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Award

Building Control Management Services

Chelmsford City Council

UK5: Transparency notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-083310

Procurement identifier (OCID): ocds-h6vhtk-05f69c ([view related notices](#))

Published 16 December 2025, 12:12pm

Scope

Description

Chelmsford City Council has a statutory duty to provide building control services within its geographical area. Due to a national shortage of qualified building control inspectors, the council has been unable to recruit permanently to this role despite repeated attempts.

To prevent a breakdown in statutory service delivery, the council previously awarded a 6-month temporary contract to Sarto Thomas to provide a Building Control Manager. This contract is due to expire, and recruitment efforts remain unsuccessful. The Council wishes to direct award a further 12 month contract to ensure continuity of services.

Contract 1

Supplier

- Sarto Thomas

Contract value

- £192,000 excluding VAT
- £230,000 including VAT

Above the relevant threshold

Earliest date the contract will be signed

5 January 2026

Contract dates (estimated)

- 31 January 2026 to 30 January 2027
- 1 year

Main procurement category

Services

CPV classifications

- 79620000 - Supply services of personnel including temporary staff

Contract locations

- UKH3 - Essex

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Direct award

Direct award justification

Additional or repeat goods, services or works - extension or partial replacement

Justification for Direct Award under Section 41, 42 and Schedule 5 of the Procurement Act 2023

The Council is making a direct award to Sarto Thomas for a further 12 months on the

following grounds:

1. **Continuity of Essential Service:** A change of supplier at this point would create a significant gap in service delivery, causing operational disruption and failing to meet the Council's legal obligations.
2. **Knowledge and Integration:** The supplier has developed specific knowledge of the council's systems, processes, and ongoing caseload during the initial contract. Replicating this with a new supplier would require substantial duplication of cost and time.
3. **Absence of Viable Alternative:** The council's master vendor contract was previously unable to fulfil this specialised requirement. The ongoing national skills shortage means a competitive tender is unlikely to yield a suitable alternative in the necessary timeframe.
4. **Proportionate and Necessary:** The award is limited to 12 months to maintain service continuity while the council pursues a permanent recruitment solution and/or develops a longer-term procurement strategy for this critical function.

This direct award is considered necessary and proportionate to ensure the uninterrupted delivery of the council's statutory building control service.

Supplier

Sarto Thomas

- Companies House: 13657240

Sarto Thomas Ltd 2nd Floor, 1635 Parkway

Whiteley, Hampshire,

PO15 7AH

United Kingdom

Email: info@sartothomas.com

Region: UKJ36 - Central Hampshire

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Contract 1

Contracting authority

Chelmsford City Council

- Public Procurement Organisation Number: PYRZ-1467-WNJW

Civic Centre

Chelmsford

CM1 1JE

United Kingdom

Email: procurement@chelmsford.gov.uk

Region: UKH36 - Heart of Essex

Organisation type: Public authority - sub-central government