders

Number of tenders received: 44

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

V.2.3) Name and address of the contractor

YMD Boon Ltd

6b Anson House, Compass Point Business Park, Market Harborough,

Leicestershire

LE16 9HW

Country

United Kingdom

NUTS code

- UKF - East Midlands (England)

The contractor is an SME

Yes

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V.2.3) Name and address of the contractor

ADP Architecture LTD

The Fire Station, 150 Waterloo Road

LONDON

SE1 8SB

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

Yes

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

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V.2.3) Name and address of the contractor

Avanti Architects Ltd

25 Chart Street

LONDON

N1 6FA

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

Yes

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V.2.3) Name and address of the contractor

Corstorphine + Wright Ltd

21-27 Lamb's Conduit Street Holborn

LONDON

WC1N 3NL

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

Yes

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V.2.3) Name and address of the contractor

White Arkitekter AB

77 Bastwick Street

LONDON

EC1V 3PZ

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

No

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V.2.3) Name and address of the contractor

Gilling Dod (architects) Ltd

The Cruck Barn, Duxbury Park

Chorley

PR7 4AT

Country

United Kingdom

NUTS code

- UKD - North West (England)

The contractor is an SME

Yes

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V.2.3) Name and address of the contractor

ONE Creative environments

5 The Triangle, Wildwood Drive,

Worcester,

WR5 2QX

Country

United Kingdom

NUTS code

- UKG - West Midlands (England)

The contractor is an SME

Yes

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V.2.3) Name and address of the contractor

AHR Architects Ltd

5th Floor 55 Princess Street,

Manchester

M2 4EW

Country

United Kingdom

NUTS code

- UKD - North West (England)

The contractor is an SME

Yes

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

V.2.3) Name and address of the contractor

Broadway Malyan - Manchester, GTM

Interchange Place, 151-165 Edmund Street

Birmingham

B3 2TA

Country

United Kingdom

NUTS code

- UKG - West Midlands (England)

The contractor is an SME

No

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V.2.3) Name and address of the contractor

Medical Architecture

25 Collingwood Street

Newcastle upon Tyne,

NE1 1JE

Country

United Kingdom

NUTS code

- UKC - North East (England)

The contractor is an SME

Yes

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

V.2.3) Name and address of the contractor

LSI Architects (Design) Limited

The Old Drill Hall, 23a Cattle Market Street

Norwich

NR1 3DY

Country

United Kingdom

NUTS code

- UKH1 - East Anglia

The contractor is an SME

Yes

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

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

V.2.3) Name and address of the contractor

4D Studio Architects

69-79 Fulham High Street

LONDON

SW6 3 JW

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

Yes

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

V.2.3) Name and address of the contractor

Twelve Architects

136-148 Tooley Street

London

SE1 2TU

Country

United Kingdom

NUTS code

- UKI - London

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: £9,500,000

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Section VI. Complementary information

VI.3) Additional information

This is a zero value framework and has been awarded for an initial period of 3 years, with an option to extend for an additional year, making the total possible duration 4 years. It is divided into 4 Lots, each accommodating up to 12 bidders. The successful bidders for each Lot are as follows

LOT1

YMD Boon Ltd
White Arkitekter AB
AHR Architects Ltd
Medical Architecture
Gilling Dod (architects) Ltd
ONE Creative environments
Broadway Malyan - Manchester, GTM
ADP Architecture LTD
LSI Architects (Design) Limited
Hawkins\Brown
Twelve Architects
Corstorphine + Wright Ltd

LOT2

YMD Boon Ltd
White Arkitekter AB
AHR Architects Ltd
4D Studio Architects
Medical Architecture
Gilling Dod (architects) Ltd
ONE Creative environments
Broadway Malyan - Manchester, GTM
ADP Architecture LTD
LSI Architects (Design) Limited
Hawkins\Brown
Twelve Architects

LOT3

YMD Boon Ltd
Avanti Architects Ltd
White Arkitekter AB
AHR Architects Ltd
4D Studio Architects

Medical Architecture
Gilling Dod (architects) Ltd
ONE Creative environments
Broadway Malyan - Manchester, GTM
ADP Architecture LTD
LSI Architects (Design) Limited
Hawkins\Brown

LOT4
Avanti Architects Ltd
White Arkitekter AB
AHR Architects Ltd
4D Studio Architects
Medical Architecture
Gilling Dod (architects) Ltd
ONE Creative environments
Broadway Malyan - Manchester, GTM
ADP Architecture LTD
LSI Architects (Design) Limited
Hawkins\Brown
Twelve Architects

VI.4) Procedures for review

VI.4.1) Review body

High Court of Justice for England and Wales

The Strand

London

WC2A 2LL

Country

United Kingdom