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Planning

Out of Hours Gas Service Checks for Domestic Properties

DERBY HOMES LIMITED

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

Notice identifier: 2026/S 000-009971

Procurement identifier (OCID): ocds-h6vhtk-0646ec

Published 4 February 2026, 1:07pm

Scope

Description

Derby Homes is an Arm's Length Management Organisation (ALMO) and is a 100% owned subsidiary of Derby City Council. It was created in 2002 to manage and maintain the Council's domestic housing stock. The function of management and maintenance is delegated to Derby Homes, but the Council retains ownership of the housing stock, and all tenants are Council tenants.

Following approval of a limited budget, Derby Homes are running this preliminary market engagement activity to identify any suppliers interested in participating in a trial length contract for domestic gas check services, during weekday evenings and weekends, and within the city of Derby only.

Such a supplier would need a relevant gas qualification, certificate of competence (ACS, CCN1, CENWAT, CKR1, HTR1) and any additional qualifications (such as DASHP, DGSHP, STHWS, PART L, WREG, VUW1).

Derby Homes checks the gas supply and every gas appliance in tenants homes every year, as part of our annual gas safety check. During the visit, checks are conducted on carbon monoxide and smoke detection systems, with results recorded on the gas safety certificate for the property, and checks are required for any gas appliances that are

included in a furnished tenancy. Properties with electricity for heating and cooking and no gas still require checks and certification that no gas supply has been installed since last checked. Appointments usually take about an hour, dependent on property size, level of work needed, and any issues found.

The requirement would be to provide these gas safety checks to domestic premises Derby Homes have for an extended period found difficult to access in daytime hours, and where these checks are therefore overdue. We currently average 10 to 20 such properties at any one time. Subject to any interest received, Derby Homes intends to run a below-threshold procurement to see if Derby Homes staff and an additional supplier attempting access outside of attempting access outside of typical weekday hours provides a successful approach to reducing these numbers significantly. This would reduce the time and costs incurred when Derby Homes pursue access by other means.

The supplier, with a photo ID card, would visit such properties to attempt access for a period of around six (6) months.

Derby Homes would provide details of points of contact, addresses, and any anticipated issues at the domestic property.

The supplier would provide Derby Homes with completed landlord gas safety certificates and any other relevant reports, which Derby Homes would notify the supplier of requirements for.

Total value (estimated)

- £40,000 excluding VAT
- £48,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 1 May 2026 to 31 October 2026
- 6 months

Main procurement category

Services

CPV classifications

- 50531200 - Gas appliance maintenance services

Contract locations

- UKF11 - Derby

Engagement

Engagement deadline

17 February 2026

Engagement process description

If this potential procurement is something you would potentially participate in, please contact DH-Procurement@derby.gov.uk by no later than 23:59 on Tuesday 17 February 2026, and provide:

- OOH GAS SERVICE CHECKS in the Subject Header of the email;
- Details of any queries you have regarding the Description above; and
- Your point of contact name, company name, address, phone number, and email address.

For such responses received, we will be in contact by close of Friday 20 February 2026 to discuss interest further and consider how we would approach the procurement process

and tender documentation to keep the process simple and as brief as possible.

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

10 March 2026

Contracting authority

DERBY HOMES LIMITED

- Companies House: 04380984
- Public Procurement Organisation Number: PBQH-2894-TNND

839 London Road, Alvaston

Derby

DE24 8UZ

United Kingdom

Email: DH-Procurement@derby.gov.uk

Region: UKF11 - Derby

Organisation type: Public authority - sub-central government