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Tender

SMWP - Condition Surveys and Professional Services

London Borough of Lewisham

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

Notice identifier: 2026/S 000-001086

Procurement identifier (OCID): ocds-h6vhtk-060107

Published 7 January 2026, 1:52pm

Scope

Reference

DN802365

Description

Lewisham is seeking a Consultant to conduct condition surveys of a number of schools in the Borough and to also provide professional services in the form of a surveyor led multi-disciplinary team to design and provide project management for the School Minor Works Programme 2027 to 2030. . The contract will be between the successful Tenderer and the Council for the period of 4 years, with a 12 month break clause, which means the contract can be terminated by the Employer on or around each anniversary of the date of the Agreement, and an option to extend by one year, both at the sole discretion of the Council.

The service requires: Detailed inspection and condition surveys of all school buildings (including caretakers' houses), boundaries and other outside areas which comprise the capital elements of the landlord's responsibility Collection and recording of detailed condition and lifecycle costing information The preparation of written reports for the Council, including: Individual reports on each school A Capital Programme report

providing an indicative annual programme of works to be undertaken by the London Borough of Lewisham over the next four (4) years. These works will have an estimated budget of £3 million The programme of works should cover priority capital repairs and replacement works to be carried out over the following four years: 2027, 2028, 2029 and 2030

Total value (estimated)

- £1,300,000 excluding VAT
- £1,560,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 June 2026 to 31 December 2030
- Possible extension to 31 December 2031
- 5 years, 7 months

Description of possible extension:

The contract will be between the successful Tenderer and the Council for the period of 4 years, with a 12 month break clause, which means the contract can be terminated by the Employer on or around each anniversary of the date of the Agreement, and an option to extend by one year, both at the sole discretion of the Council.

Main procurement category

Services

CPV classifications

- 71311300 - Infrastructure works consultancy services
- 71312000 - Structural engineering consultancy services
- 71315000 - Building services

Contract locations

- UKI44 - Lewisham and Southwark

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

19 January 2026, 5:00pm

Submission type

Tenders

Tender submission deadline

2 February 2026, 12:00pm

Submission address and any special instructions

<https://www.londontenders.org/>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

29 May 2026

Recurring procurement

Publication date of next tender notice (estimated): 31 December 2030

Award criteria

Name	Type	Weighting
Quality	Quality	45%
Price	Price	45%
Social Value	Quality	10%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

The service is being procured through a competitive flexible procedure, consisting of two stages, in accordance with the Procurement Act 2023.

The first stage requires all interested organisations to complete and submit the Procurement Specific Questionnaire (PSQ), this includes questions on the tenderer's relevant experience. PSQs will then be evaluated by the Council to determine which organisations will be shortlisted and invited through to the second stage.

Interested organisations should complete and submit the PSQ during the first stage only and await the Council's evaluation and shortlist before continuing.

The Council will notify unsuccessful bidders who will not be invited to the second stage and the successful bidders who will be invited to the second stage of the procurement. The words and expressions contained in this ITT have the same meaning that is given to them in the Conditions of Contract and the Service Specification.

The Conditions of Contract to be used will be the Council's Conditions of Contract, a copy of which is included in the tender pack.

1The contract will be between the successful Tenderer and the Council for the period of 4

years, with an option to extend by one year at the sole discretion of the Council. At every 12-month anniversary of the commencement of the contract, the Council has at its sole discretion the option of terminating the Agreement. If it wishes to exercise this option, the Council must give the Consultant notice in writing of the Council's decision to do so at least two months before the anniversary on which the Council wishes the contract to terminate.

Tenderers will need to meet the requirements of the Procurement Specific Questionnaire (PSQ) and obtain a total minimum score of 7 for each question under section 22, Part 3 of the PSQ, in order to be invited to stage 2 of this process. Tenderers who pass Stage 1 will be invited to provide a full tender submission as part of Stage 2.

A maximum of 5 tenderers that meet the Stage 1 threshold will be invited to submit a tender for stage 2.

If more than 5 tenderers meet the threshold, only the 5 tenderers with the highest combined scores to questions 'A' and 'B' will progress to Stage 2.

In the event of a tie for the final place(s), the first tie-breaker will be the highest score for "1. Your role and the relevance of the project or programme" for question 'B'.

If still tied, the second tie-breaker will be the highest score for "2. The complexity and scale of the example provided" for question 'B'.

If there is still a tie after applying both tie-breakers, all submissions tied at that point will progress to Stage 2, even if this results in more than 5 tenderers being invited.

Documents

Associated tender documents

<https://www.londontenders.org/>

Technical specifications to be met

<https://www.londontenders.org/>

Contracting authority

London Borough of Lewisham

- Public Procurement Organisation Number: PYXG-1482-BYWG

4th Floor Laurence House

Catford

SE6 4RU

United Kingdom

Email: lewisham.procurement@lewisham.gov.uk

Region: UKI44 - Lewisham and Southwark

Organisation type: Public authority - sub-central government