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Tender

Provision of Competitive Land, Design and Build Framework for Derry City and Strabane Council Area

Arbour Housing Ltd

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

Notice identifier: 2025/S 000-085085

Procurement identifier (OCID): ocids-h6vhtk-05facc

Published 19 December 2025, 4:12pm

Scope

Reference

AH/CLDB/DCSDC/25

Description

The project is for the delivery of social housing units in NIHE Belfast, North and South Regions by means of a Design and Build Framework Agreement in which the Economic Operators provide the land, designs, and constructs the scheme for Arbour Housing in accordance with the DfC Housing Association Guide, Employer's requirements and Statutory Body requirements. The units can be delivered over a number of sites or on one site. In the interests of providing an efficient housing management service, any one site must not provide less than 5 units.

Commercial tool

Establishes a framework

Total value (estimated)

- £4,400,000 excluding VAT
- £4,400,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 2 March 2026 to 1 March 2028
- Possible extension to 1 March 2030
- 4 years

Description of possible extension:

Framework agreement may be extended for a two year period.

Main procurement category

Works

CPV classifications

- 71000000 - Architectural, construction, engineering and inspection services
- 71200000 - Architectural and related services
- 45000000 - Construction work

Framework

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

0%

Framework operation description

Please refer to tender documentation

Award method when using the framework

Without competition

Contracting authorities that may use the framework

Establishing party only

Submission

Enquiry deadline

12 January 2026, 11:59pm

Tender submission deadline

16 January 2026, 11:59pm

Submission address and any special instructions

<https://etendersni.gov.uk>

Tenders may be submitted electronically

Yes

Award criteria

Contract will be awarded on a MAT basis with 60% allocated to price and 40% to quality

Procedure

Procedure type

Below threshold - open competition

Contracting authority

Arbour Housing Ltd

- Public Procurement Organisation Number: PXCv-1847-JBHT

18/22 Carleton Street

Portadown

BT62 3EN

United Kingdom

Email: procurement@arbourhousing.org

Region: UKN07 - Armagh City, Banbridge and Craigavon

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Northern Ireland