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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
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## **Participation**

### **Particular suitability**

Small and medium-sized enterprises (SME)

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## **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

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## Award criteria

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

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## Other information

### Applicable trade agreements

- Government Procurement Agreement (GPA)

### Conflicts assessment prepared/revised

Yes

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## Procedure

## Procedure type

Competitive flexible procedure

## Competitive flexible procedure description

Stage 1 Invitation to Participate

Stage 2 Invitation to submit a final tender

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## Contracting authority

### Choice Housing Ireland Limited

- Companies House: NP000408

37-41 May Street

Belfast

BT1 4DN

United Kingdom

Email: [corporate.procurement@choice-housing.org](mailto: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