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Tender

RAD183 – COMPETITIVE LAND, DESIGN & BUILD COMPETITION FOR EAST BELFAST AREA 2026 i

RADIUS HOUSING ASSOCIATION LIMITED

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

Notice identifier: 2025/S 000-077971

Procurement identifier (OCID): ocds-h6vhtk-05ead5

Published 28 November 2025, 10:16am

Scope

Reference

RAD183

Description

Each Development (an individual Development Contract) is for the provision of social housing units in the East Belfast area by means of design and build, where the Developer provides the land, designs, constructs and completes the scheme for Radius in accordance with the DfC Housing Association Guide, Employers Requirements and statutory body requirements. Radius will consider mixed tenure developments that is where some of the homes are designed and built to be social housing and some may be private or affordable standard homes.

It is a programme requirement to commence the construction of the units no later than March 2026 with an envisaged construction period of no more than 24 months.

The units can be delivered over a number of sites or on one site. In the interests of providing an efficient housing management service, any one site must provide a minimum

of 10 units.

The developers proposals must ensure each site includes a range of house types. It is a normal assumption from NIHE that 10% of any development should consist of standard wheelchair accommodation.

Total value (estimated)

- £20,000,000 excluding VAT
- £24,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 31 March 2026 to 30 March 2028
- 2 years

Main procurement category

Works

CPV classifications

- 45210000 - Building construction work
 - 45211000 - Construction work for multi-dwelling buildings and individual houses
 - 45211340 - Multi-dwelling buildings construction work
-

Participation

Legal and financial capacity conditions of participation

As Described in the Tender Package

Technical ability conditions of participation

As Described in the Tender Package

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

9 January 2026, 11:59pm

Submission type

Requests to participate

Tender submission deadline

12 January 2026, 11:59pm

Submission address and any special instructions

<https://etendersni.gov.uk/>

Tenderers should follow the instructions on the Etenders NI platform

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

6 February 2026

Award criteria

| Name | Type | Weighting |
|------------------------------|-------------|------------------|
| Development Price | Price | 60% |
| Developers Design Submission | Quality | 30% |
| Provision of Social Value | Quality | 10% |

Other information

Description of risks to contract performance

Planning Risks to Development

Funding Risks due to Government Grant Availability

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

This procurement is subject to all necessary funding and approvals being obtained. Radius Housing reserves the right to discontinue the procurement process at any stage. The appointment of a developer as a successful tenderer is not a guarantee by Radius Housing of the development commencing.

The contract is estimated to be above the threshold where the Procurement Act 2023 applies. The Procurement method to be utilised is 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) & Tender Stage

This Competitive Flexible shall consist of an initial stage where tenderers will submit their

Conditions of Participation, and their quality and cost (Award Stage) offer. The Contracting Authority may award the procurement competition to the Most Advantageous Tender after the assessment of this initial stage.

STAGE 2: Clarification, Refinement and Negotiation Stage (Optional)

At Radius' sole discretion further tender stages may be carried out in order to best reflect any clarifications, changes in housing mix, planning conditions, specifications or for any other reason.

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 of either Stage 1 or 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 contract.

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

Radius have considered the use of Lots for this contract but do not believe the use of Lots are suitable.

Radius intend to award up to 5 contracts from this Procurement competition. Due to the nature of the requirement contracts may progress towards completion at different times and may not follow the tender ranking.

Contracting authority

RADIUS HOUSING ASSOCIATION LIMITED

- 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