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Award

Design & Build Coalisland

APEX HOUSING ASSOCIATION

UK6: Contract award notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-016857

Procurement identifier (OCID): ocds-h6vhtk-05d98e ([view related notices](#))

Published 25 February 2026, 12:23pm

Scope

Reference

APX022

Description

The Project is for the delivery of multiple social housing units in areas of acute housing need.

Developers must provide the land, design, and construction and

ensure completion of the scheme for Apex in accordance with the DfC Housing Association Guide, Client's Requirements and statutory body requirements.

Developers should note that the maximum size of development that it is envisaged will be eligible for DfC funding is 40 units. While there may be some limited tolerance above this

number, any Tender Responses proposing a development with a number of units in excess of 110% of this number is unlikely to be acceptable and may be rejected and not considered as part of the evaluation.

If a Developer has a site that will facilitate a development in excess of the maximum numbers, it is open to such Developer to split their site into a number of smaller phases or schemes (each of which individually is less than the maximum numbers set out above) to be delivered across a number of financial years. If a Developer adopts this approach they will need to submit their proposals for each phase or scheme as a separate Tender

Response, which will be evaluated individually on its own merits. Developers must note that the prices for any subsequent schemes or phases will remain fixed and as such any increase in prices (e.g. due to price inflation) for later schemes or phases (that may not be expected to be delivered for a number of years) will need to be incorporated into the fixed prices included in a Developer's Tender Response.

Following evaluation of Tender Responses, Apex will rank the Developer's Tender Responses. Apex thereafter anticipates contracting with one or more of the highest ranked Developers. Apex can determine at its sole discretion how many Developers it will contract with, and ultimately Apex will make this assessment on whether to contract with one or more Developers based on affordability including in the context of the availability of

DfC funding. Apex reserves the right to make staggered awards to one or more Developers over a period of 12 months from the Tender Submission Time and Date.

Developer's should note that once awarded the prices included in the conditional sale agreement will remain fixed, even if it takes some time for the conditions to be satisfied. In

view of the acute housing need, Apex would expect Developer's to propose schemes where they envisage that all conditions would be satisfied within a period no later than 48 months after award.

If Apex elects to contract with a Developer it shall enter into a conditional sale agreement.

The Developer shall work with Apex to secure Apex approval of the detailed design and secure planning approval (at risk) (in accordance with the conditional sale agreement)

which will enable Apex to apply to NIHE for funding. Apex and the Developer will be required to work cooperatively to finalise the proposal and to secure these approvals (at

risk). Developers should note that due to funding and affordability issues, Apex may be constrained in relation to the number of schemes that it can deliver in any single financial

year, this may impact on the timing for the satisfaction of the conditions, but Apex would expect that it would only enter into a conditional agreement if it envisaged that,

notwithstanding any funding and affordability restrictions, the necessary conditions could be satisfied within 48 months of contract award. For the avoidance of doubt, Apex can elect to cancel the conditional sale agreement at any stage if the Developer cannot satisfy the conditions contained in it.

Apex is inviting Developers, who can demonstrate that they either:

- (a) own the site and can provide clear non-encumbered title to Apex; or
- (b) have an exclusive arrangement with the Site Owner enabling the transfer of the site to Apex with clear non-encumbered title.

to submit proposals for the provision of social housing on the site. Apex anticipates that the minimum size of development which it will consider as part of the evaluation is 20 units, however, it reserves, at its sole discretion, the right to contract with a Developer in respect of a site with fewer units.

Contract 1

Supplier

- J & V CONSTRUCTION LTD

Contract value

- £10,814,400 including VAT

Above the relevant threshold

Award decision date

24 February 2026

Date assessment summaries were sent to tenderers

25 February 2026

Standstill period

- End: 6 March 2026
- 8 working days

Earliest date the contract will be signed

18 March 2026

Contract dates (estimated)

- 25 March 2026 to 31 March 2028
- 2 years, 7 days

Main procurement category

Works

CPV classifications

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

Contract locations

- UKN - Northern Ireland
-

Information about tenders

- 1 tender received
 - 1 tender assessed in the final stage:
 - 1 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
 - 1 supplier awarded contracts
 - 0 suppliers unsuccessful (details included for contracts over £5 million)
-

Submission

Submission type

Tenders

Procedure

Procedure type

Competitive flexible procedure

Supplier

J & V CONSTRUCTION LTD

- Companies House: NI060900
- Public Procurement Organisation Number: PLTG-4329-LHLD

30 Creenagh Road

Co Tyrone

BT71 6HB

United Kingdom

Email: THERESA@JVCONSTRUCTIONLTD.COM

Region: UKN0B - Mid Ulster

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 1

Contracting authority

APEX HOUSING ASSOCIATION

- Companies House: NP000125
- Public Procurement Organisation Number: PGVD-2259-CJZQ

APEX HOUSING ASSOCIATION 10 Butcher Street

LONDONDERRY

BT48 6HL

United Kingdom

Email: Procurement@apex.org.uk

Region: UKN0A - Derry City and Strabane

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Northern Ireland