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Not applicable

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

Radius Housing  
Radius Homes  
Choice Housing

F14: Notice for changes or additional information

Notice identifier: 2024/S 000-037642

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

Published 21 November 2024, 12:07pm

### **Section I: Contracting authority/entity**

#### **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**

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

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>

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## 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.

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## Section VI. Complementary information

### VI.6) Original notice reference

Notice number: [2024/S 000-034378](#)

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## Section VII. Changes

### VII.1.2) Text to be corrected in the original notice

Section number

II.1.4)

Instead of

Text

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

Read

Text

The proposed construction works contract is for the 1st section of a residential development on a greenfield site on the Glen Road, Hannahstown, Belfast. This phase is for the provision of 140 social housing units that includes a housing mix of 73 homes including split level units, 2 wheelchair accessible bungalows and 65 apartments within 7 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. Alongside the 140 units a programme of site wide enabling works will also be undertaken.

The 2nd section of this development will be tendered separately at a later date.

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 both phases of this 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 48 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.

Section number

II.1.5)

Instead of

Text

5000000.00

Read

Text

3000000.00

Section number

II.2.4)

Instead of

Text

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

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Text

The proposed construction works contract is for the 1st section of a residential development on a greenfield site on the Glen Road, Hannahstown, Belfast. This phase is for the provision of 140 social housing units that includes a housing mix of 73 homes including split level units, 2 wheelchair accessible bungalows and 65 apartments within 7 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.

Alongside the 140 units a programme of site wide enabling works will also be undertaken.

The 2nd section of this development will be tendered separately at a later date.

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 both phases of this 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 48 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.

Section number

II.2.6)

Instead of

Text

5000000.00

Read

Text

3000000.00

Section number



II.2.7)

Instead of

Text

56

Read

Text

48

Section number

IV.2.6)

Instead of

Date

21 May 2025

Local time

12:00pm

Read

Date

31 July 2025

Local time

12:00pm

Section number

IV.2.2)

Instead of

Date

22 November 2024

Local time

12:00pm

Read

Date

13 December 2024

Local time

12:00pm