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Tender

Strategic Housing Market Assessment

North Hertfordshire District Council

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

Notice identifier: 2025/S 000-049250

Procurement identifier (OCID): ocds-h6vhtk-058938

Published 15 August 2025, 4:01pm

Scope

Reference

NHDC0181854

Description

North Hertfordshire District Council is seeking to appoint a suitably qualified and experience Consultant to undertake a Strategic Housing Market Assessment (SHMA).

The primary objective of the SHMA is to provide a robust and comprehensive evidence base to support the emerging Local Plan. The study should:

- Evaluate the Current Housing Market: Analyse market dynamics and affordability trends within North Hertfordshire.
- Review Demographic and Household Projections: Examine population projections and household composition over the plan period.
- Establish Future Housing Needs: Identify current and projected housing demand, including an assessment of housing mix by size, type, and tenure.

- **Assess Affordable Housing Requirements:** Determine the need for affordable housing, including appropriate tenures, dwelling types, and unit sizes.
- **Identify Needs of Specific Groups:** Consider the housing requirements of distinct groups of people such as families with children, older people, individuals with disabilities, and others with specialist housing need.
- **Identify any key variations within the District:** Recognise there are different markets and needs across North Hertfordshire reflecting local characteristics and proximity to key settlements beyond North Hertfordshire's boundaries such as Luton, Stevenage and Cambridge.

The SHMA must be consistent with requirements set out in the Government's National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) and any updates as appropriate.

The Consultants may optionally be required to attend the Examination in Public.

Total value (estimated)

- £40,000 excluding VAT
- £48,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 6 October 2025 to 1 September 2028
- 2 years, 10 months, 27 days

Main procurement category

Services

CPV classifications

- 71600000 - Technical testing, analysis and consultancy services
- 73000000 - Research and development services and related consultancy services
- 73200000 - Research and development consultancy services
- 73220000 - Development consultancy services

Submission

Enquiry deadline

29 August 2025, 5:00pm

Tender submission deadline

12 September 2025, 5:00pm

Submission address and any special instructions

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

Tenders may be submitted electronically

Yes

Award criteria

| Name | Description | Type | Weighting |
|------------------|--------------------|---------|-----------|
| Award Criteria 1 | Quality Assessment | Quality | 60% |
| Award Criteria 2 | Cost Assessment | Price | 40% |

Procedure

Procedure type

Below threshold - open competition

Documents

Associated tender documents

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

All responses must be submitted via the Council's e-tendering portal, 'In-Tend,' accessible at <https://in-tendhost.co.uk/supplyhertfordshire.aspx/Home>. Suppliers must ensure their submissions comply with the instructions provided in this RFQ. For technical assistance, contact the In-Tend Helpdesk at 0845 557 8079 or email support@in-tend.com.

Contracting authority

North Hertfordshire District Council

- Public Procurement Organisation Number: PDWC-9574-WBPY

Council Offices, Gernon Road

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United Kingdom

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Region: UKH23 - Hertfordshire

Organisation type: Public authority - sub-central government