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Tender

## **Provision of Competitive Land, Design and Build Framework for all NIHE Regions**

ALPHA HOUSING (NORTHERN IRELAND) LIMITED

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

Notice identifier: 2025/S 000-084852

Procurement identifier (OCID): ocds-h6vhtk-05fa3b

Published 19 December 2025, 12:08pm

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### **Scope**

### **Description**

The project is for the delivery of social housing units in NIHE North, South and Belfast Regions by means of a Land Design and Build Framework Agreement in which the Suppliers provide the land, designs, and constructs the scheme for Alpha Housing in accordance with the DfC Housing Association Guide, Employer's requirements and Statutory Body requirements.

### **Commercial tool**

Establishes a framework

### **Total value (estimated)**

- £20,000,000 excluding VAT
- £24,000,000 including VAT

Above the relevant threshold

### **Contract dates (estimated)**

- 1 March 2026 to 29 February 2028
- 2 years

### **Main procurement category**

Works

### **CPV classifications**

- 45000000 - Construction work
- 71000000 - Architectural, construction, engineering and inspection services

### **Contract locations**

- UKN - Northern Ireland

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## **Framework**

### **Maximum number of suppliers**

Unlimited

## **Maximum percentage fee charged to suppliers**

0%

## **Framework operation description**

The Developer who has submitted the Most Advantageous Tender will be ranked first on the Framework Agreement and as such this Framework Member will be first placed to be awarded any Development Agreements called-off under the Framework. The remaining Framework Members will be ranked according to their Quality and Price weightings at the tender phase, i.e. 2nd and 3rd place.

The Contracting Authority reserves the right to directly award a Development Agreement to Framework Operators that have planning permission and are ready to begin construction.

## **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**

12 January 2026, 12:00pm

## Tender submission deadline

19 January 2026, 12:00pm

## Submission address and any special instructions

Tenders are to be submitted on eTendersni [www.etendersni.gov.uk](http://www.etendersni.gov.uk)

## Tenders may be submitted electronically

Yes

## Languages that may be used for submission

English

## Award decision date (estimated)

17 February 2026

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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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## **Documents**

### **Associated tender documents**

[A1 QUALITY RESPONSE.docx](#)

[A2 PRICING RESPONSE.xlsx](#)

[COP1 SELECTION QUESTIONNAIRE RESPONSE -LEAD.docx](#)

[COP1B HEALTH SAFETY ADDENDUM.docx](#)

[COP1C SELECTION QUESTIONNAIRE RESPONSE -CONSORTIUM.docx](#)

[MEMORANDUM OF INFORMATION.docx](#)

[Development Agreement.docx](#)

[ALPHA Client Requirements Part 1.docx](#)

[ALPHA Clients Requirements Part 2.docx](#)

[COP2 DECLARATIONS.docx](#)

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## **Contracting authority**

### **ALPHA HOUSING (NORTHERN IRELAND) LIMITED**

- Companies House: NP000394
- Public Procurement Organisation Number: PLWY-4992-WRGL

6 Edgewater Road

Belfast

BT3 9JQ

United Kingdom

Email: [development@alphahousingni.org](mailto:development@alphahousingni.org)

Region: UKN06 - Belfast

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Northern Ireland