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Planning

## **Modern Methods Construction Feasibility Study for New Build Housing Pilot- Poleglass - Belfast Region**

Northern Ireland Housing Executive

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-019256

Procurement identifier (OCID): ocds-h6vhtk-050d86

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### **Scope**

### **Reference**

MMC Feasibility Study for New Build Housing Pilot- Poleglass

### **Description**

The NIHE is undertaking a feasibility study for 'New Build Housing.' This study will investigate and compare different types of Construction including Modern Methods of Construction (MMC) and a traditional approach. The MMC options include volumetric systems, panelised systems, ICF and site based versions however other versions of MMC not listed will be considered for inclusion.

1.2 The feasibility study will provide the Employer (NIHE) with design solutions that are robust and cost effective and that the NIHE could potentially adopt for the future re-development of demolished or disused housing stock.

### 1.3 Feasibility Study Objectives:

- To compare the performance of different construction methods that will meet statutory requirements and the needs of the NIHE as a minimum by providing warm, dry, robust dwellings that are quick to erect and easy to maintain.
- To provide comparable cost information on the prescribed types of MMC which can be directly compared to traditional masonry construction, to inform the NIHE in identifying the building approach that best meets its needs.

1.4 As part of the feasibility study, the NIHE is asking input from the industry to aid the comparison process between the differing methods and inform the end result for the provision of housing to a site at no.s 2-4 Good Shepherd Road, Belfast. The proposal will comprise of 3no. 2 bedroom, 3 person, terraced units and 1 no. 2 bed, 3 person detached fully accessible single storey unit. The site specific information, layouts and performance specification will be provided by the NIHE.

1.5 The Consultant is responsible to the Employer for the provision of detailed information, as described in this brief, regarding their specialist building method and the performance thereof.

### Feasibility Study Outputs

1.6 The employer will provide a performance specification for the provided site plan, floor plans, elevations and sections upon appointment. To fulfil the objectives of the feasibility study, the Consultant will be required to provide:-

- Detailed description of the type of MMC being proposed and its specific benefits for comparative purposes.
- Design of the structure, materials and finishes, based on the layouts to be provided
- Detailed information to be provided regarding the extent of the works to be completed on site to enable delivery of the offsite product.
- Proposed u-value calculations for walls, floors and roofs, for the unit design provided.
- Proposed programme in the form of a Gantt chart or similar, for the building as a whole, from design stage, through to manufacture (if applicable), to construction on site and completion.
- Life cycle costs estimate.
- Estimated cost of construction, excluding the cost of groundworks, foundations, statutory

fees and professional design fees with the budget cost estimate also for the scheme proposed to attain Passivhaus (PH) standard.

- Carbon performance information and figures for embodied, operational and circular.

#### Quality, Technical Standards and Compliance

1.7 The dwelling designs should meet the following standards:

- Partially or fully prefabricated off-site and delivered to the client specification as a minimum.
- Construction detailing to meet the standards of the current N.I. Building Regulations as a minimum, unless otherwise stated.
- Target SAP to meet Part F1 as a minimum for standard unit and option to meet Passivhaus standard if available for PH option.
- DER (dwelling emission rate) to meet or exceed TER (target emission rate) in accordance with the Building Regulations of NI.\*
- To attain airtightness target of max 5 m<sup>3</sup>/(h.m<sup>2</sup>) at a pressure difference of 50 Pascals and for the PH option, Air permeability target of 0.6 ACH 50 pa in accordance with PH criteria.
- Provision of intermittent ventilation or whole house mechanical ventilation system suitable for the proposed air permeability target.
- NIHE provided performance specification.
- An estimated off-site production of less than 6 months if applicable.
- Low maintenance solution so as to maintain the fabric of the building and the fixtures in a cost effective manner.
- Warranties: Details to be provided regarding warranties / accreditations, held by the proposed system.
- Full compliance with all relevant, current, environmental legislation.

Cost Summary to be provided in accordance with SMM7 and set out within the template to be provided. Any assumptions are to be listed and breakdown of miscellaneous or sundry items to be provided.

## **Contract dates (estimated)**

- 7 May 2025 to 1 September 2025
- 3 months, 26 days

## **Main procurement category**

Works

## **CPV classifications**

- 44211000 - Prefabricated buildings
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45223800 - Assembly and erection of prefabricated structures
- 45223810 - Prefabricated constructions
- 45223820 - Prefabricated units and components
- 45223821 - Prefabricated units
- 45223822 - Prefabricated components

## **Contract locations**

- UKN - Northern Ireland
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## Engagement

### Engagement deadline

30 May 2025

### Engagement process description

The NIHE are requesting responses to be submitted to the [cprocurement@nihe.go.uk](mailto:cprocurement@nihe.go.uk) inbox, before close of business on TUESDDAY 27TH May 2025. Interested parties that respond to the notice, will be contacted by the NIHE via Teams for the purposes of providing the full feasibility study brief which includes the full performance specification, cost template and drawings.

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## Contracting authority

### Northern Ireland Housing Executive

- Public Procurement Organisation Number: PTYV-8666-PQQY

2 Adelaide Street

BELFAST

BT2 8PB

United Kingdom

Contact name: [cprocurement@nihe.gov.uk](mailto:cprocurement@nihe.gov.uk)

Email: [cprocurement@nihe.gov.uk](mailto:cprocurement@nihe.gov.uk)

Region: UKN06 - Belfast

Organisation type: Public authority - central government

Devolved regulations that apply: Northern Ireland