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Award

## **Beraghvale Development Phase 2**

APEX HOUSING ASSOCIATION

UK6: Contract award notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-016898

Procurement identifier (OCID): ocds-h6vhtk-05cf97 ([view related notices](#))

Published 25 February 2026, 1:34pm

### **Scope**

### **Reference**

APX021

### **Description**

The contract is for the provision of works to redevelop the lands between Upper Galliagh Road, South of Beragh Hill Road, West of Beraghvale and North of Skeoge Link Road (A515) in Derry/Londonderry. This will involve the construction of housing, allotments and associated landscaping and external works.

This proposal will be to deliver 121no. new build social housing units and associated external works. A site Location Map, Proposed Site Plan and 3D Visualisations of the

proposal have been provided as part of the Participation Stage Documentation.

The housing mix is as follows:

- 46no. 3P2B General Needs Houses

- 6no. 3P2B Complex Needs Houses
- 44no. 5P3B General Needs Houses
- 5no. 5P3B Complex Needs Houses
- 4no. 6P4B General Needs Houses
- 16no. 3P2B General Needs Apartments (Consisting of 2 storey buildings, each with 4no. own door apartments)

Associated external works:

The associated external works will include the following:

- Allotments with gated entrance for vehicular access, separate gate for pedestrian access and perimeter paladin fence. The allotments will be managed by a community group.
  - Landscaped/grassed public realm spaces spread out across the site.
  - Bell mouth junctions to be built for roads that will connect to future phases.
  - Tail ends for service connections into future phases.
  - Attenuation systems to be provided under some landscaped areas.
  - Temporary pumping station to be provided for this phase.
  - Coordination of key infrastructure works will be required in line with the programme and consistent with anticipated programme as below.
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## **Contract 1**

## **Supplier**

- LOWRY CONSTRUCTION LTD

## **Contract value**

- £25,995,000 including VAT

Above the relevant threshold

## **Award decision date**

24 February 2026

## **Date assessment summaries were sent to tenderers**

25 February 2026

## **Standstill period**

- End: 6 March 2026
- 8 working days

## **Earliest date the contract will be signed**

18 March 2026

## **Contract dates (estimated)**

- 1 April 2026 to 12 December 2028

- 2 years, 8 months, 12 days

## **Main procurement category**

Works

## **CPV classifications**

- 45000000 - Construction work

## **Contract locations**

- UKN - Northern Ireland

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## **Information about tenders**

- 5 tenders received
- 5 tenders assessed in the final stage:
  - 5 submitted by small and medium-sized enterprises (SME)
  - 0 submitted by voluntary, community and social enterprises (VCSE)
- 1 supplier awarded contracts
- 4 suppliers unsuccessful (details included for contracts over £5 million)

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## **Unsuccessful suppliers**

- [CONNOLLY & FEE LIMITED](#)
- [KEVIN WATSON CONSTRUCTION LTD](#)

- [M.J. MCBRIDE CONSTRUCTION LTD](#)
- [P&K MCKAIGUE LIMITED](#)

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## Submission

### Submission type

Requests to participate

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## Procedure

### Procedure type

Competitive flexible procedure

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## Suppliers

### **CONNOLLY & FEE LIMITED**

- Companies House: NI007874
- Public Procurement Organisation Number: PLCY-9443-VCXZ

15a Greenagh Bridge Road

Dungannon

BT71 6EY

United Kingdom

Website: <http://www.connolly-fee.com>

Region: UKN0B - Mid Ulster

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

## **KEVIN WATSON CONSTRUCTION LTD**

- Companies House: 02858544
- Public Procurement Organisation Number: PYZB-8431-GJYT

5 Beauchamp Court

Barnet

EN5 5TZ

United Kingdom

Website: <http://www.kevinwatsongroup.com>

Region: UKI71 - Barnet

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

## **LOWRY CONSTRUCTION LTD**

- Companies House: NI606239
- Public Procurement Organisation Number: PGCJ-5985-TZCX

30 Carncorn Road

Castledearg

BT81 7RH

United Kingdom

Email: [heather@lowryconstruction.co.uk](mailto:heather@lowryconstruction.co.uk)

Website: <http://www.lowryconstruction.co.uk>

Region: UKN0A - Derry City and Strabane

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 1

## **M.J. MCBRIDE CONSTRUCTION LTD**

- Companies House: NI066620
- Public Procurement Organisation Number: PZMX-1347-WDQQ

29 Strawmore Road

Magherafelt

BT45 7JE

United Kingdom

Website: <http://www.mjmcbride.co.uk>

Region: UKN0B - Mid Ulster

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

## **P&K MCKAIGUE LIMITED**

- Companies House: NI042862
- Public Procurement Organisation Number: PXGJ-2441-HQPW

181 Glen Road

Maghera

BT46 5LT

United Kingdom

Website: <http://www.pkmckaigne.com>

Region: UKN0B - Mid Ulster

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

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## Contracting authority

### APEX HOUSING ASSOCIATION

- Companies House: NP000125
- Public Procurement Organisation Number: PGVD-2259-CJZQ

10 Butcher Street

LONDONDERRY

BT48 6HL

United Kingdom

Email: [Procurement@apex.org.uk](mailto:Procurement@apex.org.uk)

Region: UKN0A - Derry City and Strabane

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Northern Ireland