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Tender

## Lacy Street Stretford (Design and Build)

Trafford Council

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-055123

Procurement identifier (OCID): ocds-h6vhtk-0596f2 ([view related notices](#))

Published 9 September 2025, 3:58pm

## Scope

## Description

Trafford Council is seeking to appoint a contractor to deliver a high-quality, mixed-tenure residential development at Lacy Street, Stretford. The scheme is primarily a market-sale led project, incorporating affordable housing in accordance with local planning policy.

The project will utilise a PCSA followed by Main Contract route with the contractor working with Trafford Council and its advisors to complete the design and agree a contract sum during the PCSA. The route to market is Open Tender.

The Specification, together with the accompanying tender documents, outlines the full scope of requirements for the scheme and invites qualitative and financial submissions from suitably experienced contractors with the capability to deliver residential development of this nature.

The development comprises a total of 53 residential units, the works also include associated external works, landscaping, and supporting infrastructure.

A pre-market engagement notice has not been completed as the contracting authority determined market engagement is not required due to the route to market being open tender.

A planned procurement notice has not been completed as the contracting authority does not wish to reduce the timescales of this tender.

### **Total value (estimated)**

- £16,200,000 including VAT

Above the relevant threshold

### **Contract dates (estimated)**

- 5 December 2025 to 5 December 2027
- 2 years, 1 day

### **Main procurement category**

Works

### **CPV classifications**

- 45000000 - Construction work
- 71220000 - Architectural design services

### **Contract locations**

- UKD3 - Greater Manchester

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### **Participation**

## **Particular suitability**

Small and medium-sized enterprises (SME)

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## **Submission**

### **Enquiry deadline**

7 October 2025, 5:00pm

### **Tender submission deadline**

21 October 2025, 12:00pm

## **Submission address and any special instructions**

Tenders to be submitted electronically via Proactis Platform. Please follow link to below advert to access the tender documents:

<https://procontract.due-north.com/Advert?advertId=bd09d270-1d84-f011-813a-005056b64545&p=e0cc5631-4690-e511-80fb-000c29c9ba21>

## **Tenders may be submitted electronically**

Yes

## **Languages that may be used for submission**

English

## **Award decision date (estimated)**

14 November 2025

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## **Award criteria**

<b>Name</b>	<b>Description</b>	<b>Type</b>	<b>Weighting</b>
Quality	5no. Quality Questions	Quality	55%
Price	Lowest Price Methodology	Price	30%
Social Value	Quantitative Submission (7.5%) and Qualitative Method Statement Question (7.5%)	Quality	15%

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## **Other information**

### **Conflicts assessment prepared/revised**

Yes

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## **Procedure**

### **Procedure type**

Open procedure

## Documents

### Associated tender documents

<https://procontract.due-north.com/Advert?advertId=bd09d270-1d84-f011-813a-005056b64545&p=e0cc5631-4690-e511-80fb-000c29c9ba21>

Proactis advert link to access tender documents.

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## Contracting authority

### Trafford Council

- Public Procurement Organisation Number: PGZW-1429-QQZQ

Trafford Town Hall, Talbot Road

Manchester

M32 0TH

United Kingdom

Email: [procurement@star-procurement.gov.uk](mailto:procurement@star-procurement.gov.uk)

Region: UKD34 - Greater Manchester South West

Organisation type: Public authority - sub-central government

