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Tender

## **Elmfield Road Multi-Disciplinary Consultancy Services**

London Borough of Bromley

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

Notice identifier: 2025/S 000-071165

Procurement identifier (OCID): ocds-h6vhtk-05dab7

Published 5 November 2025, 10:53am

### **Scope**

### **Reference**

DN796501

### **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 is 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.

To support this work, £160k in external funding has been secured through the UK Shared Prosperity Fund, as approved by Executive in March 2025. In addition, £909k from the existing Bromley Town Centre capital budget, sourced from S106 contributions, will be allocated to fund the works contract covering RIBA Stages 5-7.

Please register and log-in to the portal to see the documents attached to this Invitation to Tender including full details of our requirements and instruction on how to submit a response.

**Total value (estimated)**

- £160,000 excluding VAT
- £192,000 including VAT

Below the relevant threshold

### **Contract dates (estimated)**

- 5 January 2026 to 30 September 2027
- 1 year, 8 months, 27 days

### **Main procurement category**

Services

### **CPV classifications**

- 71000000 - Architectural, construction, engineering and inspection services

### **Contract locations**

- UKI61 - Bromley

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## **Participation**

### **Particular suitability**

Small and medium-sized enterprises (SME)

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## **Submission**

### **Enquiry deadline**

21 November 2025, 12:00pm

### **Tender submission deadline**

1 December 2025, 12:00pm

### **Submission address and any special instructions**

Tenders must be submitted electronically via the London Tenders portal. Please see the link below:

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

### **Tenders may be submitted electronically**

Yes

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## **Award criteria**

The evaluation will be weighted 80% quality and 20% cost. The quality sub-weightings can be found in the Invitation to Tender documentation.

Any bids that exceed the budget of £160k (excluding VAT) will be automatically excluded from the evaluation.

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## Procedure

### Procedure type

Below threshold - open competition

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## 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](mailto:procurement@bromley.gov.uk)

Region: UKI61 - Bromley

Organisation type: Public authority - sub-central government