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Tender

SOCIAL HOUSING CONSTRUCTION PROJECT AT HANNAHSTOWN PHASE 2

Radius Housing Association
Radius Homes Limited
Choice Housing Ireland Limited

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-060253

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

Published 26 September 2025, 3:29pm

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 36 months from date of award and is scheduled to

start in March 2026 with the ITT documentation being issued in Q3/4 2025.

Full details can be found under section 7- Competition Details.

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. This is a permitted modification described under section 74 and schedule 8 of the Procurement Act 2023.

Total value (estimated)

- £60,000,000 excluding VAT
- £60,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 31 March 2026 to 31 March 2032
- 6 years, 1 day

Options

The right to additional purchases while the contract is valid.

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Main procurement category

Works

CPV classifications

- 45211100 - Construction work for houses
- 45211200 - Sheltered housing construction work
- 45211300 - Houses construction work
- 45220000 - Engineering works and construction works

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Submission type

Requests to participate

Deadline for requests to participate

23 October 2025, 11:59pm

Submission address and any special instructions

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

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

2 March 2026

Award criteria

Name	Description	Type	Order of importance
Price	Price	Price	1
Provision of Social Value	Provision of Social Value	Quality	2
Quality Assessment	Quality Assessment	Quality	3

Other information**Conflicts assessment prepared/revised**

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

The contract is estimated to be above the threshold where 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).

This Competitive Flexible shall consist of a number of stages outlined below and explained in further detail throughout this document and in subsequent documents as the procurement exercise will progress:

STAGE 1: Conditions of Participation (CoP)

The CoP Stage allows for the pre-qualification of Contractors and will provide Radius with sufficient information to allow Contractors to be selected for further stages.

Contractors' responses will be evaluated against the criteria set out in these Instructions and the accompanying documents in this CoP Package (CoPP). Contractors must respond to all the questions in the CoPP and must provide all the supporting information requested.

STAGE 2: Tender Stage

Contractors short-listed from the pre-qualification process will be invited to participate in a competitive tender process. Shortlisted Tenderers will be issued with comprehensive tender documents which shall provide sufficient information for tenderers to submit a bid. The Award Criteria shall be on the basis of Most Advantageous Tender or Lowest Acceptable Cost. Radius Homes reserve the right to run multiple stages in the procurement competition in order to identify the Most Advantageous Tender.

2.1 Initial Cost & Quality Submission

Assessment against Award Criteria providing ranked list of Tenderers.

2.2 Value Engineering and Cost Efficiency Negotiations

Radius Homes & their appointed professional consultants will negotiate and consider value engineering and cost efficiency solutions from the Top 3 ranked Tenderers who submitted bids in 2.1. Negotiations and solutions will be confidential between Tenderers and Radius Homes. At the conclusion of negotiations Radius Homes will inform each Tenderer which of their solutions Radius will accept and which they will not accept. Tenderers will then submit a best and final financial offer for assessment.

The Tender Stage Instructions will provide full details of this stage.

STAGE 3: Post Tender Negotiation (Optional)

The Contracting Authority may award the procurement competition to the Most Advantageous Tender / Lowest Acceptable Cost after the assessment Stage 2. The Contracting Authority also reserves the right at its sole discretion following the completion of the evaluation of all responses and the identification of the Most Advantageous Tender / Lowest Acceptable Cost Offer according to the award criteria to enter dialogue with the most advantageous tenderer in order to refine elements of the contract, service, specification, social value offer, sustainability and or cost prior to the execution of the contract.

Nothing stated in this ITT or during the Competition is or shall be relied on as a promise or representation as to the future or a commitment by the Authority to award or enter into any contract.

The Contracting Authority reserves the right to not award to the lowest or any tender or to discontinue this Procurement Competition at any time.

Radius have considered the use of Lots for this contract but do not believe the use of Lots are suitable.

Contracting authorities

Radius Housing Association

- Public Procurement Organisation Number: PQTY-5785-DJHJ

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

Radius Homes Limited

- 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

37-41 May Street

Belfast

BT1 4DN

United Kingdom

Email: procurement@radiushousing.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.