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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

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

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 through out 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

6

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

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](#)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Royal Courts of Justice

Belfast

Country

United Kingdom