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Award

Development of Lands on the site at the former Derriaghy Primary School

Lisburn & Castlereagh City Council

UK5: Transparency notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-074813

Procurement identifier (OCID): ocds-h6vhtk-05e36a

Published 18 November 2025, 2:22pm

Scope

Description

This procurement is an unsolicited approach following two abandoned open procedures leading to a negotiated solution being offered by the Developer.

The appointed developer will enter into a Development Agreement with the Council which will provide a process to ensure the successful delivery of the development. The Council is aware that any development needs to be affordable to the Organisation and further understanding of overall affordability to the preferred developer will be required.

The Development Agreement will include a timescale for achieving full planning permission and a further timescale for completing the agreed development inclusive of the proposed Council Community Facility. It is envisaged that this will be achieved by way of an agreement for lease leading to the Developer or their successors in title obtaining a long term leasehold of the site. It is anticipated that the redevelopment of the site will include housing, open space and a community facility. Other amenity requirements may be provided as part of the planning consideration and the developers options to achieve statutory compliance.

Housing

The consultation and work undertaken as a result of the Feasibility Study for the Derriaghy site concluded that it was achievable to develop potentially 40 residential housing units. Based on the increasing waiting lists and ageing population, it is desirable that this will be a mixed tenure development. In relation to the properties of the housing development, a broad spectrum of circumstances including properties that will address the needs of older people, to allow this demographic to downsize and enable other social housing to be accessed by those on the waiting lists.

Detached, semi-detached and terraced housing units would be reasonable options to address the range of housing needs currently being identified through the housing waiting lists alongside the demand for private, affordable purchases. In designing these homes, sufficient internal space should be included to allow flexibility in use through changing work from home patterns and to accommodate growing families without the need to move house.

The development must incorporate a lifetime homes as per the sponsoring Housing provider in consultation with the Housing Executive.

Community Facility

A single story community facility will be required to be designed, built and delivered concurrently with the housing development. The community facility will be of use for the benefit of the wider community through a range of activities and opportunities being offered to current residents and those in the new development. A hub such as this can be a shared space for all to engage, establish networks and promote the principles of community development.

The design of this facility is expected to include at least a, kitchen, toilets and meeting room/s. As a minimum standard it will also require full fibre network capability and other minimum regulatory provisions.

This asset when constructed will revert to the Council to administer. The value of the asset is estimated to be worth £700, 000 and have a minimum net area equivalent to a pair of semi-detached houses.

Consideration for Lands

Consideration of lands is in the order of £650,000 toned to take account of punitive transfer conditions. The council will underwrite any NIW investment over the value of £150,000 so as to make the project viable. Any investment over the £150, 000 required by the Council will require to have prior written approval from the council. Full transparency with NIW and the associated works information is essential as the Council will require and understand if the project will remain viable with specific committee approval through the Councils governance arrangements for any such investment. The Developer will carry a

risk burden of taking forward all Development costs.

The above consideration is based on 40 residential units and may be adjusted pro rata post planning approval.

The detailed agreement for both the contract for delivery and a subsequent lease may be subject to change.

Contract 1. Development of Lands on the site at the former Derrriaghy Primary School

Supplier

- Leo Matheson Limited

Contract value

- £780,000 including VAT

Below the relevant threshold

Earliest date the contract will be signed

18 December 2025

Contract dates (estimated)

- 18 December 2025 to 17 June 2027

- 1 year, 6 months

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKN0E - Lisburn and Castlereagh

Procedure

Procedure type

Below threshold - without competition

Supplier

Leo Matheson Limited

32 Main Street

Castlewellan

BT31 9DG

United Kingdom

Email: contracts85@leomatheson.com

Region: UKN08 - Newry, Mourne and Down

Contract 1. Development of Lands on the site at the former Derrriaghy Primary School

Contracting authority

Lisburn & Castlereagh City Council

- Public Procurement Organisation Number: PHHT-5875-NTNM

Lagan Valley Island

Lisburn

BT27 4RL

United Kingdom

Email: procurementstaff@lisburncastlereagh.gov.uk

Region: UKN0E - Lisburn and Castlereagh

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Northern Ireland

