# The Guinness Partnership launches eight-year consultancy framework to accelerate 12,500 new affordable homes



The Guinness Partnership (TGP), one of England's largest and most established housing associations, has announced its intention to create a multidisciplinary framework agreement spanning up to eight years for development consultancy services. This framework will crucially underpin the delivery of new build affordable housing, building safety initiatives, and planned maintenance projects across the country. Serving approximately 160,000 residents through its management of around 70,000 homes, TGP operates across 144 local authority areas with a strong focus on regions including Greater Manchester, London and the South-East, Bristol, Gloucester and Exeter, as well as Yorkshire and Derbyshire. The framework is divided into four lots covering employer’s agent, cost consultancy, CDM advisor, and principal designer roles, underscoring the broad scope of consultancy needed to support TGP’s ambitious housing programme.

Founded in 1890 by Edward Guinness with the mission of aiding homeless individuals in London and Dublin, The Guinness Partnership has evolved into a major housing provider deeply engaged in addressing the UK's affordable housing crisis. The organisation is partway through an extensive investment programme aimed at delivering 12,500 new homes by 2030, a target supported by a recently issued £400 million, 35-year bond intended to accelerate affordable housing development nationwide. This bond highlights the Partnership’s commitment to expanding quality housing stock and reflects the increasing financial complexities of delivering social housing at scale in England.

In addition to bond financing, TGP has strengthened its development capacity through a strategic partnership with Stonewater, another significant social housing provider. Together, they form one of the largest long-term partnerships with Homes England, securing in excess of £250 million in funding to deliver over 4,000 affordable homes by 2029. This collaboration is part of a broader government-backed initiative to increase affordable housing supply and speed up project delivery, underscoring the critical role of partnerships in tackling housing shortages. Earlier government funding injections also enabled Guinness and Stonewater to commence building 4,500 high-quality affordable homes by 2022, illustrating a sustained trajectory of development activity.

Recognising the dispersed nature of its housing stock and the need for regional agility, the framework tender process emphasises flexibility and extensive geographic coverage. Initial supplier shortlisting will evaluate compliance with minimum participation standards and responsiveness to project-specific queries, ensuring a high calibre of consultancy firms are included. Subsequent bid evaluations will weigh quality heavily at 70 percent alongside 30 percent cost considerations, reflecting the balance between value and excellence needed for impactful delivery.

Beyond construction and maintenance, The Guinness Partnership is also actively involved in tackling broader housing challenges. It is a founding member of the Future Homes Consortium, a collaborative group of 12 leading UK developers and housing associations focused on climate change mitigation, sustainability, and enhancing the safety standards of existing housing. This forward-looking initiative demonstrates TGP’s commitment to integrating environmental and safety priorities into its housing agenda, aligning with growing industry and government emphasis on net-zero and resident wellbeing.

Joining the G15—a group representing the largest housing associations in London—further positions The Guinness Partnership at the forefront of social housing provision in the capital and beyond. With the G15 collectively managing over 700,000 homes, Guinness’s membership facilitates greater collaboration and resource-sharing in addressing housing demand and quality.

The forthcoming framework tender offers consultancy teams a significant opportunity to contribute to one of England’s most comprehensive housing portfolios, enabling impactful involvement across new build, maintenance, and safety projects. As The Guinness Partnership continues to expand its housing stock and strengthen its strategic partnerships, these consultancy services will be vital in ensuring the delivery of affordable, safe, and sustainable homes throughout England.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://www.architectsjournal.co.uk/competitions/guinness-partnership-framework-2025-33), [[2]](https://www.architectsjournal.co.uk/competitions/guinness-partnership-framework-2025-33)
* Paragraph 2 – [[1]](https://www.architectsjournal.co.uk/competitions/guinness-partnership-framework-2025-33), [[3]](https://www.propertyweek.com/finance/the-guinness-partnership-issues-400m-bond-to-support-development-of-12500-homes)
* Paragraph 3 – [[4]](https://www.stonewater.org/news/latest-news/stonewater-and-guinness-announced-as-largest-long-term-strategic-partner-with-homes-england/), [[5]](https://www.stonewater.org/news/latest-news/stonewater-and-guinness-to-boost-affordable-house-building-with-homes-england-partnership/)
* Paragraph 4 – [[1]](https://www.architectsjournal.co.uk/competitions/guinness-partnership-framework-2025-33)
* Paragraph 5 – [[6]](https://www.unlocknetzero.co.uk/partner-content/12-industry-leaders-join-forces-to-create-the-future-homes-consortium--talking-sustainability-and-safety-in-housing)
* Paragraph 6 – [[7]](https://g15.london/news/the-guinness-partnership-joins-g15)
* Paragraph 7 – [[1]](https://www.architectsjournal.co.uk/competitions/guinness-partnership-framework-2025-33), [[3]](https://www.propertyweek.com/finance/the-guinness-partnership-issues-400m-bond-to-support-development-of-12500-homes), [[4]](https://www.stonewater.org/news/latest-news/stonewater-and-guinness-announced-as-largest-long-term-strategic-partner-with-homes-england/)

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.architectsjournal.co.uk/competitions/guinness-partnership-framework-2025-33> - Please view link - unable to able to access data
2. <https://www.architectsjournal.co.uk/competitions/guinness-partnership-framework-2025-33> - The Guinness Partnership is seeking to establish a multidisciplinary framework to deliver a range of development consultancy services across its nationwide portfolio. The framework will support the delivery of new build affordable housing, building safety, and planned maintenance projects. Services will be required across England, with a focus on key regions such as Greater Manchester, London and the South-East, Bristol, Gloucester and Exeter, Yorkshire and Derbyshire. Flexibility and strong regional coverage are essential due to TGP's dispersed housing stock.
3. <https://www.propertyweek.com/finance/the-guinness-partnership-issues-400m-bond-to-support-development-of-12500-homes> - The Guinness Partnership has issued a £400 million, 35-year bond to support the development of 12,500 homes over the next decade. This funding aims to accelerate the delivery of affordable housing across England, contributing to the organisation's commitment to addressing the housing crisis and providing quality homes for those in need.
4. <https://www.stonewater.org/news/latest-news/stonewater-and-guinness-announced-as-largest-long-term-strategic-partner-with-homes-england/> - Stonewater and Guinness have been announced as one of the largest long-term strategic partners with Homes England. The partnership will provide further funding of approximately £250 million for the two organisations to build 4,180 high-quality, affordable homes by 2029. This collaboration aims to address the housing crisis by delivering more affordable homes across the country.
5. <https://www.stonewater.org/news/latest-news/stonewater-and-guinness-to-boost-affordable-house-building-with-homes-england-partnership/> - Guinness and Stonewater, two major social housing providers, are joining Homes England in a new strategic partnership. The Government agency is to provide funding for the two organisations to begin building 4,500 high-quality, affordable homes by 2022. The £224 million funding will enable Guinness and Stonewater to extend and accelerate their development plans, bringing forward the building of affordable and social housing.
6. <https://www.unlocknetzero.co.uk/partner-content/12-industry-leaders-join-forces-to-create-the-future-homes-consortium--talking-sustainability-and-safety-in-housing> - 12 developers and housing associations from the UK property sector have joined forces to form a new consortium that will actively tackle climate change, sustainability, and address the safety of existing UK homes. Known as the Future Homes Consortium, the group’s initial members include major industry players such as Places for People, Riverside, Notting Hill Genesis, L&Q, Peabody, Gentoo, Thirteen Group, Orbit, Guinness Partnership, Swan Housing, Raven Housing Trust, and Wheatley Group.
7. <https://g15.london/news/the-guinness-partnership-joins-g15> - The Guinness Partnership, one of the oldest housing associations in England, has joined the G15. Originally founded in 1890, the Guinness Partnership has more than 140,000 customers across the country, living in almost 65,000 homes. With Guinness joining the G15, the group now provides 715,000 homes across the country.