

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/005119-2025>

Tender

Corporate Estate Condition Surveys

London Borough of Lewisham

F02: Contract notice

Notice identifier: 2025/S 000-005119

Procurement identifier (OCID): ocds-h6vhtk-04e1d4

Published 14 February 2025, 12:11pm

Section I: Contracting authority

I.1) Name and addresses

London Borough of Lewisham

4th Floor Laurence House

Catford

SE6 4RU

Contact

Mr Shyamsundar Ramu Dilli Babu

Email

shyamsundar.ramudillibabu@lewisham.gov.uk

Telephone

+44 203

Country

United Kingdom

Region code

UKI44 - Lewisham and Southwark

Internet address(es)

Main address

<http://www.lewisham.gov.uk>

Buyer's address

<http://www.lewisham.gov.uk>

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://procontract.due-north.com/ProjectManagement/ProjectDashboard?projectId=d2195aa8-c6ea-ef11-8134-005056b64545>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://procontract.due-north.com/Home/About>

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

Other activity

Condition surveys for buildings

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Corporate Estate Condition Surveys

Reference number

DN763632

II.1.2) Main CPV code

- 50700000 - Repair and maintenance services of building installations

II.1.3) Type of contract

Services

II.1.4) Short description

The Council is now seeking to procure a Consultant to conduct up to date condition surveys of a number of corporate buildings in the Borough with the view to re-setting the maintenance programme for 2026 onwards. The Council has identified 66 buildings that are confirmed as part of the specification for this contract ('Core Buildings'). The Council has a further list of 9 buildings that may be added to this project at a later date ('Additional Buildings'). The Council will confirm in writing, as and when required, whether these Additional Buildings will be added to this Contract. The Council requires bidders to have provisions in place to accommodate producing reports for all 9 Additional Buildings whilst noting that this requirement is not yet confirmed. There is no guarantee that the Additional Buildings will form a part of the contract.

The Council expects 5 surveys to be conducted as a pilot survey exercise in time to inform a 'pilot report' to agree the best, most user-friendly approach to recording the information. Once agreed, the remainder of the surveys and reporting are to be completed as per the agreed programme.

The services will include, but is not limited to:

- Detailed inspection and stock condition surveys of all buildings, boundaries, M and E systems and other outside area which constitute Landlord's responsibility. Contact all building managers (key contacts will be provided) to arrange access to undertake surveys.
- Detect any significant defects within these buildings, identify what costed maintenance work (next 10 years) is required based on priority grading and highlight different options available.

- Identify opportunities for investment in fabric improvement works to the buildings towards carbon reduction, including cost estimates for those works and electrification of heating systems based on the information gathered above.
- Record above information in a dynamic way for ease of use across various Council departments (e.g. Facilities management, Insurance, Capital works delivery, Climate resilience and Energy teams) in addition to stand alone reports.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 71324000 - Quantity surveying services
- 79311000 - Survey services

II.2.3) Place of performance

NUTS codes

- UKI44 - Lewisham and Southwark

II.2.4) Description of the procurement

The Council is now seeking to procure a Consultant to conduct up to date condition surveys of a number of corporate buildings in the Borough with the view to re-setting the maintenance programme for 2026 onwards. The Council has identified 66 buildings that are confirmed as part of the specification for this contract ('Core Buildings'). The Council has a further list of 9 buildings that may be added to this project at a later date ('Additional Buildings'). The Council will confirm in writing, as and when required, whether these Additional Buildings will be added to this Contract. The Council requires bidders to have provisions in place to accommodate producing reports for all 9 Additional Buildings whilst noting that this requirement is not yet confirmed. There is no guarantee that the Additional Buildings will form a part of the contract.

The Council expects 5 surveys to be conducted as a pilot survey exercise in time to inform a 'pilot report' to agree the best, most user-friendly approach to recording the information. Once agreed, the remainder of the surveys and reporting are to be completed as per the agreed programme. The services will include, but is not limited to:

- Detailed inspection and stock condition surveys of all buildings, boundaries, M and E systems and other outside area which constitute Landlord's responsibility. Contact all

building managers (key contacts will be provided) to arrange access to undertake surveys.

- Detect any significant defects within these buildings, identify what costed maintenance work (next 10 years) is required based on priority grading and highlight different options available.
- Identify opportunities for investment in fabric improvement works to the buildings towards carbon reduction, including cost estimates for those works and electrification of heating systems based on the information gathered above.
- Record above information in a dynamic way for ease of use across various Council departments (e.g. Facilities management, Insurance, Capital works delivery, Climate resilience and Energy teams) in addition to stand alone reports.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 45

Quality criterion - Name: Social value / Weighting: 10

Price - Weighting: 45

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

12

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.2) Time limit for receipt of tenders or requests to participate

Date

14 March 2025

Local time

12:00pm

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

IV.2.7) Conditions for opening of tenders

Date

14 February 2025

Local time

2:00pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.4) Procedures for review

VI.4.1) Review body

London Borough of Lewisham

Lewisham

Country

United Kingdom