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Tender

## **Gloucestershire Private Sector House Condition Survey 2022**

Stroud District Council

F02: Contract notice

Notice identifier: 2021/S 000-028683

Procurement identifier (OCID): ocds-h6vhtk-02f77a

Published 17 November 2021, 11:53am

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Stroud District Council

Ebley Mill, Ebley Wharf

Stroud

GL5 4UB

#### **Contact**

Mrs Maria Hickman

#### **Email**

[maria.hickman@stroud.gov.uk](mailto:maria.hickman@stroud.gov.uk)

#### **Telephone**

+44 1453754454

#### **Country**

United Kingdom

**NUTS code**

UKK13 - Gloucestershire

**Internet address(es)**

Main address

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

Buyer's address

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

**I.3) Communication**

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

<http://www.supplyingthesouthwest.org.uk>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

[www.supplythesouthwest.org.uk](http://www.supplythesouthwest.org.uk)

**I.4) Type of the contracting authority**

Regional or local authority

**I.5) Main activity**

General public services

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Gloucestershire Private Sector House Condition Survey 2022

Reference number

DN582324

#### **II.1.2) Main CPV code**

- 71315300 - Building surveying services

#### **II.1.3) Type of contract**

Services

#### **II.1.4) Short description**

The primary aim of the Survey is: -

- to take a systematic look at the private sector housing stock within the Councils' areas to enable the Councils to update their Private Sector Housing Renewal Policies and define priorities over the next 5 years that meet local housing needs.
- to comply with the Council's duties under the Housing Grants, Construction and Regeneration Act 1996, the Regulatory Reform (Housing Assistance) (England & Wales) Order 2002 and the Housing Act 2004.

The Survey will involve the carrying out of a physical survey of a random minimum sample of 1,000 properties per district (6,000 in total) by means of internal and external inspection in association with a socio-economic survey. One or more of the Council's may choose to commission additional surveys within their district.

The socio-economic survey is to be in the form of face-to-face interviews undertaken at the same time as the physical survey.

The data provided by the Survey must be adequate to enable the Council

to: -

- update their Private Sector Housing Renewal Policies

- target resources more effectively in relation to improving housing conditions to improve health outcomes

### **II.1.5) Estimated total value**

Value excluding VAT: £300,000

### **II.1.6) Information about lots**

This contract is divided into lots: No

## **II.2) Description**

### **II.2.3) Place of performance**

NUTS codes

- UKK13 - Gloucestershire

### **II.2.4) Description of the procurement**

The Survey must deliver accurate data in order to: -

- Provide background information on the state of the private sector overall, set in the context of national or regional data and define the resources required to facilitate the effective targeting of that stock.
- Provide sufficient information to establish the potential for future Private Sector Housing Renewal Policies in accordance with the Regulatory Reform (Housing Assistance) (England & Wales) Order 2002.
- Identify the proportion of private sector stock with one or more Category 1 hazard rating scores of more than 1000 (Bands A to C) under the Housing Health & Safety Rating System. Data to be split by tenure
- Provide information on the types of hazards that are identified through the rating system assessments.
- Identify the proportion of private sector stock with one or more Category 2 hazard rating scores of less than 1000 (to be reported as those with Category 2 hazards falling into Bands D, E or F and those which fall into Bands G, H, I to J) under the Housing Health & Safety Rating System. Data to be split by tenure
- Identify the cost of reducing the likelihood of an occurrence of category 1 and category 2 hazards to the lowest level achievable using good building practice. Data to be split by

tenure

- Identify the numbers of Vulnerable Households, defined as those in receipt of at least one of the principal means tested or disability related benefits and split data by tenure.
- Determine the cost savings to the National Health Service of removing 10%, 50% and 100% of each of the Category 1 hazards identified under the Housing Health and Safety Rating system utilising the CIEH toolkit for this purpose. Data to be split by tenure
- Determine the overall extent within the Survey of current energy efficiency within the selected properties. Including current SAP ratings using rdSAP 2012, current EPC ratings, level of CO2 emissions using BEIS conversion factors 2021 (2020 if not available), and cost of heating in terms of proportion of total gross or net income used on heating. Data to be split by tenure
- To provide an estimate of the cost of improving energy efficiency up to an EPC rating of C69; an assessment of average savings to fuel bills, kilowatt hours or fuel used as a result of energy conservation measures and the consequent reduction in CO2 emissions using BEIS conversion factors 2021 (2020 if not available). Averages of above data to be provided by tenure, property type, construction – especially if property is defined as a hard-to-treat-home.
- Identify the number of households occupying dwellings in each EPC band. The number of Households occupying dwellings with a SAP rating of below 39 and the number of households occupying dwellings with a SAP rating of 69 and above. In each case include a breakdown of the number of those occupants who are in receipt of means tested benefits and tenure type
- Identify the number of properties in the private rented sector failing to meet the minimum requirements of the Energy Efficiency (Private Rented Property) (England & Wales) Regulations 2015 as amended (MEES)
- Identify the proportion of the stock without ‘whole house’ central heating (fixed heating in all habitable rooms) and the proportion of these occupied by vulnerable households and split data by tenure and EPC band
- Identify the proportion of the stock where the main boiler for space and water heating (if one is present) is over 15 years old and the proportion of these occupied by vulnerable households and split data by tenure.
- Identify the number of HMOs and an assessment of the number of households within them. Provide a list of property addresses for all HMOs identified.
- Identify HMOs with one or more category 1 or category 2 hazards, as measured by the

## Housing Health & Safety Rating System.

- Identify the cost of reducing the likelihood of an occurrence of category 1 and category 2 hazards in HMOs to the lowest level achievable using good building practice.
- Identify the proportion of the HMO stock that is subject to Mandatory Licensing under the Housing Act 2004.
- Provide information, by means of a socio-economic questionnaire within the Survey relating to the characteristics of the occupiers of the properties surveyed and their financial status. This information should be adequate to indicate vulnerability and eligibility for means tested grant assistance. Specific details of the information to be collected in relation to race and ethnicity will be provided.
- Identify the number of households that as a result of age (over 65 years) or disability, may wish to access financial assistance for disabled adaptations (DFGs) within the next 5 years.
- Identify the number of households in fuel poverty and estimate the number of households, likely to be in fuel poverty. Fuel poverty is defined using the Low Income High Costs (LIHC) indicator where a household is considered to be fuel poor if;
  - o They have required fuel costs that are above average (the national median level)
  - o Were they to spend that amount, they would be left with a residual income below the official poverty line.

### **II.2.5) Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Start date

10 January 2022

End date

10 June 2022

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

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### **Section III. Legal, economic, financial and technical information**

#### **III.1) Conditions for participation**

##### **III.1.2) Economic and financial standing**

Selection criteria as stated in the procurement documents

##### **III.1.3) Technical and professional ability**

Selection criteria as stated in the procurement documents

#### **III.2) Conditions related to the contract**

##### **III.2.3) Information about staff responsible for the performance of the contract**

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

## **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: No

### **IV.2) Administrative information**

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

Date

20 December 2021

Local time

9:00am

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

English

#### **IV.2.6) Minimum time frame during which the tenderer must maintain the tender**

Duration in months: 3 (from the date stated for receipt of tender)

#### **IV.2.7) Conditions for opening of tenders**

Date

20 December 2021

Local time

9:30am

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## **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**

Royal Courts of Justice

The Strand

London

WC2A 2LL

Country

United Kingdom

Internet address

[www.stroud.gov.uk](http://www.stroud.gov.uk)