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Contract

JV North Contractors Framework

JV North Limited

F03: Contract award notice

Notice identifier: 2025/S 000-050486

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

Published 21 August 2025, 12:05pm

Section I: Contracting authority

I.1) Name and addresses

JV North Limited

Wythenshawe House, 8 Poundswick Lane

Manchester

M22 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.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.1.6) Information about lots

This contract is divided into lots: Yes

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

Value excluding VAT: £475,000,000

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

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

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

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 IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

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: [2025/S 000-001009](#)

Section V. Award of contract

Lot No

1

Title

Project Ranges between £0 - £4 Million

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

20 August 2025

V.2.2) Information about tenders

Number of tenders received: 30

Number of tenders received from SMEs: 27

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

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 30

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

John Southworth Builders Ltd

10 Charles Street

Dukinfield

SK16 4SD

Country

United Kingdom

NUTS code

- UKD6 - Cheshire

National registration number

02431382

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

PLP Construction Ltd

30 Rochdale Lane

Heywood

OL10 1PF

Country

United Kingdom

NUTS code

- UKD3 - Greater Manchester

National registration number

03244506

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

J Greenwood (Builders) Limited

Unit B9 Greengate Industrial Estate, Greenside Way

Chadderton

M24 1SW

Country

United Kingdom

NUTS code

- UKD3 - Greater Manchester

National registration number

01017470

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

M&Y Maintenance and Construction Ltd

The Foundry, 42 Henry Street

Liverpool

L1 5AY

Country

United Kingdom

NUTS code

- UKD7 - Merseyside

National registration number

03911918

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

R.P. Tyson Construction Ltd

1 Mitcham Road

Blackpool

FY4 4QN

Country

United Kingdom

NUTS code

- UKD42 - Blackpool

National registration number

00877069

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Whitfield & Brown (Developments) Limited

Halton House, Gorseley Lane

Widnes

WA8 0RP

Country

United Kingdom

NUTS code

- UKD6 - Cheshire

National registration number

01060958

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

P Casey & Co Limited

Rydings Road

Rochdale

OL12 9PS

Country

United Kingdom

NUTS code

- UKD3 - Greater Manchester

National registration number

01074194

The contractor is an SME

No

V.2.3) Name and address of the contractor

Westshield Limited

52 Chorley New Road

Bolton

BL1 4AP

Country

United Kingdom

NUTS code

- UKD4 - Lancashire

National registration number

01317158

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

GK Construction & Project Management Ltd

Suite S1, Fairclough House, Church Street

Adlington

PR7 4EX

Country

United Kingdom

NUTS code

- UKD6 - Cheshire

National registration number

10876671

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

McCaul Build Limited

1st Floor, 362 Manchester Road

Astley

M29 7DY

Country

United Kingdom

NUTS code

- UKD3 - Greater Manchester

National registration number

09665695

The contractor is an SME

Yes

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

Total value of the contract/lot: £75,000,000

Section V. Award of contract

Lot No

2

Title

Project Ranges between £4 Million - £12 Million

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

20 August 2025

V.2.2) Information about tenders

Number of tenders received: 24

Number of tenders received from SMEs: 19

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

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 24

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

John Southworth Builders Ltd

10 Charles Street

Dukinfield

SK16 4SD

Country

United Kingdom

NUTS code

- UKD3 - Greater Manchester

National registration number

02431382

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

J Greenwood (Builders) Limited

Unit B9 Greengate Industrial Estate, Greenside Way

Chadderton

M24 1SW

Country

United Kingdom

NUTS code

- UKD3 - Greater Manchester

National registration number

01017470

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Watson Construction Limited

Spark Studio, 208-210 Great Clowes Street

Salford

M7 2ZS

Country

United Kingdom

NUTS code

- UKD3 - Greater Manchester

National registration number

08621624

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

P Casey & Co Limited

Rydings Road

Rochdale

OL12 9PS

Country

United Kingdom

NUTS code

- UKD3 - Greater Manchester

National registration number

01074194

The contractor is an SME

No

V.2.3) Name and address of the contractor

Seddon Construction Limited

Plodder Lane, Edge Fold

Bolton

BL4 0NN

Country

United Kingdom

NUTS code

- UKD4 - Lancashire

National registration number

03578140

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

PLP Construction Ltd

30 Rochdale Lane

Heywood

OL10 1PF

Country

United Kingdom

NUTS code

- UKD3 - Greater Manchester

National registration number

03244506

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Whitfield and Brown (Developments) Ltd

Halton House, Gorseley Lane

Widnes

WA8 0RP

Country

United Kingdom

NUTS code

- UKD6 - Cheshire

National registration number

01060958

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

GK Construction & Project Management Ltd

Suite S1, Fairclough House, Church Street

Adlington

PR7 4EX

Country

United Kingdom

NUTS code

- UKD6 - Cheshire

National registration number

10876671

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

M&Y Maintenance and Construction Ltd

The Foundry, 42 Henry Street

Liverpool

L1 5AY

Country

United Kingdom

NUTS code

- UKD7 - Merseyside

National registration number

03911918

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Rowlinson Constructions Limited

Gardale House, 118b Gatley Road

Cheadle

SK8 4AU

Country

United Kingdom

NUTS code

- UKD3 - Greater Manchester

National registration number

02596893

The contractor is an SME

Yes

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

Total value of the contract/lot: £250,000,000

Section V. Award of contract

Lot No

2

Title

Project Ranges between £4 Million - £12 Million

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

20 August 2025

V.2.2) Information about tenders

Number of tenders received: 24

Number of tenders received from SMEs: 19

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

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 24

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

RP Tyson Construction Ltd

1 Mitcham Road

Blackpool

FY4 4QN

Country

United Kingdom

NUTS code

- UKD42 - Blackpool

National registration number

00877069

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Countryside Properties (UK) Limited

11 Tower View, Kings Hill, West Malling

Kent

ME19 4UY

Country

United Kingdom

NUTS code

- UKJ4 - Kent

National registration number

00614864

The contractor is an SME

No

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

Total value of the contract/lot: £250,000,000

Section V. Award of contract

Lot No

3

Title

Project Ranges £12 Million plus

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

20 August 2025

V.2.2) Information about tenders

Number of tenders received: 8

Number of tenders received from SMEs: 5

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

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 8

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Eric Wright Construction Limited

Sceptre House, Sceptre Way, Bamber Bridge

Preston

PR5 6AW

Country

United Kingdom

NUTS code

- UKD4 - Lancashire

National registration number

00190204

The contractor is an SME

No

V.2.3) Name and address of the contractor

Watson Construction Limited

Spark Studio, 208-210 Great Clowes Street

Salford

M7 2ZS

Country

United Kingdom

NUTS code

- UKD3 - Greater Manchester

National registration number

08621624

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Countryside Properties (UK) Ltd

11 Tower View, Kings Hill, West Malling

Kent

ME19 4UY

Country

United Kingdom

NUTS code

- UKJ4 - Kent

National registration number

00614864

The contractor is an SME

No

V.2.3) Name and address of the contractor

Rowlinson Constructions Limited

Gardale House, 118b Gatley Road

Cheadle

SK8 4AU

Country

United Kingdom

NUTS code

- UKD3 - Greater Manchester

National registration number

02596893

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Seddon Construction Limited

Plodder Lane, Edge Fold

Bolton

BL4 0NN

Country

United Kingdom

NUTS code

- UKD3 - Greater Manchester

National registration number

03578140

The contractor is an SME

No

V.2.3) Name and address of the contractor

Termrim Construction Limited

1 Pellon Place, Dyson Wood Way, Bradley Business Park

Huddersfield

HD2 1GT

Country

United Kingdom

NUTS code

- UKE4 - West Yorkshire

National registration number

01263512

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Breck Homes Limited

20 Sceptre Court, Bamber Bridge, Bamber Bridge

Preston

PR5 6AW

Country

United Kingdom

NUTS code

- UKD4 - Lancashire

National registration number

10621017

The contractor is an SME

Yes

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

Total value of the contract/lot: £150,000,000

Section VI. Complementary information

VI.3) Additional information

To view this notice, please click here:

<https://plusdane.delta-esourcing.com/delta/viewNotice.html?noticeId=964530462> GO

Reference: GO-2025821-PRO-31940648

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

London

WC2A 1AF

Country

United Kingdom

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

N/A

N/A

WC2A 1AF

Country

United Kingdom