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Planning

CONSTRUCTION PROJECT FOR SOCIAL HOUSING AT HANNAHSTOWN, BELFAST PH2.

RADIUS HOUSING ASSOCIATION LIMITED

RADIUS HOMES LIMITED

CHOICE HOUSING IRELAND LIMITED

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-059891

Procurement identifier (OCID): ocds-h6vhtk-05a290 ([view related notices](#))

Published 25 September 2025, 5:23pm

Scope

Reference

RAD169

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 contract will be for approximately 48 months from date of award and is scheduled to start in March 2026 with the ITT documentation being issued in Q3/4 2025.

In addition to section 1 Radius Homes reserve the right to award an additional contract for the 2nd section of the site approximately 120 units which the enabling works will have been carried out for subject to satisfactory performance on the first contract and a value for money solution being agreed between the parties.

The contract is estimated to be above the threshold were the Procurement Act 2023 applies. The Procurement method to be utilised is a Competitive Flexible Procedure as set out at Regulation 20(2(b)) of The Procurement Act 2023 (the Act or PA23).

Contract dates (estimated)

- 31 March 2026 to 31 March 2031
- 5 years, 1 day

Main procurement category

Works

CPV classifications

- 45211100 - Construction work for houses
- 45211200 - Sheltered housing construction work
- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work
- 45300000 - Building installation work
- 45400000 - Building completion work

Contract locations

- UKN - Northern Ireland
-

Engagement

Engagement deadline

19 September 2025

The engagement was carried out before this notice was published.

Engagement process description

The background to this procurement was that the requirement was previously subject to a tender under notice number 2024/S 000-037642. This competition yielded 4 bids none of which were deemed acceptable or value for money.

Before re-tendering Radius sought to understand why the bids had come in above the levels that were expected and what may have caused these levels.

Therefore Radius' appointed Project Manager made contact with the 4 bidders inviting them to meet and discuss. 3 out of the 4 accepted.

Reasons given included:

- M&E specifications and allowances for the same.
- Costs associated with the approach taken for the remediation of Japanese Knotweed.
- Costs associated with the installation of Ground Source Heat Pumps.
- Costs associated with the use of paving brick on the design.
- Risk Allocation

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

26 September 2025

Contracting authorities

RADIUS HOUSING ASSOCIATION LIMITED

- Companies House: NP000169
- Public Procurement Organisation Number: PQTY-5785-DJHJ

3 - 7 Redburn Square

Hollywood

BT18 9HZ

United Kingdom

Email: procurement@radiushousing.org

Region: UKN09 - Ards and North Down

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Northern Ireland

RADIUS HOMES LIMITED

- Companies House: NI024426
- Public Procurement Organisation Number: PRYX-3414-MPBD

3 - 7 Redburn Square

Holywood

BT18 9HZ

United Kingdom

Email: procurement@radiushousing.org

Region: UKN09 - Ards and North Down

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Northern Ireland

CHOICE HOUSING IRELAND LIMITED

- Companies House: NP000408

- Charity Commission for Northern Ireland: NIC 100095
- Public Procurement Organisation Number: PMZV-8413-XBMQ

37-41 May Street

Belfast

BT1 4DN

United Kingdom

Email: corporate.procurement@choice-housing.org

Region: UKN06 - Belfast

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Northern Ireland

Contact organisation

Contact RADIUS HOMES LIMITED for any enquiries.