

Report to:	Cabinet	Date: 03 December 2025
Subject:	AB Electrical EICR and LD2 Services Contract Award Decision	
Report of	Cabinet Member for Housing Services	

Summary

1. The purpose of this report is to seek formal approval of a contract award, through the Procure Plus framework, for the completion of Electrical Installation Condition Reports (EICR) and the installation of fire detectors to a Category LD2 system standard required in all domestic property circulation areas that form part of the escape routes and in all specified rooms or areas that present a high fire risk to occupants.
2. The Electrical Safety Standards in the Private and Social Rented Sectors (England) Regulations 2020/2025 mandate that landlords in England must have the electrical installations in their rental properties inspected and tested at least every five years. Installation work for a Category LD2 fire alarm system in domestic premises is primarily governed by the recommendations of British Standard BS 5839-6:2019+A1:2020 and the relevant Building Regulations for the specific region of the UK (e.g., Approved Document B for England and Wales).
3. The contractor who is in first place on the Procure Plus framework is AB Electrical who are currently and successfully carrying out these services within our housing stock. They have worked with Bury Council to significantly reduce the number of outstanding EICRs over the last 18 months.
4. Following full clarification process on the commercial submissions and moderation of the quality scores, AB Electrical are ranked 1st overall for quality and price combined on the Procure Plus Framework, therefore are deemed to be the most economically advantageous contractor for Bury Council to appoint for these works.
5. The estimated value of the contract is £500,000 per year and £2,500,000 in total over the 5 year life of the contract. This is split £350,000 (EICR) and £150,000 (LD2) per year.

Recommendation(s)

Cabinet is asked to:

6. Approve the award of a contract to the contractor placed number 1 on the Procure Plus Framework, AB Electrical and Building Ltd for the initial period of 3 years with the option to extend for a further two periods of 12 months.

Reasons for recommendation(s)

7. The contract delivers Landlord Statutory Compliance Services on behalf of the Council.

Alternative options considered and rejected

8. *Do nothing:* There is no current contract in place for these services which are a legal requirement under The Electrical Safety Standards in the Private and Social Rented Sectors (England) Regulations 2020/2025 so the Council would quickly become non-compliant

Deliver in house: These are major contract's carried out in our housing stock of over 7500 properties, sheltered and extra care schemes and communal blocks and we lack the capacity in house. The new structure of the Building Safety Team is designed to be contractor led and managed by the Building Safety Team.

Open tender: This option was considered and is possible. However, this would involve a significantly extended procurement process in both time and cost. The use of the Procure Plus framework which specialises in social housing investment works adds benefits in ensuring all tenderers meet capability, expertise and compliance requirements and the mini-competition allows the tender to be tailored to the Councils specific requirements. Using the framework offers clear benefits over the open tender route. Similarly exercising a 12 months contract extension on the same rates as the original contract allow us to bring forward investment quick without further drawn-out tendering processes.

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Background

9. There is no current contract in place for these services which are a legal requirement under the Electricity at Work Regulations 1989 and The Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020. They will also be essential for us to fulfil our duties under the HHSRS Electric Safety requirements of 'Awaab's Law' legislation which comes in 2026.
 10. EICR and LD2 works are currently being carried out by AB Electrical.
 11. The Contract was procured via Procure Plus.
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Links with the Corporate Priorities:

12. Local – ensuring that tenants are kept safe and live in properties they can be proud of, increasing life chances of residents in our most deprived areas.
13. Together – respect for our tenants by ensuring their voices are heard and respected.

Equality Impact and Considerations:

The award of the contract will not have any adverse impact on people from equality groups as it is not a change of policy.

Environmental Impact and Considerations:

An Electrical Testing Programme of Works primarily has an indirect, positive environmental impact by identifying and rectifying faults that prevent energy waste, improve efficiency, and mitigate major environmental hazards like fires or the release of hazardous materials. However, the testing activities themselves have minor, direct environmental impacts that require management such as the replacement of old or non-compliant equipment (e.g., old circuit breakers, cables, or lighting fixtures) generates electrical and electronic waste. Electronic waste includes used test leads, probes, and cleaning materials may require appropriate disposal, especially if contaminated. Overall, the environmental benefits of a well-executed electrical testing programme of works, primarily through enhanced safety and energy efficiency, far outweigh its minor, manageable environmental footprint.

Assessment and Mitigation of Risk:

Risk / opportunity	Mitigation
The Council is required to meet its obligations under the Electricity at Work Regulations 1989 and The Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020	Failing to award this contract would hinder the Council in fulfilling its statutory duties.

Legal Implications:

Legal and procurement advice will be provided on the procurement and contractual arrangements proposed. The JCT Contract(s) will be prepared by the Procure Plus procurement framework, with any legal issues being dealt with by the Council's Legal team and the contractors.

Financial Implications:

The contract award is in line with the approved capital programme.

Appendices:

None.

Background papers:

Please list any background documents to this report and include a hyperlink where possible.

Please include a glossary of terms, abbreviations and acronyms used in this report.

Term	Meaning