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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): ocids-h6vhtk-059cc6

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### **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

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## **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

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## Award criteria

Name	Type	Weighting
Price	Price	60%
Quality	Quality	40%

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## Other information

## **Conflicts assessment prepared/revised**

Yes

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## **Procedure**

### **Procedure type**

Open procedure

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## **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](mailto: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