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Tender

## **JV North Contractors Framework**

JV North Limited

F02: Contract notice

Notice identifier: 2025/S 000-001009

Procurement identifier (OCID): ocds-h6vhtk-04b5a9

Published 13 January 2025, 12:05pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

JV North Limited

Wythenshawe House, 8 Poundswick Lane

Manchester

N22 9TA

#### **Contact**

Liam Bedson

#### **Email**

[liam.bedson@plusdane.co.uk](mailto:liam.bedson@plusdane.co.uk)

#### **Telephone**

+44 7766445973

#### **Country**

United Kingdom

**Region code**

UKD - North West (England)

**Internet address(es)**

Main address

[www.jvnorth.co.uk](http://www.jvnorth.co.uk)

**I.2) Information about joint procurement**

The contract is awarded by a central purchasing body

**I.3) Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://plusdane.delta-esourcing.com/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://plusdane.delta-esourcing.com/>

Tenders or requests to participate must be submitted to the above-mentioned address

**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**

JV North Contractors Framework

Reference number

JVN-25-01

#### **II.1.2) Main CPV code**

- 45000000 - Construction work

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

JV North is intending to establish a framework for use by its current and future members for the provision of new build houses, flats and bungalows. The framework may also be used for conversion of existing buildings and/or remodelling works with an estimated value of up to £1,000,000.

The predominant type of construction work will be affordable new build houses, flats and bungalows although occasionally some conversion / remodelling contracts may be included. Construction works may also include, associated public realm works, and infrastructure together with buildings associated with sustainable neighbourhoods and may include commercial small-scale enterprise and regeneration. These will only be required as part of the overall residential development opportunity. The primary purpose of this Framework is new build housing.

#### **II.1.5) Estimated total value**

Value excluding VAT: £475,000,000

#### **II.1.6) Information about lots**

This contract is divided into lots: Yes

Tenders may be submitted for maximum number of lots

2

Maximum number of lots that may be awarded to one tenderer: 2

## **II.2) Description**

### **II.2.1) Title**

Project Ranges between £0 - £4 Million

Lot No

1

### **II.2.2) Additional CPV code(s)**

- 45100000 - Site preparation work
- 45210000 - Building construction work
- 45262690 - Refurbishment of run-down buildings
- 45262800 - Building extension work
- 45262700 - Building alteration work
- 45111000 - Demolition, site preparation and clearance work
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45215200 - Construction work for social services buildings
- 45215212 - Retirement home construction work
- 45215214 - Residential homes construction work
- 45215220 - Construction work for social facilities other than subsidised residential accommodation
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211200 - Sheltered housing construction work
- 45211300 - Houses construction work

### **II.2.3) Place of performance**

NUTS codes

- UKD - North West (England)

Main site or place of performance

NORTH WEST (ENGLAND)

#### **II.2.4) Description of the procurement**

JV North is intending to establish a framework for use by its current and future members for the provision of new build houses, flats and bungalows. The framework may also be used for conversion of existing buildings and/or remodelling works with an estimated value of up to £1,000,000.

The predominant type of construction work will be affordable new build houses, flats and bungalows although occasionally some conversion / remodelling contracts may be included. Construction works may also include, associated public realm works, and infrastructure together with buildings associated with sustainable neighbourhoods and may include commercial small-scale enterprise and regeneration. These will only be required as part of the overall residential development opportunity. The primary purpose of this Framework is new build housing.

The Contracting Authority is seeking to appoint TEN contractors to this lot. Applicants will be required to demonstrate a good understanding of the construction market, housing for sale, intermediate and social housing and an ability to assist in the delivery of projects on time and to budget. They will be required to demonstrate their ability to work on projects at this scale.

#### **II.2.5) Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

#### **II.2.6) Estimated value**

Value excluding VAT: £75,000,000

#### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

#### **II.2.10) Information about variants**

Variants will be accepted: No

### **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

### **II.2.14) Additional information**

Link to access Lot 1: <https://plusdane.delta-esourcing.com/respond/ZSG43639S9>

Access Code: ZSG43639S9

## **II.2) Description**

### **II.2.1) Title**

Project Ranges between £4 Million - £12 Million

Lot No

2

### **II.2.2) Additional CPV code(s)**

- 45100000 - Site preparation work
- 45210000 - Building construction work
- 45262690 - Refurbishment of run-down buildings
- 45262800 - Building extension work
- 45262700 - Building alteration work
- 45111000 - Demolition, site preparation and clearance work
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45215200 - Construction work for social services buildings

- 45215212 - Retirement home construction work
- 45215220 - Construction work for social facilities other than subsidised residential accommodation
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211200 - Sheltered housing construction work
- 45211300 - Houses construction work

### **II.2.3) Place of performance**

NUTS codes

- UKD - North West (England)

Main site or place of performance

NORTH WEST (ENGLAND)

### **II.2.4) Description of the procurement**

JV North is intending to establish a framework for use by its current and future members for the provision of new build houses, flats and bungalows. The framework may also be used for conversion of existing buildings and/or remodelling works with an estimated value of up to £1,000,000.

The predominant type of construction work will be affordable new build houses, flats and bungalows although occasionally some conversion / remodelling contracts may be included. Construction works may also include, associated public realm works, and infrastructure together with buildings associated with sustainable neighbourhoods and may include commercial small-scale enterprise and regeneration. These will only be required as part of the overall residential development opportunity. The primary purpose of this Framework is new build housing.

The Contracting Authority is seeking to appoint TWELVE contractors to this lot. Applicants will be required to demonstrate a good understanding of the construction market, housing for sale, intermediate and social housing and an ability to assist in the delivery of projects on time and to budget. They will be required to demonstrate their ability to work on projects at this scale.

### **II.2.5) Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

### **II.2.6) Estimated value**

Value excluding VAT: £250,000,000

### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

### **II.2.10) Information about variants**

Variants will be accepted: No

### **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

### **II.2.14) Additional information**

Link to access Lot 2: <https://plusdane.delta-esourcing.com/respond/PW8BZXTQY4>

Access Code: PW8BZXTQY4

## **II.2) Description**

### **II.2.1) Title**

Project Ranges £12 Million plus

Lot No

3

### **II.2.2) Additional CPV code(s)**



- 45100000 - Site preparation work
- 45210000 - Building construction work
- 45262690 - Refurbishment of run-down buildings
- 45262800 - Building extension work
- 45262700 - Building alteration work
- 45111000 - Demolition, site preparation and clearance work
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45215200 - Construction work for social services buildings
- 45215212 - Retirement home construction work
- 45215214 - Residential homes construction work
- 45215220 - Construction work for social facilities other than subsidised residential accommodation
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211200 - Sheltered housing construction work
- 45211300 - Houses construction work

### **II.2.3) Place of performance**

NUTS codes

- UKD - North West (England)

Main site or place of performance

NORTH WEST (ENGLAND)

### **II.2.4) Description of the procurement**

JV North is intending to establish a framework for use by its current and future members for the provision of new build houses, flats and bungalows. The framework may also be used for conversion of existing buildings and/or remodelling works with an estimated value of up to £1,000,000.

The predominant type of construction work will be affordable new build houses, flats and bungalows although occasionally some conversion / remodelling contracts may be

included. Construction works may also include, associated public realm works, and infrastructure together with buildings associated with sustainable neighbourhoods and may include commercial small-scale enterprise and regeneration. These will only be required as part of the overall residential development opportunity. The primary purpose of this Framework is new build housing.

The Contracting Authority is seeking to appoint EIGHT contractors to this lot. Applicants will be required to demonstrate a good understanding of the construction market, housing for sale, intermediate and social housing and an ability to assist in the delivery of projects on time and to budget. They will be required to demonstrate their ability to work on projects at this scale.

#### **II.2.5) Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

#### **II.2.6) Estimated value**

Value excluding VAT: £150,000,000

#### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **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

#### **II.2.14) Additional information**

Link to access Lot 3: <https://plusdane.delta-esourcing.com/respond/75922D43Z4>

Access Code: 75922D43Z4

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## **Section III. Legal, economic, financial and technical information**

### **III.1) Conditions for participation**

#### **III.1.2) Economic and financial standing**

Selection criteria as stated in the procurement documents

#### **III.1.3) Technical and professional ability**

Selection criteria as stated in the procurement documents

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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Open procedure

#### **IV.1.3) Information about a framework agreement or a dynamic purchasing system**

The procurement involves the establishment of a framework agreement

Framework agreement with several operators

#### **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 000-036500](#)

#### **IV.2.2) Time limit for receipt of tenders or requests to participate**

Date

3 March 2025

Local time

10:00am

**IV.2.4) Languages in which tenders or requests to participate may be submitted**

English

**IV.2.6) Minimum time frame during which the tenderer must maintain the tender**

Duration in months: 6 (from the date stated for receipt of tender)

**IV.2.7) Conditions for opening of tenders**

Date

3 March 2025

Local time

10:00am

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## Section VI. Complementary information

### VI.1) Information about recurrence

This is a recurrent procurement: No

### VI.2) Information about electronic workflows

Electronic ordering will be used

### VI.3) Additional information

The contracting authority considers that this contract may be suitable for economic operators that are small or medium enterprises (SMEs). However, any selection of tenderers will be based solely on the criteria set out for the procurement.

Lot 1: <https://plusdane.delta-esourcing.com/respond/ZSG43639S9>

Access Code: ZSG43639S9

Lot 2: <https://plusdane.delta-esourcing.com/respond/PW8BZXTQY4>

Access Code: PW8BZXTQY4

Lot 3: <https://plusdane.delta-esourcing.com/respond/75922D43Z4>

Access Code: 75922D43Z4

For this framework arrangement exercise, JV North Limited is “The Contracting Authority” acting as a central purchasing body for itself and on behalf of itself and its members. The framework is being procured for use by any and all JV North Members current and future. The list of JV North members can be found at <https://jvnorth.co.uk/members/>

The “Clients” will comprise the named councils, and the named Registered Providers (RPs), including any wholly-owned subsidiaries of any such Council, or RP within their respective groups, and any corporate entities such as joint venture vehicles in which any such RPs or Council hold a formal ownership interest), and any other Council or Registered Providers or affordable housing providers, wholly owned subsidiaries or any corporate entities as mentioned that elect to join the client in accordance with its membership rules.

To view this notice, please click here:

<https://plusdane.delta-esourcing.com/delta/viewNotice.html?noticeId=914406511>

GO Reference: GO-2025113-PRO-29110645

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

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

High Court of England and Wales

London

Country

United Kingdom

### **VI.4.4) Service from which information about the review procedure may be obtained**

N/A

N/A

Country

United Kingdom