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Tender

Periodic Electrical Inspection and Testing to Domestic Properties

Northern Ireland Housing Executive

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

Notice identifier: 2025/S 000-067131

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

Published 21 October 2025, 2:23pm

Changes to notice

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

Please note: Only the dates for the enquiry deadline and tender submission deadline have changed. The times remain as stated in the original notice. For the avoidance of doubt:

Enquiry deadline for suppliers to ask clarification questions has been extended from 10/10/2025 at 15:00 to 30/10/2025 at 15:00.

Tender submission deadline was extended from 22/10/2025 at 15:00 to 7/11/2025 at 15:00.

Scope

Reference

P-0400

Description

In accordance with the Procurement Policy Note 01/21 – Social Value in Procurement, this Contract will deliver measurable social value outcomes. Under this Procurement the Suppliers will be required to support the Contracting Authority's social value objectives. Accordingly, Contract performance conditions and/or Award Criteria may relate to social value. 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 18th Edition, as amended and current at the time works. 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 fully completed Electrical Installation Condition Report with a Satisfactory overall assessment of the installation in terms of its suitability for continued use. The Electrical Installation Condition Report is to be completed utilising electrical certification computer software, that has the capability to produce and provide electronic copies of electrical installation and inspection and testing certificates, EICRs, fully compliant with the requirements of the Model Forms for Certification and Reporting contained within the IET Wiring Regulations, BS 7671, as amended and current at the time of the works. This description is not exhaustive, refer to the Associated Tender Documents for full details regarding the scope.

Total value (estimated)

- £29,861,326.76 excluding VAT

- £35,833,592.12 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 Employer has the option, at its sole discretion, to extend the service period for a further two periods, up to 12 months or part thereof, up to a maximum of 7 (seven) years from the starting date, subject to the Procurement Act 2023 and there being no material change to the service.

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

- 50000000 - Repair and maintenance services

- 50700000 - Repair and maintenance services of building installations
- 50711000 - Repair and maintenance services of electrical building installations
- 51100000 - Installation services of electrical and mechanical equipment
- 51110000 - Installation services of electrical equipment
- 71314100 - Electrical services
- 71630000 - Technical inspection and testing services
- 71632000 - Technical testing services
- 50710000 - Repair and maintenance services of electrical and mechanical building installations

Lot constraints

Maximum number of lots a supplier can be awarded: 3

Lot 1. South And East Belfast Area

Description

Lot 1 South And East Belfast Area - Full details for are contained in the associated tender documents.

Lot value (estimated)

- £4,832,853.38 excluding VAT

- £5,799,424.05 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 2. South Antrim Area

Description

Lot 2 South Antrim Area - Full details are contained in the associated tender documents.

Lot value (estimated)

- £3,789,513.49 excluding VAT
- £4,547,416.19 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 3. North Down and Ards Area

Description

Lot 3 North Down and Ards Area - Full details are contained in the associated tender documents.

Lot value (estimated)

- £3,405,873.12 excluding VAT
- £4,087,047.74 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 4. South Area (Non HED)

Description

Lot 4 South Area (Non HED) - Full details are contained in the associated tender documents.

Lot value (estimated)

- £3,191,085.84 excluding VAT
- £3,829,303.01 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 5. Mid And East Antrim Area

Description

Lot 5 Mid And East Antrim Area - Full details are contained in the associated tender documents.

Lot value (estimated)

- £2,885,211.71 excluding VAT
- £3,462,254.06 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 6. Lisburn And Castlereagh Area

Description

Lot 6 Lisburn And Castlereagh Area - Full details are contained in the associated tender documents.

Lot value (estimated)

- £2,949,735.71 excluding VAT
- £3,539,682.86 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 7. South Down Area

Description

Lot 7 South Down Area - Full details are contained in the associated tender documents.

Lot value (estimated)

- £3,039,751.06 excluding VAT
- £3,647,701.27 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 8. Mid Ulster Area

Description

Lot 8 Mid Ulster Area - Full details are contained in the associated tender documents.

Lot value (estimated)

- £1,852,321.23 excluding VAT
- £2,222,785.48 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 9. Causeway Area (Non HED)

Description

Lot 9 Causeway Area (Non HED) - Full details are contained in the associated tender documents.

Lot value (estimated)

- £1,854,994.16 excluding VAT
- £2,225,992.99 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 10. Southwest Area

Description

Lot 10 Southwest Area - Full details are contained in the associated tender documents.

Lot value (estimated)

- £2,059,987.06 excluding VAT
- £2,471,984.47 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 1. South And East Belfast Area

Full details are contained in the associated tender documents.

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 And Castlereagh Area

Lot 7. South Down Area

Lot 8. Mid Ulster Area

Lot 9. Causeway Area (Non HED)

Lot 10. Southwest Area

Full details are contained in the associated tender documents.

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 And Castlereagh Area

Lot 7. South Down Area

Lot 8. Mid Ulster Area

Lot 9. Causeway Area (Non HED)

Lot 10. Southwest Area

Full details are contained in the associated tender documents.

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 And 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)

Submission

Enquiry deadline

10 October 2025, 3:00pm

Tender submission deadline

22 October 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)

12 January 2026

Recurring procurement

Publication date of next tender notice (estimated): 1 September 2032

Award criteria

Name	Description	Type	Weighting
Price	Price	Price	70%
Quality	Quality Questions: 1. Social Value and Social Value Delivery Plan. 2. Completion of remedial repair works. 3. Quality Assurance and Reporting. 4. Resource Allocation. Refer to associated tender documents for more details.	Quality	30%

Other information

Description of risks to contract performance

The Contracting Authority has identified the following known risks in relation to the delivery of the works:

- Volume and/or mix of work and/or contract value may change as a result of providing additional / reduction of work on specific properties to those estimated at pre-tender stage.
- Extent of work required in any lot contract pushes Lot Contract expenditure beyond the 15% contingency specified herein, thereby resulting in the need to increase the contract value specified in the relevant notice.
- 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.

>Regulatory Changes in Electrical Standards. The introduction of new requirements under BS 7671 (IET Wiring Regulations), including Amendment 3:2024 and the anticipated Amendment 4:2026, will affect electrical installations. Updates such as Arc Fault Detection Devices, Surge Protection Devices, and revised RCBO standards may increase compliance costs. there will be updates throughout BS 7671, including changes to Chapter 65 concerning periodic inspection and testing, etc.

>Impact of renewable technologies. The growing integration of renewable technologies (e.g., Solar PV, Energy Storage Systems, Heat Pumps which means additional electrical equipment and circuits, with requirements for further electrical inspection, testing and repairs expected). in Housing Executive properties may expand the scope and complexity of electrical installations. This may lead to increased demand for inspection, testing, and maintenance, contributing to higher service delivery costs.

>Backlog in Periodic Inspection and Testing. Properties which have not been inspected and tested within the previous 5 years, may have the potential for an increase in the requirements for remedial works.

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

BT28 PB

United Kingdom

Contact name: Christopher Brown

Email: cprocurement@nihe.gov.uk

Region: UKN06 - Belfast

Organisation type: Public authority - central government

Devolved regulations that apply: Northern Ireland