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Tender

Provision of Professional Services 2026-2030

Westmorland and Furness Council

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

Notice identifier: 2025/S 000-070192

Procurement identifier (OCID): ocds-h6vhtk-052013 ([view related notices](#))

Published 31 October 2025, 3:37pm

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Scope

Description

The Authority wishes to establish a Closed Framework for the provision of multi-disciplinary professional services across three Lots for Westmorland and Furness Council.

- Lot 1 Property
- Lot 2 Civils and Infrastructure
- Lot 3 Planning, Growth and Sustainability

Commercial tool

Establishes a framework

Total value (estimated)

- £14,400,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 August 2026 to 31 July 2030
- 4 years

Main procurement category

Services

CPV classifications

- 71000000 - Architectural, construction, engineering and inspection services

Contract locations

- UKD12 - East Cumbria

Lot 1. Lot 1 Property

Description

Typically (but not exclusively) consultancy services will be required to deliver the following range of projects across the full range of RIBA stages.

- Architecture (related to schools and corporate buildings)
- Property related engineering and infrastructure development
- Land remediation and landscaping development and designs
- New build / extension development and design
- Planned maintenance survey, development and design
- Mechanical and electrical design
- Carbon Management and decarbonisation projects
- Project and programme management related to the above
- (List is not exhaustive and may include other consultancy services related to property including the range of surveys and services)

The intention of the Lot is to enable the engagement of a property consultancy led team to deliver a project through any/all or any stages of the RIBA Plan of Work, including all necessary sub-consultants. The range of services listed is intended to give scope to achieve this

Lot value (estimated)

- £4,800,000 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. Lot 2 Civils and Infrastructure

Description

Typically (but not exclusively) consultancy services will be required to deliver the following Scope of services.

- General civil engineering and infrastructure projects (including new works, improvement, refurbishment and maintenance schemes related to roads, bridges, other structures and drainage projects)
- Land remediation and landscaping
- Town Centre renewal and placemaking schemes
- Early Contractor involvement on civil engineering and remediation projects
- Flood defence or alleviation
- Tidal Work, Marine or Harbour projects
- Habitat Creation and biodiversity improvement/gain
- Active travel/Cycleway/shared space routes
- Decarbonisation and renewable energy projects

Lot value (estimated)

- £4,800,000 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. Lot 3 Planning, Growth and Sustainability

Description

Typically (but not exclusively) consultancy services will be required to deliver the following range of services and projects, which are managed and delivered by the Council's Infrastructure Planning Team:

- Architecture (related to schools and corporate buildings)
- Infrastructure Planning
- Transport Planning
- Transport Modelling
- Economic Appraisal
- Economic Development
- Local Plans
- Town Planning Advice
- Environmental Impact Assessment
- Project and Programme Management
- Carbon management and Decarbonisation Projects

The intention of Lot 3 is to enable the engagement of a consultant to deliver all or any stage of a project (following mini competition). It is expected that all sub-consultants and sub-contractors required to fulfil a particular commission under the Professional Services Framework will be engaged by, and work through, the lead consultant.

Lot value (estimated)

- £4,800,000 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

Contracts are awarded via mini-competition call-offs which include qualitative and commercial submissions.

Award method when using the framework

With competition

Contracting authorities that may use the framework

Westmorland and Furness Council, Cumberland Council, and Cumbria Mayoral Combined Authority (MCA).

Contracting authority location restrictions

- UKD1 - Cumbria

Participation

Particular suitability

Lot 1. Lot 1 Property

Lot 2. Lot 2 Civils and Infrastructure

Lot 3. Lot 3 Planning, Growth and Sustainability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

4 December 2025, 4:00pm

Tender submission deadline

12 December 2025, 2:00pm

Submission address and any special instructions

Suppliers wishing to express an interest and obtain access to the tender documents should go to www.the-chest.org.uk and click on current opportunities from the navigation area on the left of the screen. On the next screen enter the contract Reference (DN796034) in the box labelled 'contains' then click search. Click on the blue link for the contract title to view the opportunity. To express an interest you will need to login. if you are not already

registered on the www.the-chest.org.uk you will need to return to the home page and click on Register. Register FREE link in the navigation area on the left of the screen. Registration is free of charge and your username and password will be emailed to you.

Westmorland and Furness Council is fully supportive of all aspects of diversity including ethnicity, race, religion, age, disability and sexual orientation. Economic operators are therefore required to fully comply with all statutory obligations/applicable legislation and there will be a requirement to participate in the Authority's supplier audits on all aspects of diversity.

The Contracting Authority expressly reserves the right:

- (i) not to award any contract as a result of the procurement process commenced by publication of this notice; and
- (ii) to make whatever changes it may see fit to the content and structure of the tendering competition; and in no circumstances will the Contracting Authority be liable for any costs incurred by the candidates. If the Contracting Authority decides to enter into a Contract with the successful supplier, this does not mean that there is any guarantee of subsequent contracts being awarded. Any expenditure, work or effort undertaken prior to contract award is accordingly a matter solely for the commercial judgement of potential suppliers. The Contracting Authority reserve the right to use any electronic portal during the life of the agreement. The framework is for 48 months. The value provided is only an estimate. We cannot guarantee to suppliers any business through this contract. Under this procurement the contractor is required to actively participate in the economic and social regeneration of the locality and surrounding the place of delivery for the procurement. Accordingly contract performance conditions may relate in particular to social and environmental considerations.

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

22 April 2026

Award criteria

Name	Type	Weighting
Quality	Quality	70%
Commercial	Price	30%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Contracting authority

Westmorland and Furness Council

- Public Procurement Organisation Number: PYYD-1758-YNVR

South Lakeland House

Kendal

LA9 4DQ

United Kingdom

Email: Procurement.Capital.WAF@Cumbria.gov.uk

Region: UKD12 - East Cumbria

Organisation type: Public authority - sub-central government