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Planning

Centre for Digital Healthcare Technology Main Build

THE UNIVERSITY OF ULSTER

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

Notice identifier: 2025/S 000-069162

Procurement identifier (OCID): ocids-h6vhtk-05d5ba ([view related notices](#))

Published 28 October 2025, 6:01pm

Scope

Description

The Centre for Digital Healthcare Technology (CDHT) is one of the five innovation projects that underpin the Belfast Region City Deal (BRCD). It builds upon Ulster University's world class research capabilities and established track record in the arena of Medical Technology (MedTech) and Digital Healthcare Technology and has been developed by Ulster University (UU), in partnership with the Belfast Health and Social Care Trust (BHSCT).

The vision underpinning CDHT is to help establish the Belfast City Region as one of the best places in the world to design, develop and launch innovative medical devices and diagnostics measurably contributing to economic growth and productivity, reduced healthcare costs, enhanced levels of care and improved patient outcomes.

It seeks to achieve this through the development of a collaborative innovation ecosystem that enables clinicians, industry and researchers to work 'cheek by jowl', driving development in medical technology by innovation and co-ideation, through the process of design, trialing and manufacture, to the market, and hence the patient.

The project will involve the construction of a new six storey building titled "Centre for Digital Health Technology" (CDHT) which is a research and development facility (Use

Class B1), comprising of laboratories, office spaces, communal meeting areas, and public realm improvements to Frederick Street.

The proposed site is located on footprint of the current Northland House building, adjacent to the existing Belfast City Centre Ulster University Campus (Block BC). The current Northland House building is located at 2-5a Fredrick Street Belfast, BT1 2NH and will be demolished prior to this appointment being made.

CDHT is required to achieve a BREEAM 'Excellent' rating low-energy systems and climate-resilient materials are proposed throughout, to achieve a low carbon building. PV panels are included on the roof, and a green roof is proposed on the 2 storey terrace.

The project is expecting a planning decision imminently. Planning was submitted in March 2025 and to date has received no objection from the consultee panel. Further details of the planning application can be found here:

<https://planningregister.planningsystemni.gov.uk/application/697774>. The planning application reference is LA04/2025/0477/F.

The University is using Develop and Construct as the project delivery methodology under the Contract.

Total value (estimated)

- £18,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 May 2026 to 30 June 2029
- 3 years, 2 months

Main procurement category

Works

CPV classifications

- 45210000 - Building construction work

Contract locations

- UKN - Northern Ireland

Engagement

Engagement deadline

30 September 2025

The engagement was carried out before this notice was published.

Engagement process description

UU received an invitation from Belfast City Council to an event being arranged by themselves in conjunction with the Construction Employer's Federation to present to industry the Belfast Regional City Deal projects. The event was held at the CEF offices on the 23rd June 2025. At this session BCC updated on the wider BRCD status. UU presented on the CDHT project and provided information on anticipated delivery timelines, design, scale and cost of the project.

CCS Construction Works and Associated Services Lot 3.5 for N. Ireland (value band £10-30M) was deemed as potentially suitable for the CDHT Main Build project, subject to sufficient interest in participation from the Framework contractors. Expressions of Interest were sought in July 2025 from all 6 suppliers on the relevant Framework Lot. One Contractor responded immediately advising they would decline the opportunity to participate, citing other PQQ/Tender commitments which were more attractive in terms of scope and scale.

In August 2025 a second contractor, who had initially confirmed they would be interested in participating, contacted the University Procurement Office to advise that their position

had changed and that they would no longer be interested in participating. This resulted in only a total of 4 of the 6 parties on the Framework expressing interest in participating. The limited amount of potential participants, coupled with the risk of further participants falling away during the competition itself, presented an unacceptable position to the University due to the challenges this would present in achieving and demonstrating value for money along with limited amount of SME's that would participate.

It was recommended and accepted that the CDHT project progresses under a Competitive Flexible process for the procurement of an IST.

Contracting authority

THE UNIVERSITY OF ULSTER

- Companies House: RC000726
- Public Procurement Organisation Number: PDLT-6268-MWZV

Finance Office

Coleraine

BT52 1SA

United Kingdom

Email: procurement_enquiries@ulster.ac.uk

Region: UKN0C - Causeway Coast and Glens

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Northern Ireland