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Tender

Surveying and Associated Services

MIDLAND HEART LIMITED

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

Notice identifier: 2026/S 000-011181

Procurement identifier (OCID): ocds-h6vhtk-064aa9

Published 6 February 2026, 5:38pm

Scope

Description

We are seeking partners who will work closely with us to deliver consistent, accurate surveys and consultancy. The partners will deliver the services in a way that reflects our values, respects our tenants as customers, and promotes dignity, safety, and well-being. Tenants' feedback and lived experiences will directly inform service delivery, performance monitoring, and continuous improvement in line with the Regulator of Social Housing's Consumer Standards, particularly around Tenant Involvement and Empowerment and Transparency, Influence and Accountability.

We are looking for providers of the following surveys:

- EPC Surveys
- Asbestos Surveys

Total value (estimated)

- £2,416,666.66 excluding VAT

- £2,900,000 including VAT

Above the relevant threshold

Main procurement category

Services

CPV classifications

- 71315300 - Building surveying services

Lot constraints

Description of how multiple lots may be awarded:

Contractors may bid for singular or multiple Lots. Following evaluation of the compliant Tenders Midland Heart shall determine which profile of lot award demonstrates the most advantageous outcome, and which top ranked Contractor will be awarded each Lot at its sole discretion.

Not the same for all lots

Contract dates are shown in Lot sections, because they are not the same for all lots.

Lot 1. EPC Surveys

Description

It is deemed necessary that the Contractor will undertake all Works in-line with standards set for EPC's and lodged via an approved accredited body, e.g., Elmhurst Energy. All Retrofit Assessments, Designs and Co-ordination must comply with PAS 2035 requirements and possess PAS 2030 certification.

Key points:

- An EPC must be produced by an accredited Energy Assessor who is a member of a government approved Accreditation Scheme Elmhurst Energy.
- Midland Heart's Corporate Targets are for all homes to achieve Band C by 2030.
- Midland Heart has a responsibility of undertaking EPC's to circa 28,000 homes. Midland Heart may also acquire and dispose of stock, meaning that numbers could potentially vary during the time of the contract.
- It is anticipated that circa 1000-3000 EPC's to be undertaken per annum.
- Midland Heart possesses a small number of in-house DEA's that are led by the CM that is managing this Contract.
- Midland Heart require access to Contractor's Elmhurst Energy platform or equivalent in which lodgement details such has input, evidence, XML and Lig files can be accessed and downloaded.
- Midland Heart is currently working on the SHDF Wave 3 and bids will be made for the foreseeable future of the scheme. It is considered that this contract could offer support in the need for completion of Retrofit Assessments, Designs and Co-ordination to the requirements of PAS 2035 specifications, Contractors are to ensure that their staff are qualified to carry out these surveys on our behalf if required.
- It may be considered that the contract could evolve to the fitting of small Retrofit measure installs, such as, LEL installations and draft excluders and other small simple measures, contractors are to ensure that their staff are able to carry out these works if required.
- We expect Surveyors to have the ability to identify incidents of Damp & Mould within a property and report this to the client in line with the applicable Damp & Mould legislation.

Lot value (estimated)

- £750,000 excluding VAT
- £900,000 including VAT

Contract dates (estimated)

- 1 May 2026 to 30 April 2031
- Possible extension to 1 May 2036
- 10 years, 1 day

Description of possible extension:

5 years, which may be a single extension or a series of extensions but no more than 10 years in total.

Same for all lots

CPV classifications are shown in the Scope section, because they are the same for all lots.

Lot 2. Asbestos Surveys

Description

In accordance with The Control of Asbestos Regulations 2012 and any subsequent changes or new regulations, Midland Heart requires an asbestos surveying and analytical contractor, accredited by UKAS to ISO17020 Conformity assessment - (Requirements for the operation of various types of bodies performing inspection) and ISO12025 (Nanomaterials - Quantification of nano-object release from powders by generation of aerosols) standards, to undertake asbestos surveys, sampling and analytical monitoring in accordance with current legislation (and any future amendment's hereof). The contractor

undertaking these duties must hold a Safety Schemes in Procurement (SSIP) membership.

The services required will include:

- Void Asbestos surveys (this may include refurbishment surveys of kitchen, bathroom, central heating, windows & doors, roof, loft spaces, electrical re-wires and a management survey of all remaining areas of the property to include gardens and outbuildings).
- Combined refurbishment and management surveys to support Midland Hearts named Planned investment programmes, which can include but is not limited to: kitchen and bathroom surveys, surveys to cover windows and doors, roofs, other structural works, electrical testing and remedial works, surveys for boiler upgrades & central heating installations and storage replacements.
- Reactive and emergency refurbishment, management surveys and bulk sample analysis to support responsive repairs and Awaab's Law cases.
- Airbourne fibre analysis to be completed by UKAS accredited laboratory ISO17025 either by way of central location or mobile laboratories covering Midland Heart (MH) portfolio.
- All of the above will ensure adequate identification of the following types of asbestos:

 - Chrysotile
 - Amosite
 - Crocidolite
 - Tremolite
 - Anthophyllite
 - Actinolite

- Undertake communal/block re-inspection and resurvey reports.
- Analytical monitoring. At the request of Midland Heart, analytical air monitoring will consist of background, leak, personal, 4 stage site and certificate of reoccupation clearance, reassurance or a combination.
- All of the above services could include completion at low, medium, and higher-risk buildings as defined by the Building Safety Act 2022 (Schedule 28) whereby Midland

Heart are the registered Principal Accountable Person (PAP). The definition of a Higher-Risk Building (HRB) is those above 18 metres or 7 storeys or more with at least two residential units).

The surveys are to be carried out only by suitably qualified and experienced surveyors and analysts, meeting the requirements set out in the HSE Guidance Notes HSG 227 "A comprehensive guide to managing asbestos in premises", HSG 264 "Asbestos: The survey guide" and HSG248 "Asbestos: The analysts' guide for sampling, analysis and clearance procedures".

Lot value (estimated)

- £1,666,666.66 excluding VAT
- £2,000,000 including VAT

Contract dates (estimated)

- 1 August 2026 to 31 July 2031
- Possible extension to 1 August 2036
- 10 years, 1 day

Description of possible extension:

5 years, which may be a single extension or a series of extensions but no more than 10 years in total.

Same for all lots

CPV classifications are shown in the Scope section, because they are the same for all lots.

Participation

Particular suitability

Lot 1. EPC Surveys

Lot 2. Asbestos Surveys

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

27 February 2026, 11:59pm

Submission type

Tenders

Tender submission deadline

6 March 2026, 12:00pm

Submission address and any special instructions

<https://in-tendhost.co.uk/midlandheart/aspx/Home>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

1 April 2026

Award criteria

Name	Description	Type
Simple description	<p>Award details contained within the ITT Documentation Award</p> <p>Criteria Weighting</p> <p>Conformance to Specification</p> <p>Submissions which do not, in the opinion of Midland Heart, adequately meet the</p> <p>Performance Specifications will not be marked for the</p> <p>Technical Merit and Price</p> <p>Criteria outlined below and will not be taken forward to any subsequent stages of the Tender evaluation. PSQ and Conditions of Participation - PASS/FAIL Contractors who do not satisfy the conditions of participation, as set out in the PSQ document, will not be taken forward to any subsequent stages of the Tender evaluation. Price - 40%</p> <p>This is the evaluation of the Pricing Document. Quality - 60% This is the evaluation of the Quality Questions. The Quality score is made up of the following: Quality Questions - 60% Supplier Presentations/Interviews and Dialogue/Negotiations (if required) - Used for Moderation Purposes TOTAL 100%</p>	Price

Weighting description

Award details contained within the ITT Documentation

Award Criteria Weighting

Conformance to Specification

Submissions which do not, in the opinion of Midland Heart, adequately meet the Performance Specifications will not be marked for the Technical Merit and Price Criteria outlined below and will not be taken forward to any subsequent stages of the Tender evaluation.

PSQ and Conditions of Participation - PASS/FAIL

Contractors who do not satisfy the conditions of participation, as set out in the PSQ document, will not be taken forward to any subsequent stages of the Tender evaluation.

Price - 40%

This is the evaluation of the Pricing Document.

Quality - 60%

This is the evaluation of the Quality Questions. The Quality score is made up of the following:

Quality Questions - 60%

Supplier Presentations/Interviews and Dialogue/Negotiations (if required) - Used for Moderation Purposes

TOTAL 100%

Other information

Payment terms

30 days

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

As part of this procurement procedure the following stages may be incorporated into the tender process:

- Invitation to Tender & Conditions of Participation
- Supplier Presentations
- Supplier Demonstrations
- Clarifications
- Negotiation

Contracting authority

MIDLAND HEART LIMITED

- Companies House: IP30069R

20 Bath Row

Birmingham

B15 1LZ

United Kingdom

Email: commercial.team@midlandheart.org.uk

Region: UKG31 - Birmingham

Organisation type: Public undertaking (commercial organisation subject to public authority oversight)