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Planning

Response Maintenance (Open Framework)

Northern Ireland Housing Executive

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

Notice identifier: 2025/S 000-018068

Procurement identifier (OCID): ocds-h6vhtk-050a60

Published 30 April 2025, 2:53pm

Scope

Reference

P-0383

Description

We plan to award an open framework scheme for our response maintenance requirement.

The work may include, but may not necessary be limited to:

Responsive Maintenance (including in respect of Communal Mechanical and Electrical Works for Low/Medium rise dwellings, Technical & compliance inspections, Fire Safety Works, Handyman services, mutual exchanges, demolition work, Major Works (such as structural roof, facias, bargeboards, soffits, rainwater goods, windows, external communal doors, fire safety work, fencing, paving, energy efficiency, environmental work).

Responsive maintenance consultancy services.

Minor Disabled Adaptations (such as showers ramps and hardstands).

Void Property Works (such as inspections, Bathroom, Kitchen and rewire work, security, asbestos work and consultancy services).

Civil Engineering (such as septic tanks, sewage pumps, retaining walls, road repairs & drainage etc).

Asbestos (such as Identification testing, removal & disposal).

Commercial & Fire Safety Works.

The Responsive Service is anticipated to be required on a 24/7/365 (366 in a leap year) days a year. Emergency Work may be ordered at any time.

This is not an exhaustive list and suppliers should refer to the Associated Tender Documents, when they are made available, for more details regarding the scope of the Open Framework Scheme and its associated Frameworks and Call Off contracts.

Commercial tool

Establishes a framework

Contract dates (estimated)

- 6 April 2026 to 5 April 2034
- 8 years

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

- 50000000 - Repair and maintenance services

Contract locations

- UKN - Northern Ireland

Engagement

Engagement deadline

10 October 2024

The engagement was carried out before this notice was published.

Engagement process description

We held a Construction Industry Engagement Event at the Dunsilly Hotel in Antrim on 27th March 2024. We communicated, among other things, our intention to award a Framework for Response Maintenance. We then offered attendees an opportunity to book a one-to-one dialogue session with our procurement team.

One to one meetings were held with interested suppliers throughout 2024. These sessions provided a secure environment for suppliers to share their experiences of working on our Response Maintenance (and other) contracts.

We will shortly be commencing a major review of our response maintenance requirement. During this time, we plan to award an Open Framework Scheme and initial Call Off contracts, which may reflect some of the feedback obtained during the one-to-one dialogue sessions.

It is anticipated that the Open Framework Scheme in November/December 2025 with the first Framework in the series awarded in March/April 2026. The initial call off contracts are anticipated to be awarded thereafter (in quarter 1 of the next financial year).

We may undertake further market engagement sessions which may be subject to the

publication of a separate Preliminary Market Engagement Notice(s)

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

3 November 2025

Contracting authority

Northern Ireland Housing Executive

- Public Procurement Organisation Number: PTYV-8666-PQQY

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Region: UKN06 - Belfast

Organisation type: Public authority - central government

Devolved regulations that apply: Northern Ireland