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Tender

Stock Condition Surveys for Wrexham County Borough Council Housing Stock

Wrexham County Borough Council

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

Notice identifier: 2025/S 000-076440

Procurement identifier (OCID): ocds-h6vhtk-05e755 ([view related notices](#))

Published 24 November 2025, 12:36pm

Scope

Reference

Proc 25-142

Description

Wrexham County Borough Council (WCBC) is looking to appoint up to two Contractors to carry out Stock Condition Surveys to its housing stock. The surveys will assist WCBC in assessing the age and condition of each building element, which in turn helps to plan improvements that might be due in the future. The information collected will help WCBC ensure all homes are safe and maintained to the Welsh Housing Quality Standard as well as supporting the creation of a viable Housing Revenue Account Business Plan for the next 30 years. As a result of this it is recommended that all interested parties are fully aware of the Welsh Housing Quality Standard (WHQS) 2023.

Contracted work may be located anywhere across Wrexham County Borough with all WCBC owned and / or managed buildings falling within the scope of this Contract.

WCBC will endeavour to share the allocated work equally between the two successful

Contractors to the best of its ability but does not guarantee that there will be an even split of work - see the tender documentation for further information.

Currently WCBC has a Housing portfolio of over 11,000 properties. The successful Contractor(s) will be required to complete a combined total of 500 stock condition surveys by the end of March 2026 and a further 2,000 stock condition surveys each by the end of March 2027. Depending on when the contract commences a pro rata rate will be agreed for the number of surveys required by end of March 2026.

In addition to the Stock Condition Surveys there may also be the requirement for some of the properties to have a domestic energy assessment carried out and energy performance certificate (EPC) produced. The ability to produce an EPC is not a mandatory requirement or a pass/fail but will be beneficial. The main focus of this contract is Stock Condition Surveys.

Please note that the Council reserves the right to only proceed with award to a single Contractor, i.e. the highest ranked Contractor only following evaluations. The Council does not commit itself to awarding any Contract through this Procurement exercise.

Total value (estimated)

- £450,000 excluding VAT
- £540,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 26 January 2026 to 31 March 2027
- Possible extension to 31 March 2028
- 2 years, 2 months, 6 days

Description of possible extension:

Option to extend for a further period of 12 months

Options

The right to additional purchases while the contract is valid.

Throughout the term of the Contract it may be possible that WCBC receives additional funding that will allow for an increase in service provision / units / or equivalent supplied through this Contract.

Where additional funding becomes available, regardless of its source, WCBC may request the successful Contractor(s) to increase or enhance the service being provided. Examples include:

- An increase in the number of Stock Condition Surveys or EPC's
- Additional staffing resources to allow for an increase in the amount of contract deliverables, i.e. more staff to complete more Stock Condition Surveys or EPC's within a given timeframe.

Please note that the above is not an exhaustive list.

As a result of the potential for an increase in funding during the contract term it is expected that the successful Contractor(s) will work with WCBC to provide a flexible and scalable service to allow for potential increases or changes in service provision.

In addition to the above, WCBC may instruct the Contractor(s) to carry out Stock Condition Surveys to properties managed by WCBC Local Lettings Service.

WCBC may also request the Contractor(s) to complete Energy Performance Certificates for properties it directly owns or any it manages through the Local Lettings Service.

Where possible, any additional service provision / contracted work will be priced for using the tendered rates or a pro rata equivalent. Where any change results in a change of price, cost or equivalent, WCBC reserves the right to request additional evidence and justification to its satisfaction.

Any additional goods, services or works must not proceed without prior approval from an authorised WCBC Officer and WCBC will not be liable for any costs that it has not approved or authorised.

Please note that WCBC cannot guarantee that there will be any sort of increase in funding or work during the Contract term. At the time of tender all interested parties should submit

their offering and pricing structure based off the published documents, not the possibility of additional funding or work being made available.

The detail within this section has been included for information purposes in an attempt to make all interested parties aware of future possibilities.

Main procurement category

Services

CPV classifications

- 71250000 - Architectural, engineering and surveying services
- 71315300 - Building surveying services

Contract locations

- UKL23 - Flintshire and Wrexham

Participation

Legal and financial capacity conditions of participation

As per published tender documents

Technical ability conditions of participation

As per published tender documents

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

17 December 2025, 12:00pm

Tender submission deadline

7 January 2026, 12:00pm

Submission address and any special instructions

<https://etenderwales.bravosolution.co.uk>.

etenderWales Reference:

Project_ 61307

itt_ 121510

etenderWales help desk:

Email: help@bravosolution.co.uk

phone: +44 800 069 8634 / Fax: +44 2070800480

Live Chat is available via the homepage - <https://etenderwales.bravosolution.co.uk>.

Tenders may be submitted electronically

Yes

Languages that may be used for submission

- Welsh
- English

Award decision date (estimated)

16 January 2026

Award criteria

Name	Type	Weighting
Quality	Quality	60.00%
Price	Price	40.00%

Other information**Applicable trade agreements**

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Justification for not publishing a preliminary market engagement notice

Standardised requirement and timescales do not support this

Documents

Associated tender documents

https://www.sell2wales.gov.wales/Assets/NoticeBuilder_FileDownload.aspx?id=352660

Details of how to access the tender and submit a response

Contracting authority

Wrexham County Borough Council

- Public Procurement Organisation Number: PJHN-6516-JQNZ

Commissioning Procurement and Contract Management Unit

Wrexham

LL11 1AR

United Kingdom

Email: procurement@wrexham.gov.uk

Website: <https://www.wrexham.gov.uk/>

Region: UKL23 - Flintshire and Wrexham

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Wales