



02 September 2025

Dear Applicant

**Our Ref: FOI 879**

Your request for information received on 04 August 2025 has been handled under the Freedom of Information Act 2000 (FOIA).

## **Request**

### *1. Contract Procurement*

*Please provide:*

- a) A list of all active contractors currently engaged by the NIHE for home adaptations and disability aid installations, in the Mid Ulster area.*
- b) All active contractors in Fermanagh, Belfast and Lisburn*
- c) The procurement process followed for selecting contractors.*
- d) The criteria used to assess and award contracts for services in Mid Ulster.*
- e) A breakdown of the value and duration of contracts awarded in the past three financial years (2022–2023, 2023–2024, 2024–2025) relating specifically to disability adaptations.*

### *2. Disability Aid Installations*

*Please provide:*

- a) The total number of disability adaptations requested, approved, and completed in each of the past three financial years (2022–2023, 2023–2024, 2024–2025), broken down by council district, including:*
  - Stairlifts*
  - Level-access showers*
  - Ramps*
  - Handrails and grab bars*
  - Hoists or ceiling track systems*
- b) The average waiting time from approval to installation for each type of adaptation.*
- c) The current backlog (as of most recent date available) of pending adaptations, broken down by type.*
- d) Average wait on referrals from occupational therapists?*

### *3. Building*

*Please provide:*

- a) The number of housing executive properties built in the last 10 years, broken down by district.*
- b) The number of properties bought by the housing executive, broken down by district.*
- c) The number of overall housing executive properties broken down in 2025, 2020, and 2015. Broken down by council district.*

## **Our response**

### **1. Contract Procurement**

**Please provide:**

- a) A list of all active contractors currently engaged by the NIHE for home adaptations and disability aid installations, in the Mid Ulster area.**

Active contractors for home adaptations and disability aid installations in the Mid Ulster area:

- CFM Contracts Ltd
- O’Kane Plumbing and Electrics Ltd
- DSK Contracts Ltd

- b) All active contractors in Fermanagh, Belfast and Lisburn**

Active contractors in the following areas:

Fermanagh:

- Combined Facilities Management Ltd
- H&A Mechanical Services Ltd
- Lowry Building & Civil Engineering Ltd
- Bayview Contracts Ltd

Belfast:

- Equans Regeneration Ltd
- Housing Executive Direct
- Hetherington Painting & Building Contractors Ltd
- Peter O’Hare Ltd
- PK Murphy Construction Ltd
- PCD Contracts Ltd
- Lowry Building & Civil Engineering Ltd
- Bann Ltd
- S&D Contracts Ltd
- Unico Contracts Ltd

- Mascott Construction Ltd
- Piperhill Construction Ltd
- DSK Contracts Ltd
- Maurice Flynn & Sons Ltd
- H&A Mechanical Services Ltd
- Greenview Gas Ltd

Lisburn:

- PK Murphy Construction Ltd
- Mascott Construction Ltd
- PCD Contracts Ltd
- DSK Contracts Ltd
- Maurice Flynn & Sons Ltd
- Greenview Gas Ltd

**c) The procurement process followed for selecting contractors.**

NIHE have tendered this work using a number of different tenders and procurement vehicles to deliver the programme in the period requested.

Procurement Vehicle 1: Following the expiration of the previous main procurement vehicle CT062b, NIHE commenced March 2023 with a series of low value individual packages of adaptations tenders. These were usually tendered utilising a two stage process whereby contractors had to pass a pre-qualification questionnaire that assessed their previous experience and financial standing and due to the lower value of the works, their submissions were evaluated on an award criteria of 100% Price for each specific adaptation.

Procurement Vehicle 2: During this period issued a tender was issued and a number of contracts were awarded under the procurement vehicle CT0133 in May 2023. This was competitively tender utilising the open procedure. Tenders had to pass a robust selection question that assessed their previous experience and financial standing and then their submissions were evaluated on an award criteria of 70% Price 30% Quality. However, as this did not result in all areas of the province having contractual coverage, it was therefore necessary to continue with tendering individual packages as outlined above in these areas.

Procurement Vehicle 3: A new procurement vehicle was established by the North Region and competitively tendered in the open market. Tenderers were required to successfully pass a rigorous selection process, which assessed both their relevant experience and financial standing. Following this, due to the low value, submissions were evaluated solely on price, with a 100% weighting applied to cost.

NIHE continued with Procurement Vehicle 1 for areas that were not awarded a contract in South Region.

**d) The criteria used to assess and award contracts for services in Mid Ulster.**

From May 2023, these were awarded utilising Procurement Vehicle 1 described in response for point c above.

**e) A breakdown of the value and duration of contracts awarded in the past three financial years (2022–2023, 2023–2024, 2024–2025) relating specifically to disability adaptations.**

<b>Contract Number</b>	<b>Contract Start Date</b>	<b>Maximum Contract Value</b>	<b>Contract Term</b>
CT0125	05/10/2023	Maximum Value £4,424,044	2yrs + 1 yr + 1yr
CT0126	05/10/2023	Maximum Value £6,182,684	2yrs + 1 yr + 1yr
CT0133	03/06/2024	Maximum Value £9,126, 603	2yrs + 1yr +1yr
CT0133	03/06/2024	Maximum Value £7,471,876.00	2yrs + 1yr +1yr
CT0133	03/06/2024	Maximum Value £6,495,725.00	2yrs + 1yr +1yr

Contract Number	Contract Start Date	Maximum Contract Value	Contract Term
CTU440	18/03/2025	£2,799,668	104 weeks
CTUMA004	04/12/2023	£62,544	12 weeks + 52 weeks defects
CTUMA001	15/01/2024	£89,792	16 weeks + 52 weeks defects
CTUMA002	22/01/2024	£77,538	16 weeks + 52 weeks defects
CTUMA003	20/02/2024	£34,112	12 weeks + 52 weeks defects
CTUMA005	15/01/2024	£67,700	12 weeks + 52 weeks defects
CTUMA006	05/02/2024	£258,938	18 weeks + 52 weeks defects
CTUMA007	06/11/2023	£148,421	26 weeks + 52 weeks defects
CTUMA008	13/11/2023	£278,542	30 weeks + 52 weeks defects
CTUMA009	22/04/2024	£37,472	12 weeks + 52 weeks defects
CTUMA010	15/01/2024	£154,615	26 weeks + 52 weeks defects
CTUMA012	11/03/2024	£174,123	26 weeks + 52 weeks defects
CTUMA014	05/02/2024	£126,753	26 weeks + 52 weeks defects
CTUMA015	13/05/2024	£277,537	28 weeks + 52 weeks defects
CTUMA016(A)	18/11/2024	£77,338.64	18 weeks + 52 weeks defects
CTUMA018	19/03/2024	£168,822	26 weeks + 52 weeks defects
CTUMA019	13/05/2024	£43,177	12 weeks + 52 weeks defects
CTUMA020	03/06/2024	£52,113	12 weeks + 52 weeks defects
CTUMA021	24/06/2024	£37,939	12 weeks + 52 weeks defects
CTUMA022	27/05/2024	£147,914	12 weeks + 52 weeks defects
CTUMA027	27/06/2024	£131,616	22 weeks + 52 weeks defects
CTUMA034	24/03/2025	£115,421	24 weeks + 52 weeks defects
CTUMA035	10/03/2025	£124,478	24 weeks + 52 weeks defects

CTUMA040	10/02/2025	£151,803	24 weeks + 52 weeks defects
CTUMA045	19/08/2024	£141,679	18 weeks + 52 weeks defects
CTUMA046	10/06/2024	£78,411	12 weeks + 52 weeks defects
CTUMA047	22/07/2024	£249,910	18 weeks + 52 weeks defects
CTUMA049	27/04/2024	£144,774	16 weeks + 52 weeks defects
CTUMA050	20/05/2024	£128,953	14 weeks + 52 weeks defects
CTUMA051	22/04/2024	£161,547	16 weeks + 52 weeks defects
CTUMA053	20/05/2024	£157,942	16 weeks + 52 weeks defects
CTUMA054	01/07/2024	£161,672	18 weeks + 52 weeks defects
CTUMA058	24/06/2024	£190,166	18 weeks + 52 weeks defects
CTUMA064	21/09/2024	£43,941	14 weeks + 52 weeks defects
CTUMA065	19/08/2024	£51,160	12 weeks + 52 weeks defects
CTUMA066	14/10/2024	£139,164	18 weeks + 52 weeks defects
CTUMA068	27/08/2024	£70,057	18 weeks + 52 weeks defects
CTUMA072	11/11/2024	£94,374	14 weeks + 52 weeks defects
CTUMA073	17/02/2025	£124,825	18 weeks + 52 weeks defects
CTUMA075	10/02/2025	£38,235	12 weeks + 52 weeks defects
CTUMA077	14/04/2025	£98,978	16 weeks + 52 weeks defects
CTUMA080	24/02/2025	£55,101	12 weeks + 52 weeks defects

## 2. Disability Aid Installations

The following tables have been extracted from our Housing Management System on the 13.08.2025 to identify Minor Adaptation repair requests in line with above application for information.

There are a number of minor adaptations which the NIHE undertake to enable customers to live safely within their own home. These adaptations can make it both safer and easier for customers to move around the house and continue to live independently for longer.

Please provide:

a) The total number of disability adaptations requested, approved, and completed in each of the past three financial years (2022–2023, 2023–2024, 2024–2025), broken down by council district, including:

- Stairlifts
- Level-access showers
- Ramps
- Handrails and grab bars
- Hoists or ceiling track systems

Issued/Requested Minor Adaptations 2022/2023			
Council Area	Works Classification		Grand Total
	RESPONSE ADAPTATION REPAIRS	SHOWERS-PERSON WITH DISABILITY	
ANTRIM AND NEWTOWNABBEY	307	129	436
ARDS AND NORTH DOWN	383	69	452
ARMAGH CITY BANBRIDGE AND CRAIGAVON	387	113	500
BELFAST	557	252	809
CAUSEWAY COAST AND GLENS	279	75	354
DERRY CITY AND STRABANE	356	109	465
FERMANAGH AND OMAGH	195	56	251
LISBURN AND CASTLEREAGH	205	81	286
MID AND EAST ANTRIM	271	113	384
MID ULSTER	207	55	262
NEWRY MOURNE AND DOWN	314	79	393
<b>Grand Total</b>	<b>3,461</b>	<b>1,131</b>	<b>4,592</b>

Issued/Requested Minor Adaptations 2023/2024			
Council Area	Works Classification		Grand Total
	RESPONSE ADAPTATION REPAIRS	SHOWERS-PERSON WITH DISABILITY	
ANTRIM AND NEWTOWNABBEY	178	64	242
ARDS AND NORTH DOWN	348	72	420
ARMAGH CITY BANBRIDGE AND CRAIGAVON	431	99	530
BELFAST	702	252	954
CAUSEWAY COAST AND GLENS	338	140	478
DERRY CITY AND STRABANE	301	112	413
FERMANAGH AND OMAGH	178	69	247
LISBURN AND CASTLEREAGH	164	64	228
MID AND EAST ANTRIM	233	127	360
MID ULSTER	184	68	252
NEWRY MOURNE AND DOWN	299	68	367
<b>Grand Total</b>	<b>3,356</b>	<b>1,135</b>	<b>4,491</b>

Issued/Requested Minor Adaptations 2024/2025			
Council Area	Works Classification		Grand Total
	RESPONSE ADAPTATION REPAIRS	SHOWERS-PERSON WITH DISABILITY	
ANTRIM AND NEWTOWNABBEY	205	47	252
ARDS AND NORTH DOWN	284	44	328
ARMAGH CITY BANBRIDGE AND CRAIGAVON	391	98	489
BELFAST	695	241	936
CAUSEWAY COAST AND GLENS	313	168	481
DERRY CITY AND STRABANE	334	150	484
FERMANAGH AND OMAGH	125	59	184
LISBURN AND CASTLEREAGH	193	73	266
MID AND EAST ANTRIM	228	80	308
MID ULSTER	161	33	194
NEWRY MOURNE AND DOWN	309	32	341



Completed Minor Adaptations 2022/2023			
Council Area	Works Classification		Grand Total
	RESPONSE ADAPTATION REPAIRS	SHOWERS-PERSON WITH DISABILITY	
ANTRIM AND NEWTOWNABBEY	276	115	391
ARDS AND NORTH DOWN	309	53	362
ARMAGH CITY BANBRIDGE AND CRAIGAVON	350	106	456
BELFAST	489	209	698
CAUSEWAY COAST AND GLENS	278	55	333
DERRY CITY AND STRABANE	315	99	414
FERMANAGH AND OMAGH	178	56	234
LISBURN AND CASTLEREAGH	160	42	202
MID AND EAST ANTRIM	224	103	327
MID ULSTER	217	50	267
NEWRY MOURNE AND DOWN	237	73	310
<b>Grand Total</b>	<b>3,033</b>	<b>961</b>	<b>3,994</b>

Completed Minor Adaptations 2023/2024			
Council Area	Works Classification		Grand Total
	RESPONSE ADAPTATION REPAIRS	SHOWERS-PERSON WITH DISABILITY	
ANTRIM AND NEWTOWNABBEY	168	62	230
ARDS AND NORTH DOWN	284	57	341
ARMAGH CITY BANBRIDGE AND CRAIGAVON	373	87	460
BELFAST	527	226	753
CAUSEWAY COAST AND GLENS	229	106	335
DERRY CITY AND STRABANE	271	85	356
FERMANAGH AND OMAGH	148	53	201
LISBURN AND CASTLEREAGH	143	72	215
MID AND EAST ANTRIM	185	37	222
MID ULSTER	143	56	199
NEWRY MOURNE AND DOWN	222	46	268
<b>Grand Total</b>	<b>2,693</b>	<b>887</b>	<b>3,580</b>

Completed Minor Adaptations 2024/2025			
Council Area	Works Classification		Grand Total
	RESPONSE ADAPTATION REPAIRS	SHOWERS-PERSON WITH DISABILITY	
ANTRIM AND NEWTOWNABBEY	183	50	233
ARDS AND NORTH DOWN	250	41	291
ARMAGH CITY BANBRIDGE AND CRAIGAVON	368	105	473
BELFAST	575	204	779
CAUSEWAY COAST AND GLENS	311	98	409
DERRY CITY AND STRABANE	299	118	417
FERMANAGH AND OMAGH	109	58	167
LISBURN AND CASTLEREAGH	135	49	184
MID AND EAST ANTRIM	222	124	346
MID ULSTER	155	43	198
NEWRY MOURNE AND DOWN	245	29	274
<b>Grand Total</b>	<b>2,852</b>	<b>919</b>	<b>3,771</b>

b) The average waiting time from approval to installation for each type of adaptation.

Average Time from Issue of works to Completion		
Financial Year	RESPONSE ADAPTATION REPAIRS	SHOWERS-PERSON WITH DISABILITY
<b>22/23</b>	41 Days	83 Days
<b>23/24</b>	37 Days	92 Days
<b>24/25</b>	52 Days	104 Days

c) The current backlog (as of most recent date available) of pending adaptations, broken down by type.

Council Area	Works Classification		Grand Total
	RESPONSE ADAPTATION REPAIRS	SHOWERS-PERSON WITH DISABILITY	
ANTRIM AND NEWTOWNABBEY	6	3	9
ARDS AND NORTH DOWN	9		9
ARMAGH CITY BANBRIDGE AND CRAIGAVON	6		6
BELFAST	46	20	66
CAUSEWAY COAST AND GLENS	42	24	66
DERRY CITY AND STRABANE	36	18	54
FERMANAGH AND OMAGH	10	1	11
LISBURN AND CASTLEREAGH	10	7	17
MID AND EAST ANTRIM	5	12	17
MID ULSTER	8		8
NEWRY MOURNE AND DOWN	4	1	5
<b>Grand Total</b>	<b>182</b>	<b>86</b>	<b>268</b>

d) Average wait on referrals from occupational therapists?

The Housing Executive do not hold data on the wait time for referrals from Occupational Therapists.

### 3. Building

Please provide:

a) The number of housing executive properties built in the last 10 years, broken down by district.

The Housing Executive has built 6 properties in the last 10 years, all in the North Belfast Area

b) The number of properties bought by the housing executive, broken down by district.

Further to your clarification of 6<sup>th</sup> August, in which you confirmed that you were interested in all acquisitions by the Housing Executive regardless of whether acquired for stock or for demolition/redevelopment, the table below provides details of the number of properties acquired by the Housing Executive from July 2015 to

July 2025. The table states the method of acquisition and whether the property was returned to stock or was acquired for demolition to facilitate redevelopment, including those redevelopment schemes inside and outside a declared Re-development Area.

<b>Council Area</b>	<b>Acquisition Type</b>	<b>Number of Units</b>
Belfast City Council	Acquisition by agreement (for demolition and redevelopment)	35 (includes 3 commercial)
Belfast City Council	Acquisition by agreement (Blight) for return to stock	9
Belfast City Council	Acquisition by agreement (Blight in declared RDA) for demolition and redevelopment	20
Belfast City Council	Compulsory Acquisition (for demolition and redevelopment)	6
Lisburn & Castlereagh	Acquisition by agreement (for demolition and redevelopment)	32
Lisburn & Castlereagh	Acquisition by agreement (Blight) for return to stock	2
AND Council	Compulsory Acquisition for demolition and redevelopment	1
AND Council	Acquisition by Agreement (for rehab of the block	1
AND Council	SPED Acquisition Retained as Stock	1
ABC Council	Acquisition by Agreement (for demolition and redevelopment)	2
NMD Council	Acquisition by Agreement (for demolition and redevelopment)	5
Derry & Strabane District Council	Leasehold Reacquisition retained as stock	2
Mid & East Antrim Borough Council	Leasehold Reacquisition retained as stock	17
Antrim & Newtownabbey Borough Council	Leasehold Reacquisition retained as stock	6
Antrim & Newtownabbey Borough Council	SPED Acquisition Retained as Stock	2
Mid & East Antrim Borough Council	Acquisition by Agreement (for demolition and redevelopment)	2
<b>Total</b>		<b>143</b>

**c) The number of overall housing executive properties broken down in 2025, 2020, and 2015. Broken down by council district.**

The table below shows Housing Executive stock totals as of the 31<sup>st</sup> March 2020 and 2025. They are broken down by Area Office, the geographic boundaries of which are broadly coterminous with those of local councils.

The Housing Executive stock figure as of 31<sup>st</sup> March 2015 was 87117. This figure cannot be disaggregated any further owing to changes in our reporting structures in the intervening period.

<b>Area Office</b>	<b>2020</b>	<b>2025</b>
LISBURN & CASTLEREAGH	5325	5260
NORTH BELFAST	5937	5830
SOUTH & EAST BELFAST	9647	9440
WEST BELFAST	9940	9684
CAUSEWAY	6560	6418
MID & EAST ANTRIM	5717	5580
SOUTH ANTRIM	6412	6131
WEST	8742	8476
MID ULSTER	3901	3772
NORTH DOWN & ARDS	6238	6139
SOUTH	7439	7244
SOUTH DOWN	5239	5131
SOUTH WEST	3610	3518
<b>Total stock</b>	<b>84707</b>	<b>82623</b>

This concludes our response.