

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/042555-2025>

Planning

City Quays 4 Private Residential Apartments

Belfast Harbour

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-042555

Procurement identifier (OCID): ocids-h6vhtk-0564ff ([view related notices](#))

Published 24 July 2025, 8:14am

Scope

Description

BHC will shortly be launching a tender process for the design and construction of a multi-story residential apartment scheme at City Quays, Belfast Harbour. The scheme comprises 256 apartments in a range of sizes including studios, 1 and 2 bedroom apartments housed in a 23 storey tower with a lower 12 storey element.

The approximate gross floor area is 20,400 m²/219,585 sq ft. The building will have piled substructures and a reinforced insitu concrete frame together with external cladding and glazed windows. The apartments will be fully finished and furnished ready for the letting market.

It is intended that the procurement of the contractor for this project will follow a two-stage novated design and build approach including a Pre-Construction Services Agreement (PCSA). The project has an estimated 9 month PCSA duration and a 24 month Construction Period and the Contract dates set out below therefore reflect that overall estimated duration.

Total value (estimated)

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

Above the relevant threshold

Contract dates (estimated)

- 1 February 2026 to 1 November 2028
- 2 years, 9 months, 1 day

Main procurement category

Works

CPV classifications

- 45110000 - Building demolition and wrecking work and earthmoving work
- 45210000 - Building construction work
- 45220000 - Engineering works and construction works
- 45260000 - Roof works and other special trade construction works
- 45310000 - Electrical installation work
- 45320000 - Insulation work
- 45330000 - Plumbing and sanitary works
- 45340000 - Fencing, railing and safety equipment installation work
- 45350000 - Mechanical installations

- 45400000 - Building completion work
- 45500000 - Hire of construction and civil engineering machinery and equipment with operator

Contract locations

- UKN06 - Belfast

Engagement

Engagement deadline

31 August 2024

The engagement was carried out before this notice was published.

Engagement process description

BHC undertook some high level pre-market engagement in relation to the project in August 2024, to identify market appetite in tendering based on a two stage procurement strategy. The pre-market engagement involved high level discussions with some potential Contractors to gauge feedback on the proposed procurement approach with information shared primarily being details of the planning application that were also available in the public domain via the Planning Portal.

This pre-market engagement did not constitute a call for competition. BHC will shortly be commencing a competitive tender process through Find a Tender. Interested suppliers will not be advantaged or prejudiced by participation or non-participation in the pre-market engagement.

The market testing document shared as part of the pre-market engagement will be provided as part of the PQQ package,

Submission

Publication date of tender notice (estimated)

25 July 2025

Procedure

Special regime

Utilities

Contracting authority

Belfast Harbour

- Public Procurement Organisation Number: PGGW-7911-WZGZ

Harbour Office, Corporation Square

Belfast

BT1 3AL

United Kingdom

Email: t.engineers@belfast-harbour.co.uk

Region: UKN06 - Belfast

Organisation type: Public undertaking (commercial organisation subject to public authority oversight)

Devolved regulations that apply: Northern Ireland