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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 000-086180

Procurement identifier (OCID): ocds-h6vhtk-05fd67

Published 24 December 2025, 3:13pm

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 Economic Operators 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)

- £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

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

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

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