



Welcome

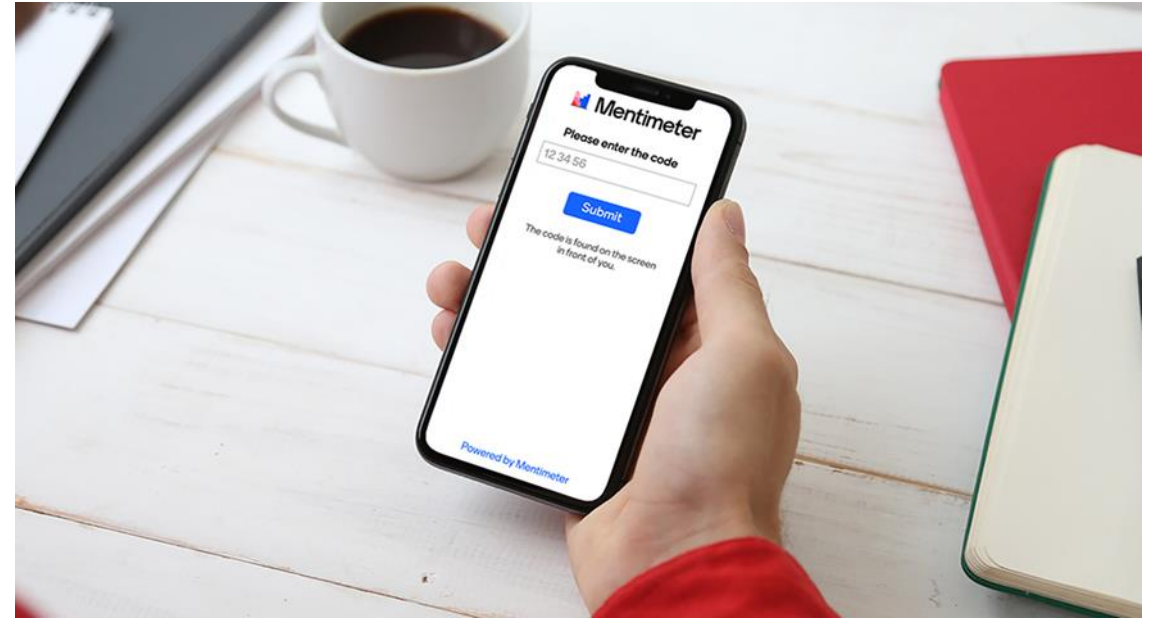
Supplier Engagement Event

Periodic Electrical Inspection & Testing Contracts



Q&A Session on Menti App

- Go to menti.com
- Enter the code: 5298 2800
- Hit 'Submit' when prompted.



NOTE: Alternatively, you can email your responses to cprocurement@nihe.gov.uk using the email title Electrical Testing.

Introduction

Electrical Safety Compliance

As a Landlord, the Housing Executive is committed to meeting its obligations with regards to maintaining electrical safety compliance throughout all properties within its stock:

- ☐ Housing Stock (Domestic Properties)
- ☐ Communal (Residential Landlord Areas)
- ☐ Commercial Properties



Background

- Since 1992, the NIHE have carried out periodic electrical inspection and testing of the 'fixed wiring' to all domestic properties on a 10-year cycle and at a change of tenancy, with the NIHE Direct Labor Organisation predominantly completing this work.
- Whilst it is not mandated for the NIHE to undertake electrical safety inspections on domestic properties, the NIHE has reviewed its processes for delivering periodic electrical inspection and testing, to migrate to a **5-Year cycle** starting from financial year **2026/27**, in line with established "best practice" as recommended in IET Guidance Note 3.
- There is a requirement for social landlords in England through the regulator to have an Electrical Installation Condition Report (EICR) completed every five years and in Northern Ireland a similar approach has been introduced in the form The Electrical Safety Standards for Private Tenancies Regulations (Northern Ireland) 2024. This legislation is in operation since the 1st April 2025.



Requirements for Electrical Installations

- Social landlords are required to maintain electrical safety in their housing stock.
- Conformity with the standards laid down in the IET Wiring Regulations BS7671:2018, as amended, is regarded as achieving electrical safety compliance in the design, erection and verification of electrical installations.



Periodic Inspection and Testing

- Periodic Inspection and Testing of an existing Electrical Installation is considered a recognised means of assessing compliance with IET Wiring Regulations BS7671.
- Periodic Inspection and Testing is to provide an engineering view on whether or not an installation is in a satisfactory condition where it can continue to be used safely.
- Upon completion of the periodic inspection and testing of an existing installation, an Electrical Installation Condition Report (EICR) shall be produced.



Electrical Installation Condition Report

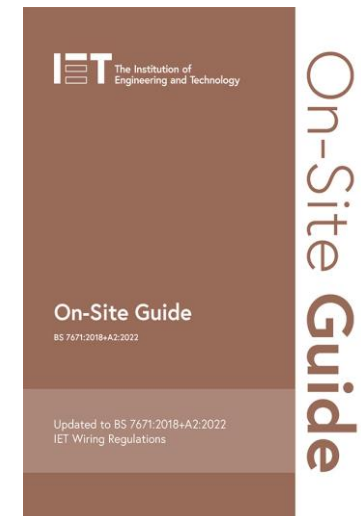
- The Electrical Installation Condition Report is intended to be used only for the purpose of reporting on the condition of an existing electrical installation.
- The report should identify, so far as is reasonably practicable and having regard to the details and limitations recorded, any damage, deterioration, defects, dangerous conditions and any non-compliances with the requirements of BS 7671, which may give rise to danger.
- The inspection report will use classification codes, to indicate where remedial work and or further investigation must be undertaken.

ELECTRICAL INSTALLATION CONDITION REPORT		Report No. :
SECTION A. DETAILS OF THE PERSON ORDERING THE REPORT		
Name		
Address		
SECTION B. REASON FOR PRODUCING THIS REPORT		
Date(s) on which inspection and testing was carried out		
SECTION C. DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT		
Occupier		
Address		
Description of premises		
Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other (include brief description) <input type="checkbox"/>		
Estimated age of wiring system years		
Evidence of additions / alterations? Yes <input type="checkbox"/> No <input type="checkbox"/> Not apparent <input type="checkbox"/> If yes, estimate age years		
Installation records available? (Regulation 651.1) Yes <input type="checkbox"/> No <input type="checkbox"/> Date of last inspection (date)		
SECTION D. EXTENT AND LIMITATIONS OF INSPECTION AND TESTING		
Extent of the electrical installation covered by this report		
Agreed limitations including the reasons (see Regulation 653.2)		
Agreed with:		
Operational limitations including the reasons (see page no.)		
The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671:2018 as amended to		
It should be noted that cables concealed within trunking and conduits, under floors, in roof spaces, and generally within the fabric of the building or underground, have not been inspected unless specifically agreed between the client and inspector prior to the inspection. An inspection should be made within an accessible roof space housing other electrical equipment.		
SECTION E. SUMMARY OF THE CONDITION OF THE INSTALLATION		
General condition of the installation (in terms of electrical safety)		
Overall assessment of the installation in terms of its suitability for continued use SATISFACTORY / UNSATISFACTORY* (Delete as appropriate)		
*An unsatisfactory assessment indicates that dangerous (code C1) and/or potentially dangerous (code C2) conditions have been identified.		
SECTION F. RECOMMENDATIONS		
Where the overall assessment of the suitability of the installation for continued use above is stated as UNSATISFACTORY, I / we recommend that any observations classified as 'Danger present' (code C1) or 'Potentially dangerous' (code C2) are acted upon as a matter of urgency. Investigation without delay is recommended for observations identified as 'Further investigation required' (code F1). Observations classified as 'Improvement recommended' (code C3) should be given due consideration.		
Subject to the necessary remedial action being taken, I / We recommend that the installation is further inspected and tested by (date) for the following reasons:		
SECTION G. DECLARATION		
I/We, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signatures below), particulars of which are described above, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent and limitations in section D of this report.		
Inspected and tested by:		Report authorised for issue by:
Name (Capitals)		Name (Capitals)
Signature		Signature
For/on behalf of		For/on behalf of
Position		Position
Address		Address
Date		Date
SECTION H. SCHEDULE(S)		
..... Inspection Schedule(s) and Schedule(s) of Circuit Details and Test Results are attached.		
The attached schedule(s) are part of this document and this report is valid only when they are attached to it.		

Remedial Work

- Any remedial work which is required to make the electrical installation safe e.g., C1, C2 and FI findings within the EICR, must be completed within a defined time frame by suitably competent, qualified electrical installers.

Unsatisfactory	
C1	Danger present. Risk of injury, immediate remedial action required
C2	Potentially Dangerous - urgent remedial action required
FI	Further investigation required without delay
Satisfactory	
C3	Improvement recommended
N/A	Not applicable
Lim	Limitation
X	Damage to, or possible discrepancy with DNO/Supplier equipment



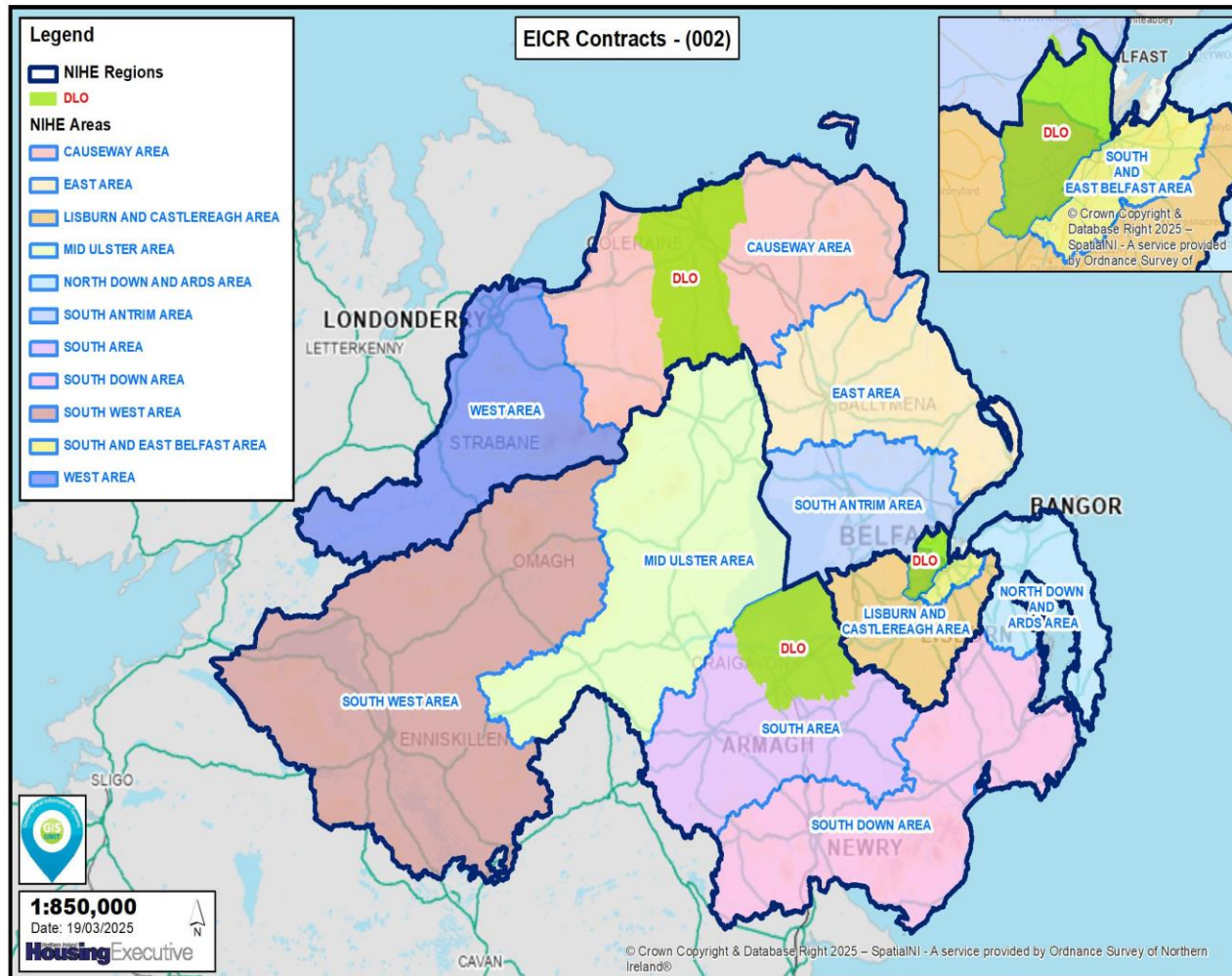
Proposed Scope of Works

- ❑ The works to be provided under this contract will consist of Periodic Electrical Inspection and Testing of the 'fixed wiring', **within a 5-year planned cycle**.
- ❑ The Contractor will record any non-compliances with BS7671.
- ❑ 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 an Electrical Installation Condition Report (EICR).
- ❑ The work also incorporates the replacement of Smoke and Heat detectors which have already achieved or will achieve a 10-year life within the next 1 year.
- ❑ Core Works which is Periodic Electrical Inspection and Testing including other Works, but not limited to, Electrical Installation Works, Fire Detection Alarm test and replacement Fire Detector's, and Consultancy services associated with this contract when required.



Area Location Map and Property Breakdown

Housing / Communal Properties



LOT	Area	Total Housing Stock (Domestic)	Total Communal Properties (Residential)
1	Causeway Area	3529	85
2	Lisburn And Castlereagh Area	5238	273
3	Mid and East Antrim Area	5613	350
4	Mid Ulster Area	3804	47
5	North Down and Ards Area	6145	299
6	South and East Belfast Area	9466	374
7	South Antrim Area	6198	416
8	South	5767	142
9	South Down Area	5162	223
10	Southwest Area	3521	78
11	West Area	8576	221
*	NIHE Direct Labor Areas (DLO)	20038	399
		83057	2907

❖ NIHE Direct Labor Organisation (DLO) will continue to deliver Electrical Inspection and Testing to Domestic Housing Stock within their current response maintenance areas: Coleraine, Portadown, West and North Belfast.




Commercial Properties

LOT	Area	Total Commercial Properties
12	All Areas	404

Breakdown of Commercial Properties across all Areas

Causeway Area	14
Lisburn And Castlereagh Area	24
Mid and East Antrim Area	51
Mid Ulster Area	5
North Belfast Area	20
North Down and Ards Area	25
South and East Belfast Area	46
South Antrim Area	80
South Area	35
South Down Area	14
Southwest Area	3
West Area	36
West Belfast	51

Summary of Purposed Contract

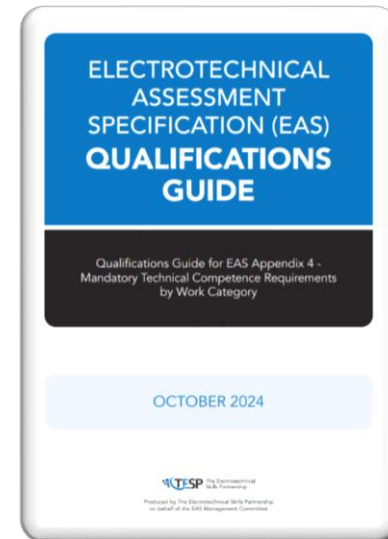
- ✓ Frequency of inspections, **5-year cycle**, aligning with best practices across the housing sector.
- ✓ Around **12,600** periodic electrical inspection and tests to NIHE **Housing Stock** annually across Northern Ireland, costing approximately **£4.7 million per year**, to ensure the successful delivery of this change. Additionally, **500 Communal Areas annually** within NIHE Residential Properties and **404 Commercial Properties** within a **5-year Programme**.
- ✓ All required remedial works to be undertaken, **C1, C2 and FI** Observations.
- ✓ Electrical Installation Condition Reports and supplementary documentation to be completed utilising **Electrical Certification Software** and uploaded to the **Employers IT System**.
- ✓ Programme to be broken up into the areas of management – **11 Housing and Communal Area Lots, with 1 Commercial Property Lot**.
- ✓ Bidders can tender for each Housing and Communal Area Lot, with a **maximum of 3 Lots** being Awarded to any one Bidder.
- ✓ Bidders can tender independently for the single Commercial Property Lot, (**404 Properties**).
- ✓ Contract type will be **NEC3 TSSC**. The NEC logo, consisting of the letters "nec" in a white, lowercase, sans-serif font, with a stylized white swoosh above the "e", all set against a dark blue rectangular background.
- ✓ The **M3NHF and M3FM** Schedule of Rates will be utilised for pricing. The M3 logo, featuring a blue circle with a white "m" and a superscript "3" inside, followed by the text "Your challenges expertly solved in partnership" in a small, blue, sans-serif font.
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- ✓ Proposed Contract Commencement, **1st April 2026**. Contract Award for an initial period of **5 Years**, with an option for extension up to an additional **5 Years**.



NIHE Purposed Competency Requirements

The requirements for the electrician (Inspector) undertaking the periodic inspection and test:

- ☐ NVQ Level 3 Apprenticeship in Electrical Installation, or equivalent, incorporating end point assessment of competence.
- ☐ Hold a recognized Level 3 Certificate/Award in Inspection, Testing and Certification of Electrical Installations.
- ☐ Hold a current Level 3 certificate in the requirements for electrical installations BS7671.
- ☐ The inspecting electrician's qualifications should be assessed against the Electrotechnical Assessment Specification Qualifications Guide, developed under the direction of the Electrotechnical Assessment Specification (EAS) Management Committee.



- ❑ All electrical work is to be undertaken by an organisation that is a registered user/subscriber to an accepted electrical licence to practice system. All electrical workers engaged in the delivery of the service must be registered with and hold a valid Licence to Practice (LtP), issued by an approved electrical Licence to Practice system as set out by the Department of Finance. LtP systems which are currently recognised as providers under the LtP initiative are **SparkSafe and ECS Check Northern Ireland** (provided by the Electrotechnical Certification Scheme).

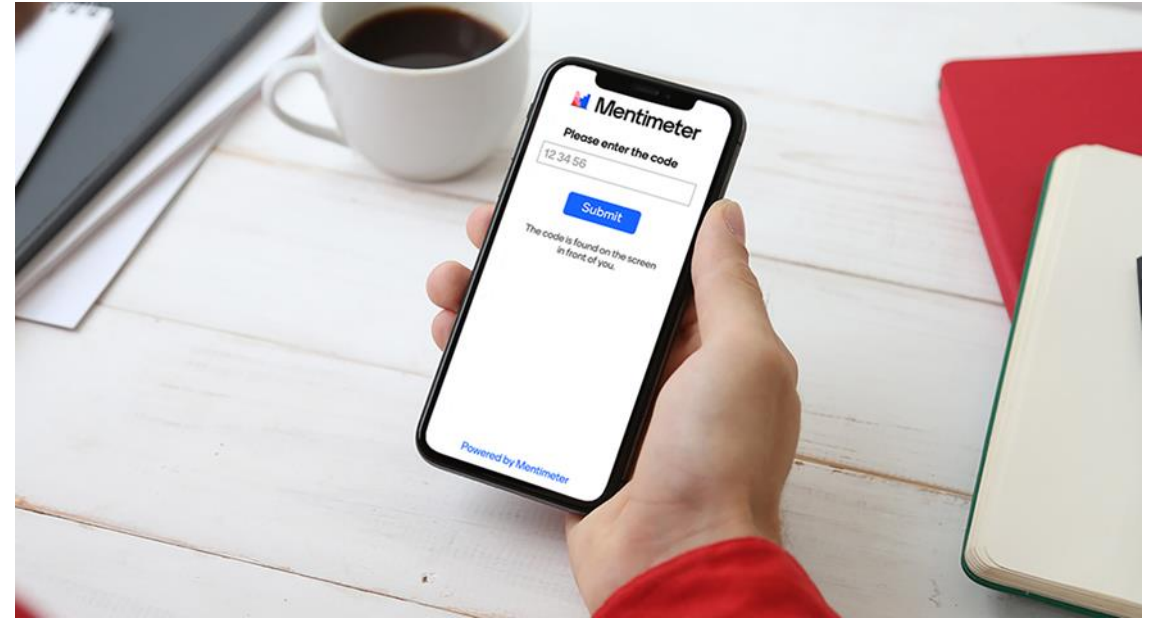
❖ [Construction Procurement Toolkit \(Annex C\) – Licence to Practise Initiative for Electrical Worker](#)

- ❑ All electrical work is to be undertaken by an organisation that is registered, operates, and maintains a **UKAS accredited third party electrical certification system**. Government-approved registering bodies in Northern Ireland are NICEIC (National Inspection Council for Electrical Installation Contracting) and NAPIT (National Association of Professional Inspectors and Testers).



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Questions

- Is a contract term of 5 years suitable, Yes or No, please give reasons?
- How many Lots should one company be able to win, 1 to 3 or more?
- Is the separation of the 404 Commercial Properties from the Domestic and Residential areas into an independent region wide Lot, an agreeable approach?
- What would be considered as the biggest challenge in delivering the required programme?
- What barriers could be removed to increase delivery?
- What Competency Requirements of Electrical Installers and Inspectors should be deemed required for the scope of this work and are any of the NIHE purposed requirements deemed unnecessary, Yes or No, please give reasons?
- What percentage weighting should be attributed to Quality vs Price within the tender process?
- Any further suggestions or considerations?

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Indicative Timelines



In Preparation for Bidding

- The Competition will be advertised on [eTendersNI](#) with notices published in the UK's enhanced [Find a Tender](#) service (the Central Digital Platform)



- You must register on **each** of these platforms if you wish to participate in the competition.

Providing your Share Code and PPoN

- Your Share Code is generated in the Find a Tender service; your Public Procurement Organisation Number (PPoN) should be found there also. When bidding, you will either:
 - Enter your share code and PPoN into the Qualification Envelope of eTendersNI (or as directed by NIHE) as part of your bid.

Or

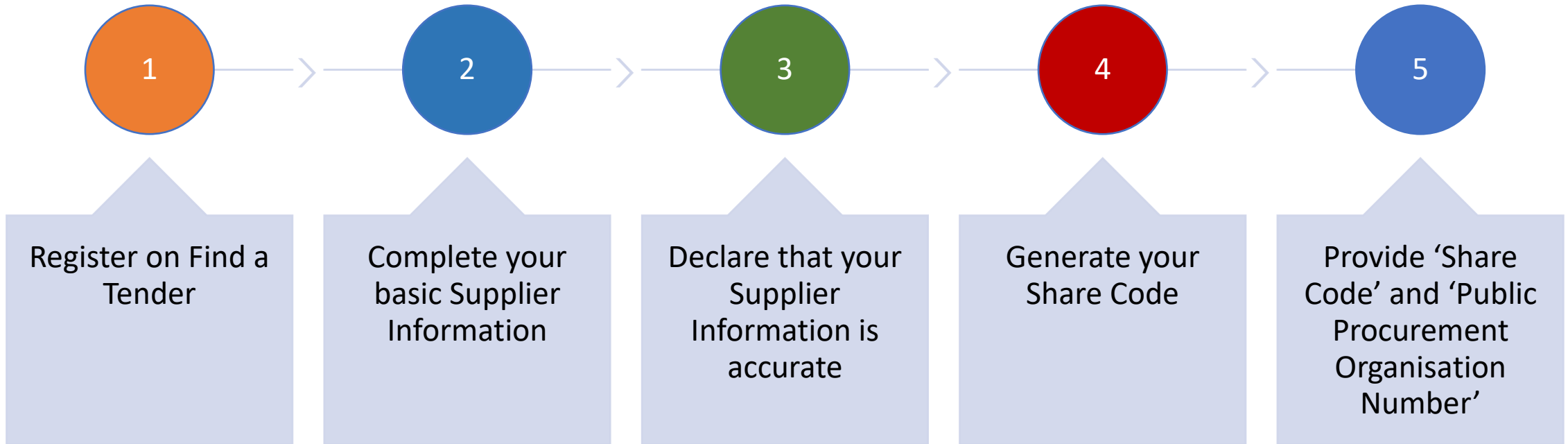
- Download your Supplier Information in PDF from the enhanced Find a Tender service and share on eTendersNI (as directed by NIHE)
- The associated tender document may specify how your Share Code and PPoN need to be provided.
- [Guidance](#) suggests that it is best practice to encourage any associated persons you intend to use to satisfy the conditions of participation and subcontractors to register on the Central Digital Platform so that you can provide their supplier information too.
- It is the supplier's responsibility to ensure that the data they are sharing is accurate.
- Refer to the [Central Digital Platform fact sheet](#) on Gov.uk for more details.

Find a Tender (Central Digital Platform)

- Supplier Information may include details such as:
 - **Basic Information**
 - *Name, address, Companies House Number (or equivalent), VAT number (if applicable), relevant qualifications or trade assurances and if you are a SME, VCSE or Public Mutual etc.*
 - **Financial information**
 - *Copies of your accounts from the most recent financial years etc.*
 - **Exclusions**
 - *Any discretionary or mandatory exclusions for you and/or your connected persons as set out in [schedules 6 & 7 of the Procurement Act 2023](#) etc.*
 - **Connected persons** (*depending on the structure of your business*)
 - *Name, DoB, service address etc. of persons with significant control – (those who have influence or control over the supplier) etc.*
- Refer to [Regulation 9 – 12 Procurement Regulations 2024](#) for more details

Enhanced Find a Tender Service

Suppliers must:



Any Questions?



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Thank you.

