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Tender

APX009 - Meenan Square Development

Apex Housing Association
The Executive Office (TEO)

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

Notice identifier: 2025/S 000-058462

Procurement identifier (OCID): ocds-h6vhtk-059ef1

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Scope

Description

Apex Housing Association are set to deliver the mixed-use development scheme on behalf of the NI Executive Office (TEO) under their Urban Villages (UV) Initiative. The UV's is an endorsed good relations programme which will contribute to delivering on the Executive commitments in T:BUC (Together Building a United Community) designed to improve good relations and develop thriving places where there has been a history of deprivation and community tension.

Meenan Square has been identified as one of the sites set out in UV's strategic framework that is set to deliver a truly transformational regeneration development for the Bogside area in Derry/L'Derry.

Apex HA will remain in ownership of the site & development throughout construction. Once the development is completed, ownership of the housing will be maintained by Apex and ownership of the mixed-use development (community, commercial & public realm) will be passed to Meenan Square Development's (MSD's), a local social economy group.

The Site:

The site at Meenan Square is located northeast of the city centre and is within the

Bogside Area, with site constraints that include the busy Lecky Road & Westland street and is in close proximity to neighbouring properties. This brownfield site was formerly designated as commercial use which operated up to 10 retail units, that of which included the iconic Bogside Inn bar. Much of the accommodation had been closed for many years, leaving a vacant and widely under-used site. In recent years (2021), the former buildings had all been demolished, leaving only the building encasing the existing electrical sub-station. The site was left clear just prior to land purchase.

The Scope:

This proposal is set to be delivered in 2no. phases and sets out the following development:-

Phase 01: Social Housing (Apex Housing Association)

The Housing mix for Phase 01 is as follows:

- 4no. General Needs 3P2B's Houses and
- 4no. General Needs 5P3B's Houses

Therefore, a total provision of 8no. new build social housing units. These works will be undertaken on behalf of Apex.

Phase 02: Mixed-use Development (TEO / MSD's)

The mixed-use development will comprise a summary of the following buildings and public realm/landscaping works.

Building 01: Will facilitate the provision for the intended Community Hub at 1400m² /15,069.5ft² Gross Internal Floor Area (GIFA), to include the following accommodation:

- Provision of 2no. retail units, that front onto Lecky Road. Each with an area 30-35m² of shop floor space completed to shell & core CAT A+ fit out finish. W/C & kitchenette facilities included also.
- Provision to relocate the existing Dove House, currently located adjacent the site. The new premise for Dove House will include a reception, staff offices, staff facilities, flexible teaching & training rooms and rentable social enterprise spaces and meeting room. The proposed area for Dove House is 570m²/6,135ft² GIFA. Subject to full fit out.
- Provision for a community hub (Youth First Facility) will include a reception, lobby area, W/C and changing places facilities, lockers, main activity hall, counselling rooms, a teaching and training room and indoor & outdoor (2nd floor) recreational spaces. The

proposed area for Youth First Facility is 670m²/7212ft² GIFA. Subject to full fit out.

Building 02: Will facilitate the provision for the intended Commercial Hub at 1030m² / 11,085 ft². GIFA to include the following accommodation:

- Provision of 1no. Convenience Store, accessed via Lecky Road, at ground floor level will be completed to a shell & core finish. Accommodation is designed to feature a 'coffee dock' that will serve the central public realm space. The remaining ground floor will also accommodate storage facilities, cash/managers office, W/C facilities, staff facilities and access to the rear service yard. The proposed area is 315m²/3390ft² GIFA.
- Provision of access to the community lettable retail units (floors above) will have a GF entrance, accessed via Westland Street and will be the point of access to the first & second floors above. The GF will include a reception area, access to the rear service yard and form the main circulation core. All landlord areas are subject to full fit out. The proposed area is 35m².
- Provision of community lettable retail unit's 1st & 2nd floor (floor plans repeated). Flexible open planned spaces are provided on each floor depending on interest. MSD's will confirm interest. Floor spaces to be designed to potentially split the open planned spaces to smaller spaces, as required. These will be subject to shell & core CAT A+ fit out/finish. Proposed area for these spaces 245m²/2640ft² GIFA.
- Provision of Landlord areas to both floors (floor plans repeated) to include circulation cores, circulation routes, storage, plant room, WC/Shower facilities, accessible WC facilities, shared kitchen and shared/flexible office space. All landlord areas are subject to full fit out. The proposed area is 740m²/7965ft² GIFA.

Associated public realm, landscaping works & infrastructure works:

These works will be undertaken on behalf of TEO/UV for MSD's and will include the following:

- Public realm / public piazza (fully gated on both sides at Lecky Road and Meenan Square).
- Public realm to have a feature canopy, permanent seating and a main events space (to facilitate events organised by MSD & the community hub).
- Private parking area to the northwest of the site - access via Westland Street, egress via Meenan Square, controlled by retractable bollards.
- Road widening works at Meenan Square and Durrow park to regularise the existing road layout.

- Renewed footpath finishes and kerbing details throughout to tie Phase 01 & Phase 02 schemes together. Coordination of key infrastructure works is required in line with the programme.

The programme:

Each development, phase 01 & phase 02 will have a separate programme and key dates are outlined below:

Key programme dates for the Housing Development:

Tender award: January 2026

Site Start date: March 2026

Completion date: March 2027

Construction period: The anticipated time is 1 years, depending on capabilities/size of interested Contractor. 1 year would be considered sufficient.

Key programme dates for the Mixed-Use Development:

Tender award: January 2026

Site Start date: March 2026

Completion date: March 2028

Construction period: The anticipated time is 2 years, depending on capabilities/size of interested Contractor. This is based on the current programme developed. We would request the potential contractor to provide their programme and this will be reviewed as part of the assessment criteria/quality submission.

Total value (estimated)

- £10,324,836 excluding VAT
- £12,389,803.20 including VAT

Above the relevant threshold

Contract dates (estimated)

- 3 March 2026 to 1 March 2028
- 1 year, 11 months, 30 days

Main procurement category

Works

CPV classifications

- 45000000 - Construction work
- 45210000 - Building construction work
- 45220000 - Engineering works and construction works

Participation

Technical ability conditions of participation

Two Technical Questions to be assessed

Submission

Submission type

Requests to participate

Deadline for requests to participate

17 October 2025, 11:59pm

Submission address and any special instructions

The procurement documents are available for unrestricted and full direct access, free of charge, at: (URL) <https://etendersni.gov.uk/epps>

This is also the submission address.

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Suppliers to be invited to tender

Maximum 5 suppliers

Selection criteria:

The Authority will assess responses to determine if the Supplier (or other members of the Supplier Group and/or Supplier Team) are excluded or excludable suppliers and against the conditions of participation. All Suppliers must be registered on the Central Digital Platform as part of the conditions of participation

Award decision date (estimated)

5 January 2026

Award criteria

Name	Description	Type	Weighting
Quality	A full description of the award criteria will be provided at the next stage.	Quality	70%
Price	A full description of the award criteria will be provided at the next stage.	Price	20%
Social Value	A full description of the award criteria will be provided at the next stage.	Quality	10%

Other information**Conflicts assessment prepared/revised**

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

Stage 1 - Participation Stage

Tenderers are required to provide all information requested within the eTendersNI online CFT questionnaire and all associated attachments.

An overview of the eTendersNI online questionnaire and associated attachments is set out in the W1 ItP Part A document.

The Authority will assess responses to determine if the Supplier (or other members of the Supplier Group and/or Supplier Team) are excluded or excludable suppliers and against the conditions of participation. All Suppliers must be registered on the Central Digital Platform as part of the conditions of participation

The top 5 ranked Suppliers (including ties) will be shortlisted and invited to the Tender Stage.

Stage 2 - Invitation to Tender (ITT) Stage

Shortlisted Suppliers will be issued with the Tender Stage Documentation and tenders will be evaluated against the published award criteria.

Optional Steps:

Optional - Following the completion of the evaluation of all tenders, the Authority may enter dialogue with all tenderers in order to refine elements of the contract, specification, social value offer, sustainability and or cost. If refinements are made, then optional steps listed below will also be carried out to afford all tenderers the opportunity to submit a BAFO on the basis of any updates made;

Optional - Best and Final Offer from all tenderers following dialogue stage;

Optional - Evaluate BAFOs against the award criteria and determine the most advantageous tender;

Optional - Preferred Supplier stage (Clarifying commitments before final contract signature).

Contracting authorities

Apex Housing Association

- Public Procurement Organisation Number: PGVD-2259-CJZQ

10 Butcher Street

DERRY / LONDONDERRY

BT48 6HL

United Kingdom

Email: procurement@apex.org.uk

Region: UKN0A - Derry City and Strabane

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Northern Ireland

The Executive Office (TEO)

- Public Procurement Organisation Number: PVWG-8426-YWXV

Castle Buildings

Belfast

BT4 3ST

United Kingdom

Email: procurement@apex.org.uk

Region: UKN06 - Belfast

Organisation type: Public authority - central government

Devolved regulations that apply: Northern Ireland

Contact organisation

Contact [Apex Housing Association](#) for any enquiries.