

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/068059-2025>

Tender

Competitive Land Design and Build Contract within NIHE area West Belfast Co Antrim Northern Ireland 100-150 Units

Woven Housing Association Ltd

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

Notice identifier: 2025/S 000-068059

Procurement identifier (OCID): ocds-h6vhtk-059c55 ([view related notices](#))

Published 24 October 2025, 10:04am

Changes to notice

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

Deadline for requests to participate has been extended from 24/10/2025 to 07/11/2025.

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 100 units or more than 150 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)

- £30,000,000 excluding VAT
- £36,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 31 March 2026 to 30 March 2029
- 3 years

Main procurement category

Works

CPV classifications

- 45100000 - Site preparation work
- 45210000 - Building construction work
- 71200000 - Architectural and related services

Submission

Enquiry deadline

17 October 2025, 12:00pm

Submission type

Requests to participate

Deadline for requests to participate

7 November 2025, 11:00am

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)

16 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 Participation 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 5NX

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