

Supplier Engagement Event - April 2025 - Elect Inspect & Test - Q&A Responses		
	Question	Answer
1	What is plan b if there is no interest in any given lot? Will it fall to the sitting RM contractor?	NIHE reserve the right to re-open award sequence to fill Lots as well as review back up lots and assess all available options to deliver the requirement.
2	IT interface and linking to HMS. Will we have to purchase a system to run it?	IT requirements will be detailed within the Contract Tender Documentation.
3	what timescale will be given per order?	The contractor will be given 5 year programme at briefing meeting and contractor will provide annual programme to met the minimum number of annual inspections as detailed in tender documents
4	How will a conflict of interest be managed where a Sitting RM Contractor is sub contracting a specialist or are the CA looking to employ directly the specialist ?	Any restrictions in terms of suppliers bidding will be detailed in the Contract Tender Documentation.
5	Would change of occupancy require separate test?	A full Periodic Electrical Inspection and Test will be required as part of a Change of Tenancy and will not be part of this contract
6	Will there be a option for performance review . And exit clause?	Yes, there will be annual performance reviews and termination clauses will be set out within the contract conditions. Suppliers will be able to terminate following a minimum term being delivered - clauses will be detailed in the contract documents
7	Rates for testing and remedials, will these rise with inflation year on year and be fair?	Inflationary adjustment will be applicable from 1st year anniversary of the contract start date and each year thereafter using CPI index
8	Will the contractor require an IT link or if one is not already established will a new contractor be expected to have one in the first 3months?	IT requirements will be detailed within the Contract Tender Documentation.
9	Can you win lots bordering each other or is there going to be a max of one lot only per area?	It is currently envisaged that suppliers will be permitted to bid for all lots with a restriction of being appointed to a maximum number of lots a supplier may win is 3. The Lot strategy and award sequence will be specified in the procurement strategy and Invitation to Tender, along with a back up and support provision. There will be two commercial lots released under a seperate tender
10	How long before this is brought back in house?	This work stream will continue to be a hybrid approach to delivery, with the NIHE Direct and supported by external Contractors.
11	Does a change of occupancy come into consideration?	A full Periodic Electrical Inspection and Test will be required as part of a Change of Tenancy and will not be part of this contract
12	Will social value be required?	Procurement Policy Note 01/21 'Social Value in Procurement' requires tenders to be assessed on the basis on Quality, Social Value and Cost. It further stipulates that a minimum of 10% of the award weighting should be attributed to Social Value.
13	Will NIHE be policing these tenders for industry standard rates for both EICRs & labour rates? As the EICR sector is already a race to the bottom with drive by testing?	The NHF schedule of rates version 8 shall be utilised for pricing and cost management.
14	Paid for no accesses?	No. But there will be an no access procedure to follow
15	Do we have to meet the new smoke alarm regulations regarding Heat and Smoke Alarms in the kitchen and Living area if none are in the property?	No, not within the scope of this contract.
16	Only experienced contractor can apply?	Previous experience will be evaluated based on the responses provided within the Procurement Specific Questionnaire.
17	How will quality be managed by NIHE ?	Throughout the Service Period the Employer will continuously monitor and review the Contractor's performance under the contract in order to ensure efficient contract management and the delivery of a high level of tenant / occupant satisfaction, quality of service and value for money. KPI's and Contractor Performance Management will be detailed within the Contract Documentation.
18	Upgrades for DBs will likely be required - how will this be managed by NIHE efficiently?	The Contractor notifies and seeks approval from the Employer, providing information and evidence to the Employer, when required, for any proposed replacements of Distribution Boards and /or Consumer Units.
19	Will the MOs agree variations or who will manage these?	It is intended for all Contract Management to be carried out by the Building Safety Compliance Team rather than regional maintenance officers.
20	Will this be the only mechanism for delivering EICRs and remedial works? If not, the 83k properties for the lot is not a true representation of the works. I.e. response maintenance delivery.	This work stream will continue to be a hybrid approach to delivery, with the NIHE Direct and supported by external Contractors.
21	What's the thoughts on surge protection?	The design, erection and verification of electrical installations containing or requiring Surge Protection, should be in accordance with the Requirements for Electrical Installations, IET Wiring Regulations, BS7671:2018, as amended.

22	Will the NIHE be in contact with the Tenants regarding access?	The contractor shall be responsible for managing the programme., sending letters to tenants when they will require access and follow the NIHE no access procedure. In properties that are difficult to access after following no access procedure NIHE will assist with hard to access properties.
23	Will there be out hours cost i.e. commercial properties?	No, this should be allowed for within your contractor percentage adjustment within the price list.
24	How many visit for no access?	It is envisaged that it will be two no accesses but this will be confirmed within the Contract Service Information.
25	Consideration given multiple contractors winning lots as ranked 1st, 2nd etc?	It is currently envisaged that suppliers will be permitted to bid for all lots with a restriction of being appointed to a maximum number of lots a supplier may win is 3. The Lot strategy and award sequence will be specified in the procurement strategy and Invitation to Tender, along with a back up and support provision. There will be two commercial lots released under a separate tender
26	How will performance be assessed and consequences for poor performance?	Throughout the Service Period the Employer will continuously monitor and review the Contractor's performance under the contract in order to ensure efficient contract management and the delivery of a high level of tenant / occupant satisfaction, quality of service and value for money. KPI's and Contractor Performance Management will be detailed within the Contract Documentation. Continued poor performance may result in termination of contract
27	Central technical NIHE team to uniform the specification?	Specification will be provided with the contract tender documents.
28	Any carrots in the contracts - say KPIs above a minimum target!	Throughout the Service Period the Employer will continuously monitor and review the Contractor's performance under the contract in order to ensure efficient contract management and the delivery of a high level of tenant / occupant satisfaction, quality of service and value for money. KPI's and Contractor Performance Management will be detailed within the Contract Documentation.
29	Will TUPE apply if successful in bid ?	In coming Contractors to undertake their own due diligence, with regards to TUPE. Incumbent Contractor details to be provided in the Tender Documents.

Please note as the strategy progressed, the above may have changed from the discussion at the event. The final strategy will be published in the tender documents