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Planning

National Calculation Methodology Contract(s)

Health and Safety Executive

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-006249

Procurement identifier (OCID): ocids-h6vhtk-060d7a

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Scope

Reference

HSE/T4752

Description

The Building Safety Regulator (BSR) is housed within the Health and Safety Executive (HSE) and is responsible for ensuring that buildings across Great Britain are compliant with statutory requirements. In accordance with the Building Regulations 2010, the Secretary of State has approved the National Calculation Methodology (NCM) to calculate the energy performance and asset rating of buildings other than dwellings. The Technical Policy Team (TPT), operating within the BSR, is responsible for maintaining, updating and developing technical guidance associated with Building Regulations including the management of NCM.

HSE is seeking to engage with the market in advance of a planned procurement relating to the National Calculation Methodology (NCM)

The scope of any future procurement may include (but is not limited to):

- NCM Modelling Guide (England)
- NCM Databases
- SBEM code
- SBEM Technical Manual
- iSBEM
- iSBEM user guide

NCM is associated with, but does not currently include, the following functions:

Calculation of Operational Ratings -

<https://assets.publishing.service.gov.uk/media/5a78b842ed915d07d35b1e49/998942.pdf>

EPC Register - <https://www.gov.uk/find-energy-certificate>

NCM Scotland - <https://www.uk-ncm.org.uk/download.jsp?id=38>

NCM Wales - <https://www.uk-ncm.org.uk/download.jsp?id=39>

NCM Northern Ireland - <https://www.uk-ncm.org.uk/download.jsp?id=14>

NCM States of Jersey - <https://www.uk-ncm.org.uk/download.jsp?id=18>

Non-Domestic Energy Assessment Procedure (Ireland) - <https://www.seai.ie/ber/support-for-ber-assessors/neap#comp0000621c848a0000001d15584f>

Third-party software validation -

https://assets.publishing.service.gov.uk/media/68f8b1daec6267c615ed8f64/2025-10-15_NCM_approved_software_programs_for_buildings_other_than_dwelling.pdf

The future procurement is intended to be split into the following lots:

Lot 1 Development of the National Calculation Methodology (NCM)

- Maintain and update the NCM to reflect evolving building regulations and energy standards.
- Advise the Building Safety Regulator (BSR) on technical adjustments needed to remain compliant with Part L of the Building Regulations.

Estimated initial duration 36 months - this is likely to be a recurring requirement.

Estimated value for contract duration £239,400 (excluding VAT and admin overhead) - this value is indicative only.

Lot 2 Maintenance of the NCM Compliance System

- Ensure the SBEM calculation engine, iSBEM interface and all associated documentation remains valid, secure, and accessible.
- Ensure integration with external systems such as the EPC register and 3rd party software tools is maintained
- Provide user support and technical guidance

Estimated initial duration 36 months - this is likely to be a recurring requirement.

Estimated value for contract duration £270,000 (excluding VAT and admin overhead) - this value is indicative only.

Lot 3 Digital interface for SBEM

- Replace legacy iSBEM with a user-friendly cloud-based interface
- Support both online and offline use
- Improve accessibility for building designers and users

Estimated Initial Duration: 24 months

Estimated value £380,000 for contract duration (excluding VAT and admin overhead) - this value is indicative only

Total value (estimated)

- £889,400 excluding VAT
- £1,067,280 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 October 2026 to 30 September 2029
- 3 years

Main procurement category

Services

CPV classifications

- 48100000 - Industry specific software package
- 71000000 - Architectural, construction, engineering and inspection services
- 72500000 - Computer-related services
- 73200000 - Research and development consultancy services

Engagement

Engagement deadline

27 March 2026

Engagement process description

Engagement Events

HSE intends to explore supplier capability, market structure, commercial options, delivery models and innovation opportunities via this preliminary market engagement (PME). We

would encourage potential suppliers to take part in online discussions that we will be running through March 2026.

We invite interested suppliers to contact ncm@hse.gov.uk to book a place on these engagement events or to request further information.

Responses to this PME may be used to refine any future procurement but participation in these engagement events will not confer any competitive advantage. We will publish all information provided as part of this engagement after the closing date below.

This preliminary market engagement will close on Friday 27th March 2026

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Contracting authority

Health and Safety Executive

- Public Procurement Organisation Number: PBXM-4389-TXVZ

Redgrave Court, Merton Road, Bootle, Merseyside

Liverpool

L20 7HS

United Kingdom

Email: tenders@hse.gov.uk

Region: UKD73 - Sefton

Organisation type: Public authority - central government