

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/056409-2025>

Tender

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

Woven Housing Association Ltd

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

Notice identifier: 2025/S 000-056409

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

Published 15 September 2025, 9:03am

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

- 45000000 - Construction work
- 45100000 - Site preparation work
- 45111291 - Site-development work
- 45215210 - Construction work for subsidised residential accommodation
- 45210000 - Building construction work
- 45300000 - Building installation work
- 45400000 - Building completion work
- 71200000 - Architectural and related services

Submission

Enquiry deadline

8 October 2025, 12:00pm

Submission type

Requests to participate

Deadline for requests to participate

15 October 2025, 12:00pm

Submission address and any special instructions

www.etendersni.gov.uk

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

9 January 2026

Award criteria

| Name | Type | Weighting |
|--------------------|---------|-----------|
| Quality Submission | Quality | 60% |
| Price Submission | Price | 40% |

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

Request to Participate Stage, Invitation to Tender stage (with option to award at this stage), potential Negotiation(s), potential Final Tender stage

Contracting authority

Woven Housing Association Ltd

- Public Procurement Organisation Number: PQBT-2382-QBDX

Laganwood House, 44 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