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Contract

## **CT0154 - Interim External Cyclical Maintenance**

Northern Ireland Housing Executive

F03: Contract award notice

Notice identifier: 2025/S 000-060437

Procurement identifier (OCID): ocds-h6vhtk-04dbb6

Published 29 September 2025, 11:43am

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

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

Northern Ireland Housing Executive

2 Adelaide Street

Belfast

BT2 8PB

#### **Contact**

gary.mccluskey@nihe.gov.uk

#### **Email**

[gary.mccluskey@nihe.gov.uk](mailto:gary.mccluskey@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

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## **Section II: Object**

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

#### **II.1.1) Title**

CT0154 - Interim External Cyclical Maintenance

#### **II.1.2) Main CPV code**

- 45210000 - Building construction work

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

NIHE require Contractors to carry out External Cyclical Maintenance to properties throughout Northern Ireland.

#### **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: £17,928,440.23

## **II.2) Description**

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

Lot 1 - South - South Down Area

Lot No

1

#### **II.2.2) Additional CPV code(s)**

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211100 - Construction work for houses
- 45211340 - Multi-dwelling buildings construction work

### **II.2.3) Place of performance**

NUTS codes

- UKN - Northern Ireland

### **II.2.4) Description of the procurement**

NIHE require Contractors to carry out External Cyclical Maintenance to properties throughout Northern Ireland.

### **II.2.5) Award criteria**

Quality criterion - Name: Quality - Social Value / Weighting: 10

Cost criterion - Name: Cost / Weighting: 90

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

Options: Yes

Description of options

There is the option to extend for a further 6 months following the initial 12 month 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**

Lot 2 - South - North Down and Ards Area

Lot No

2

### **II.2.2) Additional CPV code(s)**

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211100 - Construction work for houses

- 45211340 - Multi-dwelling buildings construction work

### **II.2.3) Place of performance**

NUTS codes

- UKN - Northern Ireland

### **II.2.4) Description of the procurement**

NIHE require Contractors to carry out External Cyclical Maintenance to properties throughout Northern Ireland.

### **II.2.5) Award criteria**

Quality criterion - Name: Quality - Social Value / Weighting: 10

Cost criterion - Name: Cost / Weighting: 90

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

Options: Yes

Description of options

There is the option to extend for a further 6 months following the initial 12 month 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**

Lot 3 - North - Mid, East and South Antrim Area

Lot No

3

### **II.2.2) Additional CPV code(s)**

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

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

### **II.2.3) Place of performance**

NUTS codes

- UKN - Northern Ireland

### **II.2.4) Description of the procurement**

NIHE require Contractors to carry out External Cyclical Maintenance to properties throughout Northern Ireland.

### **II.2.5) Award criteria**

Quality criterion - Name: Quality - Social Value / Weighting: 10

Cost criterion - Name: Cost / Weighting: 90

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

Options: Yes

Description of options

There is the option to extend for a further 6 months following the initial 12 month 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**

Lot 4 - North - West and Causeway Area

Lot No

4

### **II.2.2) Additional CPV code(s)**

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211100 - Construction work for houses
- 45211340 - Multi-dwelling buildings construction work

### **II.2.3) Place of performance**

NUTS codes

- UKN - Northern Ireland

### **II.2.4) Description of the procurement**

NIHE require Contractors to carry out External Cyclical Maintenance to properties throughout Northern Ireland.

### **II.2.5) Award criteria**

Quality criterion - Name: Quality - Social Value / Weighting: 10

Cost criterion - Name: Cost / Weighting: 90

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

Options: Yes

Description of options

There is the option to extend for a further 6 months following the initial 12 month 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**

Lot 5 - Belfast - South and East Belfast and Lisburn and Castlereagh Area

Lot No

## **II.2.2) Additional CPV code(s)**

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211100 - Construction work for houses
- 45211340 - Multi-dwelling buildings construction work

## **II.2.3) Place of performance**

NUTS codes

- UKN - Northern Ireland

## **II.2.4) Description of the procurement**

NIHE require Contractors to carry out External Cyclical Maintenance to properties throughout Northern Ireland.

## **II.2.5) Award criteria**

Quality criterion - Name: Quality - Social Value / Weighting: 10

Cost criterion - Name: Cost / Weighting: 90

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

Options: Yes

Description of options

There is the option to extend for a further 6 months following the initial 12 month 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**

Lot 6 - Belfast - North and West Belfast Area

Lot No

### **II.2.2) Additional CPV code(s)**

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211100 - Construction work for houses
- 45211340 - Multi-dwelling buildings construction work

### **II.2.3) Place of performance**

NUTS codes

- UKN - Northern Ireland

### **II.2.4) Description of the procurement**

NIHE require Contractors to carry out External Cyclical Maintenance to properties throughout Northern Ireland.

### **II.2.5) Award criteria**

Quality criterion - Name: Quality - Social value / Weighting: 10

Cost criterion - Name: Cost / Weighting: 90

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

Options: Yes

Description of options

There is the option to extend for a further 6 months following the initial 12 month 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**

Lot 7 - South - Mid Ulster Area

Lot No

7

#### **II.2.2) Additional CPV code(s)**

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211100 - Construction work for houses
- 45211340 - Multi-dwelling buildings construction work

#### **II.2.3) Place of performance**

NUTS codes

- UKN - Northern Ireland

#### **II.2.4) Description of the procurement**

NIHE require Contractors to carry out External Cyclical Maintenance to properties throughout Northern Ireland.

#### **II.2.5) Award criteria**

Quality criterion - Name: Quality - Social Value / Weighting: 10

Cost criterion - Name: Cost / Weighting: 90

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

Options: Yes

Description of options

There is the option to extend for a further 6 months following the initial 12 month 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

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## 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 000-003753](#)

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

### **Contract No**

1

### **Lot No**

1

### **Title**

Lot 1 - South - South Down Area

A contract/lot is awarded: Yes

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

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

29 September 2025

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

Number of tenders received: 11

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: 11

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

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

HETHERINGTON PAINTING BUILDING

22 FOYGH ROAD

DUNGANNON

BT70 3PH

Email

[info@hpabc.co.uk](mailto:info@hpabc.co.uk)

Telephone

+44 2887767077

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: £3,260,960

Total value of the contract/lot: £3,538,141.60

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

### **Contract No**

2

### **Lot No**

2

### **Title**

Lot 2 - South - North Down and Ards Area

A contract/lot is awarded: Yes

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

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

29 September 2025

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

Number of tenders received: 11

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: 11

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

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

LOWRY BUILDING CIVIL ENGINEERING LTD

7 John Street

CASTLEDERG

BT81 7AW

Email

[tenders@lowrybuilding.co.uk](mailto:tenders@lowrybuilding.co.uk)

Telephone

+44 2881678646

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: £3,054,860

Total value of the contract/lot: £3,328,269.97

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

### **Contract No**

3

### **Lot No**

3

### **Title**

Lot 3 - North - Mid, East and South Antrim Area

A contract/lot is awarded: Yes

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

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

29 September 2025

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

Number of tenders received: 11

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: 11

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

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

MICHAEL DONAGHY PD LTD

8 Birch Road

LONDONDERRY

BT47 3ES

Email

[michael@mdonaghypainters.com](mailto:michael@mdonaghypainters.com)

Telephone

+44 2871301911

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: £2,638,080

Total value of the contract/lot: £2,769,984

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

### **Contract No**

4

### **Lot No**

4

### **Title**

Lot 4 - North - West and Causeway Area

A contract/lot is awarded: Yes

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

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

29 September 2025

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

Number of tenders received: 11

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: 11

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

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

P.K. MURPHY CONSTRUCTION LTD

91 Sluggan Road

DUNGANNON

BT70 2UP

Email

[clairek@pkmurphy.co.uk](mailto:clairek@pkmurphy.co.uk)

Telephone

+44 2887758848

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: £2,349,540

Total value of the contract/lot: £2,220,315.30

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

### **Contract No**

5

### **Lot No**

5

### **Title**

Lot 5 - Belfast - South and East Belfast and Lisburn and Castlereagh Area

A contract/lot is awarded: Yes

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

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

29 September 2025

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

Number of tenders received: 11

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: 11

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

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

UNICO CONTRACTS LIMITED

5 DOWGRY ROAD

BALLYMENA

BT44 9SB

Email

[sean@unicocontracts.co.uk](mailto:sean@unicocontracts.co.uk)

Telephone

+44 7585905107

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: £2,308,320

Total value of the contract/lot: £2,169,820.80

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

### **Contract No**

6

### **Lot No**

6

### **Title**

Lot 6 - Belfast - North and West Belfast Area

A contract/lot is awarded: Yes

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

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

29 September 2025

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

Number of tenders received: 11

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: 11

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

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

KINGSWAY CONTRACTORS LTD

Kingsway Contractors Ltd, 91a Stockmans Lane

Belfast

BT9 7JD

Email

[admin@kingswaycontractors.com](mailto:admin@kingswaycontractors.com)

Telephone

+44 2890381427

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: £2,148,020

Total value of the contract/lot: £1,997,658.60

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

### **Contract No**

7

### **Lot No**

7

### **Title**

Lot 7 - South - Mid Ulster Area

A contract/lot is awarded: Yes

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

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

29 September 2025

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

Number of tenders received: 11

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: 11

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

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

BANN LTD

148 Charlestown Road, Portadown

CRAIGAVON

BT63 5PT

Email

[info@bannltd.com](mailto:info@bannltd.com)

Telephone

+44 2838340012

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: £1,845,740

Total value of the contract/lot: £1,904,249.96

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## **Section VI. Complementary information**

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

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

Royal Courts of Justice

Belfast

Country

United Kingdom