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Tender

CHIC Consultancy Framework 2026-2030

Communities & Housing Investment Consortium Ltd (CHIC)

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

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Scope

Reference

FWK239

Description

CHIC is seeking to establish a multi-disciplinary consultancy framework that can be accessed by existing and future members of CHIC. The scope and potential lot structure will cover a wide range of built environment related professional consultancy services comprising but not restricted to Building Surveying services, Contract Administration, Employers Agent, Quantity Surveying services, and Principal Designer and any other roles that may be required to support the delivery of high quality, on time, on budget works. Support may be required at any project stage from Inception to Post Completion/In Use and may be in relation to Planned Works Programmes, individual works contracts, or any other projects that may arise during the term.

The Framework Contract will be for the provision of construction related professional services by a number of consultants and their supply chains.

The Framework will provide national coverage across the United Kingdom (UK). The

opportunity is provided for suppliers to identify those areas or regions where they will be able to provide a service.

Commercial tool

Establishes a framework

Total value (estimated)

- £123,600,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 30 June 2026 to 29 June 2030
- 4 years

Main procurement category

Services

Contract locations

- UK - United Kingdom

Not the same for all lots

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

Lot 1. Integrated Consultancy Team (ICT)

Description

This Lot will appoint one lead consultant to co-ordinate the design team with a team of professional consultants to deliver various specialist disciplines across the sector.

Lot value (estimated)

- £18,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 71540000 - Construction management services
- 71530000 - Construction consultancy services
- 71520000 - Construction supervision services
- 71350000 - Engineering-related scientific and technical services
- 71340000 - Integrated engineering services
- 71330000 - Miscellaneous engineering services
- 71324000 - Quantity surveying services
- 71323000 - Engineering-design services for industrial process and production
- 71322500 - Engineering-design services for traffic installations

- 71321000 - Engineering design services for mechanical and electrical installations for buildings
- 71319000 - Expert witness services
- 71318000 - Advisory and consultative engineering services
- 71317000 - Hazard protection and control consultancy services
- 71316000 - Telecommunication consultancy services
- 71315300 - Building surveying services
- 71315200 - Building consultancy services
- 71314000 - Energy and related services
- 71313000 - Environmental engineering consultancy services
- 71312000 - Structural engineering consultancy services
- 71311000 - Civil engineering consultancy services
- 71240000 - Architectural, engineering and planning services
- 71230000 - Organisation of architectural design contests
- 71222000 - Architectural services for outdoor areas
- 71221000 - Architectural services for buildings

Same for all lots

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

Lot 2. Contract Administrator / Project Management

Description

This Lot is intended to provide Contract Administrator/Project Management Services to provide advice and support with construction projects. This includes undertaking contract delivery on different properties with risk mitigation.

Lot value (estimated)

- £9,600,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 79994000 - Contract administration services
- 71540000 - Construction management services
- 71530000 - Construction consultancy services
- 71520000 - Construction supervision services
- 71324000 - Quantity surveying services
- 71230000 - Organisation of architectural design contests

Same for all lots

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

Lot 3. Architectural Services

Description

This Lot is intended to provide Architectural Services to provide advice and support with

construction projects.

Lot value (estimated)

- £9,600,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 71400000 - Urban planning and landscape architectural services
- 71241000 - Feasibility study, advisory service, analysis
- 71220000 - Architectural design services

Same for all lots

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

Lot 4. Fire Safety

Description

To provide advice and support with preventing and managing the risks of a fire. This includes undertaking fire audits and fire risk assessments on different properties and sites to establish any risk, or areas of concern. Fire safety consultancy services also focus on addressing these areas, suggesting implementations which can help to prevent fires and keep buildings and people safe. This can be anything from installing fire alarms, adding fire extinguishers, or conducting scheduled fire alarm and evacuation drills.

Lot value (estimated)

- £12,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 75251110 - Fire-prevention services
- 71317100 - Fire and explosion protection and control consultancy services

Same for all lots

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

Lot 5. Building & Party Wall Surveying

Description

This Lot provides professional surveying services to support compliance with statutory requirements and best practices. It encompasses expert advice and delivery in areas such as building surveys, condition assessments, and defect analysis, alongside specialist party wall services under the Party Wall etc. Act 1996. The consultancy ensures impartial guidance, preparation of notices and awards, and resolution of disputes, safeguarding structural integrity and neighbourly relations throughout construction and refurbishment projects.

Lot value (estimated)

- £9,600,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 71315300 - Building surveying services

Same for all lots

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

Lot 6. Quantity Surveying Services

Description

This Lot provides advice and support with professional measurement and valuation services, including the preparation of contracts and contract administration. This includes undertaking Quantity Surveying Services on different properties and sites to establish any risk-contributors, or areas of concern.

Lot value (estimated)

- £8,400,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 71540000 - Construction management services
- 71530000 - Construction consultancy services
- 71320000 - Engineering design services
- 71246000 - Determining and listing of quantities in construction

- 71244000 - Calculation of costs, monitoring of costs
- 71241000 - Feasibility study, advisory service, analysis

Same for all lots

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

Lot 7. Building MEP (Mechanical/Electrical/Plumbing) Services

Description

To provide advice and support with the provision of professional design services. All services are to be delivered by competent and suitably qualified Building (MEP) Surveying professionals.

Lot value (estimated)

- £8,400,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 75251110 - Fire-prevention services
- 71632200 - Non-destructive testing services
- 71300000 - Engineering services
- 45442300 - Surface-protection work
- 45262220 - Water-well drilling

Same for all lots

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

Lot 8. Structural and Civil Engineering

Description

This Lot provides a structured approach for planning, designing, and managing civil and structural engineering projects, ensuring compliance with regulations, safety standards, and client requirements.

Lot value (estimated)

- £8,400,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 71800000 - Consulting services for water-supply and waste consultancy
- 71631400 - Technical inspection services of engineering structures
- 71322400 - Dam-design services
- 71322300 - Bridge-design services
- 71310000 - Consultative engineering and construction services
- 45246410 - Flood-defences maintenance works

Same for all lots

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

Lot 9. Clerk of Works - Inspections Regime

Description

This Lot is to provide appropriate contract supervision strategies and provisions to be able to comply with legislative requirements. Services under this Lot will cover all aspects of contract supervision and support Members to understand the risks present in their buildings and how these should be managed and mitigated. Clerk of works services also focus on addressing these areas, suggesting implementations which can help to prevent defects and keep buildings and people safe. This can be anything from all design, drawings and specifications to be quality checked.

Lot value (estimated)

- £7,200,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 71520000 - Construction supervision services
- 71247000 - Supervision of building work

Same for all lots

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

Lot 10. Heritage and Conservation

Description

This Lot provides a structured approach for managing, conserving, and enhancing heritage assets—such as historic buildings, monuments, and landscapes—while ensuring compliance with statutory regulations and preserving cultural significance. The scope of this may include the following pieces of work, but not limited to:

Heritage impact assessments;

Conservation management plans;

Restoration and repair strategies;

Planning and listed building consent support;

Archaeological and historical research.

Lot value (estimated)

- £3,600,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 92522000 - Preservation services of historical sites and buildings

Same for all lots

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

Lot 11. Stock Condition Appraisal Services

Description

This Lot provides advice and support with existing stock and construction projects. This includes undertaking surveying services on different properties and sites to establish any risk, or areas of concern. The Stock Condition Surveying services also focus on addressing these areas, suggesting implementations which can help to prevent defects and keep buildings and people safe. The scope of this may include but not limited to :

Stock Condition Surveys;

Fire Risk Assessment Surveys;

Energy Performance Surveys;

Fire Door Surveys;

Damp, Mould and Condensation Surveys;

Retrofit Assessments.

Lot value (estimated)

- £9,600,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 71631400 - Technical inspection services of engineering structures
- 71631300 - Technical building-inspection services
- 71500000 - Construction-related services
- 71315400 - Building-inspection services

- 71315100 - Building-fabric consultancy services

Same for all lots

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

Lot 12. BSA Principal Designer Duties and Building Control

Description

This Lot provides a structured approach to ensure health, safety, and regulatory compliance throughout the design and construction process. Under CDM Regulations, the Principal Designer plans, manages, and monitors the pre-construction phase, coordinating design work, eliminating foreseeable risks, and ensuring all designers meet their duties. Building Control consultancy complements this by reviewing plans, carrying out site inspections, and advising on compliance with Building Regulations covering structural integrity, fire safety, accessibility, and energy efficiency. Together, these services prioritise risk management, collaboration among stakeholders, transparent communication, and adherence to statutory requirements, delivering safe, compliant, and well-coordinated projects.

Lot value (estimated)

- £12,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 71317200 - Health and safety services
- 71315400 - Building-inspection services

- 71315200 - Building consultancy services
- 71315100 - Building-fabric consultancy services

Same for all lots

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

Lot 13. Housing & Asset Management Consultancy

Description

This Lot provides a structured approach to optimising the operation, maintenance, and strategic management of buildings and assets. It typically covers services such as strategic planning, space optimisation, and sustainability initiatives; asset and property management including lifecycle planning and condition surveys; operational services like planned and reactive maintenance, cleaning, and grounds care; health, safety, and compliance audits; and project management for refurbishments and relocations. The framework also incorporates technology solutions such as CAFM systems and smart building integration, alongside risk management, business continuity planning, and security measures. Together, these services ensure efficient, compliant, and sustainable facilities management aligned with organisational objectives.

Lot value (estimated)

- £7,200,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 71540000 - Construction management services

- 71315200 - Building consultancy services
- 70332100 - Land management services
- 70331000 - Residential property services
- 70110000 - Development services of real estate

Same for all lots

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

Framework

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

4%

Framework operation description

CHIC is acting as a Centralised Procurement Authority (CPA) for our members (Contracting Authorities). Members that decide to use the framework must comply with the Act and they can delegate their obligations to carry out call-off exercises in whole or in part to CHIC.

Call-off contracts may be awarded with or without competition (direct award contract (DAC)). Any DAC by a member will be subject to a business case complying with the objective mechanism of the framework and the core terms of the call-off contracts. A

'competitive selection process' will be used including 'conditions of participation' to assess suppliers' technical ability to perform the contract.

In a competitive selection process, any assessment of suppliers' proposals must be based on some or all of the award criteria used to assess tenders at framework award, which may be refined, e.g., additional sub-criteria may be included or the criteria explained further. Call-off contracts may extend beyond the term of the framework.

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

Refer to Procurement Information Documents (PID).

Participation

Particular suitability

Lot 1. Integrated Consultancy Team (ICT)

Lot 2. Contract Administrator / Project Management

Lot 3. Architectural Services

Lot 4. Fire Safety

Lot 5. Building & Party Wall Surveying

Lot 6. Quantity Surveying Services

Lot 7. Building MEP (Mechanical/Electrical/Plumbing) Services

Lot 8. Structural and Civil Engineering

Lot 9. Clerk of Works - Inspections Regime

Lot 10. Heritage and Conservation

Lot 11. Stock Condition Appraisal Services

Lot 12. BSA Principal Designer Duties and Building Control

Lot 13. Housing & Asset Management Consultancy

- Small and medium-sized enterprises (SME)
- Voluntary, community and social enterprises (VCSE)

Submission

Enquiry deadline

11 March 2026, 3:00pm

Tender submission deadline

18 March 2026, 3:00pm

Submission address and any special instructions

<https://app.panacea-software.com/chic/eRFX-Suppliers/Open.aspx?requirementId=74a9dd31-9550-428e-8777-d82591e6c25d>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

29 May 2026

Award criteria

Name	Type	Weighting
Quality Assessment	Quality	50%
Pricing Assessment	Price	40%
Social Value Assessment	Quality	10%

Other information**Applicable trade agreements**

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure**Procedure type**

Open procedure

Contracting authority

Communities & Housing Investment Consortium Ltd (CHIC)

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ARK Central, 84 Spencer Street

Birmingham

B18 6DS

United Kingdom

Telephone: +44 1215153831

Email: tenders@chicLtd.co.uk

Region: UKG31 - Birmingham

Organisation type: Public authority - sub-central government