

Asbestos Surveys Service Delivery

Paul Isherwood
Director of Asset Management
4th August 2016

Introduction

- Current Position
- Procurement Strategy
- Procurement Process
- New contract highlights

Current Housing Executive Portfolio

- 86,747 Domestic Dwellings
- 2,823 Communal areas
- 1,930 Garages
- 20 homeless hostels
- 533 Community Lets
- 150 Commercial Properties
- 42 Offices
- 10 DLO Depots

Current Contract Details

- Framework with 3 Consultants serving 5 Contract Areas
- Expires 19th December 2016
- Includes domestic properties and common areas
- Does not include commercial properties, offices, DLO depots
- Does not include analyst service for licensed and high risk removal works
- Does not include auditing of asbestos removal works or specialist asbestos training to all stakeholders.

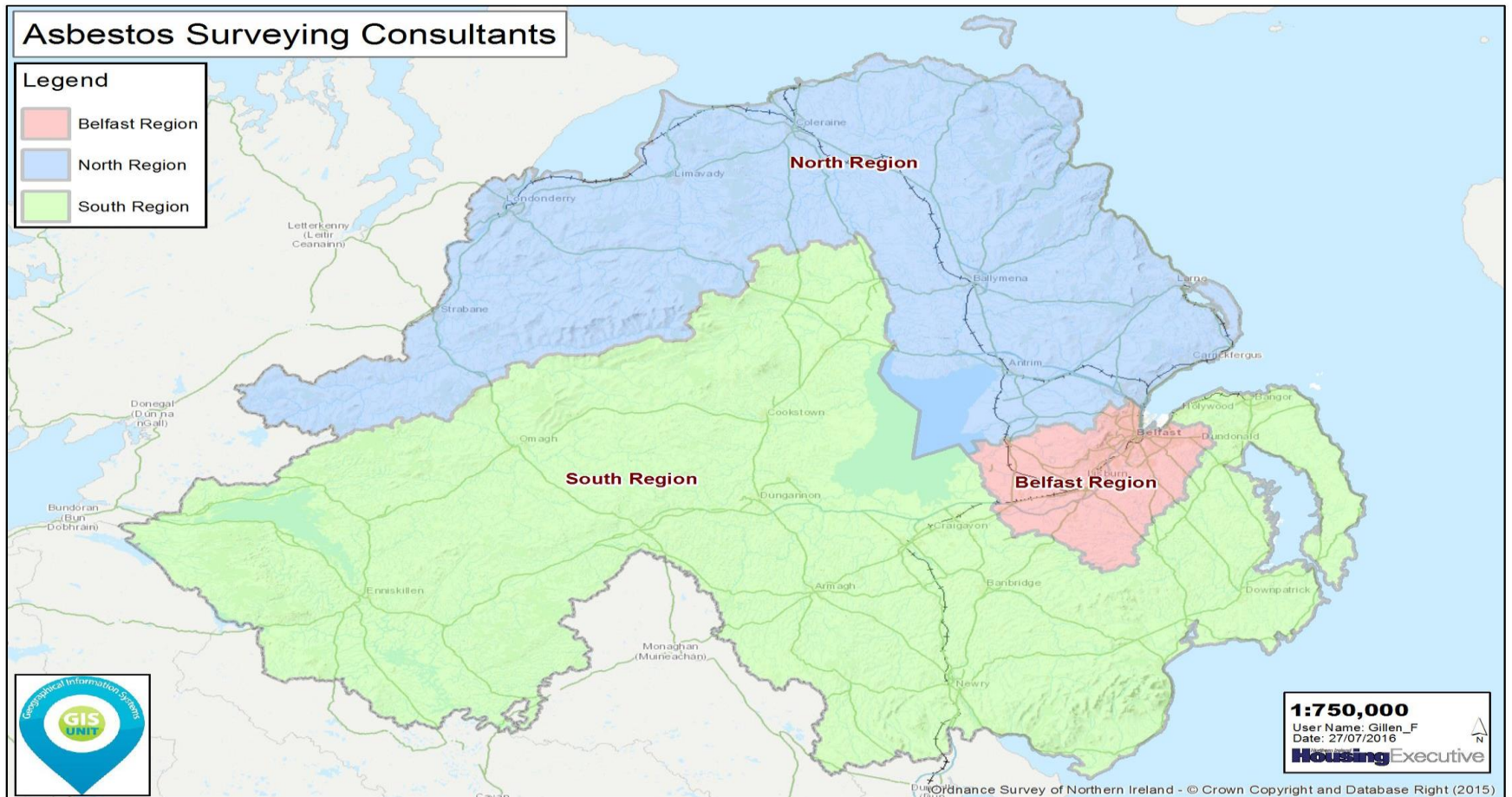
Procurement Strategy

- Substantial data base established
- To deliver a best in class customer focused service
- NEC Professional Services Short Contract (2013)
- Larger Contract Lots :3
- Length of Contracts : Up to 6 years with break clauses at end of years 2 and 4.
- Work content – Increased to include all of portfolio plus analyst, expert witness and training
- Quality 60% / Price 40%

Procurement Strategy

- Based on surveying strategy approved by NIHE Board in June 16
- Higher proportion of surveys required in Year 1(Dec 16-March 18)
- Inclusion of other services –analyst, training etc
- All Surveyors to be P402 qualified plus 2 years experience
- Customer focussed
- Greater role of customer liaison – dedicated CLO assigned
- Extending working hours to:
8.00a.m.-8.00 p.m. Monday –Friday and
8.00 a.m.-2.00 p.m. Saturday

Map



Surveys required-notional volumes

Property Type	Surveys Year 1 (Dec 16-Mar 18)	Re-inspections-Post Year 1 (annually)
Domestic stock	10,000	3,423
Communal areas	174	140
Garages	1,680	1,344
Hostels	20	20
Community Lets	40	425
Commercial Properties	62	120
Offices	37	42
DLO depots	8	8
TOTAL	12,021	5,522
Refurbishment-Planned	10,850	10,850
Demolition	200	200
Analytical-Licensed removal	984	984
Analytical –Non licensed removal	1,734	1,734

Notional volumes Years 1-6

Property Type	1st year Belfast	Post Year 1 Belfast	1st year South	Post Year 1 South	1st year North	Post Year 1 North
Domestic stock	3,000	1,141	3,500	1,141	3,500	1,141
Communal areas	76	63	48	36	50	41
Garages	560	448	560	448	560	448
Hostels	10	10	5	5	5	5
Community Lets	13	142	13	142	13	142
Commercial	21	40	21	40	21	40
Offices	11	12	11	14	15	16
DLO depots	2	2	0	0	6	6
TOTAL	3,693	1,858	4,158	1,826	4,170	1,839
Refurbishment	3,616	3,616	3,617	3,617	3,617	3,617
Demolition	100	100	50	50	50	50
Analytical-Licensed removal	328	328	328	328	328	328
Analytical-non licensed removal	578	578	578	578	578	578

Procurement Process

- Open Procurement in accordance with Regulation 27
- OJEU Advert placed in August 2016
- Advertised on NIHE Website
- Carried out via eTendersNI
- Aiming for tender return mid/late September 2016
- One contractor cannot win any more than one Lot.

Procurement Timeline

Task	Date
• Issue of ITT	August 2016
• Tender submission deadline	September 2016
• Quality and cost evaluation	September 2016
• Final Report/Due Diligence	October Board
• Contract award notification	November 2016
• Expiry of “Alcatel” Standstill period	November 2016
• Enabling Meetings	Late November 2016
• Signature of Contract Documents	December 2016
• Contract commencement	19 th December 2016

Selection Criteria

- Relevant experience – delivery of contracts within the last 7 years of similar scale and scope
- Category value equal to or greater than the lot value
- Insurances – Public Liability £10m, Professional Indemnity £1m, Employers Liability £10m
- Mandatory requirements including but not limited to UKAS accreditation, P402 qualified with 2 years post qualification experience

Best in Class Maintenance Service



Questions

