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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](mailto: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

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## **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 it's 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

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## **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

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## **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](mailto: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

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## **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](mailto: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

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**Section VI. Complementary information**

**VI.4) Procedures for review**

**VI.4.1) Review body**

RICS

Belfast

Country

United Kingdom