

Slough Borough Council

Report To:	Cabinet
Date:	16 th February 2026
Subject:	Stock Condition Survey for all HRA Stock
Lead Member:	Councillor Robert Stedmond, Lead Member for Housing, Temporary Accommodation and Estate Renewal
Chief Officer:	Pat Hayes, Executive Director Regeneration, Housing and Environment
Contact Officer:	Ian Stone, Head of Housing Maintenance
Ward(s):	ALL
Purpose of report:	For decision
Key Decision:	YES
Exempt:	NO, with the exception of Appendix A
Decision Subject To Call In:	YES
Appendices:	Appendix A- Moderation Sheet Scoring (Exempt)

1. Summary and Recommendations

- 1.1 This report is to seek authorisation to award the contract for the Stock Condition Survey to the preferred bidder following completion of the tender evaluation process. The survey will provide essential data to inform asset management planning, compliance with regulatory standards, and delivery of safe, well-maintained homes.

Recommendations:

Cabinet is recommended to:

- a) Approve the acceptance of Tender submitted by the preferred bidder for the provision of Stock Condition Survey services for a total contract value of £991,000 across one financial year, conducting minimum 80% of the Housing Stock of 5,945.
- b) Delegate authority to the Executive Director of Regeneration, Housing and Environment in consultation with the Lead Member for Housing and the Executive Director, Corporate Resources (s151 Officer) to finalise and enter into a contract for one financial year.

Commissioner Review

“A stock condition survey provides an independent view of the profile of expenditure that will be needed to maintain the Council’s housing stock and estate assets at a particular standard (minimum is the Decent Homes Standard) over 40 years.

Having current stock condition data is key to delivery of the Council’s Corporate objectives and compliance to legislative requirements. The stock condition surveys data shall inform the refreshed development of the 30-year HRA Business Plan ensuring that the capital programmes are tackling the needs of the council owned housing stock, to increase their decency in a cost-effective and structured manner. It can also be used to consider options for stock other than maintenance to achieve value for money.

The Commissioners are content with this report being considered.”

Introductory paragraph

Awarding this contract supports the Council’s corporate priority of delivering safe, well-maintained homes and meeting statutory obligations under the Housing Health and Safety Rating System (HHSRS), Decent homes standards and Awaab’s Law. The data will underpin strategic asset management and ensure proactive maintenance planning.

Options considered

- **Do nothing:** Rejected as it would leave the Council without up-to-date stock data, increasing compliance risk.
- **In-house Surve:** rejected due to lack of capacity and expertise.
- **External procurement:** Selected as best value and ensures independence and compliance with procurement regulations.

Background

- A tender process was completed in accordance with Public Contracts Regulations 2015 and the Council’s Contract Procedure Rules.
- The contract will be offered under Lot 4 Surveying and Strategic Advice of the Crown Commercial Services (CCS) Estate Management Services (RM6168) Framework which will govern any resultant contract.
- The evaluation was based on 80% quality and 20% price.
- The winning bidder scored highest overall and demonstrated strong experience in social housing surveys, robust methodology and capacity to deliver within the required timescales.
- The survey will cover all HRA housing properties, providing data on condition, energy efficiency and compliance risks.
- The council has 5,945 Housing Revenue Account (HRA) properties for which surveys can be undertaken.

3. Implications of the Recommendation

3.1 Financial implications

The £991k contract costs will be funded from the HRA budget in 2026/27 and it is noted that this needs to be reflected as a revenue cost within the business plan. It is expected that the preferred bidder can cover 80% of the stock, the bid demonstrated

strong experience in social housing surveys, robust methodology and capacity to deliver within the required timescales.

The stock condition survey underpins the Council's 30 year HRA Business Plan, informing future capital investment needs, compliance works, and planned maintenance strategies. Without accurate and independently validated data, the Council risks underestimating future liabilities, which could lead to unplanned expenditure and affordability pressures. The survey should help to generate long term efficiencies through more targeted investment, avoidance of costly reactive repairs, and better compliance management. This will be reflected in the next refresh of the business plan once the outcome of the surveys is known.

3.2 Legal implications

3.2.1 The Council is calling off from Lot 4 (Surveying and Strategic Advice) of the Crown Commercial Services (CCS) Estate Management Services (RM6168) Framework which was set up in accordance with the Public Contract Regulations 2015 (PCRs 2015). Accordingly, the procurement process has been conducted in line with the PCRs 2015 and the Council's Contract Procedure Rules (CPRs), ensuring transparency, fairness, and compliance with relevant legislation.

3.2.2 The Council has statutory duties under:

- The Landlord & Tenant Act 1985,
- The Housing Act 2004 (HHSRS duties),
- The Homes (Fitness for Human Habitation) Act 2018,
- Awaab's Law (Social Housing (Regulation) Act 2023 amendments), and
- The Regulator of Social Housing Consumer Standards (effective April 2024).

Accurate stock data is essential in demonstrating compliance with these legal duties.

3.2.3 Robust condition data strengthens the Council's legal position by evidencing proactive maintenance, mitigating risks of litigation or Housing Ombudsman findings of maladministration, particularly in areas such as damp and mould, disrepair, and property safety.

3.2.4 The recommended contract award is a lawful exercise of Cabinet's decision-making powers under the Local Government Act 1972. Legal Services will finalise the contract terms to ensure they protect the Council's interests and include appropriate warranties, performance measures, confidentiality and GDPR compliance.

3.2.5 Due to the overall value of the contract with the preferred bidder, the contract will require sealing on behalf of the Council to comply with the CPRs.

3.3 Risk management implications

3.3.1 Failure to undertake a comprehensive stock condition survey exposes the Council to significant operational, financial, and regulatory risks, including:

- Inability to evidence compliance with RSH Consumer Standards,
- Increased likelihood of reactive failures and tenant complaints,
- Potential for enforcement notices or regulatory intervention,
- Inaccurate financial forecasts and investment planning,
- Exposure to disrepair claims.

3.3.2 The selected supplier has demonstrated a clear methodology, digital audit trail, and quality assurance framework, reducing the risk of inaccurate or incomplete data. Contract KPIs will include sample audits, accuracy checks, delivery milestones, and compliance reporting.

3.3.3 This risk is recorded on the Housing Directorate Risk Register, with mitigations including project governance oversight, data verification processes, escalation controls, and regular progress meetings.

3.4 Environmental implications

3.4.1 The survey will assess energy efficiency data, EPC ratings, and opportunities for environmental improvements, supporting the Council's Carbon Reduction Strategy and national decarbonisation ambitions.

3.4.2 The survey outputs will help identify properties requiring:

- Improved insulation,
- Window replacement,
- Ventilation systems,
- Low-carbon heating upgrades.

This supports future funding bids such as Social Housing Decarbonisation Fund (SHDF).

3.5 Equality implications

3.5.1 Surveyors will follow SBC safeguarding procedures and make reasonable adjustments for vulnerable tenants.

3.5.2 The contractor's methodology includes:

- Flexible appointment times,
- Translation support if needed,
- Prioritisation of safe access for residents with disabilities and complex needs.

3.6 Corporate Parenting Implications

3.6.1 Although discretionary, the survey supports the Council's duties under the Children and Social Work Act 2017 by ensuring that homes occupied by looked-after children or care-experienced young people meet appropriate safety and condition standards.

3.7 Procurement implications

3.7.1 A compliant procurement exercise was undertaken through Lot 4 Surveying and Strategic Advice of the CCS Estate Management Services (RM6168) framework

with evaluation based on price (20%) and quality (80%). The process followed SBC Contract Procedure Rules and ensured competition, transparency, and equal treatment.

3.7.2 All Thirty-One (31) providers on Lot 4 were invited to bid for the contract via an expression of interest. Two (2) bids were received and both were evaluated as per the guidance set out in the tender documents.

3.7.2 The recommended supplier achieved the highest overall score and provided strong evidence of:

- experience in large-scale social housing stock surveys,
- capacity to deliver within required timeframes,
- robust digital data systems compatible with SBC asset management programmes,
- clear social value commitments.

3.7.3 An overview of evaluation scoring and tender outcomes is set out in Appendix A (exempt).

3.8 *Workforce implications*

3.8.1 There are no direct workforce implications. However, internal teams (Repairs, Compliance, Housing Management) will be required to support scheduling, access arrangements, and management of survey outputs.

3.8.2 The project delivery will be managed by the Repairs, Maintenance and Investment Team in accordance with the Council's contract management and procurement governance framework.

3.8.2 Improved data may lead to future changes in how workloads are prioritised, shifting focus from reactive to planned and preventative maintenance.

3.9 Property implications

3.9.1 The survey will provide a comprehensive and independent assessment of the Council's housing stock condition, enabling the development of a more accurate asset register and lifecycle cost projections.

3.9.2 The outcomes will inform future investment decisions, decarbonisation plans, and compliance programmes, ensuring SBC's property assets are maintained safely, efficiently, and in line with regulatory expectations.

4. **Background Papers**

None