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Planning

## **Periodic Electrical Inspection & Testing to Domestic Properties**

Northern Ireland Housing Executive

UK3: Planned procurement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-035925

Procurement identifier (OCID): ocds-h6vhtk-04ef6e ([view related notices](#))

Published 27 June 2025, 5:29pm

### **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's Domestic 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 contractors 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 a Satisfactory 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.

All electrical work is to be undertaken by an organisation that is a registered user/subscriber to an accepted electrical licence to practice system. All electrical workers engaged in the delivery of the service must be registered with and hold a valid Licence to Practice (LtP), issued by an approved electrical Licence to Practice system as set out by the Department of Finance. LtP systems which are currently recognised as providers under the LtP initiative are SparkSafe and ECS Check Northern Ireland (provided by the Electrotechnical Certification Scheme).

All electrical work is to be undertaken by an organisation that is registered, operates, and maintains a UKAS accredited third party electrical certification system. Government-approved registering bodies in Northern Ireland are NICEIC (National Inspection Council for Electrical Installation Contracting) and NAPIT (National Association of Professional Inspectors and Testers).

All information contained within this notice is indicative only and subject to change at any time without notice. Full details of the Conditions of Participation and Scope will be detailed in the Associated Tender Documents.

The contract is focused on Domestic properties only. Periodic Electrical Inspection & Testing to non-domestic properties will be subject to a separate procurement.

Note, the lot values and total contract values (both with and without VAT) have been rounded up to the nearest 100. Precise values relating to the pre-tender estimate for each lot will be provided in the ITT.

### **Total value (estimated)**

- £25,966,700 excluding VAT
- £31,160,040 including VAT

Above the relevant threshold

### **Contract dates (estimated)**

- 1 April 2026 to 31 March 2031
- Possible extension to 31 March 2033
- 7 years

Description of possible extension:

The contracting authority reserves the right, at its absolute discretion, to extend any lot contract associated with this anticipated competition for a duration of 2 years, or parts thereof.

### **Options**

The right to additional purchases while the contract is valid.

Potential for additional Periodic Electrical Inspection & Testing and remedial repairs to Domestic Properties in the successful contractor's lots or the lots in which they will provide back up support.

The potential Lot Contracts are non-exclusive, i.e., the Contracting Authority may procure the services / works via other procurement routes throughout the term of the potential Lot Contracts, with no guarantee as to any volume whatsoever.

### **Main procurement category**

Works

### **Additional procurement category**

## Services

### **CPV classifications**

- 45310000 - Electrical installation work
- 50700000 - Repair and maintenance services of building installations
- 51110000 - Installation services of electrical equipment
- 71314100 - Electrical services
- 71630000 - Technical inspection and testing services

### **Contract locations**

- UKN - Northern Ireland

### **Lot constraints**

Maximum number of lots a supplier can be awarded: 3

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## **Lot 1. South And East Belfast Area**

### **Description**

Periodic Electrical Inspection & Testing to Domestic Properties, in accordance with the Scope, in the South And East Belfast Area

Successful Supplier will be required to provide backup support to another area.

### **Lot value (estimated)**

- £4,202,500 excluding VAT
- £5,043,000 including VAT

### **Same for all lots**

CPV classifications, contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

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## **Lot 2. South Antrim Area**

### **Description**

Periodic Electrical Inspection & Testing to Domestic Properties, in accordance with the Scope, in the South Antrim Area

Successful Supplier will be required to provide backup support to another area.

### **Lot value (estimated)**

- £3,295,300 excluding VAT
- £3,954,360 including VAT

### **Same for all lots**

CPV classifications, contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

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## **Lot 3. North Down and Ards Area**

### **Description**

Periodic Electrical Inspection & Testing to Domestic Properties, in accordance with the Scope, in the North Down and Ards Area

Successful Supplier will be required to provide backup support to another area.

### **Lot value (estimated)**

- £2,961,700 excluding VAT
- £3,554,040 including VAT

### **Same for all lots**

CPV classifications, contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

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## **Lot 4. South Area (Non HED)**

### **Description**

Periodic Electrical Inspection & Testing to Domestic Properties, in accordance with the Scope, in the South Area (Non HED)

Successful Supplier will be required to provide backup support to another area.

### **Lot value (estimated)**

- £2,774,900 excluding VAT

- £3,329,880 including VAT

### **Same for all lots**

CPV classifications, contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

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## **Lot 5. Mid And East Antrim Area**

### **Description**

Periodic Electrical Inspection & Testing to Domestic Properties, in accordance with the Scope, in the Mid And East Antrim Area

Successful Supplier will be required to provide backup support to another area.

### **Lot value (estimated)**

- £2,508,900 excluding VAT
- £3,010,680 including VAT

### **Same for all lots**

CPV classifications, contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

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## **Lot 6. Lisburn / Castlereagh Area**

### **Description**

Periodic Electrical Inspection & Testing to Domestic Properties, in accordance with the Scope, in the Lisburn / Castlereagh Area

Successful Supplier will be required to provide backup support to another area.

**Lot value (estimated)**

- £2,565,000 excluding VAT
- £3,078,000 including VAT

**Same for all lots**

CPV classifications, contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

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**Lot 7. South Down Area**

**Description**

Periodic Electrical Inspection & Testing to Domestic Properties, in accordance with the Scope, in the South Down Area

Successful Supplier will be required to provide backup support to another area.

**Lot value (estimated)**

- £2,643,300 excluding VAT
- £3,171,960 including VAT



## **Same for all lots**

CPV classifications, contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

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## **Lot 8. Mid Ulster Area**

### **Description**

Periodic Electrical Inspection & Testing to Domestic Properties, in accordance with the Scope, in the Mid Ulster Area

Successful Supplier will be required to provide backup support to another area.

### **Lot value (estimated)**

- £1,610,700 excluding VAT
- £1,932,840 including VAT

## **Same for all lots**

CPV classifications, contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

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## **Lot 9. Causeway Area (Non HED)**

### **Description**

Periodic Electrical Inspection & Testing to Domestic Properties, in accordance with the Scope, in the Causeway Area (Non HED)

Successful Supplier will be required to provide backup support to another area.

### **Lot value (estimated)**

- £1,613,100 excluding VAT
- £1,935,720 including VAT

### **Same for all lots**

CPV classifications, contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

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## **Lot 10. Southwest Area**

### **Description**

Periodic Electrical Inspection & Testing to Domestic Properties, in accordance with the Scope, in the Southwest Area

Successful Supplier will be required to provide backup support to another area.

### **Lot value (estimated)**

- £1,791,300 excluding VAT
- £2,149,560 including VAT

### **Same for all lots**

CPV classifications, contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

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## Participation

### Legal and financial capacity conditions of participation

#### Lot 1. South And East Belfast Area

The Contracting Authority intends to use Constructionline, an independently operated database, to assess the financial standing of Suppliers tendering for works and services contracts. Suppliers should have a verified Notation Value of at least £346,500, in any one of the following Constructionline Relevant Work Categories if tendering for this lot:

- Testing Of Electrical Installations
- Electrical Services
- Electrical Installation and Maintenance/Services
- Electrical Installation & Maintenance/Services

Where a supplier is not registered on Constructionline or, is registered on Constructionline but cannot meet the Relevant Work Category' and Minimum Notation Category Value with verified status requirements, they must complete and meet the requirements of the relevant sections of the contracting authority's PSQ1A document which will be made available with the associated tender documents.

Suppliers must hold the following:

- Buildsafe: 3rd party certification of your documented health and safety management system which complies with the requirements of section 3.3 of Annex A in the Construction Toolkit.
- 3rd party certification of my documented Environmental Management System (EMS) that meets the requirements of section 2.1.1 of Annex B in the Construction Toolkit.

[https://www.finance-ni.gov.uk/sites/default/files/publications/dfp/Construction Toolkit pdf](https://www.finance-ni.gov.uk/sites/default/files/publications/dfp/Construction%20Toolkit%20pdf%20version%2030%2004%2024%20-%20ACC.pdf)  
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Suppliers must have, or be capable of acquiring the following insurance requirements to the following minimum levels by the start date:

- Public Liability Insurance: £10,000,000 per incident
- Employers Liability Insurance: £10,000,000 per incident
- Contractors All Risk Insurance: £60,000 per contract
- Professional Indemnity Insurance: £1,000,000

## **Lot 2. South Antrim Area**

The Contracting Authority intends to use Constructionline, an independently operated database, to assess the financial standing of Suppliers tendering for works and services contracts. Suppliers should have a verified Notation Value of at least £459,030, in any one of the following Constructionline Relevant Work Categories if tendering for this lot:

- Testing Of Electrical Installations
- Electrical Services
- Electrical Installation and Maintenance/Services
- Electrical Installation & Maintenance/Services

Where a supplier is not registered on Constructionline or, is registered on Constructionline but cannot meet the Relevant Work Category' and Minimum Notation Category Value with verified status requirements, they must complete and meet the requirements of the relevant sections of the contracting authority's PSQ1A document which will be made available with the associated tender documents.

Suppliers must hold the following:

- Buildsafe: 3rd party certification of your documented health and safety management system which complies with the requirements of section 3.3 of Annex A in the Construction Toolkit.

-3rd party certification of my documented Environmental Management System (EMS) that meets the requirements of section 2.1.1 of Annex B in the Construction Toolkit.

[https://www.finance-ni.gov.uk/sites/default/files/publications/dfp/Construction Toolkit pdf](https://www.finance-ni.gov.uk/sites/default/files/publications/dfp/Construction%20Toolkit.pdf)  
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Suppliers must have, or be capable of acquiring the following insurance requirements to the following minimum levels by the start date:

- Public Liability Insurance: £10,000,000 per incident
- Employers Liability Insurance: £10,000,000 per incident
- Contractors All Risk Insurance: £60,000 per contract
- Professional Indemnity Insurance: £1,000,000

### **Lot 3. North Down and Ards Area**

The Contracting Authority intends to use Constructionline, an independently operated database, to assess the financial standing of Suppliers tendering for works and services contracts. Suppliers should have a verified Notation Value of at least £368,940, in any one of the following Constructionline Relevant Work Categories if tendering for this lot:

- Testing Of Electrical Installations
- Electrical Services
- Electrical Installation and Maintenance/Services
- Electrical Installation & Maintenance/Services

Where a supplier is not registered on Constructionline or, is registered on Constructionline but cannot meet the Relevant Work Category' and Minimum Notation Category Value with verified status requirements, they must complete and meet the requirements of the relevant sections of the contracting authority's PSQ1A document which will be made available with the associated tender documents.

Suppliers must hold the following:

- Buildsafe: 3rd party certification of your documented health and safety management system which complies with the requirements of section 3.3 of Annex A in the Construction Toolkit.
- 3rd party certification of my documented Environmental Management System (EMS) that meets the requirements of section 2.1.1 of Annex B in the Construction Toolkit.

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Suppliers must have, or be capable of acquiring the following insurance requirements to the following minimum levels by the start date:

- Public Liability Insurance: £10,000,000 per incident
- Employers Liability Insurance: £10,000,000 per incident
- Contractors All Risk Insurance: £60,000 per contract
- Professional Indemnity Insurance: £1,000,000

#### **Lot 4. South Area (Non HED)**

The Contracting Authority intends to use Constructionline, an independently operated database, to assess the financial standing of Suppliers tendering for works and services contracts. Suppliers should have a verified Notation Value of at least £175,230, in any one of the following Constructionline Relevant Work Categories if tendering for this lot:

- Testing Of Electrical Installations
- Electrical Services
- Electrical Installation and Maintenance/Services
- Electrical Installation & Maintenance/Services

Where a supplier is not registered on Constructionline or, is registered on Constructionline but cannot meet the Relevant Work Category' and Minimum Notation Category Value with verified status requirements, they must complete and meet the requirements of the relevant sections of the contracting authority's PSQ1A document which will be made available with the associated tender documents.

Suppliers must hold the following:

- Buildsafe: 3rd party certification of your documented health and safety management system which complies with the requirements of section 3.3 of Annex A in the Construction Toolkit.

-3rd party certification of my documented Environmental Management System (EMS) that meets the requirements of section 2.1.1 of Annex B in the Construction Toolkit.

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Suppliers must have, or be capable of acquiring the following insurance requirements to the following minimum levels by the start date:

- Public Liability Insurance: £10,000,000 per incident
- Employers Liability Insurance: £10,000,000 per incident
- Contractors All Risk Insurance: £60,000 per contract
- Professional Indemnity Insurance: £1,000,000

#### **Lot 5. Mid And East Antrim Area**

The Contracting Authority intends to use Constructionline, an independently operated database, to assess the financial standing of Suppliers tendering for works and services contracts. Suppliers should have a verified Notation Value of at least £185,460, in any one of the following Constructionline Relevant Work Categories if tendering for this lot:

- Testing Of Electrical Installations
- Electrical Services
- Electrical Installation and Maintenance/Services
- Electrical Installation & Maintenance/Services

Where a supplier is not registered on Constructionline or, is registered on Constructionline but cannot meet the Relevant Work Category' and Minimum Notation Category Value with verified status requirements, they must complete and meet the requirements of the relevant sections of the contracting authority's PSQ1A document which will be made available with the associated tender documents.

Suppliers must hold the following:

- Buildsafe: 3rd party certification of your documented health and safety management system which complies with the requirements of section 3.3 of Annex A in the Construction Toolkit.

-3rd party certification of my documented Environmental Management System (EMS) that meets the requirements of section 2.1.1 of Annex B in the Construction Toolkit.

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Suppliers must have, or be capable of acquiring the following insurance requirements to the following minimum levels by the start date:

- Public Liability Insurance: £10,000,000 per incident
- Employers Liability Insurance: £10,000,000 per incident
- Contractors All Risk Insurance: £60,000 per contract
- Professional Indemnity Insurance: £1,000,000

#### **Lot 6. Lisburn / Castlereagh Area**

The Contracting Authority intends to use Constructionline, an independently operated database, to assess the financial standing of Suppliers tendering for works and services contracts. Suppliers should have a verified Notation Value of at least £387,750, in any one of the following Constructionline Relevant Work Categories if tendering for this lot:

- Testing Of Electrical Installations
- Electrical Services
- Electrical Installation and Maintenance/Services
- Electrical Installation & Maintenance/Services

Where a supplier is not registered on Constructionline or, is registered on Constructionline but cannot meet the Relevant Work Category' and Minimum Notation Category Value with verified status requirements, they must complete and meet the requirements of the relevant sections of the contracting authority's PSQ1A document which will be made available with the associated tender documents.

Suppliers must hold the following:

- Buildsafe: 3rd party certification of your documented health and safety management system which complies with the requirements of section 3.3 of Annex A in the Construction Toolkit.
- 3rd party certification of my documented Environmental Management System (EMS) that meets the requirements of section 2.1.1 of Annex B in the Construction Toolkit.

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Suppliers must have, or be capable of acquiring the following insurance requirements to the following minimum levels by the start date:



- Public Liability Insurance: £10,000,000 per incident
- Employers Liability Insurance: £10,000,000 per incident
- Contractors All Risk Insurance: £60,000 per contract
- Professional Indemnity Insurance: £1,000,000

### **Lot 7. South Down Area**

The Contracting Authority intends to use Constructionline, an independently operated database, to assess the financial standing of Suppliers tendering for works and services contracts. Suppliers should have a verified Notation Value of at least £419,430, in any one of the following Constructionline Relevant Work Categories if tendering for this lot:

- Testing Of Electrical Installations
- Electrical Services
- Electrical Installation and Maintenance/Services
- Electrical Installation & Maintenance/Services

Where a supplier is not registered on Constructionline or, is registered on Constructionline but cannot meet the Relevant Work Category' and Minimum Notation Category Value with verified status requirements, they must complete and meet the requirements of the relevant sections of the contracting authority's PSQ1A document which will be made available with the associated tender documents.

Suppliers must hold the following:

- Buildsafe: 3rd party certification of your documented health and safety management system which complies with the requirements of section 3.3 of Annex A in the Construction Toolkit.
- 3rd party certification of my documented Environmental Management System (EMS) that meets the requirements of section 2.1.1 of Annex B in the Construction Toolkit.

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Suppliers must have, or be capable of acquiring the following insurance requirements to the following minimum levels by the start date:

- Public Liability Insurance: £10,000,000 per incident
- Employers Liability Insurance: £10,000,000 per incident
- Contractors All Risk Insurance: £60,000 per contract
- Professional Indemnity Insurance: £1,000,000

### **Lot 8. Mid Ulster Area**

The Contracting Authority intends to use Constructionline, an independently operated database, to assess the financial standing of Suppliers tendering for works and services contracts. Suppliers should have a verified Notation Value of at least £122,760, in any one of the following Constructionline Relevant Work Categories if tendering for this lot:

- Testing Of Electrical Installations
- Electrical Services
- Electrical Installation and Maintenance/Services
- Electrical Installation & Maintenance/Services

Where a supplier is not registered on Constructionline or, is registered on Constructionline but cannot meet the Relevant Work Category' and Minimum Notation Category Value with verified status requirements, they must complete and meet the requirements of the relevant sections of the contracting authority's PSQ1A document which will be made available with the associated tender documents.

Suppliers must hold the following:

- Buildsafe: 3rd party certification of your documented health and safety management system which complies with the requirements of section 3.3 of Annex A in the Construction Toolkit.

-3rd party certification of my documented Environmental Management System (EMS) that meets the requirements of section 2.1.1 of Annex B in the Construction Toolkit.

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Suppliers must have, or be capable of acquiring the following insurance requirements to the following minimum levels by the start date:

- Public Liability Insurance: £10,000,000 per incident
- Employers Liability Insurance: £10,000,000 per incident
- Contractors All Risk Insurance: £60,000 per contract
- Professional Indemnity Insurance: £1,000,000

### **Lot 9. Causeway Area (Non HED)**

The Contracting Authority intends to use Constructionline, an independently operated database, to assess the financial standing of Suppliers tendering for works and services contracts. Suppliers should have a verified Notation Value of at least £96,030, in any one of the following Constructionline Relevant Work Categories if tendering for this lot:

- Testing Of Electrical Installations
- Electrical Services
- Electrical Installation and Maintenance/Services
- Electrical Installation & Maintenance/Services

Where a supplier is not registered on Constructionline or, is registered on Constructionline but cannot meet the Relevant Work Category' and Minimum Notation Category Value with verified status requirements, they must complete and meet the requirements of the relevant sections of the contracting authority's PSQ1A document which will be made available with the associated tender documents.

Suppliers must hold the following:

- Buildsafe: 3rd party certification of your documented health and safety management system which complies with the requirements of section 3.3 of Annex A in the Construction Toolkit.
- 3rd party certification of my documented Environmental Management System (EMS) that meets the requirements of section 2.1.1 of Annex B in the Construction Toolkit.

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Suppliers must have, or be capable of acquiring the following insurance requirements to the following minimum levels by the start date:

- Public Liability Insurance: £10,000,000 per incident
- Employers Liability Insurance: £10,000,000 per incident
- Contractors All Risk Insurance: £60,000 per contract
- Professional Indemnity Insurance: £1,000,000

### **Lot 10. Southwest Area**

The Contracting Authority intends to use Constructionline, an independently operated database, to assess the financial standing of Suppliers tendering for works and services contracts. Suppliers should have a verified Notation Value of at least £231,660, in any one of the following Constructionline Relevant Work Categories if tendering for this lot:

- Testing Of Electrical Installations
- Electrical Services
- Electrical Installation and Maintenance/Services
- Electrical Installation & Maintenance/Services

Where a supplier is not registered on Constructionline or, is registered on Constructionline but cannot meet the Relevant Work Category' and Minimum Notation Category Value with verified status requirements, they must complete and meet the requirements of the relevant sections of the contracting authority's PSQ1A document which will be made available with the associated tender documents.

Suppliers must hold the following:

- Buildsafe: 3rd party certification of your documented health and safety management system which complies with the requirements of section 3.3 of Annex A in the Construction Toolkit.
- 3rd party certification of my documented Environmental Management System (EMS) that meets the requirements of section 2.1.1 of Annex B in the Construction Toolkit.

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Suppliers must have, or be capable of acquiring the following insurance requirements to the following minimum levels by the start date:

- Public Liability Insurance: £10,000,000 per incident
- Employers Liability Insurance: £10,000,000 per incident
- Contractors All Risk Insurance: £60,000 per contract
- Professional Indemnity Insurance: £1,000,000

## **Technical ability conditions of participation**

**Lot 1. South And East Belfast Area**

**Lot 2. South Antrim Area**

**Lot 3. North Down and Ards Area**

**Lot 4. South Area (Non HED)**

**Lot 5. Mid And East Antrim Area**

**Lot 6. Lisburn / Castlereagh Area**

**Lot 7. South Down Area**

**Lot 8. Mid Ulster Area**

**Lot 9. Causeway Area (Non HED)**

**Lot 10. Southwest Area**

You must be registered on the central digital platform (CDP), submit your up-to-date core supplier information to that platform, and give that up-to-date core supplier information to the contracting authority by means completing the relevant section in the Qualification Envelope on eTendersNI.

For each associated person you intend to rely upon, you must confirm they are registered on the CDP, provide their share code and also attach the up to date supplier information of each associated person (and, sub contractor) via zip file along with your tender.

If you are intending to use subcontractors, you must:

- provide a list of all suppliers who you intend to sub-contract the performance of all or part of the contract to (either directly or in your wider supply chain)
- provide their unique identifier (if they are registered on the CDP), or otherwise, a Companies House number charity number, VAT registration number, or equivalent

- provide a brief description of their intended role in the performance of the contract

You must declare if you and any associated person(s) or subcontractors you may be relying on are on the debarment list.

The below is indicative only and subject to change.

2 examples of previous relevant experience. Both example contracts must:

- must have a minimum term of 12 months and be completed within 7 years of the Tender Submission Deadline,
- or they can be operational within 7 years of the Tender Submission Deadline and have completed at least 12 months of its term.
- Have an annual value of £96,000 for the Periodic Electrical Inspection & Testing and remedial repairs to Domestic Properties element
- Demonstrate experience of undertaking periodic electrical inspection and testing of fixed wire installations and remedial repairs showing that this was in conformance with BS 7671 (as amended)

At least one example contract must:

- Demonstrate this experience in domestic buildings (the other example may be in the context of domestic or non-domestic buildings).
- Demonstrate this experience in occupied buildings.

Suppliers are invited to share their feedback in relation to the Financial and Technical Ability with the Contracting Authority by contacting [cprocurement@nihe.gov.uk](mailto:cprocurement@nihe.gov.uk) clearing marking your email as being in relation to 'P-0400 Conditions of Participation', before CoB 25th July 2025

## **Particular suitability**

**Lot 1. South And East Belfast Area**

**Lot 2. South Antrim Area**

**Lot 3. North Down and Ards Area**

**Lot 4. South Area (Non HED)**

**Lot 5. Mid And East Antrim Area**

**Lot 6. Lisburn / Castlereagh Area**

**Lot 7. South Down Area**

**Lot 8. Mid Ulster Area**

**Lot 9. Causeway Area (Non HED)**

**Lot 10. Southwest Area**

Small and medium-sized enterprises (SME)

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## **Submission**

### **Publication date of tender notice (estimated)**

15 August 2025

### **Enquiry deadline**

3 September 2025, 3:00pm

### **Tender submission deadline**

16 September 2025, 3:00pm

### **Submission address and any special instructions**

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

**Tenders may be submitted electronically**

Yes

### **Languages that may be used for submission**

English

### **Award decision date (estimated)**

7 January 2026

### **Recurring procurement**

Publication date of next tender notice (estimated): 15 August 2033

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### **Award criteria**



Name	Description	Type	Weighting
Price	Percentage Adjustments for each of the following: Remedial Repairs Testing and Inspection of a 1 Bed Property and provision of a satisfactory EICR Testing and Inspection of a 2 Bed Property and provision of a satisfactory EICR Testing and Inspection of a 3 Bed Property and provision of a satisfactory EICR Testing and Inspection of a 4+ Bed Property and provision of a satisfactory EICR	Price	70%

Name	Description	Type	Weighting
Quality Questions and Social Value Delivery Plan	Expected to be made up of 3 quality questions. A minimum of 10% is allocated to Social value. The Social Value Quality Question is expected to involve a Yes/No self declaration and supplier's completion of the Social Value Delivery Plan for the lot(s) in which they are submitting a Tender. Each lot will have a minimum threshold of social value points that suppliers must meet. Suppliers will be able to select social value initiatives from a menu of initiatives contained within each Lot's Social Value Delivery Plan. It is anticipated that a minimum of 50% of the social value points associated with each lot must be delivered through STEM Activities.	Quality	30%

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## Other information

### Description of risks to contract performance

Risk of contract value being higher as a result of applying higher than expected adjustments to schedule of rates.

Risk of the mix of work changing from that anticipated at pre-tender stage that may result in higher spend.

Risk that demand may increase causing projected contract spend to surpass value in the Award/Details Notice.

Risk of contract value being higher as a result of migrating to new version of Schedule of Rates.

Risk of volume of work being higher as a result of NIHE Revitalisation programme being approved providing NIHE with borrowing powers.

Risk of volume of work and contract being higher as a result of needing to back up and support service in a neighbouring Lot for any of the following reasons:

- following a Major Incident/Emergency,
- if there is no contractor Providing the Service in a Lot,
- if the Client requires additional resources to address a failure in the performance of a contractor appointed to Provide the Service in another Lot,
- if another contractor has not complied with an instruction, or
- if a Contract Lot has not been awarded from the initial tender.

Risk that an alternative contractor to the one appointed as the back up and support contractor will be required to provide back up and support due to the following reasons:

-there is no back up and support contractor appointed either as a result of the lot not being awarded, or the lot being awarded to the same contractor

-the appointed back up and support contractor cannot provide the back up and support services due to issues with capacity

## **Applicable trade agreements**

- Government Procurement Agreement (GPA)
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## Procedure

### Procedure type

Open procedure

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## Contracting authority

### Northern Ireland Housing Executive

- Public Procurement Organisation Number: PTYV-8666-PQQY

Housing Centre, 2 Adelaide Street

Belfast

BT2 8PB

United Kingdom

Email: [cprocurement@nihe.gov.uk](mailto:cprocurement@nihe.gov.uk)

Region: UKN06 - Belfast

Organisation type: Public authority - central government

Devolved regulations that apply: Northern Ireland