

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/000276-2025>

Tender

PRN25004 Design and Build Competition Greater Belfast Area 2025

Choice Housing

F02: Contract notice

Notice identifier: 2025/S 000-000276

Procurement identifier (OCID): ocds-h6vhtk-04cdbd

Published 7 January 2025, 9:46am

Section I: Contracting authority

I.1) Name and addresses

Choice Housing

Leslie Morrell House 37 - 41 May Street

Belfast

BT1 4DN

Contact

e tenders NI messaging portal

Email

corporate.procurement@choice-housing.org

Country

United Kingdom

Region code

UK - United Kingdom

Internet address(es)

Main address

<https://etendersni.gov.uk/epps>

Buyer's address

<https://etendersni.gov.uk/epps>

I.3) Communication

Access to the procurement documents is restricted. Further information can be obtained at

<https://etendersni.gov.uk>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted to the above-mentioned address

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

PRN25004 Design and Build Competition Greater Belfast Area 2025

II.1.2) Main CPV code

- 45211000 - Construction work for multi-dwelling buildings and individual houses

II.1.3) Type of contract

Works

II.1.4) Short description

Choice seeks to appoint developer(s) to provide Competitive Land, Design and Build services in the Greater Belfast area for social housing projects. This will include the supply of land, design and delivery of property to meet DfC Housing Association Guide, statutory requirements, the Choice Design Guide and performance specifications. The competition will seek developments of up to 20 units from each potential Developer with the ability to award contracts to multiple Developers. Therefore the output of the competition may exceed 20 units depending on tender returns.

II.1.5) Estimated total value

Value excluding VAT: £6,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work
- 45211300 - Houses construction work

- 71240000 - Architectural, engineering and planning services
- 71250000 - Architectural, engineering and surveying services
- 71000000 - Architectural, construction, engineering and inspection services
- 71220000 - Architectural design services
- 71200000 - Architectural and related services

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

II.2.4) Description of the procurement

Choice seeks to appoint developer(s) to provide Competitive Land, Design and Build services in the Greater Belfast area for social housing projects. This will include the supply of land, design and delivery of property to meet DfC Housing Association Guide, statutory requirements, the Choice Design Guide and performance specifications. The competition will seek developments of up to 20 units from each potential Developer with the ability to award contracts to multiple Developers. Therefore the output of the competition may exceed 20 units depending on tender returns.

II.2.5) Award criteria

Quality criterion - Name: Quality including Social Value / Weighting: 40

Cost criterion - Name: Cost / Weighting: 60

II.2.6) Estimated value

Value excluding VAT: £6,000,000

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

14

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.2) Time limit for receipt of tenders or requests to participate

Date

6 February 2025

Local time

12:00pm

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

IV.2.6) Minimum time frame during which the tenderer must maintain the tender

Tender must be valid until: 6 March 2026

IV.2.7) Conditions for opening of tenders

Date

6 February 2025

Local time

12:30pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.2) Information about electronic workflows

Electronic invoicing will be accepted

VI.4) Procedures for review

VI.4.1) Review body

The Royal Courts of Justice in Northern Ireland

Royal Courts of Justice

Chichester Street

BT1 3JP

Country

United Kingdom