

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/027782-2023>

Contract

## **CTO135 - RESPONSE MAINTENANCE SOUTH AREA AND SOUTH WEST AREA**

Northern Ireland Housing Executive

F03: Contract award notice

Notice identifier: 2023/S 000-027782

Procurement identifier (OCID): ocds-h6vhtk-040254

Published 20 September 2023, 1:33pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Northern Ireland Housing Executive

2 Adelaide Street

Belfast

BT2 8BP

#### **Contact**

CHRISTOPHER BROWN

#### **Email**

[cprocurement@nihe.gov.uk](mailto:cprocurement@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.4) Type of the contracting authority**

Regional or local authority

**I.5) Main activity**

Housing and community amenities

---

**Section II: Object**

**II.1) Scope of the procurement**

**II.1.1) Title**

CTO135 - RESPONSE MAINTENANCE SOUTH AREA AND SOUTH WEST AREA

**II.1.2) Main CPV code**

- 45215210 - Construction work for subsidised residential accommodation

**II.1.3) Type of contract**

Works

**II.1.4) Short description**

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.1.6) Information about lots**

This contract is divided into lots: Yes

#### **II.1.7) Total value of the procurement (excluding VAT)**

Value excluding VAT: £29,486,380.12

### **II.2) Description**

#### **II.2.1) Title**

SOUTH AREA excluding Craigavon

Lot No

1

#### **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**

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.2.5) Award criteria**

Quality criterion - Name: Method Statement Questionnaire /Quality Questionnaire /  
Weighting: 10

Price - Weighting: 90

### **II.2.11) Information about options**

Options: Yes

Description of options

The Client has the option, at its sole discretion, to extend the period by such periods as the Client sees fit provided that the cumulative periods of such extensions shall not exceed six months from the date of the expiry of the initial service period.

### **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**

## SOUTH WEST AREA

Lot No

2

### **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**

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.2.5) Award criteria**

Quality criterion - Name: Method Statement Questionnaire /Quality Questionnaire /  
Weighting: 10

Price - Weighting: 90

#### **II.2.11) Information about options**

Options: Yes

Description of options

The Client has the option, at its sole discretion, to extend the period by such periods as the Client sees fit provided that the cumulative period of such extensions shall not exceed six months from the date of the expiry of the initial service period.

#### **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.1) Description**

#### **IV.1.1) Type of procedure**

Award of a contract without prior publication of a call for competition in the cases listed below

- No tenders or no suitable tenders/requests to participate in response to open procedure

Explanation:

The Contracting Authority recently advertised a competition on eTendersNI in February 2023 seeking contractors to provide Response Maintenance and Improvement Works to various geographic areas (via 4 Lots) in the South Region using Regulation 27 (the Open Procedure). No suitable tenders, no requests to participate or no suitable requests to participate were submitted in response to the call for competition in relation to the South and South West area. The Contracting Authority fully complied with all of its obligations under the Regulations including putting the contract opportunity out to the open market. That process did not render a result for 2 of the 4 lots advertised - the South and South West areas. Notwithstanding this, the works/services required under these lots are of fundamental importance to the NIHE for it to comply with its obligations as a statutory landlord. It is not an option for the Contracting Authority to not enter into contract with an Economic Operator to provide these works. After careful consideration, the Contracting Authority opted complete a process using Regulation 32, as it was entitled to, for the purposes of progressing with an award of the contracts.

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

The procurement is covered by the Government Procurement Agreement: Yes

---

## **Section V. Award of contract**

### **Contract No**

1

### **Lot No**

1

### **Title**

SOUTH AREA (excluding Craigavon)

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

22 August 2023

#### **V.2.2) Information about tenders**

Number of tenders received: 2

Number of tenders received from SMEs: 2

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 2

Number of tenders received by electronic means: 2

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

#### **V.2.3) Name and address of the contractor**

MAMO BUILDING SERVICES LIMITED

18 Ballyards Road, Milford, Armagh

ARMAGH



BT60 3NS

Email

[tracy@mamobuildingservices.com](mailto:tracy@mamobuildingservices.com)

Telephone

+44 02837526331

Country

United Kingdom

NUTS code

- UK - United Kingdom

Internet address

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

The contractor is an SME

Yes

**V.2.4) Information on value of contract/lot (excluding VAT)**

Initial estimated total value of the contract/lot: £12,809,563.01

Total value of the contract/lot: £16,364,216.74

---

## **Section V. Award of contract**

### **Contract No**

2

### **Lot No**

2

### **Title**

SOUTH WEST AREA

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

15 August 2023

#### **V.2.2) Information about tenders**

Number of tenders received: 1

Number of tenders received from SMEs: 1

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 1

Number of tenders received by electronic means: 1

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

#### **V.2.3) Name and address of the contractor**

COMBINED FACILITIES MANAGEMENT LTD

65 Deerpark Road

MAGHERAFELT

BT45 8BS

Email

[kenny.carson@cfm-ni.com](mailto: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 is an SME

Yes

**V.2.4) Information on value of contract/lot (excluding VAT)**

Initial estimated total value of the contract/lot: £9,368,958.58

Total value of the contract/lot: £13,122,163.38

---

## **Section VI. Complementary information**

### **VI.3) Additional information**

The value shown in sections II.1.7 (Total value of the procurement) and V.2.4 (Total value of the contract/lot), in respect of each lot awarded, represents the potential total value of each lot contract inclusive of the initial Contract period, potential extension period, demolition and contingency values.

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

Royal Courts of Justice

Chichester Street

Belfast

Country

United Kingdom