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Tender

APX021 - Beraghvale Development Phase 2

Apex Housing Association

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

Notice identifier: 2025/S 000-066641

Procurement identifier (OCID): ocds-h6vhtk-05cf97 ([view related notices](#))

Published 20 October 2025, 11:32am

Scope

Description

DESCRIPTION OF THE CONTRACT

The contract is for the provision of works to redevelop the lands between Upper Galliagh Road, South of Beragh Hill Road, West of Beraghvale and North of Skeoge Link Road (A515) in Derry/Londonderry. This will involve the construction of housing, allotments and associated landscaping and external works.

The Site:

The site at Beraghvale is located north of the city centre, with site constraints that include the Skeoge Link Road (A515) and is in close proximity to neighbouring properties. Part of this greenfield site is used as agricultural land and part is unused open areas of vegetation.

The Scope:

This proposal will be to deliver 121no. new build social housing units and associated external works. A site Location Map, Proposed Site Plan and 3D Visualisations of the proposal have been provided as part of the Participation Stage Documentation. The housing mix is as follows:

- 46no. 3P2B General Needs Houses
- 6no. 3P2B Complex Needs Houses
- 44no. 5P3B General Needs Houses
- 5no. 5P3B Complex Needs Houses
- 4no. 6P4B General Needs Houses
- 16no. 3P2B General Needs Apartments (Consisting of 2 storey buildings, each with 4no. own door apartments)

Associated external works:

The associated external works will include the following:

- Allotments with gated entrance for vehicular access, separate gate for pedestrian access and perimeter paladin fence. The allotments will be managed by a community group.
- Landscaped/grassed public realm spaces spread out across the site.
- Bell mouth junctions to be built for roads that will connect to future phases.
- Tail ends for service connections into future phases.
- Attenuation systems to be provided under some landscaped areas.
- Temporary pumping station to be provided for this phase.
- Coordination of key infrastructure works will be required in line with the programme and consistent with anticipated programme as below.

Total value (estimated)

- £27,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 2 March 2026 to 31 July 2028
- 2 years, 4 months, 30 days

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Submission

Enquiry deadline

7 November 2025, 11:59pm

Submission type

Requests to participate

Deadline for requests to participate

14 November 2025, 11:59pm

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)

20 January 2026

Award criteria

Name	Type	Weighting
Price	Price	70%
Quality	Quality	20%
Social Value	Quality	10%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

It is anticipated that the 5 Suppliers that: satisfy the completeness and compliance checks; satisfy the requirements as to legal and financial capacity; have not been excluded and who achieve the highest overall scores in the Participation Stage evaluation, may be shortlisted for the Tender Stage.

Where there is a tie for 5th place, then all Suppliers in 5th place will be invited to tender. For the purposes of this exercise a tie for 5th place is deemed to occur where two or more Suppliers have identical scores.

The contract is for the provision of works to redevelop lands between Upper Galliagh Road, south of Beragh Hill Road, west of Beraghvale and north of Skeoge Link Road A515 in Derry Londonderry. The project will include the construction of housing, allotments, landscaping and associated external works. This proposal will be to deliver 121no. new build social housing units and associated external works. This is an above threshold Competitive Flexible Procedure. It is anticipated that the 5 Suppliers that: satisfy the completeness and compliance checks; satisfy the requirements as to legal and financial capacity; have not been excluded and who achieve the highest overall scores in the Participation Stage evaluation, will be shortlisted for the Tender Stage. Stage 1 - Completeness and compliance checks PSQ1 Section D Qualification experience or technical ability, D-01 40 percent D-02 30 percent D-03 40 percent A high level overview of the Tender Stage Stage Two is provided in Annex One of document W1 Invitation to Participate. Suppliers are advised to read this carefully before deciding to take part in this competition.

1. A single contract will be awarded covering the full scope of works. The Contract will incorporate a bill of quantities and other appropriate clauses.
2. Suppliers will be expected to submit a single TSP (tender) that covers the work required in respect of both elements.
3. The award criteria will be a mixture of quality and price. At this stage these are

envisaged to be 70% Price, 20% Quality and 10% Social Value.

4. Social Value clauses will be included in the Contract and as award criteria with a weighting of 10%.

5. The Tender Stage is envisaged to consist of the following steps:

a. Invite those Suppliers who have made it through the Participation Stage to tender by issuing the ITT;

b. Receive completed TSPs (tenders);

c. Evaluate TSPs against the award criteria and determine the most advantageous tender;

d. Optional – Following the completion of the evaluation of all TSPs, the Authority may enter dialogue with all Suppliers who tendered in order to refine elements of the Contract, specification, social value offer, sustainability and or cost. If refinements are made, then optional steps (e) and (f) below will also be carried out to afford all Suppliers who tendered the opportunity to submit a BAFO on the basis of any updates made;

e. Optional – Best and Final Offer from all Suppliers that submitted a TSP;

f. Optional – Evaluate BAFOs against the award criteria and determine the most advantageous tender;

g. Inform Suppliers of the outcome and issue assessment summaries

h. Publish the contract award notice

i. Optional – 'Preferred Supplier' stage. Clarifying or confirming commitments made in the TSP or limited post-tender negotiation.

j. Following completion of standstill, and 'Preferred Supplier' stage if followed enter into the Contract with the winning Supplier.

Contracting authority

Apex Housing Association

- Public Procurement Organisation Number: PGVD-2259-CJZQ

10 Butcher St

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