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Award

COMPETITIVE LAND, DESIGN AND BUILD CONTRACT WITHIN NIHE AREA WATERSIDE 1,2,3 DERRY/LONDONDERRY

Woven Housing Association Ltd

F15: Voluntary ex ante transparency notice

Notice identifier: 2025/S 000-052131

Procurement identifier (OCID): ocids-h6vhtk-058fac

Published 28 August 2025, 4:06pm

Section I: Contracting authority/entity

I.1) Name and addresses

Woven Housing Association Ltd

Laganwood House

Belfast

BT9 5NW

Contact

Amanda Culbert

Email

amanda.culbert@woven.org.uk

Country

United Kingdom

Region code

UK - United Kingdom

Internet address(es)

Main address

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

Buyer's address

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

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

COMPETITIVE LAND, DESIGN AND BUILD CONTRACT WITHIN NIHE AREA
WATERSIDE 1,2,3 DERRY/LONDONDERRY

II.1.2) Main CPV code

- 45210000 - Building construction work

II.1.3) Type of contract

Works

II.1.4) Short description

In order to fulfil its development programme the Contracting Authority sought developers to provide land

for the development of social housing in the NIHE Area Waterside 1,2,3 Derry/Londonderry. In the interests of providing an efficient housing

management service, the Contracting Authority did not consider sights which provided less than 10 units or more than 100 units. The units could be delivered over a number of Sites or on one Site.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £14,062,782

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKN0A - Derry City and Strabane

II.2.4) Description of the procurement

The Contract is for the provision of land for design and build contracts in Northern Ireland.
The

Contractor must provide the land, design, construct and ensure completion of the scheme
for the Contracting Authority in accordance

with the Department for Communities Housing Association Guide, the Contracting
Authority's requirements and statutory body

requirements.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Cost criterion - Name: Total Cost / Weighting: 40

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union
funds: No

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Award of a contract without prior publication of a call for competition in the cases listed below

- The procurement falls outside the scope of application of the regulations

Explanation:

The Contracting Authority advertised a procurement process for a design and build works contract on eTendersNI in March 2021.

The advertised estimated value of the contract was £4.5m which was below the threshold that applied at that time, therefore a contract

notice was not published for this opportunity. The Contracting Authority received one response at PQQ stage which was successfully

pre-qualified for the tender stage of the procurement. The Contracting Authority progressed with the tender stage (which included

negotiation) and the ultimate value of the contracts awarded was £14,062,782.00 across 2 sites - Duke Street (£11,606,282.00) awarded on 16.02.2022 and Victoria Hall, Spencer Road. (£2,456,500.00) awarded on 08.02.2022

The Contracting Authority is publishing this VEAT notice to inform the market of the procurement process and subsequent contract award.

A notice was not published (due to the estimated value falling below the threshold) and the Association will publish a "relevant contract award notice" in line

with Regulation 93 of the Public Contracts Regulations 2015 (as amended).

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

Section V. Award of contract/concession

Title

Duke Street

A contract/lot is awarded: Yes

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract

16 February 2022

V.2.2) Information about tenders

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor/concessionaire

Alex Properties Ltd

52 Talbot Park Derry

Email

kberryman@martin-group.co.uk

Country

United Kingdom

NUTS code

- UKN0A - Derry City and Strabane

Internet address

<https://www.alexpropertiesltd.com>

The contractor/concessionaire is an SME

No

V.2.4) Information on value of contract/lot/concession (excluding VAT)

Total value of the contract/lot/concession: £11,606,282

Section V. Award of contract/concession

Title

Victoria Hall, Spencer Road

A contract/lot is awarded: Yes

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract

8 February 2022

V.2.2) Information about tenders

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor/concessionaire

Alex Properties

Derry

Email

kberryman@martin-group.co.uk

Country

United Kingdom

NUTS code

- UKN0A - Derry City and Strabane

Internet address

<https://www.alexpropertiesltd.com>

The contractor/concessionaire is an SME

No

V.2.4) Information on value of contract/lot/concession (excluding VAT)

Total value of the contract/lot/concession: £2,456,500

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

RICS

Belfast

Country

United Kingdom