

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/057562-2025>

Tender

Provision of Competitive Land, Design and Build Framework for NIHE Belfast, North and South Regions

Arbour Housing Ltd

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

Notice identifier: 2025/S 000-057562

Procurement identifier (OCID): ocds-h6vhtk-059cc6

Published 18 September 2025, 9:26am

Scope

Reference

AH/CLDB/NI/25

Description

The project is for the delivery of social housing units in NIHE Belfast, North and South Regions by means of a Design and Build Framework Agreement in which the Economic Operators provide the land, designs, and constructs the scheme for Arbour Housing in accordance with the DfC Housing Association Guide, Employer's requirements and Statutory Body requirements. The units can be delivered over a number of sites or on one site. In the interests of providing an efficient housing management service, any one site must not provide less than 5 units.

Commercial tool

Establishes a framework

Total value (estimated)

- £20,000,000 excluding VAT
- £20,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 12 January 2026 to 11 January 2028
- Possible extension to 12 January 2030
- 4 years, 1 day

Description of possible extension:

The Framework Agreement may be extended for 2 years.

Main procurement category

Works

CPV classifications

- 45000000 - Construction work
 - 71000000 - Architectural, construction, engineering and inspection services
-

Framework

Maximum number of suppliers

6

Maximum percentage fee charged to suppliers

0%

Framework operation description

As per Tender Documentation.

Award method when using the framework

Without competition

Contracting authorities that may use the framework

Establishing party only

Submission

Enquiry deadline

14 October 2025, 1:00pm

Tender submission deadline

20 October 2025, 1:00pm

Submission address and any special instructions

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

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

1 December 2025

Award criteria

Name	Type	Weighting
Price	Price	60%
Quality	Quality	40%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Contracting authority

Arbour Housing Ltd

- Public Procurement Organisation Number: PXCv-1847-JBHT

18/22 Carleton Street

Portadown

BT62 3EN

United Kingdom

Contact name: Joseph Donnelly

Telephone: 028 38 339705

Email: procurement@arbourhousing.org

Website: <http://www.arbourhousing.org>

Region: UKN07 - Armagh City, Banbridge and Craigavon

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Northern Ireland