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Tender

## **Lisnaskea Area Land Design and Build**

Choice Housing Ireland Limited

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

Notice identifier: 2025/S 000-068030

Procurement identifier (OCID): ocds-h6vhtk-05d2f7 ([view related notices](#))

Published 24 October 2025, 9:21 am

### **Changes to notice**

This notice has been edited. The [previous version](#) is still available.

### **Scope**

### **Reference**

PRN25075

### **Description**

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

- £3,750,000 excluding VAT
- £4,500,000 including VAT

Below the relevant threshold

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

- 30 June 2026 to 30 December 2027
- 1 year, 6 months, 1 day

### **Main procurement category**

Works

### **CPV classifications**

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45210000 - Building construction work
- 45211300 - Houses construction work
- 71240000 - Architectural, engineering and planning services

- 71250000 - Architectural, engineering and surveying services
- 71000000 - Architectural, construction, engineering and inspection services
- 71220000 - Architectural design services

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## **Submission**

### **Enquiry deadline**

21 November 2025, 11:59pm

### **Tender submission deadline**

28 November 2025, 11:59pm

### **Submission address and any special instructions**

<https://etendersni.gov.uk>

### **Tenders may be submitted electronically**

Yes

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## **Award criteria**

Technical 30% Cost 70%

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## Procedure

### Procedure type

Below threshold - open competition

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## Contracting authority

### Choice Housing Ireland Limited

- Companies House: NP000408

37-41 May Street

Belfast

BT1 4DN

United Kingdom

Contact name: Procurement Team

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