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Award

The Greenways, Goole - New Build Development

Thirteen Housing Group Limited

UK5: Transparency notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-075201

Procurement identifier (OCID): ocds-h6vhtk-05e452 ([view related notices](#))

Published 19 November 2025, 12:47pm

Scope

Reference

THIR 25 295

Description

Thirteen is seeking to enter into a contract with Beal Developments Limited to purchase land and construct residential units at The Greenways, Goole. The land required for the development has been assembled by Beal Developments Limited which has carried out (on its own account and not on behalf of Thirteen) significant preparatory work in the design and preparation of the development, including submitting designs, reports and other details for the discharging of planning conditions.

Contract 1. The Greenways, Goole - New Build Development

Supplier

- BEAL DEVELOPMENTS LIMITED

Contract value

- £11,128,674.50 including VAT

Above the relevant threshold

Earliest date the contract will be signed

19 November 2025

Contract dates (estimated)

- 7 January 2026 to 17 December 2027
- 1 year, 11 months, 11 days

Main procurement category

Works

CPV classifications

- 45211000 - Construction work for multi-dwelling buildings and individual houses

Contract locations

- UKE - Yorkshire and the Humber

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Direct award

Direct award justification

Single supplier - intellectual property or exclusive rights

Beal Developments Limited own the land comprising the development site and it has

agreed to transfer this right to Thirteen, but only on the condition that it carries out the proposed development. The land is not offered for sale without this condition and a development at this location cannot be acquired from any other person.

Thirteen therefore considers that Beal Developments Limited has an exclusive right to carry out the works required to complete the development and intends to grant a contract to Beal Developments Limited on this basis. Thirteen considers that no similar development, with planning permission and ready for construction, can be acquired in the locality as a reasonable alternative.

Supplier

BEAL DEVELOPMENTS LIMITED

- Companies House: 00932246
- Public Procurement Organisation Number: PDVC-7547-GQQL

Holderness House Bridgehead Business Park

Hessle

HU13 0GW

United Kingdom

Email: info@beal-homes.co.uk

Region: UKE12 - East Riding of Yorkshire

Contract 1. The Greenways, Goole - New Build Development

Contracting authority

Thirteen Housing Group Limited

- Mutuals Public Register: 7522
- Public Procurement Organisation Number: PYPT-9749-ZYLR

2 Hudson Quay, Windward Way

MIDDLESBROUGH

TS2 1QG

United Kingdom

Email: procurement@thirteengroup.co.uk

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

Region: UKC12 - South Teesside

Organisation type: Public authority - sub-central government