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Contract

## **TC1180 - Wythenshawe Civic Development Partner and Joint Venture Asset Manager Partner**

Manchester City Council

F03: Contract award notice

Notice identifier: 2025/S 000-044031

Procurement identifier (OCID): ocids-h6vhtk-0408a4

Published 29 July 2025, 5:31pm

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

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

Manchester City Council

Floor 5 (Mount Street Elevation),, Town Hall Extension, Albert Square

Manchester

M60 2LA

#### **Contact**

Paul Maynard

#### **Email**

[paul.maynard@manchester.gov.uk](mailto:paul.maynard@manchester.gov.uk)

#### **Telephone**

+44 1612345000

#### **Country**

United Kingdom

**Region code**

UKD3 - Greater Manchester

**Internet address(es)**

Main address

<http://www.manchester.gov.uk>

Buyer's address

<http://www.manchester.gov.uk>

**I.4) Type of the contracting authority**

Regional or local authority

**I.5) Main activity**

General public services

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**Section II: Object**

**II.1) Scope of the procurement**

**II.1.1) Title**

TC1180 - Wythenshawe Civic Development Partner and Joint Venture Asset Manager  
Partner

Reference number

DN693378

**II.1.2) Main CPV code**

- 45000000 - Construction work

**II.1.3) Type of contract**

Works

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

The Council wish to drive regeneration across Wythenshawe Civic by creating a vibrant and

high-quality neighbourhood. The Council are seeking to appoint a partner to realise this vision by aiding in the design, delivery and funding of at least 1,600 residential dwellings across Wythenshawe Civic as well as revitalising the Civic Shopping Centre. This is a significant opportunity to invest in a large, well-connected area of South Manchester.

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

This contract is divided into lots: No

#### **II.1.7) Total value of the procurement (excluding VAT)**

Value excluding VAT: £750,000,000

### **II.2) Description**

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

- 70330000 - Property management services of real estate on a fee or contract basis
- 71540000 - Construction management services

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

NUTS codes

- UKD3 - Greater Manchester

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

Further details are set out in the procurement documents. Manchester City Council intend to enter into a JV with the preferred partner on the Civic Shopping Centre, whilst simultaneously entering into a Development Partnership Umbrella Agreement (DPUA) for the “opportunity” areas. The structure will allow the partner to take a joint ownership of the

shopping centre in order to implement suitable asset management strategies, whilst also providing the opportunity for future development of the “opportunity” areas under the Development Partner Umbrella Agreement document.

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

Quality criterion - Name: Quality / Weighting: 50

Quality criterion - Name: Social Value / Weighting: 20

Quality criterion - Name: Environmental, Sustainability and Low Carbon / Weighting: 10

Price - Weighting: 20

#### **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**

The Council used the e-business portal known as the Chest. Applicants were required to register their details at the following link [www.the-chest.org.uk](http://www.the-chest.org.uk). Applicants were required to

electronically submit their completed documents, including standard

selection questionnaire, via the on-line portal by 5pm on 8th November 2023.

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## **Section IV. Procedure**

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

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

Competitive procedure with negotiation

#### **IV.1.8) Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: Yes

### **IV.2) Administrative information**

#### **IV.2.1) Previous publication concerning this procedure**

Notice number: [2023/S 000-029549](#)

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## **Section V. Award of contract**

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

15 August 2024

#### **V.2.2) Information about tenders**

Number of tenders received: 3

Number of tenders received from SMEs: 2

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 3

Number of tenders received by electronic means: 3

The contract has been awarded to a group of economic operators: No

#### **V.2.3) Name and address of the contractor**

Muse Places Limited

Riverside House

Manchester

M3 5EN

Country

United Kingdom

NUTS code

- UKD33 - Manchester

The contractor is an SME

Yes

**V.2.4) Information on value of contract/lot (excluding VAT)**

Total value of the contract/lot: £750,000,000

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## **Section VI. Complementary information**

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

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

The High Court (England, Wales and Northern Ireland)

The Stand

London

WC2A 2LL

Country

United Kingdom

#### **VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

The Council incorporated a minimum 10 calendar day standstill period at the point

information on the award of the contract is communicated to tenderers prior to entering into

the contract.