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Tender

P-0408 Asbestos Surveying and associated services

Northern Ireland Housing Executive

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

Notice identifier: 2025/S 000-040560

Procurement identifier (OCID): ocids-h6vhtk-055527

Published 16 July 2025, 2:48pm

Changes to notice

This notice has been edited. The [previous version](#) is still available.

Changes to Tender dates as follows:-

* to seek clarifications date changed to 27th July 2025

** tender submission date changed to 1500HRS 07TH AUGUST 2025

Scope

Reference

P-0408 Asbestos Surveying and associated services

Description

The objective of the procurement is to successfully procure suitably qualified competent professional services teams to provide asbestos surveys and analytical support which will ensure the NIHE meets its landlord obligations to manage asbestos. The Housing Executive wishes to procure suitably qualified and competent persons to provide asbestos surveys and provide analytical services to Housing Executive's properties across the whole of Northern Ireland. The properties are a combination of the following: - • Domestic Properties • Internal and external common parts (including landings, hallways, lift shafts, plant rooms, stores , roof voids , land, refuse chambers); • Managed leasehold Properties; • Commercial Properties; • Hostel accommodation • Community lets • Private/ other social landlord Properties • Garages • Business premises, stores and offices, including the Employers Direct Labour Organisation's depots.

Total value (estimated)

- £10,536,394.49 excluding VAT
- £12,643,673.38 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 October 2025 to 30 September 2029
- Possible extension to 30 September 2031
- 6 years

Description of possible extension:

The Contracting Authority has the option, at its sole discretion, to extend the contract by

such period(s) as the Contracting Authority sees fit provided that the cumulative period of such extension(s) shall not exceed 2 (two) years from the date of the expiry of the initial 4 (four) year period.

Options

The right to additional purchases while the contract is valid.

The Contract is non-exclusive, i.e. the Contracting Authority may procure the Service(s) / Works via other procurement routes throughout the term of this Contract, with no guarantee as to any volume whatsoever.

Main procurement category

Services

CPV classifications

- 71310000 - Consultative engineering and construction services
- 71315100 - Building-fabric consultancy services
- 71600000 - Technical testing, analysis and consultancy services
- 71621000 - Technical analysis or consultancy services
- 71900000 - Laboratory services

Lot constraints

Description of how multiple lots may be awarded:

As detailed in the Procurement documents

Lot Lot 1 - Belfast. Lot 1 - Belfast

Description

Lot 1 - Belfast Region - full details are contained in the Procurement documents

Lot value (estimated)

- £3,575,701.34 excluding VAT
- £4,290,841.60 including VAT

Same for all lots

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

Lot Lot 2 - North Region - full details are contained in the Procurement documents. Lot 2 - North Region

Description

Lot 2 - North Region - full details are contained in the Procurement documents

Lot value (estimated)

- £3,484,241.64 excluding VAT
- £4,181,089.97 including VAT

Same for all lots

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

Lot Lot 3 - South Region - full details are contained in the Procurement documents. Lot 3 - South Region

Description

Lot 3 - South Region - full details are contained in the Procurement documents

Lot value (estimated)

- £3,476,451.51 excluding VAT
- £4,171,741.81 including VAT

Same for all lots

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

Participation

Legal and financial capacity conditions of participation

Lot Lot 1 - Belfast. Lot 1 - Belfast

Lot Lot 2 - North Region - full details are contained in the Procurement documents. Lot 2 - North Region

Lot Lot 3 - South Region - full details are contained in the Procurement documents. Lot 3 - South Region

As detailed in the Procurement documents

Technical ability conditions of participation

Lot Lot 1 - Belfast. Lot 1 - Belfast

Lot Lot 2 - North Region - full details are contained in the Procurement documents. Lot 2 - North Region

Lot Lot 3 - South Region - full details are contained in the Procurement documents. Lot 3 - South Region

As detailed in the Procurement documents

Particular suitability

Lot Lot 1 - Belfast. Lot 1 - Belfast

Lot Lot 2 - North Region - full details are contained in the Procurement documents. Lot 2 - North Region

Lot Lot 3 - South Region - full details are contained in the Procurement documents. Lot 3 - South Region

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

29 July 2025, 3:00pm

Tender submission deadline

7 August 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)

30 September 2025

Recurring procurement

Publication date of next tender notice (estimated): 29 June 2029

Award criteria

Name	Description	Type	Weighting
Price	Price	Price	70%
Quality	Quality	Quality	30%

Other information

Payment terms

As detailed in the Procurement documents.

Description of risks to contract performance

The impact of the following potential risks are unknown at the time of tender:-

1. Volume of work being higher as a result of NIHE operating model being approved providing NIHE with borrowing powers to permit greater program of work to be delivered.
2. Risk of the mix of work changing from that anticipated at pre-tender stage that may result in higher spend
3. 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.

4. 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)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Contracting authority

Northern Ireland Housing Executive

- Public Procurement Organisation Number: PTYV-8666-PQQY

2 Adelaide Street

Belfast

BT2 8PB

United Kingdom

Email: cprocurement@nihe.gov.uk

Region: UKN06 - Belfast

Organisation type: Public authority - central government

Devolved regulations that apply: Northern Ireland