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Contract

## **CT0116 - External Wall Insulation Retrofit Works Programme**

Northern Ireland Housing Executive

F03: Contract award notice

Notice identifier: 2025/S 000-084448

Procurement identifier (OCID): ocds-h6vhtk-04e4a3

Published 18 December 2025, 2:18pm

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

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

Northern Ireland Housing Executive

2 Adelaide Street

Belfast

BT2 8PB

#### **Contact**

kathleen.kanenihe.gov.uk

#### **Email**

[kathleen.kane@nihe.gov.uk](mailto:kathleen.kane@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**

CT0116 - External Wall Insulation Retrofit Works Programme

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

- 45210000 - Building construction work

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

Works

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

The objective of this procurement is to appoint suitably qualified and competent Contractors to provide retrofit external wall insulation, windows, doors, roof replacement and associate works to NIHE properties.

#### **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: £40,938,888.15

### **II.2) Description**

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

Lot 1 - South Region 1

Lot No

1

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

- 45453100 - Refurbishment work
- 45211000 - Construction work for multi-dwelling buildings and individual houses

- 45215210 - Construction work for subsidised residential accommodation
- 45320000 - Insulation work

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

NUTS codes

- UKN0 - Northern Ireland

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

The objective of this procurement is to appoint suitably qualified and competent Contractors to provide retrofit external wall insulation, windows, doors, roof replacement and associate works to NIHE properties.

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

Quality criterion - Name: Quality / Weighting: 30

Cost criterion - Name: Cost / 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

## **II.2) Description**

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

Lot 2 - Belfast Region 1

Lot No

2

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

- 45453100 - Refurbishment work
- 45211000 - Construction work for multi-dwelling buildings and individual houses

- 45215210 - Construction work for subsidised residential accommodation
- 45320000 - Insulation work

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

NUTS codes

- UKN0 - Northern Ireland

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

The objective of this procurement is to appoint suitably qualified and competent Contractors to provide retrofit external wall insulation, windows, doors, roof replacement and associate works to NIHE properties.

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

Quality criterion - Name: Quality / Weighting: 30

Cost criterion - Name: Cost / 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

## **II.2) Description**

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

Lot 3 - North Region 1

Lot No

3

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

- 45453100 - Refurbishment work
- 45211000 - Construction work for multi-dwelling buildings and individual houses

- 45215210 - Construction work for subsidised residential accommodation
- 45320000 - Insulation work

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

NUTS codes

- UKN0 - Northern Ireland

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

The objective of this procurement is to appoint suitably qualified and competent Contractors to provide retrofit external wall insulation, windows, doors, roof replacement and associate works to NIHE properties.

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

Quality criterion - Name: Quality / Weighting: 30

Cost criterion - Name: Cost / 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

## **II.2) Description**

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

Lot 4 - North Region 2

Lot No

4

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

- 45453100 - Refurbishment work
- 45211000 - Construction work for multi-dwelling buildings and individual houses

- 45215210 - Construction work for subsidised residential accommodation
- 45320000 - Insulation work

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

NUTS codes

- UKN0 - Northern Ireland

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

The objective of this procurement is to appoint suitably qualified and competent Contractors to provide retrofit external wall insulation, windows, doors, roof replacement and associate works to NIHE properties.

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

Quality criterion - Name: Quality / Weighting: 30

Cost criterion - Name: Cost / 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

## **II.2) Description**

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

Lot 5 - South Region 2

Lot No

5

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

- 45453100 - Refurbishment work
- 45211000 - Construction work for multi-dwelling buildings and individual houses

- 45215210 - Construction work for subsidised residential accommodation
- 45320000 - Insulation work

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

NUTS codes

- UKN0 - Northern Ireland

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

The objective of this procurement is to appoint suitably qualified and competent Contractors to provide retrofit external wall insulation, windows, doors, roof replacement and associate works to NIHE properties.

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

Quality criterion - Name: Quality / Weighting: 30

Cost criterion - Name: Cost / 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

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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 000-006070](#)

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

### **Contract No**

1

### **Lot No**

1

### **Title**

Lot 1 - South Region 1

A contract/lot is awarded: Yes

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

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

9 December 2025

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

Number of tenders received: 5

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: 5

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

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

MASCOTT CONSTRUCTION EUROPE LTD

4 Pilots View 18 Heron Road

BELFAST

BT3 9LE

Email

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

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: £10,709,296.64

Total value of the contract/lot: £11,814,041.50

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

### **Contract No**

2

### **Lot No**

2

### **Title**

Lot 2 - Belfast Region 1

A contract/lot is awarded: Yes

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

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

9 December 2025

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

Number of tenders received: 5

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: 5

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)

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: £9,005,729.60

Total value of the contract/lot: £9,598,067.18

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

### **Contract No**

3

### **Lot No**

3

### **Title**

Lot 3 - North Region 1

A contract/lot is awarded: Yes

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

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

9 December 2025

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

Number of tenders received: 5

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: 5

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](mailto: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

Yes

**V.2.4) Information on value of contract/lot (excluding VAT)**

Initial estimated total value of the contract/lot: £7,045,802.40

Total value of the contract/lot: £8,400,306.61

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

### **Contract No**

4

### **Lot No**

4

### **Title**

Lot 4 - North Region 2

A contract/lot is awarded: Yes

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

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

9 December 2025

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

Number of tenders received: 5

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: 5

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

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

O'KANE PLUMBING ELECTRICS LTD

50 Dunnamore Road

COOKSTOWN

BT80 9NT

Email

[damian@okaneplumbingandelectrics.com](mailto:damian@okaneplumbingandelectrics.com)

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: £5,383,715.68

Total value of the contract/lot: £6,348,740

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

### **Contract No**

5

### **Lot No**

5

### **Title**

Lot 5 - South Region 2

A contract/lot is awarded: Yes

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

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

9 December 2025

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

Number of tenders received: 5

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: 5

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

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

PIPERHILL CONSTRUCTION LTD

9 - 10 Carn Drive

Portadown

BT34 5WJ

Email

[roisin@piperhillconstruction.com](mailto:roisin@piperhillconstruction.com)

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: £4,652,399.36

Total value of the contract/lot: £4,777,732.86

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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