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Planning

Periodic Electrical Inspection & Testing to Domestic Properties

Northern Ireland Housing Executive

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

Notice identifier: 2025/S 000-036544

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

Published 1 July 2025, 4:49pm

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, and current at the time of the work.

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 is to provide a fully completed Electrical Installation Condition Report with a Satisfactory overall assessment of the installation in terms of its suitability for continued use.

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 total contact 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

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

Engagement

Engagement deadline

25 July 2025

Engagement process description

Suppliers are invited to share their feedback in relation to the anticipated Financial Capacity and Technical Ability requirements set out below with the Contracting Authority by contacting cprocurement@nihe.gov.uk clearing marking your email as being in relation to 'P-0400 Conditions of Participation', before CoB 25th July 2025

The Planned Procurement Notice published on 27th June invited suppliers to feedback on the Conditions of Participation. This notice formalises this market engagement and elaborates on the anticipated Conditions of Participation.

The following conditions of participation are indicative only and subject to change without notice.

FINANCIAL CAPACITY

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 at least equal to the estimated annual value of the lot for which they are tendering, 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

Notional Verified Values of their Relevant Work Category:

- Notional Value for Lot 1: £346,500
- Notional Value for Lot 2: £459,030
- Notional Value for Lot 3: £368,940
- Notional Value for Lot 4: £175,230
- Notional Value for Lot 5: £185,460
- Notional Value for Lot 6: £387,750
- Notional Value for Lot 7: £419,430
- Notional Value for Lot 8: £122,760
- Notional Value for Lot 9: £96,030
- Notional Value for Lot 10: £231,660

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.

CENTRAL DIGITAL PLATFORM - SUPPLIER INFORMATION

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 if they are registered on the CDP [corrected from Planned Procurement Notice which did not state if they are registered on the CDP]) 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

DEBARMENT

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

HEALTH, SAFETY AND ENVIRONMENTAL

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.

Suppliers should hold:

- a valid health and safety competence assessment certificate issued by an organisation that is a scheme member of the SSIP Forum (meeting the requirements of section 3.3.2 of Annex A in the Construction Toolkit) or pass the evidence based health and safety questions set out in the PSQ1B which will be made available with the associated tender documents [corrected from Planned Procurement Notice which did not include this requirement.].

[https://www.finance-ni.gov.uk/sites/default/files/publications/dfp/Construction Toolkit \[pdf version 11 01 24\] \(1\).PDF](https://www.finance-ni.gov.uk/sites/default/files/publications/dfp/Construction%20Toolkit%20pdf%20version%2011%2001%2024%20(1).pdf)

copy paste the above link into your browser [corrected from Planned Procurement Notice which did not state this].

INSURANCE

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

This will be set out in the PSQ1 which will be made available with the associated tender documents.

- 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 element [corrected from Planned Procurement Notice which included the words 'to domestic properties'].
- 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.

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

15 August 2025

Contracting authority

Northern Ireland Housing Executive

- Public Procurement Organisation Number: PTYV-8666-PQQY

Housing Centre, 2 Adelaide Street

Belfast

BT2 8PB

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