

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/068204-2025>

Tender

2664_26 Property, Building and Infrastructure Advice and Management Services

Leicestershire County Council, trading as ESPO

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

Notice identifier: 2025/S 000-068204

Procurement identifier (OCID): ocds-h6vhtk-050e57 ([view related notices](#))

Published 24 October 2025, 1:25pm

Changes to notice

This notice has been edited. The [previous version](#) is still available.

The tender submission deadline / closing date has been extended again to 29 October 2025 (12:00 - 12 noon).

Scope

Reference

2664_26

Description

An ESPO national Framework offering Property, Building and Infrastructure Advice & Management Services including but not limited to Project Management, Energy Management, Cost Management, Construction Consultancy Services and General Technical Advice.

The Framework is divided into 8 Regional lots.

Please refer to the tender documents for further details - the closing date for submission of Tenders has been further extended to 12:00 (12 noon) on 29 October 2025.

To tender (please proceed to step (e) if an expression of interest has already been completed):

(a) Go to <https://www.eastmidtenders.org/>; (b) Register (if not already registered on ProContract); (c) Search for tender opportunity '2664_26' (via "View Opportunities" from the EastMidsTenders Portal); (d) Express an interest; (e) Download the tender documents (from the ProContract Activity summary screen).

Any questions or clarifications relating to this tender opportunity should be submitted to ESPO as a message on the eProcurement Portal, once an Expression of interest has been completed.

Commercial tool

Establishes a framework

Total value (estimated)

- £136,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 4 January 2026 to 3 January 2028
- Possible extension to 3 January 2030
- 4 years

Description of possible extension:

The framework agreement has the option to extend for up to a further 24 months (under normal circumstances this will be completed in full, or potentially in 12-month periods, and is subject to the performance of the framework).

The total estimated values captured in this notice include the option to extend the framework as noted above.

Main procurement category

Services

CPV classifications

- 70331000 - Residential property services
- 70332000 - Non-residential property services
- 71000000 - Architectural, construction, engineering and inspection services
- 72224000 - Project management consultancy services
- 79400000 - Business and management consultancy and related services
- 79993000 - Building and facilities management services
- 90710000 - Environmental management

Contract locations

- UK - United Kingdom
-

Lot 1. North of England

Description

A wide range of services and associated services for property, building and infrastructure advice and management (North of England).

Lot value (estimated)

- £136,000,000 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. Midlands

Description

A wide range of services and associated services for property, building and infrastructure

advice and management (Midlands).

Lot value (estimated)

- £136,000,000 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. East of England

Description

A wide range of services and associated services for property, building and infrastructure advice and management (East of England).

Lot value (estimated)

- £136,000,000 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. South of England

Description

A wide range of services and associated services for property, building and infrastructure advice and management (South of England).

Lot value (estimated)

- £136,000,000 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. London

Description

A wide range of services and associated services for property, building and infrastructure advice and management (London).

Lot value (estimated)

- £136,000,000 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. Wales

Description

A wide range of services and associated services for property, building and infrastructure advice and management (Wales).

Lot value (estimated)

- £136,000,000 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 7. Scotland

Description

A wide range of services and associated services for property, building and infrastructure advice and management (Scotland).

Lot value (estimated)

- £136,000,000 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 8. Northern Ireland

Description

A wide range of services and associated services for property, building and infrastructure advice and management (Northern Ireland).

Lot value (estimated)

- £136,000,000 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

1%

Further information about fees

A 1% Framework Fee applies with further details captured in the tender documents (please see the Invitation to Tender - Information Document, Introduction Section).

Framework operation description

Call-offs via the 2664_26 Framework will be permitted in the following ways in accordance with section 45 of the Procurement Act 2023 (and any subsequent amendment or re-enactment thereof):

Call-off without competition

'Calling-off' Services from a Supplier identified who is a) included in the Framework; b) suitable for meeting the Customer's specific needs and; c) identified as offering the Most Advantageous Solution to the Customer's requirements, based on source(s) of information for Customers' supplier selection decisions.

Call-off with competition (Further Competitive Selection Process)

'Calling-off' by conducting a further competitive selection process amongst those Suppliers identified in the Framework as being able to provide the required Services. This means that not all competitive selection processes will necessarily include all the Suppliers - a customer will only invite those Suppliers that are included in the Framework for the particular type of contract required. Customers will assess the suppliers as set out in the terms and conditions of the Framework.

Further competitive selection processes may be conducted directly by the Customer, or

by ESPO, or by any other appropriate third party on the Customer's behalf. Please note that once this Framework is established, the right is reserved by the Customer when running a further competitive selection process, to invite the Suppliers to participate in an eAuction. Meetings with Suppliers, interviews, presentations and/or site visits may be required as part of the process at further competition stage as determined by the Customer.

IMPORTANT: Suppliers will not be compelled to tender for all business offered via further competitive selection processes, and so declining to tender in such instances will not affect a Supplier's position on the Framework. However, it should be noted that persistent and repeated failure to tender may lead to a review of a Supplier's continued inclusion.

When assessing proposals submitted under a further competitive selection process, Customers may include conditions of participation to assess Suppliers' technical ability to perform the contract as part of the competitive selection process as determined according to the Customer's own particular circumstances.

Any assessment of Suppliers' proposals under a further competitive selection process must be based only on some or all of the award criteria that were used to assess tenders when the framework was awarded. Customers may refine these criteria, for example, by including additional sub-criteria or by explaining the criteria further.

All Services provided under the Framework will be provided and delivered directly to the Customers, in accordance with instructions given to the Supplier at the time of placing the order. Liability for payment of the Supplier's invoices will rest solely with the Customer, as appropriate in each case.

Please refer to the tender documents for any further details.

ESPO Trading Limited Second Framework:

ESPO has established a commercial trading company, ESPO Trading Limited, whose target clients are third sector organisations such as national and local charities, public sector mutual organisations and other organisations involved in the delivery of services to or for the public sector. The successful Supplier may be asked to enter into an additional separate framework agreement (the Second Framework) with ESPO Trading Limited on materially similar terms to that found in the tender pack to be entered into by ESPO itself.

Any Second Framework agreement will be a purely commercial agreement and will, for the avoidance of doubt, not be governed by the Procurement Act 2023 or other public procurement legislation. ESPO Trading Limited may enter into the second framework agreement with the successful supplier and make it available to third sector clients who themselves are not required to follow the Procurement Act 2023 or other public procurement legislation. Accordingly, this is provided for tenderers information only.

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

As a Centralised procurement authority as defined in the Procurement Act 2023, the Framework is open for use by Public Bodies (defined at <https://www.espo.org/amfile/file/download/file/9608/>) that also fall into one of the following classifications of user throughout all administrative regions of the UK: Local Authorities; Educational Establishments (including Academies); Central Government Departments and Agencies; Police, Fire & Rescue and Coastguard Emergency Services; NHS and HSC Bodies, including Ambulance Services; Registered Charities; Registered Social Landlords; The Corporate Office of the House of Lords, The Corporate Officer of the House of Commons; or any public body established by or under the Scotland Act 1998 or any Act of the Scottish Parliament. Details of the classification of end user establishments and geographical areas are available at: <https://www.espo.org/legal>.

Contracting authority location restrictions

- UK - United Kingdom

Participation

Legal and financial capacity conditions of participation

Lot 1. North of England

Lot 2. Midlands

Lot 3. East of England

Lot 4. South of England

Lot 5. London

Lot 6. Wales

Lot 7. Scotland

Lot 8. Northern Ireland

Refer to the tender documents for conditions of participation (note: the Procurement Specific Questionnaire including Conditions of Participation questions, is captured as a Question set in the eProcurement Portal, ProContract, and is completed online there once a response has been started).

Technical ability conditions of participation

Lot 1. North of England

Lot 2. Midlands

Lot 3. East of England

Lot 4. South of England

Lot 5. London

Lot 6. Wales

Lot 7. Scotland

Lot 8. Northern Ireland

Refer to the tender documents for conditions of participation (note: the Procurement Specific Questionnaire including Conditions of Participation questions, is captured as a Question set in the eProcurement Portal, ProContract, and is completed online there once a response has been started).

Particular suitability

Lot 1. North of England

Lot 2. Midlands

Lot 3. East of England

Lot 4. South of England

Lot 5. London

Lot 6. Wales

Lot 7. Scotland

Lot 8. Northern Ireland

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

6 October 2025, 5:00pm

Tender submission deadline

29 October 2025, 12:00pm

Submission address and any special instructions

Please refer to all instructions captured via <https://www.eastmidstenders.org/>.

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

5 December 2025

Award criteria

Name	Type	Weighting
Non-Price	Quality	75%
Price	Price	25%

Other information**Applicable trade agreements**

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure**Procedure type**

Open procedure

Documents

Associated tender documents

<https://www.eastmidtenders.org/>

To tender (please proceed to step (e) if an expression of interest has already been completed):

(a) Go to <https://www.eastmidtenders.org/>; (b) Register (if not already registered on ProContract); (c) Search for tender opportunity '2664_26' (via "View Opportunities" from the EastMidsTenders Portal); (d) Express an interest; (e) Download the tender documents (from the ProContract Activity summary screen).

Technical specifications to be met

<https://www.eastmidtenders.org/>

Please refer to the tender documents (see above for further details including summary instructions on how to access these).

Contracting authority

Leicestershire County Council, trading as ESPO

- Public Procurement Organisation Number: PYDD-1122-TCVN

Barnsdale Way, Grove Park, Enderby

Leicester

LE19 1ES

United Kingdom

Contact name: Corporate Solutions Procurement Team

Email: tenders@espo.org

Website: <https://www.espo.org/>

Region: UKF22 - Leicestershire CC and Rutland

Organisation type: Public authority - sub-central government