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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

Country

United Kingdom

NUTS code

UKN - Northern Ireland

Internet address(es)

Main address

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

Country

United Kingdom

NUTS code

UKN - Northern Ireland

Internet address(es)

Main address

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

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

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

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