

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/079103-2025>

Tender

PRN25070

Choice Housing Ireland Limited

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

Notice identifier: 2025/S 000-079103

Procurement identifier (OCID): ocds-h6vhtk-05ed62

Published 2 December 2025, 5:00pm

Scope

Reference

PRN25070 Tower Street Belfast Works

Description

Choice Housing wishes to appoint a main contractor to undertake new build construction works to deliver a development of 20 no. units at the above location to deliver the following mix of accommodation:

- 4 no. 3 person 2 bedroom General Needs houses
- 16 no. 5 person 3 bedroom General Needs houses

Total value (estimated)

- £4,500,000 excluding VAT

- £5,400,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 31 March 2027
- 1 year

Main procurement category

Works

CPV classifications

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

Contract locations

- UKN - Northern Ireland

Submission

Enquiry deadline

9 January 2026, 12:00pm

Submission type

Requests to participate

Deadline for requests to participate

16 January 2026, 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

Award decision date (estimated)

30 March 2026

Award criteria

Name	Description	Type	Weighting
Cost/Price	The second-stage tenders submitted by shortlisted contractors will be assessed on the basis of Most Advantageous Tender (MAT) criteria, i.e. lowest acceptable price.	Cost	100%

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

The first stage will include a PSQ, which will require suppliers to confirm their financial and professional standing and health and safety accreditation; these elements will be

assessed on a 'Pass/Fail' basis. Further technical criteria will be included and evaluated using a weighted scoring system, which will be applied to enable shortlisting of contractors to form a select list to qualify for the second stage tender competition.

Contracting authority

Choice Housing Ireland Limited

- Companies House: NP000408

37-41 May Street

Belfast

BT1 4DN

United Kingdom

Contact name: via etendersni.gov.uk

Email: corporate.procurement@choice-housing.org

Website: <https://etendersni.gov.uk>

Region: UKN06 - Belfast

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Northern Ireland