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Tender

SH2024-059 Periodic Electrical Inspection & Testing (EICRs) and Associated Works

Southern Housing

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-022210

Procurement identifier (OCID): ocds-h6vhtk-051076 ([view related notices](#))

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Scope

Reference

SH2024-059

Description

Periodic Electrical Inspection & Testing (EICRs) and Associated Works, as per specification requirements and all supporting tender documents.

Total value (estimated)

- £80,000,000 excluding VAT

- £96,000,000 including VAT

Above the relevant threshold

Main procurement category

Services

CPV classifications

- 71630000 - Technical inspection and testing services

Lot constraints

Maximum number of lots a supplier can bid for: 2

Maximum number of lots a supplier can be awarded: 2

Description of how multiple lots may be awarded:

To ensure contingency in contract awards, the Client will appoint a minimum of two and a maximum of three Service Providers. EICRs project is divided into three geographical lots and bidders will be able to choose which lot they wish to bid for. However, there are specific rules on how lots can be selected.

Lot selection rules:

Bidders cannot bid for all three lots. They must choose between the following options:

- Lot 1 exclusively – bidders opting for Lot 1 are restricted from bidding for Lot 2 or Lot 3.
- Lot 2 and/or Lot 3 – bidders may submit proposals for either Lot 2 or Lot 3 separately or for both.

If a bidder submits successful bids for multiple permitted lots, they may be awarded following:

- Lot 1 exclusively, should they wish to focus their service delivery in London area only.

- Lot 2 and/or Lot 3, either separately or together.”

Please confirm which Lots you are submitting a Tender Submission for via the Tender Submission Checklist.

Not the same for all lots

Contract locations and contract dates are shown in Lot sections, because they are not the same for all lots.

Lot 1. London

Description

Stock concentration in London area only.

Lot value (estimated)

- £35,200,000 excluding VAT
- £42,240,000 including VAT

Contract dates (estimated)

- 1 January 2026 to 31 December 2031
- Possible extension to 31 December 2036

- 11 years

Description of possible extension:

It's the Client's intention to offer first 2-year extension at year 3, a further 2-year extension at year 5 and then the last one at year 8.

Contract locations

- UKI - London

Same for all lots

CPV classifications are shown in the Scope section, because they are the same for all lots.

Lot 2. All Other Areas

Description

Stock concentration outside of London area.

Lot value (estimated)

- £40,800,000 excluding VAT
- £48,960,000 including VAT

Contract dates (estimated)

- 1 January 2026 to 31 December 2031

- Possible extension to 31 December 2036
- 11 years

Description of possible extension:

It's the Client's intention to offer a first 2-year extension at year 3, a further 2-year extension at year 5 and then the last one at year 8.

Contract locations

- UKF - East Midlands (England)
- UKH - East of England
- UKJ1 - Berkshire, Buckinghamshire and Oxfordshire
- UKJ4 - Kent
- UKJ2 - Surrey, East and West Sussex

Same for all lots

CPV classifications are shown in the Scope section, because they are the same for all lots.

Lot 3. Isle of Wight

Description

Stock concentration on the Isle of Wight.

Lot value (estimated)

- £4,000,000 excluding VAT
- £4,800,000 including VAT

Contract dates (estimated)

- 1 January 2026 to 31 December 2031
- Possible extension to 31 December 2036
- 11 years

Description of possible extension:

It's the Client's intention to offer a first 2-year extension at year 3, a further 2-year extension at year 5 and then the last one at year 8.

Contract locations

- UKJ3 - Hampshire and Isle of Wight

Same for all lots

CPV classifications are shown in the Scope section, because they are the same for all lots.

Participation

Particular suitability

Lot 1. London

Lot 2. All Other Areas

Lot 3. Isle of Wight

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

9 June 2025, 3:00pm

Tender submission deadline

16 June 2025, 5:00pm

Submission address and any special instructions

<https://www.mytenders.co.uk/>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

29 August 2025

Award criteria

Lot 1. London

Name	Type	Weighting
Quality Submissions	Quality	60.00%
Cost Submission	Cost	40.00%

Lot 2. All Other Areas

Name	Type	Weighting
Quality Submission	Quality	60.00%
Cost Submission	Cost	40.00%

Lot 3. Isle of Wight

Name	Type	Weighting
Quality Submission	Quality	60.00%
Cost Submission	Cost	40.00%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Documents

Associated tender documents

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=600431

Annex 1 JCT MTC 2016 SH Amendments (draft)

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=600469

Annex 1a JCT_MTC_2016 Book (draft)

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=600470

Annex 2 TUPE info (London)

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=600471

Annex 2a TUPE info (all other areas)

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=600472

Annex 3 - PSQ

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=600473

Annex 4 Site List 15.04.2025

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=600474

Annex 4a PAT Site List for LOptivo

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=600475

Annex 8 - Southern Housing - Sustainability Audit Template

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=600476

Appendix 1 - Tender Certificate

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=600477

Schedule 5 EICR Technical Spec 2025

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=600478

Schedule 6 Lot 1 (LDN) Price Framework SH2024-059

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=600479

Schedule 6 Lot 2 (Other Areas) Price Framework SH2024-059

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=600480

Schedule 6 Lot 3 (IOW) Price Framework SH2024-059

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=600481

Schedule 7 KPIs

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=600482

Schedule 12 Quality Questions

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=600483

Schedule 14 Social Value Approach

Technical specifications to be met

<https://www.mytenders.co.uk>

Specification documents uploaded onto the portal.

Contracting authority

Southern Housing

- Public Procurement Organisation Number: PXJP-9994-BJBR

59-61 Clerkenwell Road

Sittingbourne

ME9 8GU

United Kingdom

Contact name: Marlena Konieczek

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Website: <http://www.southernhousing.org.uk>

Region: UKJ43 - Kent Thames Gateway

Organisation type: Public authority - sub-central government