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Contract

01.81.1004 – MULTI ELEMENT IMPROVEMENT WORKS TO 109 DWELLINGS LOCATED IN THE CREGGAN AREA OF LONDONDERRY, CO DERRY – NORTH REGION

Northern Ireland Housing Executive

F03: Contract award notice

Notice identifier: 2025/S 000-056394

Procurement identifier (OCID): ocids-h6vhtk-04cf53

Published 15 September 2025, 7:22am

Section I: Contracting authority

I.1) Name and addresses

Northern Ireland Housing Executive

2 Adelaide Street

Belfast

BT2 8PB

Contact

corporateprocurementnihe.gov.uk

Email

corporateprocurement@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

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

01.81.1004 – MULTI ELEMENT IMPROVEMENT WORKS TO 109 DWELLINGS LOCATED IN THE CREGGAN AREA OF LONDONDERRY, CO DERRY – NORTH REGION

II.1.2) Main CPV code

- 45211000 - Construction work for multi-dwelling buildings and individual houses

II.1.3) Type of contract

Works

II.1.4) Short description

The Contracting Authority intends to enter into a Contract with the successful Economic Operator(s) to carry out construction works, to address the long running concerns regarding the condensation, damp and mould of the internal environment of 109 dwellings in Creggan Heights. Creggan heights is the first phase of a potential programme of 247nr dwellings in total across 4 locations in Waterloo Place District, Derry City. The others being located in Rinmore Drive, Westway and Lone Moor Gardens / Cable Street / Westland, Derry City.(full details are contained within the Contract documents).

II.1.6) Information about lots

This contract is divided into lots: No

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

Value excluding VAT: £12,405,752

II.2) Description

II.2.2) Additional CPV code(s)

- 45211100 - Construction work for houses
- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work

- 45261900 - Roof repair and maintenance work
- 45210000 - Building construction work
- 45453100 - Refurbishment work
- 45215210 - Construction work for subsidised residential accommodation

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

II.2.4) Description of the procurement

The Contracting Authority intends to enter into a Contract with the successful Economic Operator(s) to carry out construction works, to address the long running concerns regarding the condensation, damp and mould of the internal environment of 109 dwellings in Creggan Heights. Creggan heights is the first phase of a potential programme of 247nr dwellings in total across 4 locations in Waterloo Place District, Derry City. The others being located in Rinmore Drive, Westway and Lone Moor Gardens / Cable Street / Westland, Derry City.(full details are contained within the Contract documents).

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 30

Cost criterion - Name: Price / Weighting: 70

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 000-000944](#)

Section V. Award of contract

Contract No

1

Title

Contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

15 September 2025

V.2.2) Information about tenders

Number of tenders received: 3

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: 3

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

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: £11,809,332

Total value of the contract/lot: £12,405,752

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

The Royal Courts of Justice

Belfast

Country

United Kingdom