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Tender

## Property Development Consultancy Services

Isle of Wight Council

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

Notice identifier: 2025/S 000-080815

Procurement identifier (OCID): ocds-h6vhtk-04ed27 ([view related notices](#))

Published 8 December 2025, 5:21pm

## Scope

## Reference

DN767082

## Description

The Authority invites response to this Invitation to Tender (ITT) from suitably qualified suppliers ("Suppliers") for the provision of Property Development Consultancy Services to the Authority.

Specific details are set out in the accompanying specification.

Day rate and an hourly rate based on a consumption only model for time spent on instructed works.

### Contract details

The contract period is for a 3 year contract with an option to extend for a further 2 years (3+2 years). The Contract is for retainer services as set out in the specification to the Authority although there is no overall commitment to be provided to time or volume of

work placed through the contract, nor exclusivity around services required being drawn down from this specific contract.

The Terms and Conditions under which any contract would be formed is Appendix 1 - SERVICES AGREEMENT FOR THE PROVISION OF: Property Development Consultancy Services.

The estimated annual budget is £50,000 - £75,000 per annum. The estimated overall maximum budget for this Tender is therefore in the region of £375,000 (exc. VAT) over the five year period, including options to extend. The budget figure provided represents a numerical ceiling, it is an estimate and it should not be interpreted as being indicative of expected tender responses or target price.

### **Total value (estimated)**

- £375,000 excluding VAT
- £450,000 including VAT

Above the relevant threshold

### **Contract dates (estimated)**

- 2 March 2026 to 1 March 2029
- Possible extension to 1 March 2031
- 5 years

Description of possible extension:

Annual extensions based on supplier performance and budget.

### **Options**

The right to additional purchases while the contract is valid.

Annual extensions based on supplier performance and budget.

## **Main procurement category**

Services

## **CPV classifications**

- 73220000 - Development consultancy services

## **Contract locations**

- UKJ3 - Hampshire and Isle of Wight

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## **Participation**

### **Legal and financial capacity conditions of participation**

Please refer to tender pack.

### **Technical ability conditions of participation**

Please refer to tender pack.

### **Particular suitability**

Small and medium-sized enterprises (SME)

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## **Submission**

### **Enquiry deadline**

8 January 2026, 11:59pm

### **Tender submission deadline**

21 January 2026, 2:00pm

### **Submission address and any special instructions**

<https://procontract.due-north.com/Advert?advertId=40adeea5-4cd4-f011-813a-005056b64545&fromRfxSummary=True&rfxId=c8fa69b4-11d4-f011-813a-005056b64545>

### **Tenders may be submitted electronically**

Yes

### **Languages that may be used for submission**

English

### **Award decision date (estimated)**

10 February 2026

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## Award criteria

Name	Description	Type	Weighting
Quality	See Tender Pack	Quality	55%
Commercial - Price	See Tender Pack	Cost	35%
Social Value	See Tender Pack	Quality	10%

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## Other information

### Conflicts assessment prepared/revised

Yes

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## Procedure

### Procedure type

Open procedure

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## Contracting authority

### Isle of Wight Council

- Public Procurement Organisation Number: PGYX-7387-YJXG

County Hall

Newport

PO30 1UD

United Kingdom

Contact name: Steve Sandercock

Email: [procurement@iow.gov.uk](mailto:procurement@iow.gov.uk)

Website: <https://www.iow.gov.uk/>

Region: UKJ34 - Isle of Wight

Organisation type: Public authority - sub-central government