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Tender

RAD162 - CLEANING SERVICES FOR COMMUNAL AREAS & WASTE MANAGEMENT SERVICES

Radius Housing Association

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

Notice identifier: 2025/S 000-036065

Procurement identifier (OCID): ocds-h6vhtk-0555ca ([view related notices](#))

Published 30 June 2025, 12:26pm

Scope

Reference

RAD162

Description

The Contract is for the provision of Cleaning and Waste Management Services as fully described in Document 2 Service Information.

It is the intention of Radius Housing to award a contract to a single provider for the service which includes:

- Cleaning of communal areas including entrances, hallways, corridors, lifts, driveways, paths and bin stores.
- Cleaning of offices and;
- Adhoc specialist clean

- Adhoc domestic cover
- Waste management services

The Service Information defines the cleaning tasks to be undertaken and the frequency at which these tasks are to be completed at each site. It is for the contractor to determine the amount of time needed each period to deliver the services specified.

Details of individual properties, the frequency of cleaning and the facilities available is set out in the Service Information (Document 2) and the Asset List included in the Pricing Document.

Total value (estimated)

- £8,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 October 2025 to 30 September 2028
- Possible extension to 30 September 2030
- 5 years

Description of possible extension:

2 optional extensions of 12 months

Main procurement category

Services

CPV classifications

- 90918000 - Bin-cleaning services
- 90919200 - Office cleaning services
- 90911200 - Building-cleaning services

Contract locations

- UKN - Northern Ireland

Justification for not using lots

Radius have considered the use of Lots for this contract but do not believe the use of Lots are suitable in this instance as a priority for the Association is to create internal efficiencies in the management of this and similar contracts.

Participation

Legal and financial capacity conditions of participation

As described in the tender documents

Technical ability conditions of participation

As described in the tender documents

Particular suitability

- Small and medium-sized enterprises (SME)
 - Voluntary, community and social enterprises (VCSE)
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Submission

Enquiry deadline

28 July 2025, 12:00pm

Submission type

Requests to participate

Tender submission deadline

4 August 2025, 12:00pm

Submission address and any special instructions

Via etenders NI <https://etendersni.gov.uk/>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

29 August 2025

Award criteria

Name	Type	Weighting
Scheme 3 Year Evaluation Sum	Price	40%
Schedule of Rates Evaluation Sum	Price	20%
Contract Mobilisation and Implementation	Quality	10%
Provision of Social Value	Quality	10%
Service Delivery	Quality	8%
Performance Measurement and Performance Management	Quality	7%
Hourly Rate Evaluation Sum	Price	5%

Other information**Conflicts assessment prepared/revised**

Yes

Procedure**Procedure type**

Competitive flexible procedure

Competitive flexible procedure description

This Competitive Flexible shall consist of an initial stage where tenderers will submit their Conditions of Participation, and their quality and cost (Award Stage) offer. The Contracting Authority may award the procurement competition to the Most Advantageous Tender after the assessment of this initial stage. However, the Contracting Authority reserves the right at its sole discretion to conduct further price only stages and to issue refined service or contract information. Revised Pricing will be assessed and will be combined with the Quality scores to provide a new Most Advantageous Tender. The Contracting Authority also reserves the right at its sole discretion following the completion of the evaluation of all responses and the identification of the Most Advantageous Tender according to the award criteria to enter dialogue with the most advantageous tenderer in order to refine elements of the contract, service, specification, social value offer, sustainability and or cost prior to the execution of the contract.

Contracting authority

Radius Housing Association

- Public Procurement Organisation Number: PQTY-5785-DJHJ

3 - 7 Redburn Square

Hollywood

BT18 9HZ

United Kingdom

Email: procurement@radiushousing.org

Region: UKN09 - Ards and North Down

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Northern Ireland