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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

Telephone

+44 7766445973

Country

United Kingdom

Region code

UKD - North West (England)

Internet address(es)

Main address

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

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

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

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

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?noticeld=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