

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/060863-2025>

Tender

## **PLANNED MAINTENANCE CONTRACTOR FRAMEWORK**

Radius Housing Association

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

Notice identifier: 2025/S 000-060863

Procurement identifier (OCID): ocds-h6vhtk-05a4d7

Published 30 September 2025, 12:58pm

### **Scope**

### **Reference**

RAD174

### **Description**

Radius Housing seek to appoint suitably skilled and experienced Contractors to a Planned Maintenance Contractor Framework

Tenderers may apply for a single work Lot, i.e. Lot 1 or Lot 2, or apply for both Lots, subject to fulfilling the Eligibility Criteria as outlined in the CFP Stage 1 Eligibility

Questionnaire for each Lot.

**LOT 1 CYCLICAL MAINTENANCE/MINOR WORKS PROJECTS:**

Lot 1 will primarily be for planned maintenance type works that are generally of a cyclical

nature (ie kitchen replacement, bathroom replacement, window replacement etc) or for other minor works type individual projects which may include adaptations for people with disabilities, extensions, minor internal alterations etc and up to anticipated individual contract value of circa £750,000.00. However, Radius reserves the right to call-off a

contract of any value for this lot. In addition to occupied properties, works under Lot 1 may also include void properties where applicable. The indicative estimated annual spend for Lot 1 will be in the region of £5,000,000.00 to £8,000,000.00 p.a.

#### LOT 2 MULTI ELEMENTAL IMPROVEMENTS:

Lot 2 will be for larger Multi Element Improvement projects. These works will include significant refurbishment works to multiple units and/or communal spaces, or for other works that fall outside of the remit of Lot 1. There is no upper limit for Lot 2 projects, but it is expected that projects will generally range from £500,000.00 to £2,500,000.00 (but possible that projects of up to £5,000,000.00 may occur). However, Radius reserves the right to call-off a contract of any value for this lot. In addition to occupied properties, works under Lot 2 may also include void properties where applicable. The indicative annual estimated spend for Lot 2 will be in the region of £5,000,000.00 - £8,000,000.00 p.a.

The estimated spend noted above is indicative only and Radius Housing cannot guarantee that these amounts will be spent annually on each Lot.

Radius Housing will permit Tenderers to apply for both Lot 1 and Lot 2 or for a single Lot only. Tenderers will indicate their preference within the CFP Stage 1 (Eligibility Questionnaire).

## **Commercial tool**

Establishes a framework

## **Total value (estimated)**

- £64,000,000 excluding VAT
- £76,800,000 including VAT

Above the relevant threshold

## **Contract dates (estimated)**

- 1 April 2026 to 31 March 2028
- Possible extension to 31 March 2030
- 4 years

Description of possible extension:

2 optional extensions of 12 months each

## **Main procurement category**

Works

## **CPV classifications**

- 45210000 - Building construction work
- 45215210 - Construction work for subsidised residential accommodation
- 45453100 - Refurbishment work

## **Lot 1. CYCLICAL MAINTENANCE/MINOR WORKS PROJECTS**

### **Description**

LOT 1 CYCLICAL MAINTENANCE/MINOR WORKS PROJECTS:

Lot 1 will primarily be for planned maintenance type works that are generally of a cyclical nature (ie kitchen replacement, bathroom replacement, window replacement etc) or for other minor works type individual projects which may include adaptations for people with disabilities, extensions, minor internal alterations etc and up to anticipated individual contract value of circa £750,000.00. However, Radius reserves the right to call-off aPage 2 to 10

contract of any value for this lot. In addition to occupied properties, works under Lot 1 may also include void properties where applicable. The indicative estimated annual spend for Lot 1 will be in the region of £5,000,000.00 to £8,000,000.00 p.a.

### **Lot value (estimated)**

- £32,000,000 excluding VAT
- £38,400,000 including VAT

Framework lot values may be shared with other lots

## **Same for all lots**

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

---

## **Lot 2. MULTI ELEMENTAL IMPROVEMENTS**

### **Description**

Lot 2 will be for larger Multi Element Improvement projects. These works will include significant refurbishment works to multiple units and/or communal spaces, or for other works that fall outside of the remit of Lot 1. There is no upper limit for Lot 2 projects, but it is expected that projects will generally range from £500,000.00 to £2,500,000.00 (but possible that projects of up to £5,000,000.00 may occur). However, Radius reserves the right to call-off a contract of any value for this lot. In addition to occupied properties, works under Lot 2 may also include void properties where applicable. The indicative annual estimated spend for Lot 2 will be in the region of £5,000,000.00 - £8,000,000.00 p.a.

### **Lot value (estimated)**

- £32,000,000 excluding VAT
- £38,400,000 including VAT

Framework lot values may be shared with other lots

## **Same for all lots**

CPV classifications and contract dates are shown in the Scope section, because they are

the same for all lots.

---

## **Framework**

### **Maximum number of suppliers**

Unlimited

### **Maximum percentage fee charged to suppliers**

0%

### **Framework operation description**

Please refer to the tender documents for full details.

### **Award method when using the framework**

Either with or without competition

### **Contracting authorities that may use the framework**

Establishing party only

---

## **Participation**

## **Particular suitability**

**Lot 1. CYCLICAL MAINTENANCE/MINOR WORKS PROJECTS**

**Lot 2. MULTI ELEMENTAL IMPROVEMENTS**

Small and medium-sized enterprises (SME)

---

## **Submission**

### **Enquiry deadline**

20 October 2025, 3:00pm

### **Submission type**

Requests to participate

### **Tender submission deadline**

27 October 2025, 2:00pm

### **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)

2 March 2026

## Recurring procurement

Publication date of next tender notice (estimated): 1 October 2029

---

## Award criteria

### Lot 1. CYCLICAL MAINTENANCE/MINOR WORKS PROJECTS

Name	Description	Type	Order of importance
Price	Price	Price	1
Quality Assessment	Quality Assessment	Quality	2
Social Value Assessment	Social Value Assessment	Quality	3

### Lot 2. MULTI ELEMENTAL IMPROVEMENTS

Name	Description	Type	Order of importance
Quality Assessment	Quality Assessment	Quality	1
Price	Price	Price	2
Social Value Assessment	Social Value Assessment	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 Housing 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 Framework Agreement and or Call Off contracts.

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](mailto:procurement@radiushousing.org)

Region: UKN09 - Ards and North Down

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Northern Ireland