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Planning

Construction Related Consultancy

Cheshire East Council

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

Notice identifier: 2025/S 000-072466

Procurement identifier (OCID): ocds-h6vhtk-05dd12 ([view related notices](#))

Published 10 November 2025, 2:28pm

Scope

Reference

C3770

Description

Cheshire East Borough Council intends to create a consultants Framework for the provision of construction related professional services. This Framework is to deliver construction related professional services to all internal departments and any organisation that Cheshire East Borough Council is associated with, to include its wholly owned companies, schools, academies, parish/town councils. The overall objective of the framework is to support the Council to deliver their revenue and capital programmes by;

- Providing professional expertise on construction related projects,
- Providing capacity and skills that allows flexibility where necessary to support existing Council services
- Providing cost certainty

- Standardise and streamline processes with continuous feedback and performance improvements with regards to external resource
- Realise efficiencies through knowledge sharing and monitoring & management of performance in terms of cost and quality

The Framework will be divided into the following lots:-

Lot 1 - Architectural Services

Lot 2 - Building Services Engineering

Lot 3 - Quantity Surveying Services

Lot 4 - Structural Engineering Services

Lot 5 - Building Surveying Services

Lot 6 - Heritage Architectural Services

Lot 7 - CDM Client Advisor

Lot 8 - Environmental & Engineering Consultancy Services

The council is exploring with neighbouring authorities if they wish to form part of this framework and be able to call-off project currently.

Min Spend over the 4 years is anticipated to be £1.82 million to maximum spend £3.27 million

Commercial tool

Establishes a framework

Total value (estimated)

- £3,270,000 excluding VAT
- £3,924,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 30 November 2026 to 29 November 2029
- Possible extension to 29 November 2030
- 4 years

Main procurement category

Services

CPV classifications

- 71000000 - Architectural, construction, engineering and inspection services

Contract locations

- UKD6 - Cheshire

Engagement

Engagement deadline

21 November 2025

Engagement process description

The engagement was carried out before this notice was published.

Cheshire East Council has undertaken pre-market engagement activity with a number of incumbent suppliers.

The activity was undertaken in order to:

- 1- gain a better understanding of what procedures work well on the current framework
- 2- gain a better understanding of what procedures don't work well on the current framework
- 3- gain an understanding of how the framework procedures could be improved on a future framework

Following this engagement, minor amendments may be made to the documentation to:

- 1- simplify the rebate procedure and calculation
- 2- allow more flexibility in how the Clerk of Works role can be delivered
- 3- clarify the fee calculation where construction costs increase

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

12 January 2026

Contracting authority

Cheshire East Council

- Public Procurement Organisation Number: PTWR-7124-XZXQ

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Organisation type: Public authority - sub-central government