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Tender

Compliance Services

Norwich City Council

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

Notice identifier: 2025/S 000-057139

Procurement identifier (OCID): ocds-h6vhtk-0567b5 ([view related notices](#))

Published 16 September 2025, 7:30pm

Scope

Reference

1321

Description

Norwich City Council ((NCC) is seeking to appoint a single contractor to deliver a long-term Compliance Services Contract covering (but not restricted to) statutory inspection, testing, servicing, maintenance, repairs and associated upgrades across its housing stock and communal areas. The scope of services will include, but is not limited to, emergency and communal lighting, fire alarms and detection systems, automatic opening vents, warden call systems, domestic flat entrance door inspections, lateral and rising mains, access control systems, high-rise building ventilation, lightning protection, cold water storage tanks, dry risers, legionella risk assessments, and refuse chute cleaning. NCC reserve the right to include other relevant and appropriate services to this Contract at any time during the term. The Contract will run for an initial term of five years, with the option to extend for up to two further periods of five years each, giving a maximum possible duration of fifteen years using the JCT MTC (2024) form of Contract with a schedule of amendments, and will be awarded to a single Contractor. The estimated total contract value is £35.1 million inclusive of VAT. The procurement will be conducted under the

Open Procedure in line with the Procurement Act 2023 and associated Procurement Regulations 2024, and the contract will be awarded on the basis of the Most Advantageous Tender, using a 60/40 quality to price weighting. The primary CPV code for this procurement is 50710000 (Repair and maintenance services of electrical and mechanical building installations), with additional relevant CPV codes covering specialist workstreams including legionella risk assessments, refuse chute cleaning, fire alarm systems, electrical installations and mechanical engineering works. The services are to be delivered across Norwich and the wider Norfolk area. NCC reserve the right to cancel the procurement and not to proceed with the Contract at any stage of the procurement process. NCC also reserves the right not to award the Contract. Neither NCC nor any person on whose behalf this procurement is undertaken is to be liable for any costs incurred by those expressing an interest or tendering for the Contract.

Total value (estimated)

- £29,250,000 excluding VAT
- £35,100,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 1 April 2031
- Possible extension to 31 March 2041
- 15 years

Description of possible extension:

The Contract will run for an initial term of five years, with the option to extend for up to two further periods of five years each, giving a maximum possible duration of fifteen years.

Main procurement category

Services

Additional procurement category

Works

CPV classifications

- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 09323000 - District heating
- 31518200 - Emergency lighting equipment
- 31527260 - Lighting systems
- 31530000 - Parts of lamps and lighting equipment
- 31625200 - Fire-alarm systems
- 42961100 - Access control system
- 44221220 - Fire doors
- 45232330 - Erection of aerials
- 45262660 - Asbestos-removal work
- 45312320 - Television aerial installation work
- 45331210 - Ventilation installation work
- 50324100 - System maintenance services
- 50413200 - Repair and maintenance services of firefighting equipment
- 50711000 - Repair and maintenance services of electrical building installations
- 50712000 - Repair and maintenance services of mechanical building installations

- 51700000 - Installation services of fire protection equipment
- 71315300 - Building surveying services
- 90713100 - Consulting services for water-supply and waste-water other than for construction
- 90918000 - Bin-cleaning services

Contract locations

- UKH15 - Norwich and East Norfolk

Participation

Legal and financial capacity conditions of participation

The legal and financial capacity conditions of participation are outlined in the tender documents

Technical ability conditions of participation

The technical ability conditions of participation are outlined in the tender documents

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

7 November 2025, 5:00pm

Tender submission deadline

14 November 2025, 12:00pm

Submission address and any special instructions

https://uk.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=97786&B=

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

21 January 2026

Award criteria

Name	Description	Type	Weighting
Quality	List of method statement questions included in the tender documents	Quality	60%
Price	Pricing schedule and framework included in the tender documents	Price	40%

Other information

Payment terms

As set out in the procurement documents

Description of risks to contract performance

As set out in the procurement documents

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Contracting authority

Norwich City Council

- Public Procurement Organisation Number: PWRB-7245-GVXQ

City Hall, St Peter's Street

Norwich

NR2 1NH

United Kingdom

Contact name: Oli Turnbull

Email: oli@echelonconsultancy.co.uk

Region: UKH15 - Norwich and East Norfolk

Organisation type: Public authority - sub-central government

Other organisation

These organisations are carrying out the procurement, or part of it, on behalf of the

contracting authorities.

Echelon Consultancy Ltd

Summary of their role in this procurement: Echelon Consultancy Ltd are supporting NCC with the procurement process associated with this opportunity

- Companies House: 05345282

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St Albans

AL1 4TB

United Kingdom

Contact name: Sharon Hunt

Telephone: 07903788645

Email: sharon@echelonconsultancy.co.uk

Region: UKH23 - Hertfordshire

Contact organisation

Contact Echelon Consultancy Ltd for any enquiries.