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Tender

## **INTEGRATED DESIGN TEAM FOR SOCIAL HOUSING CONSTRUCTION PROJECT AT HANNAHSTOWN PH2, BELFAST**

Radius Homes Ltd  
Choice Housing Ireland Limited

F02: Contract notice

Notice identifier: 2021/S 000-015006

Procurement identifier (OCID): ocds-h6vhtk-02c212

Published 30 June 2021, 10:45pm

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

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

Radius Homes Ltd

38-52 Lisburn

Belfast

BT9 6AA

#### **Email**

[Eamonn.McDonnell@radiushousing.org](mailto:Eamonn.McDonnell@radiushousing.org)

#### **Country**

United Kingdom

#### **NUTS code**

UKN - Northern Ireland

**Internet address(es)**

Main address

[www.radiushousing.org](http://www.radiushousing.org)

**I.1) Name and addresses**

Choice Housing Ireland Limited

Leslie Morrell House, 37 - 41 May Street

Belfast

BT1 4DN

**Email**

[eamonn.mcdonnell@radiushousing.org](mailto:eamonn.mcdonnell@radiushousing.org)

**Country**

United Kingdom

**NUTS code**

UKN - Northern Ireland

**Internet address(es)**

Main address

[www.choice-housing.org](http://www.choice-housing.org)

**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://e-sourcingni.bravosolution.co.uk/web/login.shtml>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://e-sourcingni.bravosolution.co.uk/web/login.shtml>

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**

INTEGRATED DESIGN TEAM FOR SOCIAL HOUSING CONSTRUCTION PROJECT AT HANNAHSTOWN PH2, BELFAST

Reference number

RAD/011A

#### **II.1.2) Main CPV code**

- 71220000 - Architectural design services

#### **II.1.3) Type of contract**

Services

#### **II.1.4) Short description**

Radius Homes Limited (Radius) and Choice Housing Association (Choice) are seeking to select an architect led, multidisciplinary design team to lead the development of a circa 270 unit social housing scheme on land to the north of the Glen Road in West Belfast.

This design contest seeks a development that will provide a landscape-led master plan with high quality housing for families and individuals, which will fully integrate with the surrounding area and will bring a part brownfield site back into use. The proposal should create an innovative, high quality housing offer that reflects the unique characteristics of the land and its surroundings, while also challenging the perception of social housing design and delivery.

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

Value excluding VAT: £1,900,000

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

This contract is divided into lots: No

### **II.2) Description**

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

- 71210000 - Advisory architectural services
- 71240000 - Architectural, engineering and planning services

### **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**

Radius Homes Limited (Radius) and Choice Housing Association (Choice) are seeking to select an architect led, multidisciplinary design team to lead the development of a circa 270 unit social housing scheme on land to the north of the Glen Road in West Belfast.

This design contest seeks a development that will provide a landscape-led master plan with high quality housing for families and individuals, which will fully integrate with the surrounding area and will bring a part brownfield site back into use. The proposal should create an innovative, high quality housing offer that reflects the unique characteristics of the land and its surroundings, while also challenging the perception of social housing design and delivery.

Radius and Choice are committed to continually improving the quality of our new build housing offer as we recognise its influence in acting as a catalyst for wider social, economic, cultural and community benefits which are fundamental to good place making and the empowerment of strong and resilient communities.

The dwellings shall be designed using low maintenance components and provide a “home for life” for tenants regardless of change in circumstances. Consideration should be given to the ease of future maintenance with special regard to servicing and cleaning. Designs should highlight particular elements, which promote energy conservation, sustainability and conservation of biodiversity. Particular attention should be paid to innovative new concepts, which may improve the design, efficiency and environment of the buildings, a fabric first approach is preferred to achieve this. All of the new dwellings should be built to a minimum standard of EPC rating A. Radius and Choice are committed to improving the sustainability and environmental impact of their developments and have identified this scheme as an opportunity to pursue a landscape-led master plan, whereby the landscape proposals should drive the layout and character of the scheme. Emphasis on green and blue infrastructure will be encouraged, and the relationship between buildings and landscape character and setting will be important factor. The provision of

open space, ecology and biodiversity gain, habitat creation and the conservation and retention of landscape features will be encouraged wherever possible. Designs should incorporate at least 10% open space and a provision of 3 trees for every new dwelling should be incorporated within the site where possible. Some off site tree planting may be considered to fulfil this requirement.

#### **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: £1,900,000

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

Duration in months

72

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

### **III.2) Conditions related to the contract**

#### **III.2.3) Information about staff responsible for the performance of the contract**

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

## **Section IV. Procedure**

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

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

Open 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

9 August 2021

Local time

10:00am

#### **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)

#### **IV.2.7) Conditions for opening of tenders**

Date

9 August 2021

Local time

10:00am

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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 Street

Belfast

BT1 3JF

Country

United Kingdom