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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): ocds-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](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>

**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

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## **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

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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 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**

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

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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

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## **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](#)

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## **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)

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## **Section VI. Complementary information**

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

Royal Courts of Justice

Belfast

Country

United Kingdom