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Tender

Stock Condition Survey

Cambridge City Council

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

Notice identifier: 2025/S 000-082194

Procurement identifier (OCID): ocds-h6vhtk-058749 ([view related notices](#))

Published 11 December 2025, 4:34pm

Scope

Reference

DN786899

Description

Cambridge City Council is seeking a provider of planned stock condition surveys for its own housing stock and other buildings. Cambridge City Council seeks to implement a comprehensive stock condition survey programme for its existing Council-owned housing and other building types.

The purpose of the service is to carry out stock condition surveys and record the condition of property, so the Council has up to date data on which to base investment plans and produce accurate reports on property condition.

The Council's objectives are to

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Ensure buildings comply with relevant regulatory requirements, including Decent Homes

and HHSRS requirements.

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Seeking ways to improve Value for Money and reduce expenditure on responsive maintenance.

The Council owns and manages around 7700 houses and flats, over 1000 leases, around 1800 garages, administration offices, community centres, other operational buildings, and a mixed portfolio of over 120 commercial properties, many of which are multi-let office buildings, industrial units, and shops.

A summary of the Council's housing property types that are affected by the Service is included in contract documents.

The Stock Condition Survey Programme is part of Cambridge City Council's long-term asset management strategy.

The Council currently has good stock condition data for our housing stock from a range of sources but have a shortfall in up-to-date property condition data. Around 4,400 of the Council's

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7,700 homes have not had a full stock condition survey in the past five years. This data gap presents compliance risks under the Regulator of Social Housing's Consumer Standards.

The requirement in Year 1 of the contract is to carry out surveys to 4400 homes (plus the communal areas and blocks associated with them) so all properties have had a stock survey in the past five years.

The requirement in Year 2-6 of the contract is to implement a rolling programme of stock surveys where 20% of the housing stock (around 1500 homes, plus the communal areas and blocks associated with them) is surveyed every year.

There may also be requirements to survey the Council's non-housing operational and commercial building in Years 2-6 of the contract.

Total value (estimated)

- £1,200,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 31 March 2032
- 6 years

Main procurement category

Services

CPV classifications

- 71000000 - Architectural, construction, engineering and inspection services

Contract locations

- UKH12 - Cambridgeshire CC

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

12 January 2026, 12:00pm

Tender submission deadline

20 January 2026, 12:00pm

Submission address and any special instructions

<https://procontract.due-north.com/RFx/RFxSummary?rfxId=1856b54f-9dd6-f011-813a-005056b64545&markSuppliersIncomplete=False>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

18 February 2026

Award criteria

Name	Type	Weighting
Quality and Social Value	Quality	70%
Price	Price	30%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Documents

Associated tender documents

<https://procontract.due-north.com/Advert?advertId=d6b6114c-dfc9-f011-813a-005056b64545&fromProjectDashboard=True>

Contracting authority

Cambridge City Council

- Public Procurement Organisation Number: PCBT-6819-NDPJ

The Guildhall

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Email: procurement@cambridge.gov.uk

Region: UKH12 - Cambridgeshire CC

Organisation type: Public authority - sub-central government