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Award

Lacy Street Stretford (Design and Build)

Trafford Council

UK6: Contract award notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-073847

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

Published 14 November 2025, 10:32am

Scope

Reference

UID 14776

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.

Following the evaluation process, against the criteria published in the invitation to tender documentation (ITT) and in line with Procurement Act 2023 regulations, J Greenwood (Builders) Limited's offer has been determined to be the most advantageous tender to the Council, and they have therefore been identified as the Council's current Preferred Bidder.

A mandatory standstill period is now in force pursuant to Section 51 of the Procurement Act 2023, this period will end at midnight on 25th November 2025. The Council will not enter into the Contract before 9am on 26th November 2025.

All bidders have received an assessment summary which explains the scoring they have received and also includes the relative advantages of the preferred bidder.

The initial contract award is made solely for the purpose of entering into a Pre-Construction Services Agreement (PCSA). This award does not guarantee progression to the main construction contract.

Any decision to proceed to the main construction contract is subject to:

- the successful completion and agreement of the PCSA
- the Council's determination that it holds the necessary budget for the main contract
- the Council's subsequent determination, at its sole discretion, that it is appropriate and in the public interest to enter into the main contract

In accordance with the Procurement Act 2023, this approach supports principles of transparency, proportionality, and value for money, while allowing the Council to retain flexibility to decide whether to proceed beyond the PCSA stage.

Should the PCSA not be agreed or completed satisfactorily, the Council reserves the right not to proceed to the main contract and shall not be liable for any costs or claims arising from such a decision.

Total Contract Values

PCSA Stage - £249,469.

Total Build Cost (incl. PCSA) - £ 14,762,707.98 (Estimated, subject to further development during PCSA)

Contract 1. Lacy Street Stretford (Design and Build) - PCSA

Supplier

- J. GREENWOOD (BUILDERS) LIMITED

Contract value

- £249,469 excluding VAT
- £299,362.80 including VAT

Above the relevant threshold

Award decision date

14 November 2025

Date assessment summaries were sent to tenderers

14 November 2025

Standstill period

- End: 25 November 2025
- 8 working days

Earliest date the contract will be signed

26 November 2025

Contract dates (estimated)

- 27 November 2025 to 12 May 2026
- 5 months, 16 days

Main procurement category

Services

CPV classifications

- 71242000 - Project and design preparation, estimation of costs
- 71530000 - Construction consultancy services

Contract locations

- UKD3 - Greater Manchester

Contract 2. Lacy Street Stretford (Design and Build)- Main Build

Contract

Supplier

- J. GREENWOOD (BUILDERS) LIMITED

Contract value

- £14,513,238.98 excluding VAT
- £17,415,886.78 including VAT

Above the relevant threshold

Award decision date

14 November 2025

Date assessment summaries were sent to tenderers

14 November 2025

Standstill period

- End: 25 November 2025
- 8 working days

Earliest date the contract will be signed

19 May 2026

Contract dates (estimated)

- 30 June 2026 to 30 December 2027
- 1 year, 6 months, 1 day

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKD - North West (England)

Information about tenders

- 6 tenders received
- 5 tenders assessed in the final stage:
 - 5 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
- 1 supplier awarded contracts
- 4 suppliers unsuccessful (details included for contracts over £5 million)

Unsuccessful suppliers

- [FIRST-STEP GROUP LIMITED](#)
- [HARGREAVES CONTRACTING LIMITED](#)
- [P. CASEY & CO., LIMITED](#)
- [WHITFIELD & BROWN \(DEVELOPMENTS\) LIMITED](#)

Procedure

Procedure type

Open procedure

Suppliers

FIRST-STEP GROUP LIMITED

- Companies House: 06627318
- Public Procurement Organisation Number: PZWY-2663-GXHW

Unit 4 Redhill Street

Manchester

M4 5BA

United Kingdom

Website: <https://www.step-places.com/>

Region: UKD33 - Manchester

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

HARGREAVES CONTRACTING LIMITED

- Companies House: 07606442
- Public Procurement Organisation Number: PCVZ-7665-TPLY

Fourth Floor

Bolton

BL6 4SD

United Kingdom

Website: <http://www.hargreavescontracting.com>

Region: UKD36 - Greater Manchester North West

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

J. GREENWOOD (BUILDERS) LIMITED

- Companies House: 01017470
- Public Procurement Organisation Number: PMLW-9329-VGMH

Unit B9 Greenside Way

Manchester

M24 1SW

United Kingdom

Email: carol.ashworth@jgb.co.uk

Website: <http://www.jgb.co.uk>

Region: UKD37 - Greater Manchester North East

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 1. Lacy Street Stretford (Design and Build) - PCSA

Contract 2. Lacy Street Stretford (Design and Build)- Main Build Contract

P. CASEY & CO., LIMITED

- Companies House: 01074194
- Public Procurement Organisation Number: PCRZ-4483-PCQH

Rydings Road

Rochdale

OL12 9PS

United Kingdom

Website: <https://www.casey.co.uk/>

Region: UKD37 - Greater Manchester North East

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

WHITFIELD & BROWN (DEVELOPMENTS) LIMITED

- Companies House: 01060958
- Public Procurement Organisation Number: PWDD-8548-WNWN

Whitfield & Brown (Developments) Limited Halton House

Widnes

WA8 0RP

United Kingdom

Website: <http://www.whitfieldbrown.com>

Region: UKD71 - East Merseyside

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

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