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Planning

Multidisciplinary Design Services for the Elmfield Road Project

London Borough of Bromley

UK3: Planned procurement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-067434

Procurement identifier (OCID): ocds-h6vhtk-05d17b

Published 22 October 2025, 12:07pm

Scope

Description

Bromley South, and specifically Elmfield Road, has been identified as a key employment site within the borough with opportunity for development and inward investment. This is supported by the Employment Land and Space Study, completed in 2024, and the Council's Growth Plan (2024-27). Elmfield Road is a 6.58-hectare site adjacent to Bromley South Station, predominantly occupied by office tenants, The Mall Shopping Centre, and an associated NCP car park. Elmfield Road offers a unique regeneration and investment proposition due to its commercial focus and its proximity to Bromley South Station and connectivity to London Victoria.

Following the approval of the Council's Growth Plan and publication of the Employment Land and Space Study, an Elmfield Road Steering Group was established. This group brought together property owners, businesses, Network Rail, GLA, central government partners (DBT & Office for Investment), Your Bromley BID, and representatives from the Council's Planning, Highways and Estates Team. This group endorsed the development of a visioning and place proposition exercise for Elmfield Road and the surrounding area. To support this, the Council commissioned a multi-disciplinary team to produce high-level design concepts exploring the urban realm, connectivity, and wider opportunities. The

resulting proposals were presented and reviewed at the Elmfield Road Steering Group in October 2024.

While the high-level visioning exercise laid a strong foundation for shaping the Elmfield Road project, it was agreed that further work is needed to realise a comprehensive public realm improvement as part of the broader long term regeneration of Bromley South. To deliver this project, the Council will be looking to appoint a multi-disciplinary design team, with Lead Consultant, to progress the design through to RIBA Stage 4, developing the scheme to detailed design as part of a package to be tendered for a works contract. Following the works contractor appointment, the Lead Consultant's role will transition to monitoring and advisory support, providing technical oversight, design compliance checks, and client-side assurance during the contractor's completion of the works (RIBA Stages 5 - 7).

The Lead Consultant will be required to assemble and managed a multi-disciplinary team to support the Council in delivering the Elmfield Road public realm improvements. The commission will cover RIBA Stages 1-7

Phase 1 - Pre-works (RIBA Stages 1 - 4): The Lead Consultant will act as design lead, developing the scheme from Preparation and Briefing through to Technical Design. This will include preparation of an Employer's Requirements (ER) package.

Phase 2 - Following appointment of works contractor (RIBA Stages 5 - 7): Once the contractor has been appointed, the Lead Design Consultant's role will evolve to that of monitoring and advisory support, acting as client-side technical advisor. This will include contract administration, compliance monitoring, quality review, stakeholder liaison, and post-occupancy evaluation.

Total value (estimated)

- £185,000 excluding VAT
- £222,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 5 January 2026 to 5 October 2027

- 1 year, 9 months, 1 day

Main procurement category

Services

CPV classifications

- 71000000 - Architectural, construction, engineering and inspection services

Contract locations

- UKI61 - Bromley

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

3 November 2025

Enquiry deadline

21 November 2025, 12:00pm

Tender submission deadline

28 November 2025, 12:00pm

Submission address and any special instructions

The opportunity will be published on the Council's e-tendering portal.

<https://procontract.due-north.com/Opportunities/Index?p=2241eb95-058a-e511-80f7-000c29c9ba21&v=1>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

15 December 2025

Procedure

Procedure type

Open procedure

Contracting authority

London Borough of Bromley

- Public Procurement Organisation Number: PBBG-1282-YCXD

Bromley Civic Centre, Churchill Court, 2 Westmoreland Road

Bromley

BR1 1DP

United Kingdom

Email: procurement@bromley.gov.uk

Region: UKI61 - Bromley

Organisation type: Public authority - sub-central government