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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 000-084875

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

Published 19 December 2025, 12:29pm

Changes to notice

This notice has been edited. The [previous version](#) is still available.

The value was updated

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)

- £50,000,000 excluding VAT
- £60,000,000 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
-

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

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

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

17 February 2026

Award criteria

Name	Type	Weighting
Price	Price	60%
Quality	Quality	40%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

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](#)

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

Region: UKN06 - Belfast

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Northern Ireland