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Tender

PRN25050 Redevelopment of Choice Housing Ireland Headquarters at May Street, Belfast

Choice Housing Ireland Ltd

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

Notice identifier: 2025/S 000-069468

Procurement identifier (OCID): ocds-h6vhtk-05d677 ([view related notices](#))

Published 29 October 2025, 3:24pm

Scope

Description

The contract is for the external and internal refurbishment of existing office and commercial buildings into a new combined office headquarters for Choice Housing Ireland. The site is located at 31-41 May Street, Belfast and is comprised of existing Choice offices (Leslie Morrell House) at 37-41 May Street and the vacant Choice owned adjoining commercial building at 31-35 May Street (formerly occupied by Kennedy Recruitment). The works will deliver high quality, efficient and modern office accommodation to meet the diverse needs of staff and the organisation's departmental needs. Further details of the the works can be found in the tender documents.

Total value (estimated)

- £5,100,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 30 April 2026 to 3 May 2027
- 1 year, 4 days

Main procurement category

Works

CPV classifications

- 45210000 - Building construction work
- 45213100 - Construction work for commercial buildings

Submission

Enquiry deadline

17 November 2025, 12:00pm

Submission type

Requests to participate

Deadline for requests to participate

24 November 2025, 12:00pm

Submission address and any special instructions

<https://etendersni.gov.uk>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Suppliers to be invited to tender

Maximum 6 suppliers

Selection criteria:

The top 6 submissions will be invited to submit a tender

Award decision date (estimated)

7 April 2026

Award criteria

Name	Type	Weighting
Procurement Specific Questionnaire	Quality	100%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

The procedure will consist of Procurement Specific Questionnaire, the top 6 submissions will then be invited to submit tenders which will be assessed on a 80/10/10% basis (Price/Quality/Social Value) The Most Advantageous Tender, ranked 1st, will then be awarded the contract.

Contracting authority

Choice Housing Ireland Ltd

- Companies House: NP000408

37-41 May Street

Belfast

BT1 4DN

United Kingdom

Email: corporate.procurement@choice-housing.org

Region: UKN06 - Belfast

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

Devolved regulations that apply: Northern Ireland