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Contract

RESPONSE MAINTENANCE - SOUTH WEST AREA

Northern Ireland Housing Executive

F20: Modification notice

Notice identifier: 2025/S 000-018050

Procurement identifier (OCID): ocds-h6vhtk-040254

Published 30 April 2025, 2:36pm

Section I: Contracting authority/entity

I.1) Name and addresses

Northern Ireland Housing Executive

2 Adelaide Street

Belfast

BT2 8PB

Contact

CHRISTOPHER BROWN

Email

christopher.brown@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>

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

RESPONSE MAINTENANCE - SOUTH WEST AREA

Reference number

CTO135

II.1.2) Main CPV code

- 45215210 - Construction work for subsidised residential accommodation

II.1.3) Type of contract

Works

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 45211300 - Houses construction work
- 45210000 - Building construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45421151 - Installation of fitted kitchens
- 45211310 - Bathrooms construction work
- 45261900 - Roof repair and maintenance work
- 45262660 - Asbestos-removal work
- 45110000 - Building demolition and wrecking work and earthmoving work

- 45340000 - Fencing, railing and safety equipment installation work
- 45312100 - Fire-alarm system installation work
- 45211100 - Construction work for houses

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

II.2.4) Description of the procurement at the time of conclusion of the contract:

In accordance with the Procurement Policy Note 01/21 – Scoring Social Value, this Contract will deliver measurable social value outcomes. Under this Procurement the Economic Operators will be required to support the Contracting Authority's social value objectives. Accordingly, Contract performance conditions and/or Award Criteria may relate, in particular, to social value. This requirement is for response maintenance and improvement works. This includes, inter alia: responsive and emergency repairs on a 24/7/365(6) basis to occupied and void properties, pest control services, commercial, fire safety and civil engineering works. Scope also includes for ad hoc demolition work and installation of bathrooms, kitchens and rewiring.

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

Duration in months

30

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 IV. Procedure

IV.2) Administrative information

IV.2.1) Contract award notice concerning this contract

Notice number: [2023/S 000-027782](#)

Section V. Award of contract/concession

Contract No

CT0135

Title

RESPONSE MAINTENANCE SOUTH WEST AREA

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract/concession award decision:

15 August 2023

V.2.2) Information about tenders

The contract/concession has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor/concessionaire

COMBINED FACILITIES MANAGEMENT LTD

65 Deerpark Road

MAGHERAFELT

BT45 8BS

Email

kenny.carson@cfm-ni.com

Telephone

+44 02879386451

Fax

+44 02879386006

Country

United Kingdom

NUTS code

- UK - United Kingdom

Internet address

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

The contractor/concessionaire is an SME

Yes

V.2.4) Information on value of the contract/lot/concession (at the time of conclusion of the contract;excluding VAT)

Total value of the procurement: £13,122,163.38

Section VI. Complementary information

VI.3) Additional information

The value shown in section V.2.4 (Total value of the contract) represents the potential total value of the contract inclusive of the initial Contract period, planned 6 month extension period (included in the contract when initially advertised), demolition and contingency prior to any modification.

VI.4) Procedures for review

VI.4.1) Review body

Royal Courts of Justice

Belfast

Country

United Kingdom

Section VII: Modifications to the contract/concession

VII.1) Description of the procurement after the modifications

VII.1.1) Main CPV code

- 45215210 - Construction work for subsidised residential accommodation

VII.1.2) Additional CPV code(s)

- 45000000 - Construction work
- 45211300 - Houses construction work
- 45210000 - Building construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45421151 - Installation of fitted kitchens
- 45211310 - Bathrooms construction work
- 45261900 - Roof repair and maintenance work
- 45262660 - Asbestos-removal work
- 45110000 - Building demolition and wrecking work and earthmoving work
- 45340000 - Fencing, railing and safety equipment installation work
- 45312100 - Fire-alarm system installation work
- 45211100 - Construction work for houses

VII.1.3) Place of performance

NUTS code

- UKN - Northern Ireland

VII.1.4) Description of the procurement:

In accordance with the Procurement Policy Note 01/21 – Scoring Social Value, this Contract will deliver measurable social value outcomes. Under this Procurement the Economic Operators will be required to support the Contracting Authority's social value objectives. Accordingly, Contract performance conditions and/or Award Criteria may relate, in particular, to social value. This requirement is for response maintenance and improvement works. This includes, inter alia: responsive and emergency repairs on a 24/7/365(6) basis to occupied and void properties, pest control services, commercial, fire safety and civil engineering works. Scope also includes for ad hoc demolition work and installation of bathrooms, kitchens and rewiring.

VII.1.5) Duration of the contract, framework agreement, dynamic purchasing system or concession

Duration in months

37

VII.1.6) Information on value of the contract/lot/concession (excluding VAT)

Total value of the contract/lot/concession:

£19,683,245

VII.1.7) Name and address of the contractor/concessionaire

COMBINED FACILITIES MANAGEMENT LTD

65 Deerpark Road

MAGHERAFELT

BT45 8BS

Email

kenny.carson@cfm-ni.com

Telephone

+44 02879386451

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+44 02879386006

Country

United Kingdom

NUTS code

- UK - United Kingdom

Internet address

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The contractor/concessionaire is an SME

Yes

VII.2) Information about modifications

VII.2.1) Description of the modifications

Nature and extent of the modifications (with indication of possible earlier changes to the contract):

The Housing Executive intends to modify this contract in line with regulation 72(1)(b) of the Public Contract Regulations 2015, to introduce an option to extend the contract for a further period of 7-months. Given the reactive nature of this requirement, the Housing Executive further reserves the right to extend the term again by an additional 5 months (or part(s) thereof) subject to contract expenditure.

This may result in an expiry date of midnight on 30th September 2026 (or at the latest: 28th February 2027). This represents an increase of up to £13,786,042.41 (approximately 50% of the value of the original contract). This requirement is responsive in nature meaning there is no guarantee of any level of spend on the contract.

This is intended to give time for the major review to be progressed whilst the new response maintenance procurement strategy is developed and procured utilising the new features offered by the Procurement Act 2023; specifically an Open Framework.

VII.2.2) Reasons for modification

Need for additional works, services or supplies by the original contractor/concessionaire.

Description of the economic or technical reasons and the inconvenience or duplication of cost preventing a change of contractor:

NIHE recently completed a 5-year programme focused on the delivery of the statutory response maintenance works and a series of market engagement activities.

Supplier feedback indicated the need for changes to mitigate the issue of receiving high rates and low levels of engagement.

We are therefore commencing a major review of the response maintenance requirement and procuring an Open Framework. A significant investment of time and resources, for all parties, is required when procuring response maintenance contracts. It is not in the interest of the public purse to procure another round of short-term response maintenance contracts. Doing so would not improve the risk profile of the current contracts and could draw focus away from the major review and procurement of the Open Framework. The modification could enable us to undertake the major review and commence procurement of the Open Framework.

VII.2.3) Increase in price

Updated total contract value before the modifications (taking into account possible earlier contract modifications, price adaptations and average inflation)

Value excluding VAT: £13,122,163.38

Total contract value after the modifications

Value excluding VAT: £19,683,245