

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](http://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](mailto:procurement@woven.org.uk)

Region: UKN06 - Belfast

Organisation type: Public undertaking (commercial organisation subject to public authority oversight)

Devolved regulations that apply: Northern Ireland