

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/056131-2025>

Planning

Competitive Land Design and Build Contract within NIHE area West Belfast Co Antrim Northern Ireland 40-50 units

Woven Housing Association Ltd

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

Notice identifier: 2025/S 000-056131

Procurement identifier (OCID): ocds-h6vhtk-059948 ([view related notices](#))

Published 12 September 2025, 11:58am

Scope

Description

The Contracting Authority is seeking to appoint developers to provide land for the development of social housing. The Contracting Authority seeks land in West Belfast, Northern Ireland. In the interests of providing an efficient housing management service, the Contracting Authority will not consider Sites which provide less than 40 units or more than 50 units. The units must be delivered at a single Site. Economic Operators must provide the land, design, construct and ensure completion of the scheme for the Contracting Authority in accordance with the Department for Communities Housing Association Guide, the Contracting Authority's requirements, and statutory body requirements.

Total value (estimated)

- £10,500,000 excluding VAT
- £12,600,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 31 March 2026 to 30 March 2028
- 2 years

Main procurement category

Works

CPV classifications

- 45111291 - Site-development work
- 45210000 - Building construction work
- 71200000 - Architectural and related services

Contract locations

- UKN06 - Belfast

Engagement

Engagement deadline

5 September 2025

The engagement was carried out before this notice was published.

Engagement process description

A number of potential developers / land owners were consulted on the availability of sites for our requirements

Submission

Publication date of tender notice (estimated)

15 September 2025

Contracting authority

Woven Housing Association Ltd

- Public Procurement Organisation Number: PQBT-2382-QBDX

44 Newforge Lane, Laganwood House, Newforge Lane

Belfast

BT9 5NW

United Kingdom

Email: procurement@woven.org.uk

Region: UKN06 - Belfast

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

Devolved regulations that apply: Northern Ireland