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Tender

Professional Services - Estates

Student Loans Company

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

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Scope

Reference

2025-TR-0029

Description

SLC is looking to establish a framework of suppliers with pre agreed prices, terms and conditions to assist in the delivery of service requirement for the Estates team. The Estates team is responsible for the maintenance and repair of the existing property portfolio as well the services associated with the decommissioning/ new build commercial properties. The range of services include:

- Architectural and Design Services
- Mechanical and Electrical Consulting Services
- Construction Project Management Services

- Quantity Surveyor Services

The framework objective is to have suppliers with a specific skill set and experience that SLC can call upon as and when required.

Suppliers should be aware that a value of £2,050,000 excluding VAT, is the threshold for the framework.

The questionnaire for each of the Lots are within individual tenderboxes, please complete the questionnaire for all Lots that you are applying for. Please see below the for link/access code for each tenderbox;

Lot 1 to respond to this opportunity, please click here: <https://www.delta-esourcing.com/respond/T9ED7Q24EV>

Lot 2 To respond to this opportunity, please click here: <https://www.delta-esourcing.com/respond/8HXRZC2NKB>

Lot 3 To respond to this opportunity, please click here: <https://www.delta-esourcing.com/respond/75ZM73ST5Q>

Lot 4 To respond to this opportunity, please click here: <https://www.delta-esourcing.com/respond/W5746P72H8>

If you experience any technical difficulties from accessing the above url, then please contact the Delta eSourcing Helpdesk on call 0800 923 9236 or email helpdesk@delta-esourcing.com

To view this notice, please click here:

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=991999495>

Commercial tool

Establishes a framework

Total value (estimated)

- £2,050,000 excluding VAT

- £2,460,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 1 April 2030
- 4 years, 1 day

Main procurement category

Services

Contract locations

- UKM82 - Glasgow City
- UKL - Wales
- UKC13 - Darlington

Not the same for all lots

CPV classifications are shown in Lot sections, because they are not the same for all lots.

Lot 1. Architectural Services

Description

This is for the provision of a range of professional services for the Estates department to bolster the in-house Estates team where the skill set is not available and is not required on a regular basis to employ staff

The Scope of Services including design options through the RIBA stages, including and not limited to the design, preparation of documentation and drawings, obtaining build warrants and completion certificate.

Lot value (estimated)

- £550,000 excluding VAT
- £660,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 71000000 - Architectural, construction, engineering and inspection services
- 71200000 - Architectural and related services
- 71220000 - Architectural design services

Same for all lots

Contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2. Mechanical & Electrical consulting services

Description

This is for the provision of a range of professional services for the Estates department to bolster the in-house Estates team where the skill set is not available and is not required on a regular basis to employ staff

Scope of Services: Maintenance of mechanical systems such as HVAC (heating, ventilation, and air conditioning), plumbing, and fire protection systems. Energy efficiency assessments and upgrades for mechanical systems. Mechanical system inspections, diagnostics, and repairs.

Consultancy services for mechanical engineering projects, including feasibility studies and technical advice.

Lot value (estimated)

- £500,000 excluding VAT
- £600,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 71321000 - Engineering design services for mechanical and electrical installations for buildings
- 71334000 - Mechanical and electrical engineering services

Same for all lots

Contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 3. Construction Project Management

Description

This ITT relates to the provision of Professional Services to the Student Loans Company Limited.

This is for the provision of a range of professional services for the Estates department to bolster the in-house Estates team where the skill set is not available and is not required on a regular basis to employ staff.

The Scope of Services including Project Cost and Commercial Management with the various project stakeholders such as the client, H &S and the various professional roles ensuring the project is delivered on time and within budget.

Lot value (estimated)

- £500,000 excluding VAT
- £600,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 71541000 - Construction project management services

Same for all lots

Contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 4. Quantity Surveyor services

Description

This ITT relates to the provision of Professional Services to the Student Loans Company Limited

This is for the provision of a range of professional services for the Estates department to bolster the in-house Estates team where the skill set is not available and is not required on a regular basis to employ staff

The Scope of Services include and are not limited to cost estimations, ensuring value for money , maintaining standards / quality and post construction services.

Lot value (estimated)

- £500,000 excluding VAT
- £600,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 71324000 - Quantity surveying services

Same for all lots

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

The intention is to award to a single supplier per lot . However, suppliers can bid for one or more lots. Once awarded Purchase orders will be placed for low value requirements with Call Off Order forms completed for requirements exceeding £25,000.

Award method when using the framework

Without competition

Contracting authorities that may use the framework

Establishing party only

Participation

Legal and financial capacity conditions of participation

Lot 1. Architectural Services

Suppliers must confirm they have the legal capacity to perform the contract under the laws of Scotland, hold Joint and Several liability and are registered on the Central Digital Platform (CDP), and are not subject to mandatory exclusion grounds or listed on the debarment list. Candidates must also confirm compliance with UK data protection law (UK GDPR) by contract award and provide signed Non-Disclosure , and Ethical Walls agreements where appropriate.

Suppliers must demonstrate that they have the financial capacity to perform the contract by meeting the following minimum requirements:

* Assessment via a Credit safe report where Candidates must receive a score of above 33 that is to be maintained throughout the duration of the contract.

* Twice the annual turnover of all Lots being applied for. For example: Lot 1 only – Lot value £550,000 required turnover £1,100,000

Lot 1 and Lot 2 – Lot values £550,000 and £500,000 = £1,050,000, required turnover £2,100,000

Insurance - the following levels of insurance cover are required

Employer's (Compulsory) Liability Insurance in the sum of not less than £5,000,000.00 (five million pounds) for each and every claim

Public Liability Insurance in the sum of not less than £5,000,000.00 (five million pounds) for each and every claim; and

Professional Indemnity Insurance in the sum of not less than £10,000,000.00 (ten million pounds) for each and every claim

Lot 2. Mechanical & Electrical consulting services

Suppliers must confirm they have the legal capacity to perform the contract under the laws of Scotland, hold Joint and Several liability and are registered on the Central Digital Platform (CDP), and are not subject to mandatory exclusion grounds or listed on the debarment list. Candidates must also confirm compliance with UK data protection law (UK GDPR) by contract award and provide signed Non-Disclosure , and Ethical Walls agreements where appropriate.

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Professional Indemnity Insurance in the sum of not less than £10,000,000.00 (ten million pounds) for each and every claim

Lot 3. Construction Project Management

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Professional Indemnity Insurance in the sum of not less than £10,000,000.00 (ten million pounds) for each and every claim

Lot 4. Quantity Surveyor services

Suppliers must confirm they have the legal capacity to perform the contract under the laws of Scotland, hold Joint and Several liability and are registered on the Central Digital Platform (CDP), and are not subject to mandatory exclusion grounds or listed on the debarment list. Candidates must also confirm compliance with UK data protection law (UK GDPR) by contract award and provide signed Non-Disclosure , and Ethical Walls agreements where appropriate.

Suppliers must demonstrate that they have the financial capacity to perform the contract by meeting the following minimum requirements:

* Assessment via a Credit safe report where Candidates must receive a score of above 33 that is to be maintained throughout the duration of the contract.

* Twice the annual turnover of all Lots being applied for.

For example: Lot 1 only – Lot value £550,000 required turnover £1,050,000 Lot 1 and Lot 2 – Lot values £550,000 and £500,000 = £1,050,000 required turnover £1,100,000

Insurance - the following levels of insurance cover are required

Employer's (Compulsory) Liability Insurance in the sum of not less than £5,000,000.00 (five million pounds) for each and every claim

Public Liability Insurance in the sum of not less than £5,000,000.00 (five million pounds) for each and every claim; and

Professional Indemnity Insurance in the sum of not less than £10,000,000.00 (ten million pounds) for each and every claim

Technical ability conditions of participation

Lot 1. Architectural Services

The Supplier must demonstrate their ability to deliver the service through relevant contract information. The Supplier is to also confirm the following:

Registration with the Architects Registration Board (ARB) and Royal Institute of British Architects (RIBA) membership, or non UK equivalent body

The ability to provide the services to all geographical locations – Glasgow, Darlington and Wales

QUALITY assurance ISO9001 certification or equivalent or can demonstrate the quality assurance policies and procedures are in place and monitored across supply chains

Health & Safety compliance

Modern Slavery compliance

Lot 2. Mechanical & Electrical consulting services

Technical ability conditions of participation: The Supplier must demonstrate their ability to deliver the service through relevant contract information and case studies. The Supplier is to also confirm the following:

As an organisation, registration is held with the Institute of Mechanical Engineers (IMechE) or equivalent body

The ability to provide the services to all geographical locations – Glasgow, Darlington and Wales

QUALITY assurance ISO9001 certification or equivalent or can demonstrate the quality assurance policies and procedures are in place and monitored across supply chains

Health & Safety compliance

Modern Slavery compliance

Lot 3. Construction Project Management

The Supplier must demonstrate their ability to deliver the service through relevant contract information The Supplier is to also confirm the following:

As an organisation, membership is held with the Association for Project Manager (APM) or equivalent body

The ability to provide the services to all geographical locations – Glasgow, Darlington and Wales

QUALITY assurance ISO9001 certification or equivalent or can demonstrate the quality assurance policies and procedures are in place and monitored across supply chains

For information only - ISO 45001 Occupation Health & Safety for projects involving a site presence of CDM

Health & Safety compliance

Modern Slavery compliance

Lot 4. Quantity Surveyor services

The Supplier must demonstrate their ability to deliver the service through relevant contract information . The Supplier is to also confirm the following:

As an organisation you are aligned to the Royal Institute of Chartered Surveyors (RICS) standards or non UK equivalent body

The ability to provide the services to all geographical locations – Glasgow, Darlington and Wales

QUALITY assurance ISO9001 certification or equivalent or can demonstrate the quality assurance policies and procedures are in place and monitored across supply chains

Health & Safety compliance

Modern Slavery compliance

Particular suitability

Lot 1. Architectural Services

Lot 2. Mechanical & Electrical consulting services

Lot 3. Construction Project Management

Lot 4. Quantity Surveyor services

Small and medium-sized enterprises (SME)

Submission

Submission type

Tenders

Deadline for requests to participate

9 February 2026, 12:00pm

Submission address and any special instructions

<https://www.delta-esourcing.com>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

1 April 2026

Award criteria

Lot 1. Architectural Services

Name	Type	Weighting
Rates comparison	Price	25%
Scenario	Price	25%
Approach to the delivery of the services	Quality	20%
Technical merit	Quality	15%
Social Value	Quality	10%
Innovation	Quality	5%

Lot 2. Mechanical & Electrical consulting services

Name	Type	Weighting
Rates	Price	25%
Scenario	Price	25%
Approach to the delivery of the services	Quality	20%
Technical merit	Quality	15%
Social Value	Quality	10%
Innovation	Quality	5%

Lot 3. Construction Project Management

Lot 4. Quantity Surveyor services

Name	Type	Weighting
Rates	Price	25%
Scenario	Price	25%
Approach to delivery of the services	Quality	20%
Technical merit	Quality	15%
Social Value	Quality	10%
Innovation	Quality	5%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

To participate in the event interested Suppliers are to complete the Procurement Specific Questionnaire (PSQ). Suppliers should be aware that there are separate questionnaires for each Lot and when applying for multiple lots each relating questionnaire must be completed. All PSQ responses submitted by the closing date will be assessed on the following basis.

- Completeness check and confirmation of Core Supplier information
- Exclusion of excluded and excludable suppliers - SLC will confirm that neither the Supplier or any Connected Person(s), Associated Person(s) or proposed sub-contractors are listed on the Cabinet Office Debarment List. To the extent that any such entities are listed on the Debarment List, SLC will consider whether to exclude the Applicant from participating in the procurement process. In addition, SLC will consider whether any Supplier or Connected Person(s), or Associated Person(s) relied on to meet the Conditions of Participation are an Excluded or Excludable Supplier, providing the Supplier reasonable opportunity to make representations and provide evidence as is proportionate to the circumstances. If the Provider is an Excluded or Excludable Supplier only by virtue of an Associated Person, SLC will notify the Supplier of its intention to exclude the Supplier and provide the Supplier with reasonable opportunity to replace the Associated Person. Where SLC determines that an Applicant is an Excluded Supplier on either of the above grounds, no further evaluation will be undertaken.
- Conditions of participation - The suitability of Suppliers will be assessed in accordance with the specified Conditions of Participation contained within Stage 3 of the Questionnaire. This will be marked purely on a pass or fail basis to ensure that the Applicant is able to meet the minimum requirements. Suppliers who do not indicate that they meet the minimum Conditions of Participation may be excluded from the process at this stage.

Where information or documentation submitted by the supplier is or appears to be incomplete or erroneous, or where specific documents are missing, SLC may request the supplier concerned to submit, supplement, clarify or complete the relevant information or documentation within an appropriate time limit.

- All Suppliers will be advised of the outcome from the PSQ evaluation, with those who pass being invited to complete the Invitation to Tender (Stage 2).
- Evaluation of the response received for the Invitation to Tender stage (Technical and Commercial).
- Completion of the Stage 2 evaluation stage Notify suppliers and invite successful suppliers to Stage 3. Where information or documentation submitted by the supplier is or appears to be incomplete or erroneous, or where specific documents are missing, SLC may request the supplier concerned to submit, supplement, clarify or complete the relevant information or documentation within an appropriate time limit.
- A Preferred Supplier for each Lot (stage 3) will have been identified where further discussions may be entered into to refine the contract terms and conditions.
- Assessment summaries to be issued to all suppliers that submitted an assessed tender.
- Publication of the Contract Award Notice to trigger mandatory standstill period
- Standstill period – minimum 8 working days
- Contracts enter into
- Publication of the Contract Details Notice

Contracting authority

Student Loans Company

- Public Procurement Organisation Number: PMXL-3278-BCWT

10 Clyde Place

Glasgow

G5 8DF

United Kingdom

Contact name: Diane Devanney

Email: Diane_Devanney@slc.co.uk

Region: UKM82 - Glasgow City

Organisation type: Public authority - central government