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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

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

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. Applicants were required to

electronically submit their completed documents, including standard

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

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](#)

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

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.