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Tender

RAD/144 - CONSTRUCTION PROJECT FOR SOCIAL HOUSING AT HANNAHSTOWN, BELFAST PH2.

Radius Housing

Radius Homes

Choice Housing

F02: Contract notice

Notice identifier: 2024/S 000-034378

Procurement identifier (OCID): ocids-h6vhtk-04b0b3

Published 23 October 2024, 5:11pm

The closing date and time has been changed to:

13 December 2024, 12:00pm

See the [change notice](#).

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

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

Radius Homes

3-7 Redburn Square

Holywood

BT18 9HZ

Email

procurement@radiushousing.org

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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

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 electronically via

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

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

RAD/144 - CONSTRUCTION PROJECT FOR SOCIAL HOUSING AT HANNAHSTOWN, BELFAST PH2.

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. Planning approval was granted at Planning Committee in June 2024, final conditions are being drafted by the Council, alongside a Section 76 Agreement which, once signed, will trigger the release of the Decision Notice. The contract will be for approximately 56 months from date of award and is scheduled to start in March 2025 with the ITT documentation being issued in Q4 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: £50,000,000

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

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. Planning approval was granted at Planning Committee in June 2024, final conditions are being drafted by the Council, alongside a Section 76 Agreement which, once signed, will trigger the release of the Decision Notice. The contract will be for approximately 56 months from date of award and is scheduled to start in March 2025 with the ITT documentation being issued in Q4 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: £50,000,000

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

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

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

Originally published as:

Date

22 November 2024

Local time

12:00pm

Changed to:

Date

13 December 2024

Local time

12:00pm

See the [change notice](#).

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

Tender must be valid until: 21 May 2025

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

Belfast

Country

United Kingdom