

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/082568-2025>

Tender

PRN25093 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 000-082568

Procurement identifier (OCID): ocids-h6vhtk-05f509

Published 12 December 2025, 3:02pm

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)

- £6,420,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 4 May 2026 to 28 May 2027
- 1 year, 25 days

Main procurement category

Works

CPV classifications

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

Submission

Enquiry deadline

16 January 2026, 12:00pm

Tender submission deadline

23 January 2026, 12:00pm

Submission address and any special instructions

<https://etendersni.gov.uk>

Tenders may be submitted electronically

Yes

Award criteria

Choice will complete compliance checks on PSQ Parts 1 and 2, before assessing Technical Criteria (Part 3). The Technical responses will be scored and ranked, with the top 6 being selected for stage 2 of the procurement, Invitation to Tender.

Procedure

Procedure type

Below threshold - open competition

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