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Contract

CT0130 - External Cyclical Maintenance - Lot 1

Northern Ireland Housing Executive

F20: Modification notice

Notice identifier: 2025/S 000-082127

Procurement identifier (OCID): ocids-h6vhtk-041052

Published 11 December 2025, 3:30pm

Section I: Contracting authority/entity

I.1) Name and addresses

Northern Ireland Housing Executive

2 Adelaide Street

Belfast

BT2 8PB

Contact

Gary McCluskey

Email

procurement@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>

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

CT0130 - External Cyclical Maintenance - Lot 1

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKN0 - Northern Ireland

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

external cyclical maintenance to properties throughout the Belfast and South Regions.

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

Duration in months

24

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: [2023/S 000-032060](#)

Section V. Award of contract/concession

Contract No

CT0130

Title

External Cyclical Maintenance

V.2) Award of contract/concession

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

10 May 2024

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

PK Murphy

Pomeroy

BT702UP

Email

sean@pkmurphy.co.uk

Country

United Kingdom

NUTS code

- UKN0 - Northern Ireland

Internet address

<https://www.pkmurphy.co.uk/>

The contractor/concessionaire is an SME

Yes

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: £5,363,419.50

Section VI. Complementary information

VI.3) Additional information

The value shown in section V.2.4 (Total value of the contract) represents the potential total value of the contract inclusive of the initial Contract period of 18 months plus a planned 6 month extension period (included in the contract when initially advertised), prior to any modification.

VI.4) Procedures for review

VI.4.1) Review body

Royal Courts of Justice

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

- 45000000 - Construction work

VII.1.3) Place of performance

NUTS code

- UKN06 - Belfast

VII.1.4) Description of the procurement:

External cyclical maintenance works to NIHE properties in the North Belfast Area

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

Duration in months

30

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

Total value of the contract/lot/concession:

£8,045,129.25

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

PK Murphy Construction Ltd

Pomeroy

BY702UP

Email

sean@pkmurphy.co.uk

Country

United Kingdom

NUTS code

- UKN0 - Northern Ireland

Internet address

<https://www.pkmurphy.co.uk/>

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):

The Housing Executive intends to modify this contract in line with regulation 72(1)(b) of the Public Contract Regulations 2015, to increase the spend on the contract and extend the period for a further 6 months. This represents an increase of up to £2,681,709.75 (approximately 50% of the value of the original contract). There no guarantee of any level of spend on the contract.

This is intended to give time for additional work to be carried out by the same Contractor during the Contract period.

VII.2.2) Reasons for modification

Need for additional works, services or supplies by the original contractor/concessionaire.

Description of the economic or technical reasons and the inconvenience or duplication of cost preventing a change of contractor:

NIHE is currently developing a 5-year programme focused on the delivery of External Maintenance Works and is holding a market engagement event in January 2026.

A significant investment of time and resources, for all parties, is required when procuring these contracts. It is not in the interest of the public purse to procure another round of short-term contracts. Doing so would result in significant inconvenience, and substantial duplication of costs would be incurred in issuing another short-term tender

The modification could enable us to develop a new strategy for ECM works and this will result in a new competition going to the market in early 2026.

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: £5,363,419.50

Total contract value after the modifications

Value excluding VAT: £8,045,129.25