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Tender

## **RAD/099 - CONSTRUCTION PROJECT FOR SOCIAL HOUSING AT HANNAHSTOWN, BELFAST PH2.**

Radius Housing  
Radius Homes Ltd  
Choice Housing

F02: Contract notice

Notice identifier: 2024/S 000-006652

Procurement identifier (OCID): ocds-h6vhtk-04449c

Published 1 March 2024, 12:33pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Radius Housing  
  
3-7 Redburn Square  
  
Holywood  
  
BT18 9HZ

#### **Contact**

via etenders messaging

#### **Email**

[procurement@radiushousing.org](mailto:procurement@radiushousing.org)

#### **Telephone**

+44 3301230888

**Country**

United Kingdom

**Region code**

UKN - Northern Ireland

**Internet address(es)**

Main address

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

Buyer's address

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

**I.1) Name and addresses**

Radius Homes Ltd

3-7 Redburn Square

Hollywood

BT18 9HZ

**Email**

[procurement@radiushousing.org](mailto:procurement@radiushousing.org)

**Telephone**

+44 3301230888

**Country**

United Kingdom

**Region code**

UK - United Kingdom

### **Internet address(es)**

Main address

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

Buyer's address

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

### **I.1) Name and addresses**

Choice Housing

Leslie Morrell House 37 - 41 May Street

Belfast

BT1 4DN

### **Email**

[procurement@radiushousing.org](mailto:procurement@radiushousing.org)

### **Country**

United Kingdom

### **Region code**

UK - United Kingdom

### **Internet address(es)**

Main address

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

Buyer's address

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

## **I.2) Information about joint procurement**

The contract involves joint procurement

## **I.3) Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at

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

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted to the above-mentioned address

## **I.4) Type of the contracting authority**

Body governed by public law

## **I.5) Main activity**

Housing and community amenities

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## Section II: Object

### II.1) Scope of the procurement

#### II.1.1) Title

RAD/099 - CONSTRUCTION PROJECT FOR SOCIAL HOUSING AT HANNAHSTOWN, BELFAST PH2.

Reference number

RAD/099

#### II.1.2) Main CPV code

- 45210000 - Building construction work

#### II.1.3) Type of contract

Works

#### II.1.4) Short description

The proposed construction works contract is for a residential development of 260 social housing units on a greenfield site on the Glen Road, Hannahstown, Belfast that includes a housing mix of 176 homes including split level units, 3 wheelchair accessible bungalows and 81 apartments within 9 blocks including 1 'Happi Principles' block which includes additional communal spaces. The site also includes extensive landscaping, a children's play park, amenity space and other ancillary works. The complexity of this development includes site clearance, site remodelling due to site topography, removal of contamination, areas of ground conditions utility alterations, all engineering service and detailed phasing requirements. It is expected ALL social housing units built under this contract will achieve Secured by Design and Lifetime Homes accreditation. All units will also be required to achieve EPC Rating 'A'. The project will also be delivered to BIM Level 2. A Planning Application for the project was submitted to Belfast City Council on 20/01/2023 and was validated on 24/02/2023. Ref Number LA04/2023/2557/F. It is currently envisaged that planning approval will be obtained during 2024. The contract will be for approximately 56 months from date of award and is scheduled to start in Summer 2024 with the ITT documentation being issued in Q1 2024. A summary of the proposed project is provided in the table below: Time is to be of the essence in delivering the Works and any failure by the Contractor to comply with the time limits for commencing or completing the works shall be deemed to be a substantial failure by the Contractor to comply with the contract giving the Employer a right to terminate the contract.

### **II.1.5) Estimated total value**

Value excluding VAT: £48,000,000

### **II.1.6) Information about lots**

This contract is divided into lots: No

## **II.2) Description**

### **II.2.2) Additional CPV code(s)**

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211100 - Construction work for houses
- 45215210 - Construction work for subsidised residential accommodation

### **II.2.3) Place of performance**

NUTS codes

- UKN - Northern Ireland

Main site or place of performance

Belfast, Northern Ireland

### **II.2.4) Description of the procurement**

The proposed construction works contract is for a residential development of 260 social housing units on a greenfield site on the Glen Road, Hannahstown, Belfast that includes a housing mix of 176 homes including split level units, 3 wheelchair accessible bungalows and 81 apartments within 9 blocks including 1 'Happi Principles' block which includes additional communal spaces. The site also includes extensive landscaping, a children's play park, amenity space and other ancillary works. The complexity of this development includes site clearance, site remodelling due to site topography, removal of contamination, areas of ground conditions utility alterations, all engineering service and detailed phasing requirements. It is expected ALL social housing units built under this contract will achieve Secured by Design and Lifetime Homes accreditation. All units will also be required to achieve EPC Rating 'A'. The project will also be delivered to BIM Level 2. A Planning Application for the project was submitted to Belfast City Council on 20/01/2023 and was validated on 24/02/2023. Ref Number LA04/2023/2557/F. It is currently envisaged that

planning approval will be obtained during 2024. The contract will be for approximately 56 months from date of award and is scheduled to start in Summer 2024 with the ITT documentation being issued in Q1 2024. A summary of the proposed project is provided in the table below: Time is to be of the essence in delivering the Works and any failure by the Contractor to comply with the time limits for commencing or completing the works shall be deemed to be a substantial failure by the Contractor to comply with the contract giving the Employer a right to terminate the contract.

### **II.2.5) Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

### **II.2.6) Estimated value**

Value excluding VAT: £48,000,000

### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

56

This contract is subject to renewal

No

### **II.2.10) Information about variants**

Variants will be accepted: No

### **II.2.11) Information about options**

Options: No

### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

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## **Section III. Legal, economic, financial and technical information**

### **III.1) Conditions for participation**

#### **III.1.2) Economic and financial standing**

Selection criteria as stated in the procurement documents

#### **III.1.3) Technical and professional ability**

Selection criteria as stated in the procurement documents



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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Restricted procedure

#### **IV.1.8) Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: No

### **IV.2) Administrative information**

#### **IV.2.2) Time limit for receipt of tenders or requests to participate**

Date

8 April 2024

Local time

12:00pm

#### **IV.2.4) Languages in which tenders or requests to participate may be submitted**

English

#### **IV.2.6) Minimum time frame during which the tenderer must maintain the tender**

Duration in months: 6 (from the date stated for receipt of tender)

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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

Royal Courts of Justice

Chichester St

Belfast

BT1 3JF

Country

United Kingdom