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Tender

Provision of Competitive Land, Design and Build Framework for Omagh

Arbour Housing

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-010561

Procurement identifier (OCID): ocds-h6vhtk-04f710

Published 21 March 2025, 9:16am

Changes to notice

This notice has been edited. The [previous version](#) is still available.

Scope

Reference

AH/CLDB/OR/25

Description

The project is for the delivery of social housing units in Omagh by means of a Design and Build Framework Agreement in which the Economic Operators provide the land, designs, and constructs the scheme for Arbour Housing in accordance with the DfC Housing Association Guide, Employer's requirements and Statutory Body requirements. The units can be delivered over a number of sites or on one site. In the interests of providing an efficient housing management service, any one site must not provide less than 5 units.

Commercial tool

Establishes a framework

Total value (estimated)

- £4,750,000 excluding VAT
- £4,750,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 1 August 2025 to 3 August 2027
- Possible extension to 3 August 2029
- 4 years, 3 days

Description of possible extension:

Framework Agreement may be extended by a period of 2 years.

Main procurement category

Services

CPV classifications

- 45000000 - Construction work
- 71000000 - Architectural, construction, engineering and inspection services

Contract locations

- UKN - Northern Ireland

Framework

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

0%

Framework operation description

Tender Submissions will be evaluated in the following sequence:

- Stage 1 Minimum Standard Submission
- Stage 2 Tender Submission
- o Quality Criteria (Developer's Proposals)

- o Price Submission
- o Declarations

Award method when using the framework

Without competition

Contracting authorities that may use the framework

Establishing party only

Submission

Enquiry deadline

5 April 2025, 12:00pm

Tender submission deadline

10 April 2025, 12:00pm

Submission address and any special instructions

<https://etendersni.gov.uk/>

Tenders may be submitted electronically

Yes

Award criteria

Tender Submissions will be evaluated in the following sequence:

- Stage 1 Minimum Standard Submission
- Stage 2 Tender Submission
 - o Quality Criteria (Developer's Proposals)
 - o Price Submission
 - o Declarations

Tenders shall be evaluated on both quality and price based on the following ratio:

40% Quality

60% Price

Procedure

Procedure type

Below threshold - open competition

Contracting authority

Arbour Housing

- Public Procurement Organisation Number: PXCv-1847-JBHT

18/22 Carleton Street

Portadown

BT62 3EN

United Kingdom

Email: procurement@arbourhousing.org

Region: UKN07 - Armagh City, Banbridge and Craigavon

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Northern Ireland