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Contract

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

Woven Housing Association Ltd

F03: Contract award notice

Notice identifier: 2025/S 000-065450

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

Published 15 October 2025, 9:55am

Section I: Contracting authority

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 is seeking to appoint developers to provide land for the development of social housing. The Contracting Authority seeks land in the following area: NIHE Area Waterside 1,2,3 Derry/Londonderry

(in the area identified in the map attached at Annex 2) In the interests of providing an efficient housing management service, the Contracting Authority will not consider Sites which provide less than 10 units or more than 100 units. The units can be delivered over a number of Sites or on one Site. However, the Contracting Authority will not consider any one Site that provides less than 10 units. The Contract(s) is (are) for the provision of land for design and build contracts in Northern Ireland. Economic Operators 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. The Contracting Authority requires Economic Operators to put forward schemes which offer a high quality social housing development.

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.2.2) Additional CPV code(s)

- 45215210 - Construction work for subsidised residential accommodation
- 45000000 - Construction work
- 45400000 - Building completion work
- 71200000 - Architectural and related services
- 45100000 - Site preparation work
- 45300000 - Building installation work

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

II.2.4) Description of the procurement

In order to fulfil its development programme, the Contracting Authority is seeking to appoint developers to provide land for the development of social housing. The Contracting Authority seeks land in the following area: NIHE Area Waterside 1,2,3 Derry/Londonderry

(in the area identified in the map attached at Annex 2) In the interests of providing an efficient housing management service, the Contracting Authority will not consider Sites which provide less than 10 units or more than 100 units. The units can be delivered over a number of Sites or on one Site. However, the Contracting Authority will not consider any one Site that provides less than 10 units. The Contract(s) is (are) for the provision of land for design and build contracts in Northern Ireland. Economic Operators 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. The Contracting Authority requires Economic Operators to put forward schemes which offer a high quality social housing development.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - 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

Restricted procedure

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

The procurement is covered by the Government Procurement Agreement: No

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2025/S 000-052131](#)

Section V. Award of contract

Contract No

1

Title

Contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

1 October 2025

V.2.2) Information about tenders

Number of tenders received: 1

Number of tenders received from SMEs: 1

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 1

Number of tenders received by electronic means: 1

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

V.2.3) Name and address of the contractor

ALEX PROPERTIES LIMITED

52 Talbot Park

LONDONDERRY

BT48 7TA

Email

kberryman@martin-group.co.uk

Country

United Kingdom

NUTS code

- UK - United Kingdom

Internet address

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

The contractor is an SME

No

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

Initial estimated total value of the contract/lot: £4,500,000

Total value of the contract/lot: £14,062,782

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

High Courts of Justice

Belfast

Country

United Kingdom