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Award

Framework for the Provision of Architect Services for LNER Projects

LONDON NORTH EASTERN RAILWAY LIMITED

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

Notice identifier: 2025/S 000-058716

Procurement identifier (OCID): ocds-h6vhtk-054706 ([view related notices](#))

Published 22 September 2025, 8:50pm

Scope

Reference

RFQ000027

Description

London North Eastern Railways (LNER) are the custodians of eleven UK Stations under the full repairing terms of a 99-year lease. It is LNER's responsibility to maintain, repair and improve these stations to the standards set out by the lease.

LNER seeks to appoint on to a framework for the provision of architect services in accordance with the schedule of services.

The proposed contract is for a duration of two years, with an option for LNER to extend for further one-year period up to a maximum of three years.

The contract shall be awarded to up to three suppliers to carry out the services under the framework agreement who will then operate on a rotational basis. This agreement will allow us to direct award services up to a maximum construction value of £2m for services

provided up to a call-off figure of £100,000. Projects over this figure shall be tendered separately or subject to a mini-competition. Works will be varied and on any station on our route, such as (not limited to)

- New waiting Rooms
- Redesigns of current spaces
- Wayfinding
- Spatial planning
- Major refurbishments
- Capex/Opex schemes via SAMP

Commercial tool

Establishes a framework

Contract 1. Framework for the Provision of Architect Services for LNER Projects

Suppliers (3)

- AHR BUILDING CONSULTANCY LIMITED
- LYNDON GOODE ARCHITECTS LIMITED
- RYDER ARCHITECTURE LIMITED

Contract value

- £1,200,000 including VAT

Above the relevant threshold

Award decision date

22 September 2025

Date assessment summaries were sent to tenderers

22 September 2025

Standstill period

- End: 1 October 2025
- 8 working days

Earliest date the contract will be signed

20 October 2025

Contract dates (estimated)

- 27 October 2025 to 26 October 2027
- Possible extension to 26 October 2028
- 3 years

Description of possible extension:

Optional 12 month extension period

Main procurement category

Services

CPV classifications

- 71220000 - Architectural design services

Contract locations

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)
- UKM - Scotland

Information about tenders

- 15 tenders received

- 14 tenders assessed in the final stage:
 - 3 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
- 3 suppliers awarded contracts
- 11 suppliers unsuccessful (details included for contracts over £5 million)

Procedure

Procedure type

Open procedure

Suppliers

AHR BUILDING CONSULTANCY LIMITED

- Companies House: 02156528
- Public Procurement Organisation Number: PJZY-5533-QVXP

5th Floor 55 Princess Street

Manchester

M2 4EW

United Kingdom

Email: bc.tenders@ahr.co.uk

Website: <https://www.ahr.co.uk/services/building-consultancy>

Region: UKD33 - Manchester

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

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LYNDON GOODE ARCHITECTS LIMITED

- Companies House: 05688640
- Public Procurement Organisation Number: PCZR-3654-MDCP

75 Westow Hill

London

SE19 1TX

United Kingdom

Email: dl@lyndongoode.com

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

Region: UKI45 - Lambeth

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

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RYDER ARCHITECTURE LIMITED

- Public Procurement Organisation Number: PZNV-6288-YJJP
- Companies House: 01852938

Cooper's Studios

Newcastle Upon Tyne

NE1 3NN

United Kingdom

Email: proposals@ryderarchitecture.com

Region: UKC22 - Tyneside

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 1. Framework for the Provision of Architect Services for LNER Projects

Contracting authority

LONDON NORTH EASTERN RAILWAY LIMITED

- Companies House: 04659712
- Public Procurement Organisation Number: PQZP-5496-ZTHY

West Offices

York

YO1 6GA

United Kingdom

Email: procurement@lner.co.uk

Region: UKE21 - York

Organisation type: Public undertaking (commercial organisation subject to public authority oversight)