



**Supplier Engagement Day**

**External Cyclical  
Maintenance**

**4<sup>th</sup> December 2024**

**Housing  
Executive**



# What is External Cyclical Maintenance?

Works are essentially of a preventative and restorative nature designed to ensure that the various elements remain fit for purpose, attain optimum life span and require minimum expenditure until the next cycle. Work should be carried out at appropriate intervals, following a thorough technical survey and appraisal of its condition.

<https://www.communities-ni.gov.uk/articles/work-content-cyclical-maintenance-schemes>



# Why do we do External Cyclical Maintenance?

- To maintain the external fabric of the dwellings and blocks and keep them wind and weather tight.
- Protect the asset and maintain in a good state of repair and décor.
- Identify and rectify any health and safety issues.
- Maintain an acceptable appearance of the dwellings and estates.
- Prepare dwellings for future planned works programmes.



# Enabling works for following Programmes

- Cavity Wall insulation
- External Wall Insulation
- Windows & Door replacement
- Low Carbon schemes



# Proposed Scope of Works

- Survey and design, installation, repairs, maintenance, replacement and/or improvement works in respect of;

Roof coverings, fascia's	Bargeboards and soffits	Rainwater goods
Chimneys	Flashings	Eaves ventilation
Walls / Cavity Wall Insulation	Windows	External Doors
Fire Safety Works	Health & Safety Works / Safety handrails	Internal doors and frames (Flats)
Fencing / Walls / Gates	Paths / Hardstandings / Steps	Garages
External paving	Fencing and other environmental components	Communal Access issues
Intrusive / Boroscope Surveys	Drone footage (On Request)	Miscellaneous



# Last 9 Years Performance

Require 12,000 per annum for a 7-year cycle

Year	Number
2015/16	8,149
2016/17	10,091
2017/18	9,460
2018/19	11,239
2019/20	8,831
2020/21	7,504
2021/22	9,143
2022/23	6,891
2023/24	8,108
<b>Total</b>	<b>79,416</b>
<b>Average</b>	<b>8,824</b>

# Initial Thoughts

- To bring programme into 7-year cycle from current 10 years.
- Number of completions required annually circa 12,000.
- Programme to be broken up into 13 lots to reflect the areas of management.
- 7 years & six-month contract (six months for survey).
- Consolidating schedule of rates with primary (top 100-200 SoRs TBC) and secondary with the remaining SoRs. Primary will be priced as % adjustment and secondary will be priced the Primary submission + x%.
- Streamlining the delivery process.



# Breakdown of Assets by Area

Region	Area	Total Assets	Approx Annual Volume
Belfast	South And East Belfast Area	9516	1359
Belfast	West Belfast Area	9791	1399
Belfast	Lisburn And Castlereagh Area	5292	756
Belfast	North Belfast Area	5883	840
North	South Antrim Area	6289	898
North	Causeway Area	6469	924
North	West Area	8599	1228
North	Mid And East Antrim Area	5632	805
South	North Down And Ards Area	6173	882
South	South Area	7337	1048
South	South Down Area	5209	744
South	South West Area	3545	506
South	Mid Ulster Area	3829	547
		<b>83564</b>	<b>11938</b>





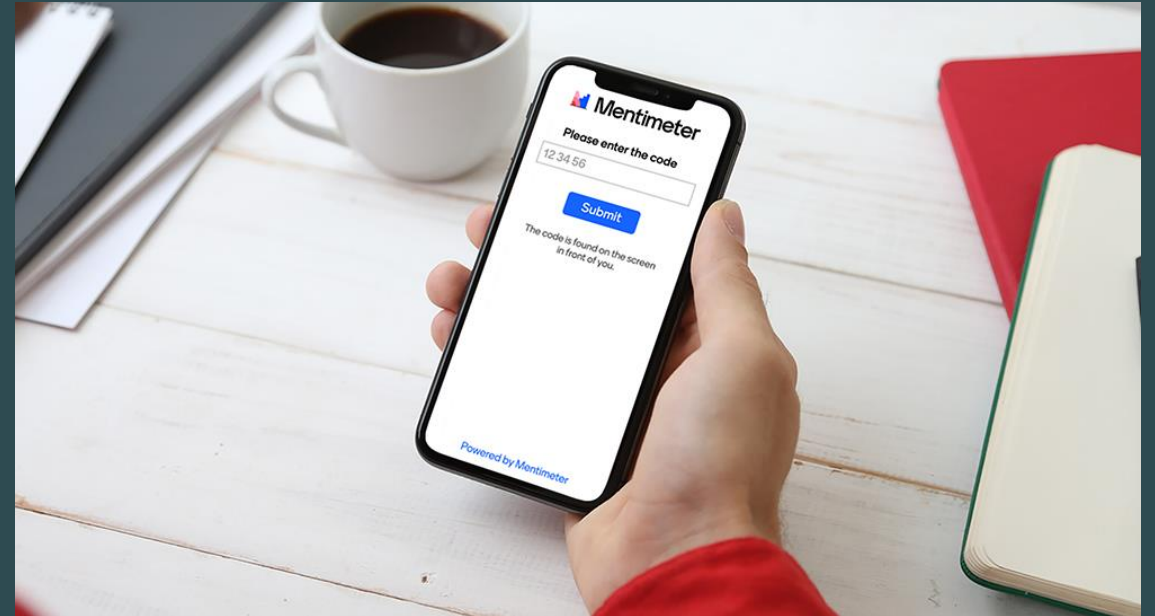
# Questions

- Is 7 years attractive if not why?
- Would the 7-year programme give assurance of work to allow for better planning, investment, and resource retention?
- What cost indexation metric should we use?
- To help with cash flow, what cost should be paid for the survey on completion?
- What barriers could be removed to increase delivery?
- Proposal for 13 lots, is this too many, not enough, or just right?
- How many lots should one company be able to win or should it be based on max % of stock?
- Do we restrict the number of lots/stock that can be bid on?
- Should the South Lots (South-West/Mid-Ulster) be amalgamated to maximise economies of scale ?
- What is the biggest challenge in delivering the programme?
- Suggestions



# Menti.com - Questions

- Go to [menti.com](https://menti.com)
- Enter the code: **4191481**
- Hit 'Submit' when prompted.





JM

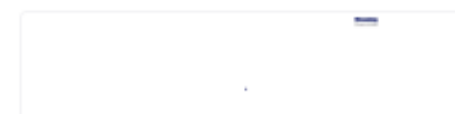
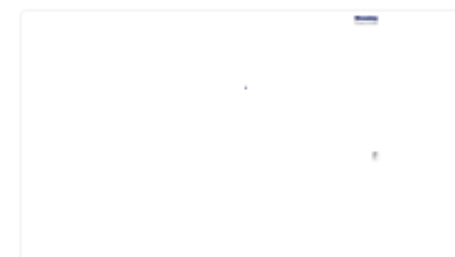
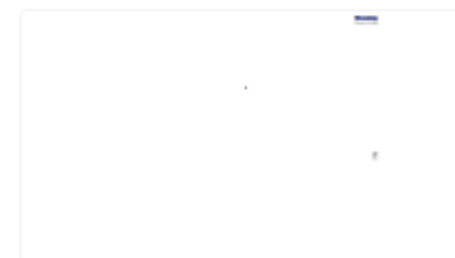


## Menti

(PowerPoint Presentati...



Choose a slide to present



# Indicative Timelines





# Questions

[procurement@nihe.gov.uk](mailto:procurement@nihe.gov.uk)

