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Tender

Property Condition Surveys and Insurance Valuation Surveys 2025/26 (Corporate Estate & Schools)

Cumberland Council

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

Notice identifier: 2025/S 000-037435

Procurement identifier (OCID): ocids-h6vhtk-0550c1

Published 4 July 2025, 1:14pm

Changes to notice

This notice has been edited. The [previous version](#) is still available.

Clarification period extended to 12noon 14th July 2025.

Scope

Reference

DN779245

Description

The condition survey data is required to enable Cumberland Council to develop a prioritised programme of planned maintenance for their properties. The survey data shall also be used to inform and enable Cumberland Council's strategic asset management objectives supporting decisions relating to retention, disposal and investment. Additionally, the surveys will seek to identify where deleterious materials have been used within the portfolio so that their condition can be monitored.

The specialist surveys relate to five sites where specific construction methods are known to exist, and these construction methods have been known to fail historically. These additional surveys seek to ensure the construction methods and components are not failing in these properties.

There is a requirement also under work stream, for the surveying consultants to provide 'Reinstatement Valuations' so that this data can be provided to our insurers.

The contract is anticipated to commence on the 22nd of September 2025 and is expected to continue for a period of seventeen months (26th February 2027), unless terminated in accordance with the Conditions of Contract. At Cumberland Council's Discretion, the contract period may be extended by up to 6 months.

Total value (estimated)

- £1,000,000 excluding VAT
- £1,200,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 13 October 2025 to 12 March 2027
- Possible extension to 12 September 2027
- 1 year, 11 months

Description of possible extension:

At Cumberland Councils Discretion, the contract period may be extended by up to 6 months.

Main procurement category

Services

CPV classifications

- 71000000 - Architectural, construction, engineering and inspection services

Contract locations

- UKD1 - Cumbria

Participation

Particular suitability

- Small and medium-sized enterprises (SME)
- Voluntary, community and social enterprises (VCSE)

Submission

Enquiry deadline

14 July 2025, 12:00pm

Tender submission deadline

8 August 2025, 12:00pm

Submission address and any special instructions

To express an interest you will need to login. If you are not already

registered on the www.the-chest.org.uk you will need to return to the home page and click on Register. Register FREE link in the navigation area on the left of the screen. Registration is free of charge and your username and password will be emailed to you.

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

13 September 2025

Award criteria

Name	Type	Weighting
Quality	Quality	50%
Price	Price	40%
Social Value	Quality	10%

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Documents

Associated tender documents

<http://the-chest.org.uk>

Suppliers wishing to express an interest and obtain access to the tender documents should go to www.the-chest.org.uk and click on current opportunities from the navigation area on the left of the screen. On the next screen enter the contract Reference DN779245 in the box labelled 'contains' then click search. Click on the Blue link for the contract title to view the opportunity.

Contracting authority

Cumberland Council

- Public Procurement Organisation Number: PJGX-9191-DYLV

Cumbria House, 107-117 Botchergate

Carlisle

CA1 1RD

United Kingdom

Email: procurement.capital@cumbria.gov.uk

Region: UKD12 - East Cumbria

Organisation type: Public authority - sub-central government