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Tender

C3770 Framework for Construction Related Consultancy

Cheshire East Council

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

Notice identifier: 2026/S 000-004354

Procurement identifier (OCID): ocds-h6vhtk-05dd12 ([view related notices](#))

Published 19 January 2026, 1:35pm

Scope

Reference

C3770

Description

Cheshire East Borough Council intends to create a consultants Framework for the provision of construction related professional services. This Framework is to deliver construction related professional services to all internal departments and any organisation that Cheshire East Borough Council is associated with, to include its wholly owned companies, schools, academies, parish/town councils. The overall objective of the framework is to support the Council to deliver their revenue and capital programmes by;

- Providing professional expertise on construction related projects,
- Providing capacity and skills that allows flexibility where necessary to support existing Council services
- Providing cost certainty

- Standardise and streamline processes with continuous feedback and performance improvements with regards to external resource
- Realise efficiencies through knowledge sharing and monitoring & management of performance in terms of cost and quality

The Framework will be divided into the following lots:-

Lot 1 - Architectural Services

Lot 2 - Building Services Engineering

Lot 3 - Quantity Surveying Services

Lot 4 - Structural Engineering Services

Lot 5 - Building Surveying Services

Lot 6 - Heritage Architectural Services

Lot 7 - CDM Client Advisor

Lot 8 - Environmental & Engineering Consultancy Services

Other potential beneficiaries of the framework are: Warrington Borough Council, Cheshire West and Chester Borough Council, Cheshire and Warrington Mayoral Combined Authority.

Anticipated maximum spend £3.27 million.

Commercial tool

Establishes a framework

Total value (estimated)

- £3,270,000 excluding VAT
- £3,924,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 30 November 2026 to 29 November 2029
- Possible extension to 29 November 2030
- 4 years

Description of possible extension:

The initial contract term will be 36 months. The Authority reserves the right to exercise an option to extend the contract for up to 12 months.

Options

The right to additional purchases while the contract is valid.

The Authority may exercise an option to extend for 12 months.

Main procurement category

Services

Contract locations

- UKD6 - Cheshire

Not the same for all lots

CPV classifications are shown in Lot sections, because they are not the same for all lots.

Lot 1. Architectural Services

Description

Anticipated Maximum £480k + VAT

The Contracting Authority considers that this contract may be suitable for economic operators that are small or medium enterprises (SME's).

For the avoidance of doubt, the Contracting Authority points out that no weight will be attached to whether or not an economic operator is an SME in selecting economic operators to submit tenders or in assessing the most advantageous tender.

Lot value (estimated)

- £480,000 excluding VAT
- £576,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 71000000 - Architectural, construction, engineering and inspection services

Same for all lots

Contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

Lot 2. Building Services Engineering

Description

Anticipated Maximum £360k + VAT

It is envisaged that the majority of projects will be allocated by direct appointment. At the Council's discretion projects may also be allocated following a mini competition on either a lowest price or MAT basis.

The Contracting Authority considers that this contract may be suitable for economic operators that are small or medium enterprises (SME's).

For the avoidance of doubt, the Contracting Authority points out that no weight will be attached to whether or not an economic operator is an SME in selecting economic operators to submit tenders or in assessing the most advantageous tender.

Lot value (estimated)

- £360,000 excluding VAT
- £432,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 71334000 - Mechanical and electrical engineering services

Same for all lots

Contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

Lot 3. Quantity Surveying Services

Description

Anticipated Maximum £500k + VAT

It is envisaged that the majority of projects will be allocated by direct appointment. At the Council's discretion projects may also be allocated following a mini competition on either a lowest price or MAT basis.

The Contracting Authority considers that this contract may be suitable for economic operators that are small or medium enterprises (SME's).

For the avoidance of doubt, the Contracting Authority points out that no weight will be attached to whether or not an economic operator is an SME in selecting economic operators to submit tenders or in assessing the most advantageous tender.

Lot value (estimated)

- £500,000 excluding VAT
- £600,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 71324000 - Quantity surveying services

Same for all lots

Contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

Lot 4. Structural Engineering Services

Description

Anticipated Maximum £160k + VAT

It is envisaged that the majority of projects will be allocated by direct appointment. At the Council's discretion projects may also be allocated following a mini competition on either a lowest price or MAT basis.

The Contracting Authority considers that this contract may be suitable for economic operators that are small or medium enterprises (SME's).

For the avoidance of doubt, the Contracting Authority points out that no weight will be attached to whether or not an economic operator is an SME in selecting economic operators to submit tenders or in assessing the most advantageous tender.

Lot value (estimated)

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

Framework lot values may be shared with other lots

CPV classifications

- 71312000 - Structural engineering consultancy services

Same for all lots

Contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

Lot 5. Building Surveying Services (inc. Site Inspection Services)

Description

Anticipated Maximum £550k + VAT

Architectural Design/Consultancy Services together with sub-consultant services for Building Services, Quantity Surveying and Structural Engineering.

This lot may be requested to provide a multi-disciplinary design service. Providers must therefore be able to deliver the design services detailed in Lots 1, 2 and 4 either themselves or through their supply chain.

It is envisaged that the majority of projects will be allocated by direct appointment. At the Council's discretion projects may also be allocated following a mini competition on either a lowest price or MAT basis.

The Contracting Authority considers that this contract may be suitable for economic operators that are small or medium enterprises (SME's).

For the avoidance of doubt, the Contracting Authority points out that no weight will be attached to whether or not an economic operator is an SME in selecting economic operators to submit tenders or in assessing the most advantageous tender.

Lot value (estimated)

- £550,000 excluding VAT
- £660,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 71000000 - Architectural, construction, engineering and inspection services

Same for all lots

Contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

Lot 6. Heritage Architectural Services

Description

Anticipated Maximum £530k + VAT

Architectural Design/Consultancy Services together with sub-consultant services for Building Services and Structural Engineering.

This lot may be requested to provide a multi-disciplinary design service. Providers must therefore be able to deliver the design services detailed in Lots 1, 2 and 4 either themselves or through their supply chain.

It is envisaged that the majority of projects will be allocated by direct appointment. At the Council's discretion projects may also be allocated following a mini competition on either a lowest price or MAT basis.

The Contracting Authority considers that this contract may be suitable for economic operators that are small or medium enterprises (SME's).

For the avoidance of doubt, the Contracting Authority points out that no weight will be attached to whether or not an economic operator is an SME in selecting economic operators to submit tenders or in assessing the most advantageous tender.

Lot value (estimated)

- £530,000 excluding VAT
- £636,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 71000000 - Architectural, construction, engineering and inspection services

Same for all lots

Contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

Lot 7. CDM Client Advisor Services

Description

Anticipated Maximum £130k + VAT

CDM Client Advisor Services. It is envisaged that the majority of projects will be allocated by direct appointment. At the Council's discretion projects may also be allocated following a mini competition on either a lowest price or MAT basis.

The Contracting Authority considers that this contract may be suitable for economic operators that are small or medium enterprises (SME's).

For the avoidance of doubt, the Contracting Authority points out that no weight will be attached to whether or not an economic operator is an SME in selecting economic operators to submit tenders or in assessing the most advantageous tender.

Lot value (estimated)

- £130,000 excluding VAT
- £156,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 71317200 - Health and safety services
- 71317210 - Health and safety consultancy services

Same for all lots

Contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

Lot 8. Environmental and Engineering

Description

Anticipated Maximum £560k + VAT

Environmental and Engineering Consultancy Services including Environmental Impact Assessments, site/ground investigations, ecological surveys, archaeological surveys and flood risk assessments.

Lot 8 will be involved in traditional construction projects and will also be used as part of wider development projects. Providers will need to demonstrate competence, either themselves, or through their supply chain, in undertaking various services including:

- Environmental Impact Assessments
- Site/ground investigations
- Ecological surveys
- Habitat surveys
- Archaeological surveys
- Traffic and transport surveys
- Flood risk assessments

- Support in Planning applications
- BREEAM/Low Carbon assessor roles

It is envisaged that the majority of projects will be allocated by direct appointment. At the Council's discretion projects may also be allocated following a mini competition on either a lowest price or MEAT basis.

The Contracting Authority considers that this contract may be suitable for economic operators that are small or medium enterprises (SME's).

For the avoidance of doubt, the Contracting Authority points out that no weight will be attached to whether or not an economic operator is an SME in selecting economic operators to submit tenders or in assessing the most advantageous tender.

Lot value (estimated)

- £560,000 excluding VAT
- £672,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 71000000 - Architectural, construction, engineering and inspection services
- 90700000 - Environmental services

Same for all lots

Contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

Framework

Maximum number of suppliers

24

Maximum percentage fee charged to suppliers

3%

Further information about fees

There is a retrospective rebate charged to suppliers of 3%.

Framework operation description

For all Lots it is envisaged that the majority of projects called off from the framework will be allocated by direct appointment to the Provider who ranked number one in the Framework Tender evaluation process (subject to confirmation of capability and capacity, and to satisfactory framework performance).

Occasionally projects may also be allocated following a mini competition, between all providers on a Lot, on either a lowest price basis or a Most Advantageous Tender (MAT) basis. On a lowest price basis the Provider submitting the lowest acceptable tender will be allocated the project. Under a mini competition on the MAT basis Providers will be required to respond to a number of questions as well as submitting a tender price (see the Framework Operation Manual for further details).

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

The below authorities are potential beneficiaries of this framework agreement and will do so with the permission of Cheshire East Borough Council.

Warrington Borough Council <https://www.warrington.gov.uk/services>

Cheshire West and Chester Borough Council <https://www.cheshirewestandchester.gov.uk/>

Cheshire and Warrington Mayoral Combined Authority - when in place

Contracting authority location restrictions

- UKD6 - Cheshire

Participation

Legal and financial capacity conditions of participation

Lot 1. Architectural Services

Lot 2. Building Services Engineering

Lot 3. Quantity Surveying Services

Lot 4. Structural Engineering Services

Lot 5. Building Surveying Services (inc. Site Inspection Services)

Lot 6. Heritage Architectural Services

Lot 7. CDM Client Advisor Services

Lot 8. Environmental and Engineering

Refer to PSQ Documentation for detail of conditions of participation and shortlisting criteria.

Technical ability conditions of participation

Lot 1. Architectural Services

Lot 2. Building Services Engineering

Lot 3. Quantity Surveying Services

Lot 4. Structural Engineering Services

Lot 5. Building Surveying Services (inc. Site Inspection Services)

Lot 6. Heritage Architectural Services

Lot 7. CDM Client Advisor Services

Lot 8. Environmental and Engineering

Refer to PSQ Documentation for detail of conditions of participation and shortlisting criteria.

Particular suitability

Lot 1. Architectural Services

Lot 2. Building Services Engineering

Lot 3. Quantity Surveying Services

Lot 4. Structural Engineering Services

Lot 5. Building Surveying Services (inc. Site Inspection Services)

Lot 6. Heritage Architectural Services

Lot 7. CDM Client Advisor Services

Lot 8. Environmental and Engineering

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

16 February 2026, 11:59pm

Submission type

Requests to participate

Deadline for requests to participate

24 February 2026, 12:00pm

Submission address and any special instructions

All document is available and all communication will take place through the messaging system on the Chest portal.

<https://www.the-chest.org.uk/>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Suppliers to be invited to tender

Lot 1. Architectural Services

Maximum 5 suppliers

Selection criteria:

Top scoring tenders as per shortlisting criteria stated within tender documentation.

Lot 2. Building Services Engineering

Lot 3. Quantity Surveying Services

Lot 4. Structural Engineering Services

Lot 5. Building Surveying Services (inc. Site Inspection Services)

Lot 6. Heritage Architectural Services

Lot 7. CDM Client Advisor Services

Lot 8. Environmental and Engineering

Maximum 5 suppliers

Selection criteria:

Top scoring suppliers as per shortlisting criteria stated within the PSQ documentation.

Award decision date (estimated)

5 November 2026

Recurring procurement

Publication date of next tender notice (estimated): 14 January 2030

Award criteria

Name	Description	Type	Weighting
Pricing	Pricing Schedule For full details refer to 30 C3770 Tender Quality Response Template	Price	30%
Framework and Call Off Task Management	Framework and Call Off Task Management For full details refer to 30 C3770 Tender Quality Response Template	Quality	20%
Service Delivery and Scenarios	Service Delivery and Scenarios For full details refer to 30 C3770 Tender Quality Response Template	Quality	20%
Continuous Improvement	Continuous Improvement For full details refer to 30 C3770 Tender Quality Response Template	Quality	10%
Social Value	Social Value For full details refer to 30 C3770 Tender Quality Response Template	Quality	10%
Environment Strategy	Environment Strategy For full details refer to 30 C3770 Tender Quality Response Template	Quality	10%

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

Procedure

Stage 1 Participation and Shortlisting Stage

Qualified suppliers meeting the conditions of participation will then have their responses to the shortlisting criteria assessed and scored.

The top 5 scoring suppliers from each of the 8 lots will advance to the tender stage.

Shortlisting Criteria Question Weightings:

QS.1 Relevant Experience and Contract Examples 40%

QS.2 Relevant technical staff 30%

QS.3 Performance Management 20%

QS.4 Carbon Targets 10%

Award Criteria:

Pricing 30%

Framework and Call Off Task Management 20%

Continuous improvement 10%

Social Value 10%

Environment Strategy 10%

Service Delivery and Scenarios 20%

Documents

Associated tender documents

<https://www.the-chest.org.uk/>

10 C3770 Instructions for Suppliers

20 C3770 Participation and Shortlisting Questionnaire

28 C3770 PSQ App C - Information Assurance Questionnaire

29 C3770 PSQ App D - Notation Value Calculation sheet

30 C3770 Tender Quality Response Template

40 C3770 TQR Scenarios Lots 1 to 8

50 Statement of Requirements - Lots 1 to 7

60 C3770 Terms and Conditions

70 C3770 Pricing Schedules Lots 1 to 8

80 C3770 Framework Operation Manual

90 C3770 FOM Annex 1 LCBS Assessment Tool

Documents to be provided after the tender notice

All documents will be provided any any communication will take place through the messaging system on the Chest portal.

<https://www.the-chest.org.uk/>

Contracting authority

Cheshire East Council

- Public Procurement Organisation Number: PTWR-7124-XZXQ

Delamere House, Delamere Street

Crewe

CW12JZ

United Kingdom

Contact name: Janet Ellison-Jones

Email: procurementeast@cheshireeast.gov.uk

Website: <http://www.cheshireeast.gov.uk>

Region: UKD62 - Cheshire East

Organisation type: Public authority - sub-central government