

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/022184-2023>

Planning

## **CT0133 – MAJOR ADAPTATIONS FOR PERSONS WITH A DISABILITY FOR THE NORTHERN IRELAND HOUSING EXECUTIVE**

Northern Ireland Housing Executive

F01: Prior information notice

Prior information only

Notice identifier: 2023/S 000-022184

Procurement identifier (OCID): ocids-h6vhtk-03ebb8

Published 31 July 2023, 2:32pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Northern Ireland Housing Executive

2 Adelaide Street

Belfast

BT2 8BP

#### **Contact**

corporateprocurementnihe.gov.uk

#### **Email**

[corporateprocurement@nihe.gov.uk](mailto:corporateprocurement@nihe.gov.uk)

## **Country**

United Kingdom

## **Region code**

UK - United Kingdom

## **Internet address(es)**

Main address

<https://etendersni.gov.uk/epps>

Buyer's address

<https://etendersni.gov.uk/epps>

## **I.3) Communication**

Additional information can be obtained from the above-mentioned address

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

<https://etendersni.gov.uk/epps>

## **I.4) Type of the contracting authority**

Body governed by public law

## **I.5) Main activity**

Housing and community amenities

---

## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

CT0133 – MAJOR ADAPTATIONS FOR PERSONS WITH A DISABILITY FOR THE NORTHERN IRELAND HOUSING EXECUTIVE

#### **II.1.2) Main CPV code**

- 45210000 - Building construction work

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

The Housing Executive wishes to procure suitably qualified and competent contractors to carry out works in relation to the provision of Major Adaptation Construction works to properties for Persons with a Disability throughout Northern Ireland. It is proposed to have 5 Lots in total with 4 of the Lots consisting of 3 Contractors per Lot each awarded a Contract and 1 Lot (Belfast Region), consisting of 4 Contractors, each awarded a Contract within that lot (subject to a sufficient number of compliant tenders being received) covering 5 geographical areas.

This approach is subject to review and the final strategy and structure will be as detailed in the Tender documents. Subject to terms and conditions each Lot Contract will be for a period of 24 months + options to extend for two further periods of 12 months each (or part thereof). Tenderers will be assessed on a “most economically advantageous tender” basis, according to 70% price and 30% quality. The NIHE reserve the right to amend or vary this approach, with final details being contained in the Tender documents.

The tender documentation is being finalised and should be published in due course (currently estimated as September 2023). This PIN is therefore to give some advance notice to the market that this tender is imminent. This potential contract is vital to address essential statutory requirements of the Contracting Authority which, directly and indirectly, impact the health, safety, mental and physical wellbeing of our customers, including those whom may be at risk

It is anticipated that tenderers will be able to bid for a maximum of 3 Lot contracts and be limited to winning a maximum of 2 Lot contracts (however the Contracting Authority

reserves the right to increase this to 3 as will be set out in the tender documentation). For instance, in the event that there are some unallocated Lot contracts once all tenderers have been allocated 2 Lot contracts after the award sequence has been completed, the Contracting Authority reserves the right to re-run the award sequence to be outlined in the Tender documents provided the Economic Operator has submitted a Price List Offer for the unallocated Lot contract and use their total tender score to continue to award Lots in the order detailed in the Tender documents. For the avoidance of doubt, no tenderer will be awarded more than three Lot contracts).

The proposed areas to be covered by the contract and current estimated annual values are as follows (please note the pre-tender estimated values will be detailed in the Tender documents):

Lot 1 North Region - East Area and South Antrim Area – GBP1million

Lot 2 South Region – South 2, Mid Ulster and South West Areas – GBP1.75million

Lot 3 South Region – South 1, North Down / Ards & South Down Area - £1.74million

Lot 4 North Region – West and Causeway Areas – GBP2.1million

Lot 5 Belfast Region – Belfast areas – GBP1.5million

(NB It is envisaged that Lots 1-4 will consist of 3 Contractors per Lot with Lot 5 consisting of 4 Contractors)

The actual value for each Lot shall be subject to change in line with the Contracting Authorities requirements. The Tender will be advertised using the Open Procedure. Each lot contract will be awarded to the most economically advantageous tender with the award criteria 70 percent Price and 30 percent Quality (which includes an assessment on social value of a minimum 10 percent).

All information contained within this PIN such as, the above tender strategy, indicative date of publication of the contract notice, and scope of works is subject to change at the Contracting Authorities absolute discretion.

### **II.1.5) Estimated total value**

Value excluding VAT: £34,558,545

### **II.1.6) Information about lots**

This contract is divided into lots: Yes

The contracting authority reserves the right to award contracts combining the following lots or groups of lots:

It is envisaged that Economic Operator will be restricted to tendering for 3 lots, with a further restriction that they can only be awarded a contract on 2 lots, unless the award sequence is re-opened again.

## **II.2) Description**

### **II.2.1) Title**

Lot 1 North Region - East Area and South Antrim Area

Lot No

Lot 1 North Region - East Area and South Antrim Area

### **II.2.2) Additional CPV code(s)**

- 45210000 - Building construction work
- 45400000 - Building completion work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45215210 - Construction work for subsidised residential accommodation

### **II.2.3) Place of performance**

NUTS codes

- UKN - Northern Ireland

### **II.2.4) Description of the procurement**

See Description section II.1.4

## **II.2) Description**

### **II.2.1) Title**

Lot 2 South Region – South 2, Mid Ulster and South West

Lot No

Lot 2 South Region – South 2, Mid Ulster and South West

### **II.2.2) Additional CPV code(s)**

- 45210000 - Building construction work
- 45400000 - Building completion work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45215210 - Construction work for subsidised residential accommodation

### **II.2.3) Place of performance**

NUTS codes

- UKN - Northern Ireland

### **II.2.4) Description of the procurement**

See Section II.1.4 Short Description

## **II.2) Description**

### **II.2.1) Title**

Lot 3 South Region – South 1, North Down / Ards & South Down Area

Lot No

Lot 3 South Region – South 1, North Down / Ards & South Down Area

### **II.2.2) Additional CPV code(s)**

- 45210000 - Building construction work
- 45400000 - Building completion work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45215210 - Construction work for subsidised residential accommodation

### **II.2.3) Place of performance**

NUTS codes

- UKN - Northern Ireland

### **II.2.4) Description of the procurement**

See Section II.1.4 Short Description

## **II.2) Description**

### **II.2.1) Title**

Lot 4 North Region – West and Causeway Areas

Lot No

Lot 4 North Region – West and Causeway Areas

### **II.2.2) Additional CPV code(s)**

- 45210000 - Building construction work
- 45400000 - Building completion work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45215210 - Construction work for subsidised residential accommodation

### **II.2.3) Place of performance**

NUTS codes

- UKN - Northern Ireland

### **II.2.4) Description of the procurement**

See Section II.1.4 Short Description

## **II.2) Description**

### **II.2.1) Title**

Lot 5 Belfast Region – Belfast areas

Lot No

Lot 5 Belfast Region – Belfast areas

## **II.2.2) Additional CPV code(s)**

- 45210000 - Building construction work
- 45400000 - Building completion work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45215210 - Construction work for subsidised residential accommodation

## **II.2.3) Place of performance**

NUTS codes

- UKN - Northern Ireland

## **II.2.4) Description of the procurement**

See Section II.1.4 Short Description

## **II.3) Estimated date of publication of contract notice**

1 September 2023

---

# **Section IV. Procedure**

## **IV.1) Description**

### **IV.1.8) Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: Yes