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Tender

CONSTRUCTION PROJECT AT NEWHILL BELFAST

Radius Housing Association

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

Notice identifier: 2025/S 000-042559

Procurement identifier (OCID): ocds-h6vhtk-056502

Published 24 July 2025, 8:35am

Scope

Reference

RAD166

Description

The proposed construction works contract is for a residential development of 28 social housing units on greenfield land situated to the North East of 265 Whiterock Road, Ballymurphy, Belfast, BT12 7FZ. The housing mix consists of 28 General Needs Houses, 14 detached and 2 semi detached, 5 Person 3 Bed properties and 12 semi detached, 3 Person 2 Bed properties. This will be undertaken alongside associated landscaping, amenity space and ancillary works. The complexity of this development includes working in close proximity to existing residential area with both housing and a nursery school located on neighbouring land, requirement for piling, cut and fill to deal with site levels and ground make up, provision of a pumping station and Japanese Knotweed treatment. The contract is estimated to be above the threshold where the Procurement Act 2023 applies.

Total value (estimated)

- £5,700,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 March 2026 to 29 February 2028
- 2 years

Main procurement category

Works

CPV classifications

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211341 - Flats construction work
- 45210000 - Building construction work
- 45215210 - Construction work for subsidised residential accommodation

Submission

Enquiry deadline

22 August 2025, 3:00pm

Submission type

Requests to participate

Deadline for requests to participate

29 August 2025, 3:00pm

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)

1 March 2026

Award criteria

Name	Description	Type	Order of importance
Cost	Price Bill of Quantity and Model Compensation Event	Cost	1

Name	Description	Type	Order of importance
Social Value	Price Bill of Quantity and Model Compensation Event	Quality	2
Quality Criteria Relevant to Delivery of Project	Price Bill of Quantity and Model Compensation Event	Quality	3

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

This Competitive Flexible shall consist of a number of stages outlined below and explained in further detail throughout this document and in subsequent documents as the procurement exercise will progress:

STAGE 1: Conditions of Participation

(CoP) The CoP Stage allows for the pre-qualification of Contractors and will provide Radius with sufficient information to allow Contractors to be selected for further stages. Contractors' responses will be evaluated against the criteria set out in these Instructions and the accompanying documents in this CoP Package (CoPP).

Contractors must respond to all the questions in the CoPP and must provide all the supporting information requested.

STAGE 2: Tender Stage

Contractors short-listed from the pre-qualification process will be invited to participate in a competitive tender process. Shortlisted Tenderers will be issued with comprehensive tender documents which shall provide sufficient information for tenderers to submit a bid. The Award Criteria shall be on the basis of Most Advantageous Tender or Lowest Acceptable Cost. Radius Homes reserve the right to run multiple stages in the procurement competition in order to identify the Most Advantageous Tender. The Tender Stage Instructions will provide full details of this stage.

STAGE 3: Post Tender Negotiation (Optional)

The Contracting Authority may award the procurement competition to the Most Advantageous Tender / Lowest Acceptable Cost after the assessment Stage 2. 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 / Lowest Acceptable Cost Offer 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.

Nothing stated in this ITT or during the Competition is or shall be relied on as a promise or representation as to the future or a commitment by the Authority to award or enter into any contract.

Contracting authority

Radius Housing Association

- Public Procurement Organisation Number: PQTY-5785-DJHJ

3 - 7 Redburn Square

Holywood

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