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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](mailto: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

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## **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

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## **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.

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## **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



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## **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**

Il 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>

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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