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Planning

Main Works Contract for Belfast Stories

Belfast City Council

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

Notice identifier: 2025/S 000-058762

Procurement identifier (OCID): ocids-h6vhtk-05473b

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Scope

Description

Belfast City Council the sponsoring body (BCC) is currently preparing to initiate a procurement process to establish a contract with a contractor to provide early contractor involvement, and subject to planning and agreement of costs, undertake construction of the Belfast Stories project. The potential scale and scope of this service is such that it offers a significant opportunity to bidders.

Total value (estimated)

- £70,000,000 excluding VAT
- £84,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 4 January 2027 to 31 March 2031
- 4 years, 2 months, 28 days

Main procurement category

Works

CPV classifications

- 45210000 - Building construction work

Engagement

Engagement deadline

7 October 2025

Engagement process description

Pre Market Engagement for the Belfast Stories – Main Contracts Works. The Council is carrying out the PME to engage with the marketplace to understand current offering, supplier capacity and capability, generate competition and manage expectations.

To register your interest to participate in the PME and obtain a Questionnaire to complete, please send an email to belfaststories@belfastcity.gov.uk at the latest by 3.00 pm on Friday 26th September 2025

The pre market engagement exercise will take the form of an initial questionnaire and will help the Council better understand the levels of competition, capability and capacity within the market to plan and deliver the requirement.

It is anticipated that online follow up meetings, demonstrations, presentations etc will be offered to discuss the responses.

If you have any questions about this requirement, please send them to belfaststories@belfastcity.gov.uk. We will endeavour to respond as quickly as possible.

All information returned as part of this PME exercise will assist in the procurement route selection, development of the specification; evaluation criteria, pricing model; and contract award options to ensure this tender opportunity delivers a high quality service and best value for money for the ratepayers of Belfast.

The Council reserves the right to contact any or all organisations who responds to this PME engagement to further discuss the next steps to follow. The Council cannot guarantee that all organisations will be contacted who submit interest.

The intention would then be to either advertise the tender opportunity to the market or via an appropriate framework. The Council uses eSourcing NI as its etendering platform. If you are not yet registered with eSourcing NI we would suggest you do so without delay.

Whilst the Council will endeavour to keep any respondents to this PME exercise informed on developments of the tender process, the Council cannot guarantee this. Organisations are advised to register with eSourcing NI in order to see any advertised tender opportunities as well as regularly checking the Council's website for opportunities.

The Council reserves the right to discontinue any discussions or tender procedures at any time and are not liable for any costs incurred by suppliers associated with participating in this PME exercise.

Submission

Publication date of tender notice (estimated)

10 October 2025

Contracting authority

Belfast City Council

- Public Procurement Organisation Number: PQXY-5321-CGZM

9-21 Adelaide Street

Belfast

BT2 8DJ

United Kingdom

Email: pmu@belfastcity.gov.uk

Region: UKN06 - Belfast

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Northern Ireland