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Tender

PRN25086

Choice Housing Ireland Limited

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

Notice identifier: 2025/S 000-071259

Procurement identifier (OCID): ocds-h6vhtk-05daf1

Published 5 November 2025, 1:20pm

Scope

Reference

North Queen Street, Belfast: Works on behalf of Grove Housing Association

Description

Grove Community Housing Association Limited ('Grove') has appointed Choice Housing Ireland Limited as Development Agent for a new build social housing project at North Queen Street, Belfast.

Grove wishes to appoint a main contractor to undertake new build construction works to deliver a development of 31 no. units at the above location to deliver the following mix of accommodation:

- 15 no. 3 person 2 bedroom general family houses
- 8 no. 5 person 3 bedroom general family houses
- 1 no. 3 person 2 bedroom wheelchair bungalow

- 1 no. 6 person 4 bedroom wheelchair bungalow
- 2 no. 3 person 2 bedroom wheelchair apartments
- 4 no. 3 person 2 bedroom apartments for over-55s

Total value (estimated)

- £6,500,000 excluding VAT
- £7,800,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 23 March 2026 to 23 September 2027
- 1 year, 6 months, 1 day

Main procurement category

Works

CPV classifications

- 45000000 - Construction work
 - 45210000 - Building construction work
 - 45211000 - Construction work for multi-dwelling buildings and individual houses
-

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

24 November 2025, 11:59pm

Submission type

Requests to participate

Tender submission deadline

1 December 2025, 11:59pm

Submission address and any special instructions

<https://etendersni.gov.uk>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

23 March 2026

Award criteria

Name	Description	Type	Weighting
Cost	Stage 2 Cost	Cost	60%
Quality including Technical	Stage 1 Quality/Technical Stage 2 Quality including Social Value	Quality	40%

Other information**Applicable trade agreements**

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

Stage 1 Invitation to Participate

Stage 2 Invitation to submit a final tender

Contracting authority

Choice Housing Ireland Limited

- Companies House: NP000408

37-41 May Street

Belfast

BT1 4DN

United Kingdom

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