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Contract

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

Radius Hmes Limited
Choice Housing

F03: Contract award notice

Notice identifier: 2025/S 000-059121

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

Published 24 September 2025, 10:32am

Section I: Contracting authority

I.1) Name and addresses

Radius Hmes Limited

3-7 Redburn Square

Hollywood

BT18 9HZ

Contact

via etenders messaging

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.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.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 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' and the Fabric Energy Efficiency Standard (FEES). The project will also be delivered to BIM Level 2. . 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.

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

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II.2.5) Award criteria

Quality criterion - Name: Social Value / Weighting: 10

Quality criterion - Name: Construction Quality / Weighting: 10

Cost criterion - Name: Price / Weighting: 80

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 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.2.1) Previous publication concerning this procedure

Notice number: [2024/S 000-037642](#)

Section V. Award of contract

Contract No

1

A contract/lot is awarded: No

V.1) Information on non-award

The contract/lot is not awarded

Other reasons (discontinuation of procedure)

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Royal Courts of Justice

Belfast

Country

United Kingdom