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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

Participation

Particular suitability

Small and medium-sized enterprises (SME)

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

Award criteria

Name	Description	Type	Weighting
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%

Other information**Conflicts assessment prepared/revised**

Yes

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.

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

Region: UKD34 - Greater Manchester South West

Organisation type: Public authority - sub-central government

