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Tender

2025 - 1063 - Design and Construction of Dwellings at Garage Infill sites

Citizen Housing Group Ltd

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

Notice identifier: 2025/S 000-046181

Procurement identifier (OCID): ocds-h6vhtk-0581a7 ([view related notices](#))

Published 5 August 2025, 2:36pm

Scope

Reference

2025 - 1063

Description

Citizen is seeking a contractor to design and construct dwellings at garage infill sites throughout Coventry, West Midlands, United Kingdom.

To express an interest in this project please follow the link below which will take you directly to Citizen`s E-Procurement Portal;

<https://in-tendhost.co.uk/citizenhousing.aspx/Home>

You will be required to register if you have not already done so previously, and be logged in to be able to download the tender documents.

Total value (estimated)

- £6,500,000 excluding VAT
- £7,800,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 3 October 2025 to 30 January 2027
- Possible extension to 30 June 2027
- 1 year, 8 months, 29 days

Description of possible extension:

Extension may be required if there are delays during delivery stage caused by circumstances outside the scope of both Citizen and the contractor

Main procurement category

Works

CPV classifications

- 44100000 - Construction materials and associated items
- 44110000 - Construction materials
- 45111291 - Site-development work
- 45211360 - Urban development construction work
- 70111000 - Development of residential real estate

- 71541000 - Construction project management services

Submission

Enquiry deadline

25 August 2025, 12:00pm

Tender submission deadline

5 September 2025, 12:00pm

Submission address and any special instructions

<https://in-tendhost.co.uk/citizenhousing.aspx/Home>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

1 October 2025

Award criteria

Name	Description	Type
Simple description	Tender submissions will be evaluated utilising a Price per Quality Point (PQP) Evaluation mechanism. Through this approach the bidders submitted cost is divided by their total achieved weighted quality points. There are 5 Pass/Fail questions and then the scored quality questions. Also required from the bidders is a completed pricing schedule and a signed form of tender.	Price

Weighting description

Tender submissions will be evaluated utilising a Price per Quality Point (PQP) Evaluation mechanism. Through this approach the bidders submitted cost is divided by their total achieved weighted quality points. There are 5 Pass/Fail questions and then the scored quality questions. Also required from the bidders is a completed pricing schedule and a signed form of tender.

Other information

Payment terms

To be confirmed with the winning contractor - a structured approach may be utilised i.e., invoice at start on site, 50% completion, etc.

Description of risks to contract performance

Risk of delay to deliver new dwellings

Unsatisfactory quality for delivered units

Risk being unable to acquire required materials

Quantity of units to be delivered should an unforeseen circumstance arise

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Documents

Associated tender documents

<https://in-tendhost.co.uk/citizenhousing/asp/Home>

Documents are available via Citizen's E-procurement platform after expressing an interest in the opportunity

Contracting authority

Citizen Housing Group Ltd

- Charity Commission (England and Wales): 8181

4040 Lakeside

Birmingham

B377YN

United Kingdom

Contact name: Derek Green

Email: Procurement@citizenhousing.org.uk

Website: <https://www.citizenhousing.org.uk/>

Region: UKG32 - Solihull

Organisation type: Public authority - sub-central government