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Tender

COMPETITIVE LAND, DESIGN AND BUILD CONTRACT WITHIN NEWTOWNABBEY - FEB 26

North Belfast Housing Association

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

Notice identifier: 2026/S 000-013833

Procurement identifier (OCID): ocds-h6vhtk-0654da

Published 16 February 2026, 1:01pm

Scope

Reference

6408559

Description

The contract(s) are for the provision of Land, Design and Build contract(s) within the boundaries of postcode areas BT36 and BT37. Tenderers must provide land, design and construct and ensure completion of scheme(s) for the contracting authority, in this case the contracting Authority is North Belfast Housing Association trading as NB Housing. Units developed using this procurement method are required to meet the Department for Communities (DfC) Housing Association Guide, and, more generally the Employers Requirements and Statutory requirements. Tenderers are expected to provide information on their proposed sites. Site size, proposed numbers of units, confirmation of ownership, etc. Tenderers are also required to provide detail into the proposal for the site(s). Further information on the requirements is included in the Memorandum of Information issued as part of the procurement process.

Total value (estimated)

- £3,500,000 excluding VAT
- £3,500,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 30 April 2026 to 25 October 2027
- 1 year, 5 months, 26 days

Main procurement category

Works

CPV classifications

- 45000000 - Construction work
- 45300000 - Building installation work
- 45211000 - Construction work for multi-dwelling buildings and individual houses

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

26 February 2026, 5:00pm

Tender submission deadline

9 March 2026, 2:00pm

Submission address and any special instructions

Use ETenders Portal <https://etendersni.gov.uk/epps/home.do>

Tenders may be submitted electronically

Yes

Award criteria

Award will be on the basis of price and quality split in the documents.

Procedure

Procedure type

Below threshold - open competition

Contracting authority

North Belfast Housing Association

- Charity Commission for Northern Ireland: NIC100038

8 Flax Street

Belfast

BT14 7EQ

United Kingdom

Contact name: David Erskine

Telephone: +44 2890 351131

Email: info@nb-housing.org

Website: <http://www.nb-housing.org>

Region: UKN06 - Belfast

Organisation type: Private utility

Devolved regulations that apply: Northern Ireland