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Tender

IDT CONSULTANCY FRAMEWORK

Radius Housing Association

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

Notice identifier: 2025/S 000-066970

Procurement identifier (OCID): ocds-h6vhtk-05d068

Published 21 October 2025, 9:58am

Scope

Reference

RAD175

Description

The Contracting Authority wishes to procure a Framework with two (2) Integrated Design Teams for a multi-disciplined Integrated Design Team (IDT) to carry out the Services. This Framework is to cover Services in relation to Planned Maintenance Services and Repair Works which the Authority provides.

The Framework Member(s) appointed to this Framework will be required to provide full Integrated Design Team Professional Services to Radius Housing Association.

The Works that will be required include but are not limited to the following:-

- Major refurbishment, rehabilitation, and damp remediation works.
- Replacement/refurbishment of kitchens, bathrooms, doors, windows, heating systems, electrical wiring, and roofing (including structural alterations, roof lights, and cavity wall

insulation).

- Fire safety works, including upgrade/replacement of fire doors, compartmentation and fire stopping.
- External works such as pathways, ramps, railings, parking improvements, and surface treatments.
- Development works, including acquisition and adaptation of existing properties.
- Internal/external redecoration and space reconfiguration.
- General external works, including gutter/drain repairs, roof treatments, and cleaning.
- Works to ensure compliance with the Disability Discrimination Act.
- Works to ensure compliance with equality, accessibility, and safeguarding legislation.
- Investigation of structural defects, with costed remedial recommendations.
- Design and supervision of remedial works, including tendering support.
- Sustainability projects, including EPC reporting, assessments, and improvement works.
- Other maintenance and compliance-related works arising during the Framework term.

The Works as outlined above and the Services associated with same, are subject to change dependent upon the requirements of the Contracting Authority and the nature of funding obtained and approvals received for each project. The Contracting Authority does not guarantee that any (or all) of the Services will be required or awarded under the Framework.

The successful Framework Member will be required to advise as to whether Planning, Building Control approval and/or any other regulatory approvals are required for Works arising out of an appointment under the framework and will make representations to the relevant authorities in this regard. Completed projects must have a structural life expectancy of at least 30 years.

The Authority's stock comprises a variety of house types including but not limited to Flats in Blocks and individual houses in the following categories:

- General Needs accommodation,
- Sheltered ,

- Supported Housing and Care Homes' sectors,
- Hostels and
- Office accommodation.

The above outline of current stock is indicative only. Suppliers should note that at any time the stock may be increased during the Framework period by way of development, mergers, acquisitions or stock transfer from other Contracting Authorities.

Commercial tool

Establishes a framework

Total value (estimated)

- £3,000,000 excluding VAT
- £3,600,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 January 2026 to 31 December 2028
- Possible extension to 31 December 2030
- 5 years

Description of possible extension:

The Framework is for an initial period of two (2) years with Radius having the option to exercise up to two (2) contractual extensions of 12 months (2+1+1). Radius reserve the right to offer longer extensions but the total of these will not exceed 2 years and the maximum framework duration shall be 4 years.

Options

The right to additional purchases while the contract is valid.

Please refer to the tender documents

Main procurement category

Services

CPV classifications

- 71200000 - Architectural and related services
- 71220000 - Architectural design services
- 71240000 - Architectural, engineering and planning services
- 71324000 - Quantity surveying services
- 71315300 - Building surveying services

Framework

Maximum number of suppliers

2

Maximum percentage fee charged to suppliers

0%

Framework operation description

Please refer to the tender documentation.

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

Establishing party only

Submission

Enquiry deadline

10 November 2025, 2:00pm

Submission type

Requests to participate

Tender submission deadline

17 November 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)

1 December 2025

Recurring procurement

Publication date of next tender notice (estimated): 1 September 2030

Award criteria

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

The Procurement method to be utilised is a Competitive Flexible Procedure as set out at Regulation 20(2(b)) of The Procurement Act 2023 (the Act or PA23).

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.

The Contracting Authority reserves the right to not award to the lowest or any tender or to discontinue this Procurement Competition at any time.

Contracting authority

Radius Housing Association

- Public Procurement Organisation Number: PQTY-5785-DJHJ

3 - 7 Redburn Square

Hollywood

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