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Contract

Cleaning Services

Woven Housing Association Ltd

F03: Contract award notice

Notice identifier: 2025/S 000-037287

Procurement identifier (OCID): ocds-h6vhtk-04ded1

Published 4 July 2025, 9:14am

Section I: Contracting authority

I.1) Name and addresses

Woven Housing Association Ltd

Laganwood House

Belfast

BT9 5NW

Email

amanda.culbert@woven.org.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

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

Cleaning Services

II.1.2) Main CPV code

- 90919200 - Office cleaning services

II.1.3) Type of contract

Services

II.1.4) Short description

Woven is seeking to appoint up to 4 suitably skilled and experienced cleaning contractors to deliver cleaning services to communal areas of buildings under management by Woven's Housing Management team and their 2 offices. This contract opportunity has been split into four lots as follows Lot 1 – Belfast and Surrounding Areas Lot 2 – Dungannon and Coalisland Lot 3 – Northwest Area Lot 4 – Laganwood House – Head Office: 44 Newforge Lane, Belfast, BT9 5NW

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: £995,767.90

II.2) Description

II.2.1) Title

Lot 1 - Belfast and Surrounding Areas

Lot No

1

II.2.2) Additional CPV code(s)

- 90911200 - Building-cleaning services
- 90900000 - Cleaning and sanitation services
- 90910000 - Cleaning services

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

II.2.4) Description of the procurement

Woven is seeking to appoint up to 4 suitably skilled and experienced cleaning contractors to deliver cleaning services to communal areas of buildings under management by Woven's Housing Management team and their 2 offices. This contract opportunity has been split into four lots as follows Lot 1 – Belfast and Surrounding Areas Lot 2 – Dungannon and Coalisland Lot 3 – Northwest Area Lot 4 – Laganwood House – Head Office: 44 Newforge Lane, Belfast, BT9 5NW

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: No

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 - Dungannon and Coalisland

Lot No

2

II.2.2) Additional CPV code(s)

- 90911200 - Building-cleaning services
- 90900000 - Cleaning and sanitation services
- 90910000 - Cleaning services

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

II.2.4) Description of the procurement

Woven is seeking to appoint up to 4 suitably skilled and experienced cleaning contractors to deliver cleaning services to communal areas of buildings under management by Woven's Housing Management team and their 2 offices. This contract opportunity has been split into four lots as follows Lot 1 – Belfast and Surrounding Areas Lot 2 – Dungannon and Coalisland Lot 3 – Northwest Area Lot 4 – Laganwood House – Head Office: 44 Newforge Lane, Belfast, BT9 5NW

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: No

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 - Northwest Area

Lot No

3

II.2.2) Additional CPV code(s)

- 90911200 - Building-cleaning services
- 90900000 - Cleaning and sanitation services
- 90910000 - Cleaning services

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

II.2.4) Description of the procurement

Woven is seeking to appoint up to 4 suitably skilled and experienced cleaning contractors to deliver cleaning services to communal areas of buildings under management by Woven's Housing Management team and their 2 offices. This contract opportunity has been split into four lots as follows Lot 1 – Belfast and Surrounding Areas Lot 2 – Dungannon and Coalisland Lot 3 – Northwest Area Lot 4 – Laganwood House – Head Office: 44 Newforge Lane, Belfast, BT9 5NW

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: No

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 - Laganwood Head office - Belfast

Lot No

4

II.2.2) Additional CPV code(s)

- 90911200 - Building-cleaning services
- 90900000 - Cleaning and sanitation services
- 90910000 - Cleaning services

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

II.2.4) Description of the procurement

Woven is seeking to appoint up to 4 suitably skilled and experienced cleaning contractors to deliver cleaning services to communal areas of buildings under management by Woven's Housing Management team and their 2 offices. This contract opportunity has been split into four lots as follows Lot 1 – Belfast and Surrounding Areas Lot 2 – Dungannon and Coalisland Lot 3 – Northwest Area Lot 4 – Laganwood House – Head Office: 44 Newforge Lane, Belfast, BT9 5NW

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: No

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

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.2.1) Previous publication concerning this procedure

Notice number: [2025/S 000-004993](#)

Section V. Award of contract

Contract No

1

Lot No

1

Title

Lot 1 - Belfast and Surrounding Areas

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

4 July 2025

V.2.2) Information about tenders

Number of tenders received: 6

Number of tenders received from SMEs: 0

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: 6

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

V.2.3) Name and address of the contractor

THE MOUNT CHARLES GROUP LTD

Annon House, 261-263 Ormeau Road

BELFAST

BT7 3GG

Email

philip.wood@mountcharles.com

Country

United Kingdom

NUTS code

- UK - United Kingdom

Internet address

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

The contractor is an SME

No

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

Initial estimated total value of the contract/lot: £1,500,000

Total value of the contract/lot: £384,776.60

Section V. Award of contract

Contract No

2

Lot No

2

Title

Lot 2 - Dungannon and Coalisland

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

4 July 2025

V.2.2) Information about tenders

Number of tenders received: 6

Number of tenders received from SMEs: 0

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: 6

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

V.2.3) Name and address of the contractor

THE MOUNT CHARLES GROUP LTD

Annon House, 261-263 Ormeau Road

BELFAST

BT7 3GG

Email

philip.wood@mountcharles.com

Country

United Kingdom

NUTS code

- UK - United Kingdom

Internet address

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

The contractor is an SME

No

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

Initial estimated total value of the contract/lot: £1,500,000

Total value of the contract/lot: £112,123.40

Section V. Award of contract

Contract No

3

Lot No

3

Title

Lot 3 - Northwest Area

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

4 July 2025

V.2.2) Information about tenders

Number of tenders received: 6

Number of tenders received from SMEs: 0

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: 6

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

V.2.3) Name and address of the contractor

THE MOUNT CHARLES GROUP LTD

Annon House, 261-263 Ormeau Road

BELFAST

BT7 3GG

Email

philip.wood@mountcharles.com

Country

United Kingdom

NUTS code

- UK - United Kingdom

Internet address

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

The contractor is an SME

No

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

Initial estimated total value of the contract/lot: £1,500,000

Total value of the contract/lot: £311,767.90

Section V. Award of contract

Contract No

4

Lot No

4

Title

Lot 4 - Laganwood Head office - Belfast

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

4 July 2025

V.2.2) Information about tenders

Number of tenders received: 6

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: 6

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

V.2.3) Name and address of the contractor

RYAK CLEANING LIMITED

252 Suffolk Road

BELFAST

BT11 9PB

Email

info@ryakcleaning.com

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: £1,500,000

Total value of the contract/lot: £187,100

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

High Court of Justice

Belfast

Country

United Kingdom