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Tender

Competitive Land, Design And Build Newbuildings

Ark Housing Association

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

Notice identifier: 2025/S 000-083642

Procurement identifier (OCID): ocds-h6vhtk-05f765

Published 17 December 2025, 10:01am

Scope

Reference

LDandB Newbuildings

Description

Ark Housing Association seeks to appoint successful economic Operator (s) to provide Land, Design and Build projects in Newbuildings for the provision of new build social housing. This will include the supply of land, design and construction of homes to meet statutory requirements, DfC Housing Association Guide and regulatory requirements and Ark Housing Association design standards and performance specifications. The competition seeks a minimum of 10 properties up to a maximum of 30.

Total value (estimated)

- £0 including VAT

Above the relevant threshold

Contract dates (estimated)

- 31 March 2026 to 31 March 2028
- 2 years, 1 day

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Participation

Legal and financial capacity conditions of participation

As per tender documentation

Technical ability conditions of participation

As per tender documentation

Submission

Enquiry deadline

12 January 2026, 11:59pm

Tender submission deadline

19 January 2026, 11:59pm

Submission address and any special instructions

<https://www.eTendersNI.gov.uk>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

23 January 2026

Award criteria

Name	Type	Weighting
Financial	Price	70%

Name	Type	Weighting
Quality	Quality	30%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Special regime

Concession

Contracting authority

Ark Housing Association

- Public Procurement Organisation Number: PGJJ-5295-PHJP

Marlborough House

Craigavon

BT64 1XX

United Kingdom

Email: admin@charitycommissionni.org.uk

Region: UKN07 - Armagh City, Banbridge and Craigavon

Organisation type: Public undertaking (commercial organisation subject to public authority oversight)

Devolved regulations that apply: Northern Ireland