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Contract

EPCs and EICRs - Surveys, Inspections & Testing

INCLUSION GROUP LIMITED

F03: Contract award notice

Notice identifier: 2025/S 000-039122

Procurement identifier (OCID): ocids-h6vhtk-055d4d

Published 11 July 2025, 9:21am

Section I: Contracting authority

I.1) Name and addresses

INCLUSION GROUP LIMITED

106 Heworth Green

York

YO317TQ

Email

hanson@inclusiongroup.co.uk

Country

United Kingdom

Region code

UKE21 - York

Companies House

12505808

Internet address(es)

Main address

<https://www.inclusion-group.org.uk/>

I.4) Type of the contracting authority

Other type

Community Interest Company

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

EPCs and EICRs - Surveys, Inspections & Testing

II.1.2) Main CPV code

- 98300000 - Miscellaneous services

II.1.3) Type of contract

Services

II.1.4) Short description

Inclusion Group, as the contracting authority, has awarded a 3 year contract to ECO Approach Limited for EPCs and EICRs - Surveys, Inspections & Testing. This award was made via a direct award, under Procurement for Housing's Funded Retrofit Works & Delivery framework.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £430,000

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)
- UKL - Wales
- UKM - Scotland

II.2.4) Description of the procurement

The scope of this procurement covers the following essential services:

EICR Inspections and Certification: Comprehensive Electrical Installation Condition Report inspections and subsequent certification.

EPC Inspections and Certification: Energy Performance Certificate inspections and subsequent certification.

All EICR and EPC inspections and certifications will be completed in line with agreed contract costs as per the asset list. The appointed supplier (ECO Approach Limited) will be responsible for ensuring the programme of inspections strives to achieve 100% compliance for both EICRs and EPCs across Inclusion Group's portfolio.

Additionally, the contract outlines provisions for:

Remedial Works: Works resulting from Planned Preventative Maintenance (PPM) activities that exceed a self-certification threshold (£150+) will require separate order numbers.

Reactive Repairs and Improvements: Any reactive repairs and improvements will each be issued as separate orders

II.2.5) Award criteria

Price

II.2.11) Information about options

Options: Yes

Description of options

Option to extend +2 years

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Award of a contract without prior publication of a call for competition in the cases listed below

- The procurement falls outside the scope of application of the regulations

Explanation:

Inclusion Group, as the contracting authority, hereby provides the justification for the direct award of the contract to ECO Approach, without prior publication in the Official Journal of the European Union (OJEU) or the Find a Tender Service (FTS). This decision is made in strict accordance with the provisions of Regulation 32(3) of the Public Contracts Regulations 2015 (or the equivalent national transposition of EU Directive 2014/24/EU, as applicable), which permits the use of the negotiated procedure without prior publication for additional services by the original contractor under specific circumstances.

ECO Approach is the incumbent supplier for the services in question, and our assessment, conducted under PfH's call-off procedures which permit consideration of a "lawful advantage of an incumbent Supplier," has concluded that a change of supplier would unequivocally result in considerable inconvenience and substantial duplication of costs for Inclusion Group.

Specifically, our analysis has identified the following critical factors:

Unavoidable Costs of Changing Supplier: Transitioning to a new supplier would necessitate significant and unavoidable financial outlays. These include, but are not limited to, the costs associated with:

Extensive re-training of our staff on new systems and processes, leading to productivity losses during the transition phase.

Potential investment in new or adapted infrastructure to ensure compatibility with a different supplier's operational model.

The inherent administrative burden and resource allocation required for onboarding a new provider, including contract negotiation, legal reviews, and extensive due diligence processes.

Potential for initial service disruption during the migration period, which could impact our residents and operational efficiency, incurring indirect costs.

Lower Risks of Service Migration: The continued engagement with ECO Approach, as the incumbent, presents a demonstrably lower risk profile for service migration. ECO Approach possesses an in-depth understanding of Inclusion Group's specific operational requirements, existing infrastructure, and the unique needs of our residents. This established knowledge base mitigates the significant risks associated with:

Potential delays or failures in service continuity that could arise from a new supplier's learning curve or unforeseen integration challenges.

The risk of non-compliance or misinterpretation of our specific service level agreements and regulatory obligations by an unfamiliar provider.

The disruption to established communication channels and working relationships that are critical for the efficient delivery of services to our vulnerable residents.

Based on this thorough assessment, Inclusion Group is satisfied that the cumulative impact of these unavoidable costs and elevated risks associated with changing suppliers constitutes the "considerable inconvenience and substantial duplication of costs" as stipulated by Regulation 32(3). Therefore, to ensure the continuity of essential services, safeguard our operational integrity, and responsibly manage public funds by avoiding disproportionate expenditure and risk, the direct award of the contract to ECO Approach is deemed lawful and necessary under these exceptional circumstances.

IV.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

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

The procurement is covered by the Government Procurement Agreement: Yes

Section V. Award of contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

27 June 2025

V.2.2) Information about tenders

Number of tenders received: 1

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Eco Approach Limited

182a High Street

Beckenham

BR3 1EW

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

08624580

Internet address

<https://ecoapproach.co.uk/>

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £430,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

The High Court of Justice of England and Wales

Royal Courts of Justice, Strand

London

WC2A 2LL

Country

United Kingdom