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Planning

Public Sector Construction Consultancy (SBS10528)

NHS Shared Business Services Limited

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

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Scope

Reference

SBS10528

Description

NHS Shared Business Services Limited (NHS SBS) intends to put in place its 4th generation Framework for the provision of Public Sector Construction Consultancy to be used by Approved Organisations for the following proposed Lots, which are under consideration during this preliminary market engagement (PLEASE NOTE: The proposed Framework is for the provision of construction professional services, therefore the services are exclusive of works):

- Lot 1 - Architectural Services

Provides architectural design, technical consultancy, and engineering for construction

projects across all RIBA work plan stages.

- Lot 2 - Project Management

Provides project and programme manager expertise, including review of capital plan, and creation of project brief and project management plan. Services include managing the delivery of contracts for works, services and goods in conjunction with the agreed project management plan and/or programme management plan.

- Lot 3 - Civil and Structural Engineering

Provides detailed design, specification, technical consultancy, and engineering regarding structural options based on the initial brief. Includes outline design schematics, staging and programme advice, buildability, and maintenance issues. There is also provision for site investigation, topographical surveys, testing and input into value engineering studies, optioneering studies and/or life cycle cost studies.

- Lot 4 - Quantity Surveyor

Provides on-going cost and contract advice for construction projects. This includes the preparation of cost estimates to support capital planning and business planning activities, cost advice to support value engineering studies, risk management advice, preparation and maintenance of cost plans, provision of contractual advice in relation procurement strategy and tender documents. Also, where requested, preparation of commercial final accounts for works, agreeing the value of outstanding snagging items, and the provision of all contract deliverables before recommending final payment, are included.

- Lot 5 - Mechanical, Electrical, and Public Health (MEP) Services

Provides detailed design schematic drawings, specification and detailing of mechanical, electrical, and public health services (MEP), including thermal and/or performance modelling (for example CFD modelling or energy usage simulations) of the proposed works. MEP technical advisory services for energy supply (electricity, gas, renewables), heating, ventilation, water, drainage and plumbing, daylighting, artificial lighting, refrigeration, lifts, communications, networking and security and alarm systems also fall within scope of this Lot.

- Lot 6 - Principal Designer Services

Provides advice and support in respect of the Construction (Design and Management) Regulations 2015 (CDM 2015) and / or Building Safety Act. This includes planning, managing, monitoring, and coordinating health and safety in the pre-construction phase, preparation of a pre-construction information pack, working with designers on the project to eliminate or mitigate foreseeable health and safety risks, and

ensuring that everyone involved in the pre-construction phase communicates and cooperates, coordinating their work.

- Lot 7 - Multi-Disciplinary Services

Provides the option to appoint a multi-disciplinary team using the following disciplines as a minimum: project manager, quantity surveyor, architect, civil and structural engineers, mechanical, electrical, public health, and principal designers. The user will be able to tailor the scope of services to suit their project. The consultant will act as lead on the project and manage all other disciplines.

- Lot 8 - Building Surveyors

Provides building surveyor services in accordance with RICS professional standards and competencies, including undertaking general building condition surveys and preparing reports, undertaking structural surveys and preparing specifications, providing whole life cost considerations, advice on the conservation of historic buildings, assistance with planning applications and advising on property legislation and building regulations, and assistance with design and regulations on access to meet the needs of people with disabilities.

- Lot 9 - Healthcare Planning

Provides healthcare planning consultancy services to support healthcare teams on projects of all scales in the planning of future healthcare resource requirements, including healthcare facilities and clinical sites. Advises on best practice in key service objectives, clinical strategy, design and policies, ensuring optimum use of healthcare sites, and advising on all relevant healthcare planning matters.

- Lot 10 - Net Zero, Environmental Consultancy, and Sustainability

Provides net zero, energy and efficiency, and carbon management services to support achieving net zero carbon emissions. Includes a review of current position and provision of solutions to achieve the net zero target, the building and/or implementation of a carbon neutral strategy, net zero certifications, assistance in reduction of scope 1, 2 and 3 emissions, measuring and analysing carbon emissions, advice on low carbon and net zero design, and energy audits, surveys, and reports.

- Lot 11 - Ancillary Services

Provides a route for users to procure additional construction advisory services in accordance with professional standards and competencies that may not be specifically covered under the other Lots.

Commercial tool

Establishes a framework

Total value (estimated)

- £2,300,000,000 excluding VAT
- £2,760,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 August 2027 to 31 July 2029
- Possible extension to 31 July 2031
- 4 years

Main procurement category

Services

CPV classifications

- 71000000 - Architectural, construction, engineering and inspection services

Contract locations

- UK - United Kingdom
- GG - Guernsey

- IM - Isle of Man
- JE - Jersey

Engagement

Engagement deadline

30 July 2025

Engagement process description

NHS Shared Business Services Limited (NHS SBS) are consulting on a proposal to tender for the renewal of the existing Healthcare Planning, Construction Consultancy and Ancillary Services (HPCCAS) Framework to support NHS organisations and the wider public sector in procuring these services. The current Framework will expire on 13th August 2027.

To help define and develop our national procurement strategy and to assist with the development of our service specification to meet the needs of NHS organisations and the wider public sector, NHS SBS are engaging with potential suppliers (as part of preliminary market engagement) prior to the release of a Tender Notice on the Find a Tender website.

The existing Framework includes the following Lots, which are under consideration during this preliminary market engagement:

- Lot 1 - Architectural Services
- Lot 2 - Project Management
- Lot 3 - Civil and Structural Engineering
- Lot 4 - Quantity Surveyor
- Lot 5 - Mechanical, Electrical, and Public Health (MEP) Services
- Lot 6 - Principal Designer Services

- Lot 7 - Multi-Disciplinary Services
- Lot 8 - Building Surveyors
- Lot 9 - Healthcare Planning
- Lot 10 - Net Zero, Environmental Consultancy, and Sustainability
- Lot 11 - Ancillary Services

Companies wishing to participate in the preliminary market engagement should complete the Preliminary Market Engagement Questionnaire (PMEQ), which is available via the link below, by 5pm on Wednesday 30th July 2025:

<https://discovery.ariba.com/rfx/23193245>

The aim of the PMEQ is to notify the market of NHS SBS's future plans, gauge interest in the opportunity from the market, and understand how it should be structured to provide a best in class offer.

PRELIMINARY MARKET ENGAGEMENT QUESTIONNAIRE

NHS SBS would like to obtain the markets views, suggestions, and proposals during this preliminary market engagement. All submissions will be treated confidentially. Please note, companies are not required to respond to all questions within the PMEQ.

POSSIBLE SUBSEQUENT ENGAGEMENT

NHS SBS may host open virtual forums (such as webinars) to engage further with the market following analysis of PMEQ responses. Within the PMEQ, companies need to confirm whether they would like to participate in such further engagement, and if so, provide contact details for their nominated attendee.

Participation

Particular suitability

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

Submission

Publication date of tender notice (estimated)

30 June 2026

Contracting authority

NHS Shared Business Services Limited

- Companies House: 05280446
- Public Procurement Organisation Number: PDVT-6171-VHCX

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Region: UKH23 - Hertfordshire

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