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Tender

PERIODIC ELECTRICAL CONDITION INSPECTION REPORTING (EICR) SERVICES INCLUDING REMEDIAL REPAIRS

RADIUS HOUSING ASSOCIATION LIMITED

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

Notice identifier: 2025/S 000-080049

Procurement identifier (OCID): ocids-h6vhtk-05ef72

Published 5 December 2025, 11:00am

Scope

Reference

RAD168

Description

The Contract is for the provision of periodic Electrical Condition Inspection Reporting (EICR) services including remedial repairs to Radius Housing stock throughout Northern Ireland.as fully described in Document 2 Service Information.

It is the intention of Radius Housing to award a contract to a single provider for the service which includes Electrical Installation Condition Reports (EICRs) for all designated domestic dwellings within the Radius Housing's portfolio, in accordance with the requirements of BS 7671 (current edition, AMD2:2022) and IET Guidance Note 3.

All installations must be inspected and tested at the required frequency (5 years for residential and communal areas, or sooner if recommended).

The Service Provider is responsible for the completion of a compliant EICR, including schedules of inspections, test results, and observations with associated coding.

The contract will have a number of distinct elements that the successful service provider must fulfil.

1. Historic Testing Regime – developing and carrying out a programme of inspection and testing to approximately 7,500 properties which must be completed within 24 months of contract award.
2. Annual Testing Regime – developing and carrying out an annual programme of inspection and testing for properties which fall due within the Radius financial year (01 April – 31 March).
3. Remedial Repairs and Replacements – Optional service at Radius' discretion to instruct the Service provider to make good on any element that has failed the testing and inspection or is likely to fail or is obsolete.

Total value (estimated)

- £3,000,000 excluding VAT
- £3,600,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 31 March 2028
- Possible extension to 31 March 2031
- 5 years

Description of possible extension:

Up to three (3) contractual extensions of 12 months (2+1+1+1). Radius reserve the right to offer longer extensions but the total of these will not exceed 3 years and the maximum

contract duration shall be 5 years.

Options

The right to additional purchases while the contract is valid.

Schedule of Rates for Remedial Services

Main procurement category

Services

CPV classifications

- 50711000 - Repair and maintenance services of electrical building installations

Contract locations

- UKN - Northern Ireland

Justification for not using lots

Lots would not have delivered the most cost effective solution and geographic lots would have given rise to the risk that some areas would not have been covered.

Participation

Legal and financial capacity conditions of participation

Described in the Tender Documents

Technical ability conditions of participation

Described in the Tender Documents

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

16 January 2026, 5:00pm

Submission type

Requests to participate

Tender submission deadline

23 January 2026, 12:00pm

Submission address and any special instructions

<https://etendersni.gov.uk/>

Via Etenders NI

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

2 March 2026

Award criteria

Name	Type	Weighting
EICR Evaluation Total	Price	40%
Remedial Schedule of Rates	Price	30%
Evaluation Sum		
Contract Management	Quality	13%
Provision of Social Value	Quality	10%
Performance Measurement and Performance Management	Quality	7%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

This Competitive Flexible shall consist of an initial stage where tenderers will submit their Conditions of Participation, and their quality and cost (Award Stage) offer. The Contracting Authority may award the procurement competition to the Most Advantageous Tender after the assessment of this initial stage. However, the Contracting Authority reserves the right at its sole discretion to conduct further price only stages and to issue refined service or contract information. Revised Pricing will be assessed and will be combined with the Quality scores to provide a new Most Advantageous Tender. The Contracting Authority also reserves the right at its sole discretion following the completion of the evaluation of all responses and the identification of the Most Advantageous Tender according to the award criteria to enter dialogue with the most advantageous tenderer in order to refine elements of the contract, service, specification, social value offer, sustainability and or cost prior to the execution of the contract.

Nothing stated in this ITT or during the Competition is or shall be relied on as a promise or representation as to the future or a commitment by the Authority to award or enter into any contract.

The Association reserves the right to not award to the lowest or any tender or to discontinue this Procurement Competition at any time.

Radius do not warrant or guarantee any quantity, volume or value of work through this contract and reserve the right to fulfil any part or all through alternative means.

Radius have considered the use of Lots for this contract but do not believe the use of Lots

are suitable in this instance as a priority for the Association is to create internal efficiencies in the management of this and similar contracts.

Contracting authority

RADIUS HOUSING ASSOCIATION LIMITED

- Public Procurement Organisation Number: PQTY-5785-DJHJ

3 - 7 Redburn Square

Holywood

BT18 9HZ

United Kingdom

Email: procurement@radiushousing.org

Region: UKN09 - Ards and North Down

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Northern Ireland