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Tender

CT0154 - Interim External Cyclical Maintenance

Northern Ireland Housing Executive

F02: Contract notice

Notice identifier: 2025/S 000-003753

Procurement identifier (OCID): ocids-h6vhtk-04dbb6

Published 5 February 2025, 9:08am

Section I: Contracting authority

I.1) Name and addresses

Northern Ireland Housing Executive

2 Adelaide Street

Belfast

BT2 8BP

Contact

Gary McCluskey

Email

gary.mccluskey@nihe.gov.uk

Country

United Kingdom

Region code

UK - United Kingdom

Internet address(es)

Main address

<https://etendersni.gov.uk/epps>

Buyer's address

<https://etendersni.gov.uk/epps>

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://etendersni.gov.uk/epps>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://etendersni.gov.uk/epps>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

CT0154 - Interim External Cyclical Maintenance

II.1.2) Main CPV code

- 45210000 - Building construction work

II.1.3) Type of contract

Works

II.1.4) Short description

NIHE require Contractors to carry out External Cyclical Maintenance to properties throughout Northern Ireland.

II.1.5) Estimated total value

Value excluding VAT: £17,605,520

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for all lots

II.2) Description

II.2.1) Title

Lot 1 - South - South Down Area

Lot No

1

II.2.2) Additional CPV code(s)

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211100 - Construction work for houses
- 45211340 - Multi-dwelling buildings construction work

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

II.2.4) Description of the procurement

NIHE require Contractors to carry out External Cyclical Maintenance to properties throughout

out Northern Ireland.

II.2.5) Award criteria

Quality criterion - Name: Social Value / Weighting: 10

Cost criterion - Name: Price / Weighting: 90

II.2.6) Estimated value

Value excluding VAT: £3,260,960

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

12

This contract is subject to renewal

Yes

Description of renewals

A further competition for this type of work may be advertised in the near future.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The tender will be for a period of 12 months followed by an extension of up to 6 months.

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Lot 2 - South - North Down and Ards Area

Lot No

2

II.2.2) Additional CPV code(s)

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211100 - Construction work for houses
- 45211340 - Multi-dwelling buildings construction work

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

II.2.4) Description of the procurement

NIHE require Contractors to carry out External Cyclical Maintenance to properties throughout Northern Ireland.

II.2.5) Award criteria

Quality criterion - Name: Social Value / Weighting: 10

Cost criterion - Name: Cost / Weighting: 90

II.2.6) Estimated value

Value excluding VAT: £3,054,860

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

12

This contract is subject to renewal

Yes

Description of renewals

A further competition for this type of work may be advertised in the near future.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The tender will be for a period of 12 months followed by an extension of up to 6 months.

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Lot 3 - North - Mid, East and South Antrim Area

Lot No

3

II.2.2) Additional CPV code(s)

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211100 - Construction work for houses
- 45211340 - Multi-dwelling buildings construction work

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

II.2.4) Description of the procurement

NIHE require Contractors to carry out External Cyclical Maintenance to properties throughout Northern Ireland.

II.2.5) Award criteria

Quality criterion - Name: Social Value / Weighting: 10

Cost criterion - Name: Cost / Weighting: 90

II.2.6) Estimated value

Value excluding VAT: £2,638,080

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

12

This contract is subject to renewal

Yes

Description of renewals

A further competition for this type of work may be advertised in the near future.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The tender will be for a period of 12 months followed by an extension of up to 6 months.

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Lot 4 - North - West and Causeway Area

Lot No

4

II.2.2) Additional CPV code(s)

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211100 - Construction work for houses
- 45211340 - Multi-dwelling buildings construction work

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

II.2.4) Description of the procurement

NIHE require Contractors to carry out External Cyclical Maintenance to properties throughout Northern Ireland.

II.2.5) Award criteria

Quality criterion - Name: Social Value / Weighting: 10

Cost criterion - Name: Value / Weighting: 90

II.2.6) Estimated value

Value excluding VAT: £2,349,540

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

12

This contract is subject to renewal

Yes

Description of renewals

A further competition for this type of work may be advertised in the near future.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The tender will be for a period of 12 months followed by an extension of up to 6 months.

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Lot 5 - Belfast - South and East Belfast and Lisburn and Castlereagh Area

Lot No

5

II.2.2) Additional CPV code(s)

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211100 - Construction work for houses
- 45211340 - Multi-dwelling buildings construction work

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

II.2.4) Description of the procurement

NIHE require Contractors to carry out External Cyclical Maintenance to properties throughout Northern Ireland.

II.2.5) Award criteria

Quality criterion - Name: Social Value / Weighting: 10

Cost criterion - Name: Cost / Weighting: 90

II.2.6) Estimated value

Value excluding VAT: £2,308,320

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

12

This contract is subject to renewal

Yes

Description of renewals

A further competition for this type of work may be advertised in the near future.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The tender will be for a period of 12 months followed by an extension of up to 6 months.

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Lot 6 - Belfast - North and West Belfast Area

Lot No

6

II.2.2) Additional CPV code(s)

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211100 - Construction work for houses
- 45211340 - Multi-dwelling buildings construction work

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

II.2.4) Description of the procurement

NIHE require Contractors to carry out External Cyclical Maintenance to properties throughout Northern Ireland.

II.2.5) Award criteria

Quality criterion - Name: Social Value / Weighting: 10

Cost criterion - Name: Quality / Weighting: 90

II.2.6) Estimated value

Value excluding VAT: £2,148,020

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

12

This contract is subject to renewal

Yes

Description of renewals

A further competition for this type of work may be advertised in the near future.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The tender will be for a period of 12 months followed by an extension of up to 6 months.

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Lot 7 - South - Mid Ulster Area

Lot No

7

II.2.2) Additional CPV code(s)

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211100 - Construction work for houses
- 45211340 - Multi-dwelling buildings construction work

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

II.2.4) Description of the procurement

NIHE require Contractors to carry out External Cyclical Maintenance to properties throughout Northern Ireland.

II.2.5) Award criteria

Quality criterion - Name: Social Value / Weighting: 10

Cost criterion - Name: Quality / Weighting: 90

II.2.6) Estimated value

Value excluding VAT: £1,845,740

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

12

This contract is subject to renewal

Yes

Description of renewals

A further competition for this type of work may be advertised in the near future.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The tender will be for a period of 12 months followed by an extension of up to 6 months.

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions

Please see tender documents for full details.

III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

List and brief description of selection criteria

Please see tender documents for full details.

Minimum level(s) of standards possibly required

Please see tender documents for full details.

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

Please see tender documents for full details.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.2) Time limit for receipt of tenders or requests to participate

Date

7 March 2025

Local time

3:00pm

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

IV.2.6) Minimum time frame during which the tenderer must maintain the tender

Tender must be valid until: 3 September 2025

IV.2.7) Conditions for opening of tenders

Date

7 March 2025

Local time

3:30pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: Yes

Estimated timing for further notices to be published: A further competition for this type of work may be advertised in the near future.

VI.4) Procedures for review

VI.4.1) Review body

Royal Courts of Justice

Belfast

Country

United Kingdom