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Contract

Lacy Street Stretford (Design and Build) - PCSA

Trafford Council

UK7: Contract details notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-000381

Procurement identifier (OCID): ocds-h6vhtk-0596f2 ([view related notices](#))

Published 5 January 2026, 3:06pm

Scope

Reference

UID 14776

Description

Trafford Council is seeking to appoint a contractor to deliver a high-quality, mixed-tenure residential development at Lacy Street, Stretford. The scheme is primarily a market-sale led project, incorporating affordable housing in accordance with local planning policy.

The project will utilise a PCSA followed by Main Contract route with the contractor working with Trafford Council and its advisors to complete the design and agree a contract sum during the PCSA. The route to market was Open Tender.

The development comprises a total of 53 residential units, the works also include associated external works, landscaping, and supporting infrastructure.

Following the evaluation process and mandatory standstill period, against the criteria published in the invitation to tender documentation (ITT) and in line with Procurement Act

2023 regulations, J Greenwood (Builders) Limited's offer has been determined to be the most advantageous tender to the Council, and they have therefore been identified as the Council's Bidder.

This initial contract award is made solely for the purpose of entering into a Pre-Construction Services Agreement (PCSA). This award does not guarantee progression to the main construction contract.

Any decision to proceed to the main construction contract is subject to:

- the successful completion and agreement of the PCSA
- the Council's determination that it holds the necessary budget for the main contract
- the Council's subsequent determination, at its sole discretion, that it is appropriate and in the public interest to enter into the main contract

In accordance with the Procurement Act 2023, this approach supports principles of transparency, proportionality, and value for money, while allowing the Council to retain flexibility to decide whether to proceed beyond the PCSA stage.

This notice is for the PCSA, should the PCSA not be agreed or completed satisfactorily, the Council reserves the right not to proceed to the main contract and shall not be liable for any costs or claims arising from such a decision.

Total Contract Values

PCSA Stage - £249,469.

This Contract Detail Notice relates to the PCSA contract. Subject to the above, and if the project proceeds as anticipated, a further UK7 notice will be published should the main build contract be entered into.

Contract 1. Lacy Street Stretford (Design and Build) - PCSA

Supplier

- J. GREENWOOD (BUILDERS) LIMITED

Contract value

- £249,469 excluding VAT
- £299,362.80 including VAT

Above the relevant threshold

Date signed

26 November 2025

Contract dates

- 27 November 2025 to 12 May 2026
- 5 months, 16 days

Main procurement category

Services

CPV classifications

- 71242000 - Project and design preparation, estimation of costs
- 71530000 - Construction consultancy services

Contract locations

- UKD3 - Greater Manchester

Key performance indicators

Name

Social Value Commitment Delivery

Programme Delivery

PCSA Delivery

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Supplier

J. GREENWOOD (BUILDERS) LIMITED

- Companies House: 01017470

- Public Procurement Organisation Number: PMLW-9329-VGMH

Unit 1 Floor 2, Howarth Court, Gateway Crescent

Chadderton, Oldham

OL9 9XB

United Kingdom

Email: carol.ashworth@jgb.co.uk

Website: <http://www.jgb.co.uk>

Region: UKD37 - Greater Manchester North East

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 1

Contracting authority

Trafford Council

- Public Procurement Organisation Number: PGZW-1429-QQZQ

Trafford Town Hall, Talbot Road

Manchester

M32 0TH

United Kingdom

Email: procurement@star-procurement.gov.uk

Region: UKD34 - Greater Manchester South West

Organisation type: Public authority - sub-central government