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Award

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

Cumberland Council

UK6: Contract award notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-066725

Procurement identifier (OCID): ocds-h6vhtk-0550c1 ([view related notices](#))

Published 20 October 2025, 1:48pm

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 1st December 2025 and is expected to continue for a period of seventeen months (3rd May 2027), unless terminated in accordance with the Conditions of Contract. At Cumberland Councils Discretion, the contract period may be extended by up to 6 months.

Contract 1. Property Condition Surveys and Insurance Valuation Surveys 2025/26 (Corporate Estate & Schools)

Supplier

- OAKLEAF SURVEYING LTD

Contract value

- £823,805 excluding VAT
- £988,566 including VAT

Above the relevant threshold

Award decision date

14 October 2025

Date assessment summaries were sent to tenderers

20 October 2025

Standstill period

- End: 29 October 2025
- 8 working days

Earliest date the contract will be signed

17 November 2025

Contract dates (estimated)

- 1 December 2025 to 3 May 2027
- Possible extension to 1 November 2027
- 1 year, 11 months, 1 day

Description of possible extension:

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

Information about tenders

- 25 tenders received
- 22 tenders assessed in the final stage:
 - 17 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
- 1 supplier awarded contracts
- 21 suppliers unsuccessful (details included for contracts over £5 million)

Procedure

Procedure type

Open procedure

Supplier

OAKLEAF SURVEYING LTD

- Companies House: 06151373

- Public Procurement Organisation Number: PVWW-1369-YZVN

Peat House

Leicester

LE1 6LP

United Kingdom

Email: oakleaf.tenders@theoakleafgroup.co.uk

Website: <http://www.theoakleafgroup.co.uk>

Region: UKF21 - Leicester

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 1. Property Condition Surveys and Insurance Valuation Surveys 2025/26
(Corporate Estate & Schools)

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