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Planning

Westborough & Park Barn - Architect Services

Guildford Borough Council

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-070045

Procurement identifier (OCID): ocds-h6vhtk-05d7de

Published 31 October 2025, 11:59am

Scope

Description

Guildford Borough Council is seeking an Architect and Lead Consultant to support the Westborough & Park Barn Better Homes Programme - a council-led initiative to develop a long-term strategy for improving housing quality, sustainability, and community facilities across two adjacent estates. The strategy will be shaped through meaningful community engagement to establish a shared vision and delivery approach, potentially leading to future regeneration phases including home upgrades, redevelopment, and public realm improvements.

The appointed consultant will lead design and technical inputs through RIBA Stages 0-2, working in close collaboration with the Council, the appointed Engagement Consultant, and other specialists. Stage 0 will focus on high-level feasibility testing and translating community input into design objectives and a clear brief for later stages. Stages 1-2 will develop these options into an outline masterplan or equivalent strategic framework, supported by inputs from subconsultants (e.g. engineering, cost, sustainability) and ongoing community engagement. As Lead Consultant, the architect will coordinate the wider design team, ensure technical integration across disciplines, and embed engagement outcomes into a coherent, holistic, high-quality and deliverable design strategy

Contract dates (estimated)

- 1 April 2026 to 31 March 2027
- Possible extension to 31 March 2028
- 2 years

Main procurement category

Services

CPV classifications

- 71530000 - Construction consultancy services
- 98000000 - Other community, social and personal services

Contract locations

- UKK - South West (England)

Engagement

Engagement deadline

13 November 2025

Engagement process description

Engagement Session Details:

Format: In-person session with an option to attend online

Date: To be confirmed

Location: Guildford Borough Council Offices or alternative location TBC if required.

Briefing Pack: A briefing pack will be issued to all registered attendees prior to the session

Suppliers interested in attending are invited to submit an expression of interest by emailing procurement@guildford.gov.uk

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Contracting authority

Guildford Borough Council

- Public Procurement Organisation Number: PRYN-3355-CPMV

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Organisation type: Public authority - sub-central government