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Tender

Framework for Clerk of Works Services

Arbour Housing Ltd

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

Notice identifier: 2025/S 000-062954

Procurement identifier (OCID): ocds-h6vhtk-05a9c0

Published 7 October 2025, 3:27pm

Scope

Reference

AH/COW/25

Description

The Clerks of Works will represent the interests of Arbour during New Build construction and/or Rehabilitation Works by ensuring site operations and construction works comply with relevant contract documents, client requirements, and all current legislation and are delivered to specification on time and on budget

Commercial tool

Establishes a framework

Total value (estimated)

- £170,000 excluding VAT
- £204,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 1 December 2025 to 1 December 2027
- 2 years, 1 day

Main procurement category

Services

CPV classifications

- 71300000 - Engineering services
- 71500000 - Construction-related services

Framework

Maximum number of suppliers

3

Maximum percentage fee charged to suppliers

0%

Framework operation description

Please refer to Tender Documentation

Award method when using the framework

Without competition

Contracting authorities that may use the framework

Establishing party only

Submission

Enquiry deadline

30 October 2025, 11:59pm

Tender submission deadline

4 November 2025, 11:00am

Submission address and any special instructions

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

Tenders may be submitted electronically

Yes

Award criteria

Contract will be awarded on MAT basis with 40% Quality and 60% Price Weighting

Procedure

Procedure type

Below threshold - open competition

Contracting authority

Arbour Housing Ltd

- Public Procurement Organisation Number: PXCV-1847-JBHT

18/22 Carleton Street

Portadown

BT62 3EN

United Kingdom

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