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Contract

Provision of Planned and Responsive Maintenance and Minor Works, Armagh Building Lot 2

the Education Authority

F20: Modification notice

Notice identifier: 2025/S 000-078861

Procurement identifier (OCID): ocids-h6vhtk-058dd8

Published 2 December 2025, 12:13pm

Section I: Contracting authority/entity

I.1) Name and addresses

the Education Authority

40 Academy Street

Belfast

BT1 2NQ

Email

minorworks.procure@eani.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>

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Provision of Planned and Responsive Maintenance and Minor Works, Armagh Building Lot 2

II.1.2) Main CPV code

- 45210000 - Building construction work

II.1.3) Type of contract

Works

II.2) Description

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

II.2.4) Description of the procurement at the time of conclusion of the contract:

Provision of Planned and Responsive Maintenance Works for EANI across its property portfolio in the old Southern Education and Library Board area, Contract Lot 2, which includes but is not limited to controlled and uncontrolled schools as further described in OJEU Contract Notice and as outlined in the previous VEAT Notices.

II.2.7) Duration of the contract, framework agreement, dynamic purchasing system or concession

Start date

3 December 2025

End date

31 March 2026

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.2) Administrative information

IV.2.1) Contract award notice concerning this contract

Notice number: [2025/S 000-051295](#)

Section V. Award of contract/concession

Contract No

2025/S 000-051295

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract/concession award decision:

8 October 2025

V.2.2) Information about tenders

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

V.2.3) Name and address of the contractor/concessionaire

Greystone Joinery Construction Ltd

Dungannon

Email

info@greystonejc.com

Country

United Kingdom

NUTS code

- UKN - Northern Ireland

Internet address

<http://greystonejc.com/wp/>

The contractor/concessionaire is an SME

No

V.2.4) Information on value of the contract/lot/concession (at the time of conclusion of the contract;excluding VAT)

Total value of the procurement: £6,000,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

The UK does not have any special review body with responsibility for appeal/mediation procedures in public procurement competitions

Belfast

Country

United Kingdom

Section VII: Modifications to the contract/concession

VII.1) Description of the procurement after the modifications

VII.1.1) Main CPV code

- 45210000 - Building construction work

VII.1.3) Place of performance

NUTS code

- UKN - Northern Ireland

VII.1.4) Description of the procurement:

The award of a contract by Education Authority Northern Ireland (EANI) without prior publication of a call for competition in the Official Journal of the European Union, in respect of the continued provision of Contract Lot 2: Term Service Contracts for Building Maintenance and Minor Works in the old Southern Education and Library Board area as further described in OJEU Contract Notice and as outlined in the previous VEATs issued on 28 May 2021, 15 April 2022, 13 December 2022, 7 September 2023, 27 October 2023, 8 February 2024, 12 April 2024 and 26 August 2025.

VII.1.5) Duration of the contract, framework agreement, dynamic purchasing system or concession

Start date

1 June 2022

End date

31 March 2026

VII.1.6) Information on value of the contract/lot/concession (excluding VAT)

Total value of the contract/lot/concession:

£6,000,000

VII.1.7) Name and address of the contractor/concessionaire

Greystone Joinery Construction Ltd

Dungannon

Email

info@greystonejc.com

Country

United Kingdom

NUTS code

- UKN - Northern Ireland

Internet address

<http://greystonejc.com/wp/>

The contractor/concessionaire is an SME

Yes

VII.2) Information about modifications

VII.2.1) Description of the modifications

Nature and extent of the modifications (with indication of possible earlier changes to the contract):

This Notice concerns VEAT Notice issued on 26.08.25 detailing EANI's extension of the contract until 31.03.26 with further option for EANI, in its absolute discretion, to terminate the contract by providing two months' notice.

EANI needs to extend the duration and value of this contract as additional expenditure has been incurred due to unforeseen additional budget release which the consequent additional funding facilitated additional works and unforeseen demand in respect of response works and for works to accommodate children with SEN. A rise in statutory compliance works and reactive maintenance works that EANI had to undertake has resulted in substantial expenditure.

At the time of the previous VEAT Notice, EANI hoped that another tender would be awarded resulting in decreased demand on this contract, however, the award has been delayed. The current procurement is intended to be replaced by 6 procurements, representing a portion of the services previously delivered. Procurements 1 + 2 have been awarded. A challenge lodged in respect of Procurement 3, caused significant and unforeseen delay and subsequent procurements. This challenge, and the time required to address it, was not foreseeable.

As a result, it has not yet been possible to finalise the awards the remaining Procurements. Therefore, it has become necessary to continue delivering the services under the current contract to ensure continuity of service delivery. This requires an extension of the current contract beyond its original transition period.

An uplift is required to reflect the extended duration. The delays to the replacement procurements+ongoing operational reliance on this contract, means the contract must remain active for longer than could have been foreseen. It is necessary to increase the contract value to allow services to continue during this extended period.

Delays in the implementation of key systems required, including those necessary to support digital integration, have impacted project timelines. The implementation of the contractor's API with the EA's systems has taken longer than anticipated. This has had an unexpected effect on Procurements 3, 4, 5 and 6, dependencies not foreseeable at the time of the original procurement and have led to additional delays with the award timeline. Further information in VII.2.2 below.

VII.2.2) Reasons for modification

Need for modification brought about by circumstances which a diligent contracting authority/entity could not foresee.

Description of the circumstances which rendered the modification necessary and explanation of the unforeseen nature of these circumstances:

This, combined with the effect of inflation which not anticipated at the time of the original Contract Notice. The total value of the extension is 6,000,000GBP which does not exceed 50 % of the original contract value. This contingency includes sums to permit work in other Lots (as per contract + Reg 72 (1)(a)). This uplift is in addition to the 6,000,000GBP applied detailed in the previous VEAT Notice 2024/S 000-010452 published on 28 March 2024.

The uplift in value is also being sought as a precautionary measure to ensure continued service delivery of the SEN programme and potential of ongoing response maintenance works.

Reg 72(1)(c) permits this extension+increase in value of the Contract, due to unforeseen circumstances; the demand caused by delayed tenders; reallocation of works due to contractor withdrawal; API implementation timeframe.

To ensure continued access to schools and the scale, complexity and nature of the construction works and possible duplication of costs it is not possible to change the current provider. Regulation 72(1)(b) further permits this as a change of provider:

(i) cannot be made for economic and technical reasons as requirements of interchangeability or interoperability of services procured under the original procurement and given the need to ensure continued access to EANI schools and facilities and could result in partial/total closure of schools; and

(ii) will cause significant inconvenience and duplication of costs. EANI envisages new contract award by 31/03/26 and the contract extension permits the CA to terminate the contract before this date upon the provision of two months' notice.

VII.2.3) Increase in price

Updated total contract value before the modifications (taking into account possible earlier contract modifications, price adaptations and average inflation)

Value excluding VAT: £34,000,000

Total contract value after the modifications

Value excluding VAT: £40,000,000