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Tender

Planning Consultants

LiveWest Homes Limited

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

Notice identifier: 2025/S 000-059360

Procurement identifier (OCID): ocds-h6vhtk-05a152

Published 24 September 2025, 3:33pm

Scope

Reference

DN791740

Description

The purpose of this framework is to seek pre-qualified planning consultants to instruct on the following matters:

- New developments (including strategic planning and planning applications)
- Asset management
- Ad hoc planning advice.

This framework aims to simplify the planning process, ensure compliance with regulations, and streamline the procurement of expert planning support. Planning Consultants play a crucial role in navigating planning policies and securing consents.

The framework will connect LiveWest with pre-qualified professionals who ensure

compliance with local and national planning regulations, supporting the successful delivery of our projects.

Please follow this link

<https://procontract.duenorth.com/Advert?advertId=514c9be4-2b99-f011-813a-005056b64545> to express an interest, find tender documents and submit a bid

Commercial tool

Establishes a framework

Total value (estimated)

- £640,000 excluding VAT
- £768,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 March 2026 to 28 February 2030
- 4 years

Main procurement category

Services

CPV classifications

- 71400000 - Urban planning and landscape architectural services

- 71500000 - Construction-related services

Contract locations

- UKK - South West (England)

Lot constraints

Description of how multiple lots may be awarded:

Bidders can apply for multiple lots, and each lot will be evaluated individually.

LiveWest anticipates it will award up to 6 consultants per lot

Lot 1. New Development - Devon & Cornwall

Description

Lot 1 - New Development - Devon & Cornwall

Lot value (estimated)

- £120,000 excluding VAT
- £144,000 including VAT

Framework lot values may be shared with other lots

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. New Development - West of England & Somerset

Description

Lot 2 - New Development - West of England & Somerset

Lot value (estimated)

- £120,000 excluding VAT
- £144,000 including VAT

Framework lot values may be shared with other lots

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. Asset Management - Bristol, Bath & West of England

Description

Lot 3 - Asset Management - Bristol, Bath & West of England

Lot value (estimated)

- £100,000 excluding VAT
- £120,000 including VAT

Framework lot values may be shared with other lots

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. Asset Management - South Devon**Description**

Lot 4 - Asset Management - South Devon

Lot value (estimated)

- £100,000 excluding VAT
- £120,000 including VAT

Framework lot values may be shared with other lots

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 5. Asset Management - North Devon & South Somerset

Description

Lot 5 - Asset Management - North Devon & South Somerset

Lot value (estimated)

- £100,000 excluding VAT
- £120,000 including VAT

Framework lot values may be shared with other lots

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 6. Asset Management - Cornwall

Description

Lot 6 - Asset Management - Cornwall

Lot value (estimated)

- £100,000 excluding VAT
- £120,000 including VAT

Framework lot values may be shared with other lots

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.

Framework

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

0%

Framework operation description

4 years

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

Establishing party only

Participation

Particular suitability

Lot 1. New Development - Devon & Cornwall

Lot 2. New Development - West of England & Somerset

Lot 3. Asset Management - Bristol, Bath & West of England

Lot 4. Asset Management - South Devon

Lot 5. Asset Management - North Devon & South Somerset

Lot 6. Asset Management - Cornwall

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

Submission

Enquiry deadline

20 October 2025, 5:00pm

Tender submission deadline

29 October 2025, 5:00pm

Submission address and any special instructions

<https://procontract.due-north.com/Advert?advertId=514c9be4-2b99-f011-813a-005056b64545>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

20 February 2026

Award criteria

Name	Description	Type
Quality	65%	Quality

Name	Description	Type
Price	<p>35% Price will be scored on a standard derivation, based upon the differences between the Tenderer's total price and the lowest total price for each pricing category. $(100 - (\text{Bid received} - \text{lowest bid}) / (\text{lowest bid} / 100)) \times \text{Price weighting \%} = \text{Price score}$ For example, if the price weighting shown is 30%, the lowest price will receive a score of 30%. If a tendered price was 20% more expensive than the lowest tender, it's overall score will reduce by 20%, therefore receiving a score of 24% overall. Negative values will receive a score of zero. Each individual rate / fee within the pricing schedules will be evaluated on this basis and given a weighted score (out of 35). The final weighted score will be based on the average score of all the individual scores within a lot.</p>	Price

Weighting description

Quality 65%

Price 35%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Justification for not publishing a preliminary market engagement notice

Not required

Contracting authority

LiveWest Homes Limited

- Public Procurement Organisation Number: PCRN-5716-MJRP

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Exeter

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United Kingdom

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Website: <https://www.livewest.co.uk/>

Region: UKK43 - Devon CC

Organisation type: Public authority - sub-central government