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Tender

Cladding & Building Safety Inspections

Nottingham City Council

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

Notice identifier: 2025/S 000-073748

Procurement identifier (OCID): ocds-h6vhtk-05e0ed

Published 13 November 2025, 5:58pm

Scope

Reference

CPU7402

Description

The contract is for the provision of inspection services for cladding and external wall insulation on high-rise and medium-rise residential buildings managed by Nottingham City Council Housing Services.

The Contractor will undertake detailed inspections of cladding systems and external wall insulation across 13 high-rise and 11 medium-rise residential buildings. The inspections will assess compliance with relevant fire safety and building regulations, identify potential risks, and support the Council's obligations under the Building Safety Act 2022 and Fire Safety (England) Regulations 2022. This service supports the Council's duty to maintain a robust and auditable fire safety management system.

Total value (estimated)

- £240,000 excluding VAT
- £288,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 13 January 2026 to 30 June 2026
- 5 months, 19 days

Main procurement category

Services

CPV classifications

- 71251000 - Architectural and building-surveying services
- 71315000 - Building services

Contract locations

- UKF14 - Nottingham

Participation

Legal and financial capacity conditions of participation

Minimum insurance levels required will be £5,000,000.00 for public liability and £1,000,000.00 for professional indemnity. The contractor must confirm they have these levels of insurance in place, or confirm that they will put them in place if awarded the contract, to be eligible.

Technical ability conditions of participation

Inspections must be carried out in accordance with PAS 9980 by qualified building surveyors or fire engineers who hold relevant qualifications (e.g., RICS, IFE, or equivalent) and with experience in façade inspections and EWS1 assessments.

The service involves work on higher-risk buildings, and the contractor will be required to demonstrate competence to undertake the roles of principal designer and principal contractor for purposes of both The Building Safety Act 2022 and the Construction (Design & Management) Regulations 2015.

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Tender submission deadline

9 December 2025, 12:00pm

Submission address and any special instructions

Tenders are to be submitted via the Council's e-tendering portal only:

<https://procontract.due->

north.com/Advert?advertId=573e5325-b5c0-f011-813a-005056b64545

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

22 December 2025

Award criteria

Name	Description	Type	Weighting
Tender Price	Total price to carry out inspections on the properties listed in the procurement documents.	Price	40%
Approach to Conducting PAS 9980 Assessments	Contractor's method statement detailing how they will approach conducting the assessments in line with PAS 9980.	Quality	10%
Risk Methodology	Contractor's method statement detailing how they will approach risk management and mitigation in delivery of the contract.	Quality	10%

Name	Description	Type	Weighting
Compliance with Regulations	Contractor's method statement detailing how they will ensure compliance with the latest Building Safety Act and Fire Safety (England) Regulations for delivery of the contract.	Quality	10%
Presentation of Findings	Contractor's method statement detailing how they will approach presenting findings to non-technical stakeholders.	Quality	10%
Urgent Action on Findings	Contractor's method statement detailing how they will will handle sensitive findings arising during the course of the contract that may require urgent action to be taken.	Quality	10%
Sustainability & Social Value	Contractor's method statement detailing how they will improve sustainability and increase social value through delivery of the contract.	Quality	10%

Other information

Description of risks to contract performance

Changes to the legislation or standards that apply to the service.

Unforeseen adverse events affecting the properties covered by the service.

Addition or removal of properties from the list covered by the service.

Changes to the legislative or regulatory requirements on which the contractor or their employees are judged to be competent to carry out work on the contract.

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Documents

Associated tender documents

<https://procontract.due-north.com/Advert?advertId=573e5325-b5c0-f011-813a-005056b64545>

Link to tender on Nottingham City Council's e-tendering portal.

Contracting authority

Nottingham City Council

- Public Procurement Organisation Number: PZGG-1891-TDCX

Loxley House, Station Street

Nottingham

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United Kingdom

Email: procurement@nottinghamcity.gov.uk

Region: UKF14 - Nottingham

Organisation type: Public authority - sub-central government