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Tender

Omagh Area Land, Design & Build

Choice Housing Ireland Limited

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

Notice identifier: 2025/S 000-049353

Procurement identifier (OCID): ocds-h6vhtk-058971 ([view related notices](#))

Published 18 August 2025, 9:28am

Scope

Reference

PRN25064

Description

Choice Housing seeks to appoint Developer(s) to provide Competitive Land, Design and Build works opportunities in the Omagh area to deliver social housing projects as part of the Social Housing Development Programme (SHDP). This will include the supply of land and design and construction of properties to meet the Department for Communities' Housing Association Guide and statutory requirements (e.g. Planning Permission, Building Control approval), as well as adhering to Choice Housing's Design Requirements guide, Employer's Requirements and performance specifications.

Total value (estimated)

- £3,000,000 excluding VAT

- £3,600,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 10 October 2025 to 10 April 2027
- 1 year, 6 months, 1 day

Main procurement category

Works

CPV classifications

- 45210000 - Building construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211340 - Multi-dwelling buildings construction work
- 71000000 - Architectural, construction, engineering and inspection services
- 71240000 - Architectural, engineering and planning services
- 71250000 - Architectural, engineering and surveying services
- 71200000 - Architectural and related services

Contract locations

- UKN - Northern Ireland
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Submission

Enquiry deadline

12 September 2025, 11:59pm

Tender submission deadline

19 September 2025, 11:59pm

Submission address and any special instructions

<https://etendersni.gov.uk>

Clarifications must be submitted via the etendersNI messaging portal

Tenders may be submitted electronically

Yes

Award criteria

Name	Type	Weighting
Price/Cost	Price	70%
Quality	Quality	30%

Procedure

Procedure type

Below threshold - open competition

Contracting authority

Choice Housing Ireland Limited

- Public Procurement Organisation Number: PMZV-8413-XBMQ

37-41 May Street

Belfast

BT1 4DN

United Kingdom

Contact name: Corporate Procurement

Email: corporate.procurement@choice-housing.org

Website: <https://choice-housing.org>

Region: UKN06 - Belfast

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Northern Ireland