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Tender

Architectural Services for affordable housing development Briery Bank, Arnside

South Lakes Housing

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-058078

Procurement identifier (OCID): ocds-h6vhtk-059e10 ([view related notices](#))

Published 19 September 2025, 12:06pm

Scope

Description

South Lakes Housing (SLH) are seeking to appoint an Architecture Practice to develop designs for an affordable housing development at Briery Bank, Arnside.

The site (approx. 0.28ha) has outline planning for 8 no. residential dwellings and SLH are seeking a consultant with the ability to deliver the scheme across the RIBA Stages 1-6 potentially incorporating the Principal Designer roles as defined under the Building Safety Act (2022) and the Construction (Design and Management) Regulations 2015.

The Architectural design will explore a mix of ideas, with community, affordability and sustainability as its core principles.

Total value (estimated)

- £70,000 excluding VAT
- £84,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 30 November 2025 to 31 May 2028
- 2 years, 6 months, 1 day

Main procurement category

Services

CPV classifications

- 71200000 - Architectural and related services
- 71220000 - Architectural design services
- 71221000 - Architectural services for buildings
- 71240000 - Architectural, engineering and planning services

Submission

Enquiry deadline

10 October 2025, 5:00pm

Tender submission deadline

17 October 2025, 5:00pm

Submission address and any special instructions

To access this opportunity please click here: <https://intendhost.co.uk/southlakeshousing.aspx/home> Please log in or register your account. once you receive confirmation of your account, access the tenders section of the site and register your interest. once you have registered your interest you can then access the documents. Having read the documentation and assessed whether you are still interested in the opportunity, you are required to advise if you intend to submit a return or not before you can upload any responses.

Tenders may be submitted electronically

Yes

Award criteria

The contract will be awarded on a 30% Price and 70% quality basis

Procedure

Procedure type

Below threshold - open competition

Documents

Associated tender documents

<https://in-tendhost.co.uk/southlakeshousing.aspx/home>

Files can be accessed via the In-Tend Procurement Solutions Supplier portal at <https://in-tendhost.co.uk/southlakeshousing.aspx/home> and registering your business. Once registered you will be sent further details to access the opportunity

Submission

Contracting authority

South Lakes Housing

- Mutuals Public Register: 31419R

Bridge Mills Business Centre, Stramongate

Kendal

LA9 4BD

United Kingdom

Email: supply@southlakeshousing.co.uk

Region: UKD12 - East Cumbria

Organisation type: Public authority - sub-central government