

Important

This procurement was [cancelled](#) before the tender submission deadline.

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/018890-2025>

Tender

Development Consultancy Framework for the provision of Employers Agent, Cost Consultancy, CDM Advisor, and Principal Designer Services

THE GUINNESS PARTNERSHIP LIMITED

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

Notice identifier: 2025/S 000-018890

Procurement identifier (OCID): ocds-h6vhtk-04e95b ([view related notices](#))

Published 2 May 2025, 4:22pm

Scope

Description

3.1 The Guinness Partnership (TGP) 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 affordable housing, building safety, and

regeneration projects, and will cover the following service areas:

- Employer's Agent - including contract administration, project management, and procurement advice.
- Cost Consultancy - full financial management of projects, including budgeting, tender review, and value engineering.
- CDM Advisor and Principal Designer - ensuring compliance with Construction Design and Management Regulations and promoting health and safety throughout the lifecycle of the works.

These services will be required across England, with a focus on key regions such as Greater Manchester, London, Brighton, Milton Keynes, Bristol, Gloucester, and Leeds. Flexibility and strong regional coverage are essential due to TGP's dispersed housing stock.

Total value (estimated)

- £2,599,370,001 excluding VAT
- £3,119,244,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 November 2025 to 31 October 2028
- Possible extension to 31 October 2033
- 8 years

Description of possible extension:

The contract will be for an initial term of 3 years, with the option for Guinness to extend at its sole discretion by a further 3 years, followed by an additional 2-year extension, giving a maximum total term of 8 years (the Term).

Main procurement category

Services

CPV classifications

- 71315200 - Building consultancy services
- 71315210 - Building services consultancy services
- 73220000 - Development consultancy services

Contract locations

- UKC - North East (England)
 - UKD - North West (England)
 - UKE - Yorkshire and the Humber
 - UKF - East Midlands (England)
 - UKG - West Midlands (England)
 - UKH - East of England
 - UKI - London
 - UKJ - South East (England)
 - UKK - South West (England)
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Lot 1. Employer's Agent & Cost Consultancy (North Region)

Description

This lot is designed to secure suppliers with the combined capability to deliver both cost consultancy and Employer's Agent services, offering clients a single, coordinated approach to project delivery and financial management for the North Region of England.

Employer's Agent Service Objectives:

Deliver end-to-end contract administration, project management, and consultancy services to support the successful delivery of construction projects, including advising on procurement strategies and tendering approaches.

Oversee all project phases from inception to completion, ensuring strict compliance with contractual obligations, regulatory standards, and the Employer's requirements.

Where required, provide integrated cost consultancy to maintain robust financial oversight and ensure value for money throughout the project lifecycle.

Facilitate proactive coordination among all stakeholders to uphold quality, control costs, meet programme targets, and effectively manage risks and project changes.

Explore and implement opportunities to integrate cost consultancy within the Employer's Agent role for comprehensive project support.

Cost Consultancy Service Objectives:

Manage all financial aspects of the project, including the preparation of cost plans, cashflow forecasts, and payment schedules.

Ensure accuracy and consistency in project documentation, review tenders for discrepancies, and negotiate with contractors to secure best value.

Advise on design, life-cycle, and operational costs, monitor budgets, and ensure adherence to financial constraints.

Lead value management initiatives, provide commercial contract advice, participate in progress meetings, and oversee financial reporting to ensure projects are delivered within budget and aligned with financial objectives.

Lot value (estimated)

- £863,666,667 excluding VAT
- £1,036,400,000 including VAT

Same for all lots

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

Lot 2. Employer's Agent & Cost Consultancy (South-East Region)

Description

This lot is designed to secure suppliers with the combined capability to deliver both cost consultancy and Employer's Agent services, offering clients a single, coordinated approach to project delivery and financial management for the South-East Region of England.

Employer's Agent Service Objectives:

Deliver end-to-end contract administration, project management, and consultancy services to support the successful delivery of construction projects, including advising on procurement strategies and tendering approaches.

Oversee all project phases from inception to completion, ensuring strict compliance with contractual obligations, regulatory standards, and the Employer's requirements.

Where required, provide integrated cost consultancy to maintain robust financial oversight and ensure value for money throughout the project lifecycle.

Facilitate proactive coordination among all stakeholders to uphold quality, control costs, meet programme targets, and effectively manage risks and project changes.

Explore and implement opportunities to integrate cost consultancy within the Employer's Agent role for comprehensive project support.

Cost Consultancy Service Objectives:

Manage all financial aspects of the project, including the preparation of cost plans, cashflow forecasts, and payment schedules.

Ensure accuracy and consistency in project documentation, review tenders for discrepancies, and negotiate with contractors to secure best value.

Advise on design, life-cycle, and operational costs, monitor budgets, and ensure adherence to financial constraints.

Lead value management initiatives, provide commercial contract advice, participate in progress meetings, and oversee financial reporting to ensure projects are delivered within budget and aligned with financial objectives.

Lot value (estimated)

- £863,666,667 excluding VAT
- £1,036,400,000 including VAT

Same for all lots

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

Lot 3. Employer's Agent & Cost Consultancy (South-West Region)

Description

This lot is designed to secure suppliers with the combined capability to deliver both cost consultancy and Employer's Agent services, offering clients a single, coordinated approach to project delivery and financial management for the South-West Region of England.

Employer's Agent Service Objectives:

Deliver end-to-end contract administration, project management, and consultancy

services to support the successful delivery of construction projects, including advising on procurement strategies and tendering approaches.

Oversee all project phases from inception to completion, ensuring strict compliance with contractual obligations, regulatory standards, and the Employer's requirements.

Where required, provide integrated cost consultancy to maintain robust financial oversight and ensure value for money throughout the project lifecycle.

Facilitate proactive coordination among all stakeholders to uphold quality, control costs, meet programme targets, and effectively manage risks and project changes.

Explore and implement opportunities to integrate cost consultancy within the Employer's Agent role for comprehensive project support.

Cost Consultancy Service Objectives:

Manage all financial aspects of the project, including the preparation of cost plans, cashflow forecasts, and payment schedules.

Ensure accuracy and consistency in project documentation, review tenders for discrepancies, and negotiate with contractors to secure best value.

Advise on design, life-cycle, and operational costs, monitor budgets, and ensure adherence to financial constraints.

Lead value management initiatives, provide commercial contract advice, participate in progress meetings, and oversee financial reporting to ensure projects are delivered within budget and aligned with financial objectives.

Lot value (estimated)

- £863,666,667 excluding VAT
- £1,036,400,000 including VAT

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section,

because they are the same for all lots.

Lot 4. CDM Advisor & Principal Designer (National Coverage)

Description

This lot seeks providers with the integrated capability to deliver both CDM Advisor and Principal Designer services, ensuring comprehensive support for health and safety compliance and risk management throughout all project stages, in line with the Construction (Design and Management) Regulations 2015 on a National basis in England.

CDM Advisor Service Requirements:

Deliver expert guidance to help the Employer fulfil their legal duties under CDM regulations, including clarifying roles, responsibilities, and resource requirements for health and safety during the project.

Liaise with the Principal Designer and contractors to confirm ongoing compliance with CDM regulations.

Review construction phase health and safety plans, assess welfare provisions, and recommend adjustments as needed.

Verify health and safety arrangements throughout construction and evaluate the final health and safety file for completeness.

Participate in early risk identification systems, support dispute resolution, and ensure all necessary information is provided for effective CDM compliance.

Principal Designer Service Requirements:

Plan, manage, and coordinate health and safety during the pre-construction phase, minimizing risks associated with design and project delivery.

Foster cooperation and communication among designers, contractors, and CDM consultants, ensuring timely updates and information sharing.

Apply principles of prevention to address foreseeable risks related to construction, maintenance, and workplace use, ensuring full regulatory compliance.

Gather and distribute pre-construction information, review design proposals for health and safety implications, and manage health and safety plans throughout the project lifecycle.

Liaise with the Principal Contractor to uphold safety standards during construction and prepare the health and safety file for handover to the Employer.

Assist in dispute resolution, seek Employer approval at key project stages, and ensure all relevant information is shared for compliance, audit, and ongoing safety management.

This combined service approach ensures robust health and safety management, regulatory compliance, and effective risk mitigation from project inception to completion.

Lot value (estimated)

- £8,370,000 excluding VAT
- £10,044,000 including VAT

Same for all lots

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

Participation

Particular suitability

Lot 1. Employer's Agent & Cost Consultancy (North Region)

Lot 2. Employer's Agent & Cost Consultancy (South-East Region)

Lot 3. Employer's Agent & Cost Consultancy (South-West Region)

Lot 4. CDM Advisor & Principal Designer (National Coverage)

Small and medium-sized enterprises (SME)

Submission

Submission type

Tenders

Tender submission deadline

6 June 2025, 12:00pm

Submission address and any special instructions

<https://supplierlive.proactisp2p.com/Account/Login>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

4 July 2025

Award criteria

Name	Type	Weighting
Project Specific Questions	Quality	100%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Special regime

Concession

Competitive flexible procedure description

This tender process will be a Competitive Flexible Procedure (CFP) under the Procurement Act 2023. The CFP is one of the routes to market available to Contracting Authorities where carrying out procurement or seeking to appoint a supplier, where the contract is captured by the scope of PA23 ('covered procurement').

The tender process will consist of two stages:

- Stage 1 - Procurement Specific Questionnaire (PSQ) - This current stage of the process will provide a means of shortlisting suppliers to be invited to submit a formal tender, and for establishing that all Participants invited to tender are able to meet the conditions of participation, including any minimum standards required by Guinness.
- Stage 2 - Invitation to Tender (ITT): Shortlisted Participants will be invited to submit a tender. This process will be a single-stage tender process requiring a price and quality submission in a format specified by Guinness. The draft ITT documents are included within this document pack for information, however, must not be responded to unless you are formally invited to submit a tender by Guinness

Contracting authority

THE GUINNESS PARTNERSHIP LIMITED

- Companies House: IP031693
- Public Procurement Organisation Number: PBNQ-4523-TMYT

7th Floor, 350 Euston Road

London

NW1 3AX

United Kingdom

Email: procurement@guinness.org.uk

Region: UKI31 - Camden and City of London

Organisation type: Public undertaking (commercial organisation subject to public authority oversight)