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Tender

Newtownabbey Area Land, Design & Build

Choice Housing Ireland Ltd

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

Notice identifier: 2025/S 000-049371

Procurement identifier (OCID): ocds-h6vhtk-058976

Published 18 August 2025, 10:17am

Scope

Reference

PRN25068

Description

Choice Housing seeks to appoint Developer(s) to provide Competitive Land, Design and Build works opportunities in the Newtownabbey 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)

- 21 October 2025 to 21 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
- 45215210 - Construction work for subsidised residential accommodation
- 71000000 - Architectural, construction, engineering and inspection services
- 71240000 - Architectural, engineering and planning services
- 71250000 - Architectural, engineering and surveying services
- 71220000 - Architectural design services

Contract locations

- UKN - Northern Ireland

Submission

Enquiry deadline

12 September 2025, 12:00pm

Tender submission deadline

19 September 2025, 12:00pm

Submission address and any special instructions

<https://etendersni.gov.uk>

Clarifications must be submitted by the etendersni messaging portal

Tenders may be submitted electronically

Yes

Award criteria

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

Procedure

Procedure type

Below threshold - open competition

Contracting authority

Choice Housing Ireland Ltd

- Public Procurement Organisation Number: PMZV-8413-XBMQ

37-41 May Street

Belfast

BT1 4DN

United Kingdom

Contact name: Procurement Team

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