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Planning

Periodic Electrical Wiring Inspections

Northern Ireland Housing Executive

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

Notice identifier: 2025/S 000-010293

Procurement identifier (OCID): ocds-h6vhtk-04ef6e

Published 20 March 2025, 8:47am

Scope

Reference

P-0400

Description

The works to be provided under this contract will consist of Electrical Inspection and Testing of the 'fixed' electrical parts of electrical installations within NIHE properties, to be checked (periodically inspected and tested) by a qualified and competent person within a 5-year planned cycle. The electrical installations must meet the required standards, as per BS7671, the Requirements for Electrical Installations, set out within the IET Wiring Regulations Eighteenth Edition, as amended.

The contractor will record any non-compliances with BS7671, as amended and use observation classification codes, C1, C2, C3 and FI to indicate where remedial work and or further investigation must be undertaken. If observations are made with the electrical installation, requiring classification codes C1, C2 and FI, then remedial work will be required,

these remedial works should be undertaken by the Contractor during the completion of the inspection and testing. Upon completion of the remedial works relating to observations classified as C1, C2 and FI, the Contractor must issue an Electrical Installation Condition Report (EICR).

The work also incorporates the replacement of Smoke and Heat detectors which have already achieved or will achieve a 10-year life within the next 1 year.

Core Works which is Periodic Electrical Inspection and Testing including other Works, but not limited to, Electrical Installation Works, Fire Detection Alarm test and replacement Fire Detector's, and Consultancy services associated with this contract when required.

The information contained within this notice is indicative only and is subject to change at any time without notice.

Total value (estimated)

- £27,418,875 excluding VAT
- £32,902,650 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 1 April 2031
- 5 years, 1 day

Main procurement category

Services

Additional procurement category

Works

CPV classifications

- 50711000 - Repair and maintenance services of electrical building installations
- 51110000 - Installation services of electrical equipment
- 71314100 - Electrical services
- 50000000 - Repair and maintenance services

Contract locations

- UKN - Northern Ireland

Engagement

Engagement deadline

18 April 2025

Engagement process description

The Northern Ireland Housing Executive are hosting a market engagement event for an upcoming Periodic Electrical Inspection and Testing tender.

NIHE are changing the frequency for delivering, Periodic Electrical Inspection and Testing and are seeking to migrate from a 10-Year cycle to a 5-Year cycle in line with established best practice across all housing stock.

The requirement equates to approximately 12,000 periodic electrical inspections per annum across Northern Ireland, or approximately £5.4 million / year. NIHE are seeking views from the market on how best to tender this requirement.

The event will be hosted on Teams at 14:30 - 16:00 on Thursday 17th April. If you are interested in attending, please send an email to cprocurement@nihe.gov.uk before close of business on Monday 14th April so an invite can be issued.

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Contracting authority

Northern Ireland Housing Executive

- Public Procurement Organisation Number: PTYV-8666-PQQY

2 Adelaide Street

Belfast

BT2 8BP

United Kingdom

Contact name: Corporate Procurement

Email: cprocurement@nihe.gov.uk

Website: <http://www.nihe.gov.uk>

Region: UKN06 - Belfast

Organisation type: Public authority - central government

Devolved regulations that apply: Northern Ireland