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Contract

PRN24143 Design and Build Competition Greater Belfast 2024

Choice Housing

F03: Contract award notice

Notice identifier: 2025/S 000-016496

Procurement identifier (OCID): ocds-h6vhtk-046955

Published 23 April 2025, 1:03pm

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.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

PRN24143 Design and Build Competition Greater Belfast 2024

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.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £2,435,000

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 / Weighting: 40

Cost criterion - Name: Cost / Weighting: 60

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 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.2.1) Previous publication concerning this procedure

Notice number: [2024/S 000-016042](#)

Section V. Award of contract

Contract No

1

Title

Contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

23 April 2025

V.2.2) Information about tenders

Number of tenders received: 1

Number of tenders received from SMEs: 1

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 1

Number of tenders received by electronic means: 1

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

NEWPARK DEVELOPMENTS NW LTD

72-74 Omagh Road

OMAGH

BT78 3AJ

Email

info@newparkhomes.co.uk

Telephone

+44 2882897404

Country

United Kingdom

NUTS code

- UK - United Kingdom

Internet address

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

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £4,000,000

Total value of the contract/lot: £2,435,000

Section VI. Complementary information

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