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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 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 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 informationPage 9 to 10

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

Region: UKN09 - Ards and North Down

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Northern Ireland