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Tender

Arbour Housing Limited for itself and on behalf of North Belfast Housing Association Limited t/a NB Housing and Ark Housing Association Northern Ireland Limited - Periodic Inspection, Servicing, Maintenance and Repair of Active Fire Safety Installation Contract

Arbour Housing Limited for itself and on behalf of North Belfast Housing Association Limited t/a NB Housing and Ark Housing Association Northern Ireland Limited

F02: Contract notice

Notice identifier: 2025/S 000-005202

Procurement identifier (OCID): ocids-h6vhtk-04e20c

Published 14 February 2025, 3:26pm

Section I: Contracting authority

I.1) Name and addresses

Arbour Housing Limited for itself and on behalf of North Belfast Housing Association Limited t/a NB Housing and Ark Housing Association Northern Ireland Limited

18/22 Carleton Street

Portadown

BT62 3EN

Email

etenders@rand-associates.co.uk

Country

United Kingdom

Region code

UKN - Northern Ireland

Arbour Housing Limited

Co-operative and Community Benefits Societies Act (Northern Ireland) 1969 Registration No 224IP

Internet address(es)

Main address

<https://etenders.rand-associates.co.uk/>

Buyer's address

<https://arbourhousing.org/>

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://etenders.rand-associates.co.uk/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://etenders.rand-associates.co.uk/>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Arbour Housing Limited for itself and on behalf of North Belfast Housing Association Limited t/a NB Housing and Ark Housing Association Northern Ireland Limited - Periodic Inspection, Servicing, Maintenance and Repair of Active Fire Safety Installation Contract

Reference number

ARB2025

II.1.2) Main CPV code

- 50700000 - Repair and maintenance services of building installations

II.1.3) Type of contract

Services

II.1.4) Short description

The Contracting Authorities wish to jointly appoint a Contractor to undertake the periodic inspection, testing, servicing, maintenance and repair of their Active Fire Safety Installations including the undertaking of 24/7 responsive call-outs and repairs to breakdowns during and outside of normal working hours, provision and installation of replacement components of fire prevention/detection alarm and emergency lighting installations, dry risers. Automatic opening and smoke vents, fire fighting equipment, and disabled refuge intercom systems to common parts and within dwellings of social housing blocks, schemes, commercial properties and offices managed by the 3 Contracting Authorities (Arbour Housing, NB Housing and Ark Housing)

The service will be required throughout the whole of Northern Ireland, One Contractor will be appointed to undertake the service by means of separate contracts with each of the 3 Contracting Authorities.

II.1.5) Estimated total value

Value excluding VAT: £1,505,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 31500000 - Lighting equipment and electric lamps
- 31625200 - Fire-alarm systems
- 35111000 - Firefighting equipment
- 44480000 - Miscellaneous fire-protection equipment
- 45312100 - Fire-alarm system installation work
- 45343000 - Fire-prevention installation works
- 50413200 - Repair and maintenance services of firefighting equipment
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 51700000 - Installation services of fire protection equipment

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

II.2.4) Description of the procurement

The scope of the service will encompass the undertaking of periodic inspections, testing, servicing, maintenance and repair of their Active Fire Safety Installations including the undertaking of 24/7 responsive call-outs and repairs to breakdowns during and outside of normal working hours, provision and installation of replacement components of fire prevention/detection alarm and emergency lighting installations, dry risers. Automatic opening and smoke vents, fire fighting equipment, and disabled refuge intercom systems to common parts and within dwellings of social housing blocks, schemes, commercial properties and offices managed by the 3 Contracting Authorities (Arbour Housing, NB Housing and Ark Housing)

The service will be required throughout the whole of Northern Ireland, One Contractor will be appointed to undertake the service by means of separate contracts with each of the 3 Contracting Authorities.

Key characteristics of the Contracts are likely to be but not limited to:

- An initial term of 3 years with an option for the Contracting Authorities to extend by a further two years, and then by a further two years subject to annual performance

reviews;

- IT software/system interfacing;
- Provisions requiring the delivery of a customer focused service and showing commitment to value for money to the Contracting Authorities and their residents, and must be responsive to achieve collaborative working practices, innovation and continuous improvement;
- Provisions for regular monthly, quarterly and annual performance meetings and reviews, early termination and also meeting, maintaining and improving KPI targets
- Commitment to Social Value and community engagement

The 3 Contracting Authorities currently have the following numbers of sites with fire alarm and /or emergency lighting installations

- Ark: total 11 sites
- NB Housing: total 20 sites
- Arbour: total 29 sites

Further information relating to the installations, properties and schemes is included in the procurement documents.

The scope of service to be delivered is further defined in the procurement documents.

Economic Operators are advised that the terms of the Transfer of Undertaking (Protection of Employment) Regulations ("TUPE") may apply to the workforce employed by the incumbent contractor in relation to the services to be performed by the successful Economic Operator under the proposed new contract.

Economic Operators should note that the estimated value given in this notice is based on the 3 Contracting Authorities historical/current expenditure and the numbers of properties and schemes currently included with their stock portfolio. This value may increase in the event that the 3 Contracting Authorities acquire or develop additional properties during the contract term and require the services covered by the Contracts to be performed on such additional properties. Additional properties may include without limitation residential and commercial properties and corporate facilities, The 3 Contracting Authorities reserve the right to also remove or dispose of properties, in which case the value of the Contracts may decrease. *

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

84

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2.14) Additional information

All requests for procurement documentation, communication and submission of tenders must be made by the eTender@Rand Portal , which can be accessed at <https://etenders.rand-associates.co.uk>

After creating an account on eTenders@Rand, users will receive an email with a link to activate their account. Once activated and logged in, users will need the following code to register for the procurement documentation: ARB2025

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

Economic Operators are advised that the 3 Contracting Authorities have adopted the principles of Social Value and require the successful Economic Operator to abide by these principles in the provision of employment, training and other opportunities to new entrant trainees and other disadvantaged and vulnerable persons

Key Performance Indicators will be built into the Contract.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: No

IV.2) Administrative information

IV.2.2) Time limit for receipt of tenders or requests to participate

Date

18 March 2025

Local time

3:00pm

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

IV.2.6) Minimum time frame during which the tenderer must maintain the tender

Duration in months: 6 (from the date stated for receipt of tender)

IV.2.7) Conditions for opening of tenders

Date

18 March 2025

Local time

3:30pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.2) Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

VI.3) Additional information

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VI.4) Procedures for review

VI.4.1) Review body

High Court of Northern Ireland

Chichester Street

Belfast

BT13JF

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

The Contracting Authorities will incorporate a minimum 10 calendar day standstill period at the point information on the award of the Contract is communicated to all Economic Operators.

The standstill period provides time for unsuccessful Economic Operators to challenge the award decision before a Contract is entered into. The Public Contract Regulations 2015 (as amended) provide for aggrieved parties who have been harmed or who are at risk of harm by a breach of the Regulations to take action in the High Court of Northern Ireland.

After the expiry of the 10 day standstill period, the Contracting Authorities will unless prevented by order of the High Court, conclude and enter the Contract.

VI.4.4) Service from which information about the review procedure may be obtained

High Court of Northern Ireland

Chichester Street

Belfast

BT13JF

Country

United Kingdom