

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/049709-2025>

Tender

## PRN25066

Choice Housing Ireland Limited

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

Notice identifier: 2025/S 000-049709

Procurement identifier (OCID): ocds-h6vhtk-058a4e ([view related notices](#))

Published 19 August 2025, 9:56am

## Scope

## Reference

PRN25066 Greater Belfast Area Land Design and Build

## Description

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

- £4,900,000 excluding VAT

- £5,880,000 including VAT

Below the relevant threshold

### **Contract dates (estimated)**

- 10 October 2025 to 12 April 2027
- 1 year, 6 months, 3 days

### **Main procurement category**

Works

### **CPV classifications**

- 45210000 - Building construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211300 - Houses construction work
- 71200000 - Architectural and related services
- 71240000 - Architectural, engineering and planning services
- 71250000 - Architectural, engineering and surveying services
- 71000000 - Architectural, construction, engineering and inspection services

### **Contract locations**

- UKN - Northern Ireland
- UKN06 - Belfast

## Submission

### Enquiry deadline

19 September 2025, 11:59pm

### Tender submission deadline

26 September 2025, 11:59pm

### Submission address and any special instructions

<https://etendersni.gov.uk>

All clarifications must be submitted via the etendersNI messaging portal

### Tenders may be submitted electronically

Yes

---

## Award criteria

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

---

## Procedure

## **Procedure type**

Below threshold - open competition

---

## **Contracting authority**

### **Choice Housing Ireland Limited**

- Companies House: NP000408

37-41 May Street

Belfast

BT1 4DN

United Kingdom

Contact name: Corporate Procurement

Email: [corporate.procurement@choice-housing.org](mailto:corporate.procurement@choice-housing.org)

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

Region: UKN06 - Belfast

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Northern Ireland