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Tender

PRN25073 Drumahoe Area Land Design and Build

Choice Housing Ireland Limited

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

Notice identifier: 2025/S 000-068038

Procurement identifier (OCID): ocds-h6vhtk-05d2ff

Published 24 October 2025, 9:34am

Scope

Reference

PRN25073

Description

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

- £3,500,000 excluding VAT

- £4,200,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 30 January 2026 to 30 July 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

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

Award criteria

Technical/Quality 30% Price/Cost 70%

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: Procurement Team

Email: 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