LHC MIDLANDS LONDON SOUTH EAST

Architect Design Services for London

LONDON REGION ONLY



ADS2 FRAMEWORK GUIDE
11TH MAY 2026 – 10TH MAY 2030

Improving lives and places through quality procurement solutions

lse.lhcprocure.org.uk

This framework has been co-developed with **three London boroughs** to help facilitate procurement for under-represented practices

Delivering successful outcomes isn't just about good design; it is about navigating the climate emergency, adhering to stringent new building safety standards, and engaging local SMEs all whilst remaining fully compliant with the procurement legislation.

Good design can also be a powerful driver of social value, delivering real, lasting benefits for the people who live, work and use the spaces every day. By championing inclusive, thoughtful and community led design ADS2 can help create spaces that are safe, accessible and adaptable and improve the quality of life for residents and tenants.

The ADS2 Framework has been completely restructured to meet these exact challenges, specifically with the Greater London market in mind, drawing from the pool of fantastic practices who understand the needs of their local communities. Divided into seven distinct Lots, every appointed practice has been rigorously pre-vetted for technical excellence, BIM ISO 19650 capability, and a proven commitment to Equality, Diversity, and Inclusion (EDI).

Through structured pre-tendered engagement, the frameworks were enhanced to meet the continuously evolving needs of clients and practices alike.

Key benefits - at a glance:

- ✓ Proud to have over 90% Small and Medium-sized Enterprises (SMEs)
- ✓ Bespoke services shaped by architectural companies
- ✓ Better focused community outcomes and design results
- ✓ Access to more diverse practices

CN 2024/S 000-035076
CAN 2026/S 000-069968

DESIGNING A FAIRER LONDON
EMBEDDED SOCIAL VALUE

Every public pound spent should leave a tangible, positive legacy for local residents. Architect Design Services (ADS2) Framework and social value commitments:

Our Social Value Strategy commits LHC Procurement Group (LHCPG) to clearly define the social value that can be delivered through our frameworks, and the system for measuring and monitoring it.

All appointed architectural practices must ensure that every employee and subcontractor based in London is paid at least the London Living Wage.

During the tender phase, **35%** of the total quality score was dedicated entirely to Equality, Diversity, and Inclusion (EDI) and Social Value.





At LHC Procurement Group, we are committed to driving social value through our public sector procurement activities, and as a not-for-profit organisation this commitment is reflected in our Community Benefit Fund, supported by a proportion of the financial surplus generated through our business operations.

Together, this funding will help to enhance lives and places in the communities we serve, creating positive outcomes across key impact areas including individual wellbeing, social mobility, and a healthy planet and environment.

Empowering small businesses and driving local economic growth is a central priority for public sector procurement.

ADS2 delivers on this through Lot 7, a dedicated, PCR-compliant pathway exclusively for Micro and Small architectural practices (turnover under £1 million).

Furthermore, two spaces within every other Lot were specifically reserved for Micro/Small practices, ensuring your capital investment directly supports local talent within the City.



All organisations appointed to this framework will be expected to work with LHC and our partners to help identify, delivery and capture social value outcomes associated with Architect Design Services (ADS2).

The key sub priorities that align with the ADS2 framework are highlighted in the social value wheel diagram.

Social Mobility
- Inclusion & Representation

Individual Wellbeing
- Connected & inclusive communities

Planet & Environment
- Providing inspiring places to live



MORE THAN JUST
A FRAMEWORK PROVIDER...

A common concern with public sector frameworks is that the framework provider steps away the moment the contract is signed. With LHCPG, you gain free, unlimited access to our Added Value Services acting as an extension of your own team.

We actively manage risk, monitor performance, and drive continuous improvement throughout the entire lifecycle of your project:

- Our technical team provides end-to-end project support, which includes collaborating with you to set Key Performance Indicators (KPIs) from day one. To ensure these standards are met, we attend key meetings including pre-start, progress, and site inspections to assist you in monitoring contract compliance, quality, and safety.
- If your internal team lacks capacity, we can manage the entire mini-competition process on your behalf. This includes developing documentation, running the tender, evaluating commercial submissions, and publishing award notices.
- Beyond technical delivery, we offer bespoke procurement training, early supplier involvement strategies, and marketing support to help showcase your completed projects and social value milestones to your local community.

Discover how the ADS2 Framework can streamline your architectural procurement while delivering exceptional quality and profound social value for London.

For more information, visit: lse.lhcprocure.org.uk

MAKING DIVERSITY ONE OF THE KEY BUILDING BLOCKS OF ARCHITECTURAL DESIGN

Adapting to the current environment is crucial for 21st century architects. While they continue to play a key role in helping address the current housing and climate crisis, they are also tasked with truly understanding and meeting the rapidly-evolving needs of local communities.

Fundamental foundation for the future

Historically, the architecture industry has faced another significant challenge – a lack of diversity. We believe building an inclusive and diverse range of practices that represents local culture is fundamental for the sector moving forward.

By creating this framework, we are providing clients with access to a broad range of architects with the skills and experience to deliver on a multitude of public procurement projects.

We have also been able to prove that a more diverse supply base that represents London's urban communities is achievable

All of our ADS2 Appointed Companies were subjected to a rigorous assessment and selection process that included structured, specific and relevant social value questions around EDI activities, customised scoring and award criteria, and face-to-face interviews.

The interview phase is one of the most unique aspects of this framework. It provided companies that wouldn't normally be eligible for public sector frameworks with a platform to showcase their expertise. Overall, we spent more than 80 hours interviewing applicants.

Delivering diversity on multiple levels

All of the ADS2 Appointed Companies delivered on social value in every aspect of their business - recruitment and retention, advocacy and outreach work, supporting minority networks, sponsoring disadvantaged students into the profession and through their lived experience and ability to connect with under-represented communities and translate their needs into design.

Ultimately, the framework is helping pave the way for greater EDI within public sector procurement by:

- **Providing** a list of architectural suppliers that represents the diversity of London's local communities and:
  - Is made up of local and diverse architectural talent with the expertise to deliver bespoke and innovative schemes
  - Plans to employ and upskill locally and work with local people
- **Helping** create better homes for London communities that help address local problems
- **Generating** improved job prospects and access to professions for historically under-represented and disadvantaged groups
- **Encouraging** more young people to get involved in designing the built environment around them, which also includes:
  - Improving the retention of ethnic minorities, especially black professionals, within architecture
  - Providing greater access to construction professions for ethnic minority young people

ARCHITECT DESIGN SERVICES (ADS2) APPOINTED COMPANIES

5th studio
amm architects
AR Urbanism
bailey partnership
BD Landscape Architects
BroadwayMalyan BM
Carter Gregson Gray
CarverHaggard
daab
DMA David Miller Architects
Farrer Huxley
Gibson Thornley
GORT SCOTT
HNW Architects
jk
KAEBCA
Karakusevic Carson Architects
KKM architects
LDA Design
Langstaff Day Architects
lsi Architects
McBains
NOOMAStudio
NVA
Patel Taylor
Pellings an RSK company
periscope
Pollard Thomas Edwards
pozzoni architecture
rgp
SCOTT BROWNRIGG
SHEPPARD ROBSON
Simone de Gale Architects SGA
simpsonhaugh
SQUARED ARCHITECTS
TP BENNETT | BeFirst
Wadhal
WAUGH THISTLETON ARCHITECTS
WW+P
WonKy People Architecture Cities

FRAMEWORK LOTS

Masterplanning and Construction

Lot 1: Masterplanning

The Focus: Strategic and project-specific masterplanning, including urban design.

Why use this Lot? For complex, multi-phase regenerations that require deep stakeholder consultation, infrastructure surveys, and a cohesive vision for future-proofed communities.

- Broadway Malyan
- Gort Scott
- HNW Architects
- L D A Design Consulting
- Pollard Thomas Edwards
- Richard Markland Architects
- Sheppard Robson Architects
- Simone de Gale Architects
- Weston Williamson + Partners

Lot 2: Education & Public Buildings

The Focus: Full architectural services for new builds, remodelling, and refurbishments across education, social care, and community sectors.

Why use this Lot? To secure design teams that understand the nuanced safeguarding, accessibility, and durability requirements of civic infrastructure.

- Bailey Partnership (Group)
- Gibson Thornley
- HNW Architects
- Langstaff Day Architects
- McBains
- Nugent Vallis Brierley
- Pellings
- Pozzoni Architecture
- Richard Markland Architects
- Simone de Gale Architects

Lot 3: Homes (Split into two Value Bands)

The Focus: Low, medium, and high-rise housing projects.

Lot 3a: Projects £0 – £20 million **Lot 3b: Projects £20 million+**

Why use this Lot? To tackle the housing crisis with practices proven to deliver high-quality, low-energy homes across all tenures.

Lot 3a: Projects £0 – £20 million

- Broadway Malyan
- Gibson Thornley
- Gort Scott
- HNW Architects
- Langstaff Day Architects
- Pellings
- Pollard Thomas Edwards
- Pozzoni Architecture
- rg+p Living
- Wadhal

Lot 3b: Projects £20 million+

- Broadway Malyan
- Carter Gregson Gray
- David Miller
- Karakusevic Carson Architects
- McBains
- Pollard Thomas Edwards
- Pozzoni Architecture
- TP Bennett
- Weston Williamson + Partners

Lot 6: Public Realm & Landscape

The Focus: Full architectural and landscape architecture services for the public realm.

Why use this Lot? To create resilient, accessible outdoor spaces. Quality Guarantee: Unlike other lots, all professionals delivering through Lot 6 must hold Chartered status with the Landscape Institute (LI).

- BD landscape architects
- CarverHaggard
- Farrer Huxley
- L D A Design Consulting
- NOOMA Studio
- Nugent Vallis Brierley
- Patel Taylor Architects
- Periscope Landscape & Architecture

FRAMEWORK LOTS

Innovation and Sustainability

Lot 4: Retrofit and Decarbonisation Design Services

The Focus: Specialist architectural consultancy for upgrading existing building stock, including passive design, BREEAM/LEED support, and energy modelling.

The Challenge it Solves: Practices that are fit to design for the climate emergency and your improvements, to help tackle this for your tenants and building users. This Lot connects you with experts capable of working strictly in line with PAS 2035, ensuring your retrofit projects actually deliver on their net-zero promises.

- 5th Studio
- Bailey Partnership (Group)
- Gibson Thornley
- Karakusevic Carson Architects
- McBains
- Pellings
- Scott Brownrigg
- Wadhal

Lot 5: MMC Architecture Services



The Focus: Modern Methods of Construction (MMC), offsite, and modular building projects.

The Challenge it Solves: Speed and scale; when you need to deliver high-quality assets rapidly, this lot provides architects who inherently understand the spatial and structural coordination required for successful modular technologies.

- Bailey Partnership (Group)
- Carter Gregson Gray
- Jan Kattein Architects
- LSI Architects (Design)
- rg+p Living
- SimpsonHaugh Architects
- Squared Architects
- Waugh Thistleton Architects
- Weston Williamson + Partners

FRAMEWORK LOT

Truly Local

Lot 7: Micro/Small Architects

The Focus: A dedicated lot exclusively for Micro and Small enterprises (practices with an annual turnover below £1 million).

The Challenge it Solves: Finding agile, highly innovative, and hyper-local design talent can be difficult under standard procurement rules.

Lot 7 provides a fully PCR-compliant pathway to engage the best emerging architectural minds, directly supporting your local economic and SME engagement targets. (Note: To further champion diversity, 2 spaces across Lots 1–6 are also explicitly reserved for Micro/Small practices).

- Amanda Reynolds Urbanism
- amn architects
- daab design Architects
- KAEBCA
- KKM Architects
- Langstaff Day Architects
- Richard Markland Architects
- Squared Architects
- Wadhal
- Wonky Architecture

FRAMEWORK EVALUATION BREAKDOWN

ADS2 Framework Evaluation Breakdown

QUALITY 80%

General Technical Questions 60%
Communication and Collaboration
Equality, Diversity and Inclusion (EDI)

Lot Specific Questions 20%
Approach to Design

Mandatory Gateway
Case Studies (1 per lot; 2 for Lot 7)

20% PRICE

10% RIBA Stages Pricing

10% Day Rates Pricing

Contact your regional team for full breakdown of weighting criteria

Technical Excellence

Our rigorous evaluation process ensures that every appointed practice excels in the following critical areas:

All bidders possess:
ISO 9001 (Quality)
ISO 14001 (Environmental)
ISO 45001 (Health & Safety)

Minimums of £2m Public Liability, £2m Employer's Liability, and £1m Professional Indemnity insurance

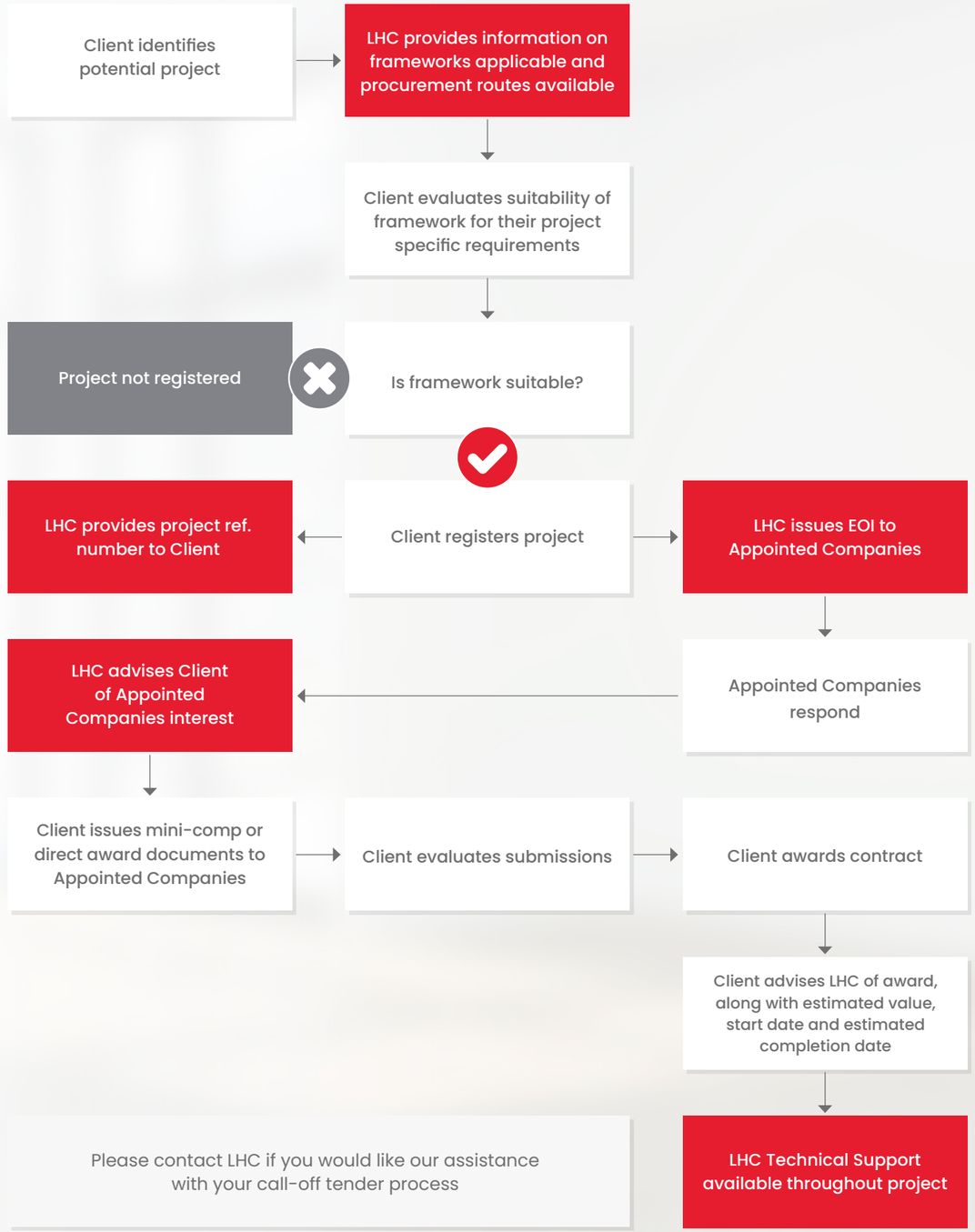
Full alignment with the principles of ISO 19650-1 and ISO 19650-2 aligning to BIM standards, ensuring seamless, future-proofed digital delivery and information management across your assets.

Expertise in navigating the climate emergency with a dedicated focus on retrofit and decarbonisation strategies, and PAS 2035 compliance

To guarantee a representative supply chain, 30% of our core quality evaluation was strictly dedicated to EDI, ensuring our partners actively champion diversity within their practices and designs

The framework is fully compliant with Public Contracts Regulations (PCR) 2015 and operates through the highly collaborative FAC-1 Framework Alliance Contract, minimising risk and maximising transparency.

WHAT A TYPICAL FRAMEWORK PROCESS INVOLVES



PROCUREMENT ROUTES: RAPID, QUALITY TESTED AND COMPLIANT AWARD ROUTES TO MARKET

The ADS2 Framework is designed to give public sector clients maximum flexibility and speed to market, all while ensuring rigorous compliance with the Public Contracts Regulations 2015.

Once you have registered your project with your LHC Procurement Group (LHCPG) Client Support Manager, you have two primary routes to engage an appointed practice: Direct Award or Mini-Competition.

Route 1: Direct Award

When time is of the essence, or your project requires highly specific expertise, the Direct Award route allows you to bypass further competition and partner immediately with an appointed practice under the ADS2 Framework, clients are fully permitted to issue a direct award based on the following robust criteria:

- The absolute urgency of your requirement dictates immediate action
- The appointed company possesses specific capacity, capability, or access to distinct resources and skillsets required for your project
- The practice has a proven ability to meet financial, technical, or qualitative requirements that are entirely specific to your organisation or the project itself
- There are associated planning or development obligations or restrictions that dictate the selection of a specific partner
- Other specific client requirements as dictated in their call off documentation

All terms and conditions of a direct award call-off are governed within the framework's terms through the use of the FAC-1 collaborative contract, approved and supported by the UK Government.

Route 2: Mini-Competition

If you have a defined brief but want to explore multiple design approaches or test competitive pricing, a mini-competition is the standard approach.

- You issue your project-specific requirements to the appointed companies within the relevant Lot (and Value Band, where applicable)
- To protect the integrity of the design process and ensure you receive uncompromised excellence, all call-offs via mini-competition must achieve a minimum quality score of 55%

Contracting Options

The ADS2 Framework provides total commercial clarity and contractual flexibility for your call-off projects:

- The framework itself is managed using the collaborative FAC-1 Framework Alliance Contract (including specific LHC PG amendments).
- When awarding a project, you are not tied to a single contract format. Clients can apply standard building contract forms such as JCT, NEC, ACE, PPC, TPC or simply use their own bespoke agreements.

Sustainable Pricing

Public sector budgets require predictability, but the supply chain requires sustainability. LHCPG considers both when designing the mechanisms of the framework.

There are two measures of pricing control:

- The maximum agreed RIBA stage rates are fixed as a percentage for the entire duration of the framework. Because they are tied to the total construction value, the actual fee adjusts naturally alongside prevailing construction market costs, ensuring fairness without requiring constant renegotiation.
- We recognise that fixed day rates over a 4-year term are unsustainable. Therefore, maximum day rates are subject to a strict bi-annual uplift mechanism.
- Every six months, LHCPG adjusts the maximum day rates based directly on the Consumer Price Index (CPI) for construction output published by the Office for National Statistics. In fact, an initial uplift is applied on the framework commencement date to account for inflation between the tender submission and day one, ensuring practices are paid fairly and clients receive uncompromised quality from the very start.

General terms and conditions

LHC uses the FAC1 standard form of contract to manage its frameworks, however, you are not limited to this building contract format only. The LHC pro forma, which should be read alongside the FAC1 in published form, details the terms and conditions that govern the operation of the framework, including the procedures to call off projects.

A free copy of the LHC pro forma is available upon request. The FAC1 in standard published form can be purchased at a negotiated rate from ACA.

To obtain a copy, email office@acarchitects.co.uk and quote discount code reference - LHCFAC2516102017.

We hope you have found this guide useful. If you have any queries or if you require more information about this framework, get in touch via the contact details below.

In the meantime, for the latest ADS2 Framework and LHC updates, follow us on social media.

LHC Midlands, London and South East

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