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Contract

Torus Contractors Framework - Lots 2 - 4

Torus62 Limited

F03: Contract award notice

Notice identifier: 2025/S 000-081912

Procurement identifier (OCID): ocds-h6vhtk-04c2b5

Published 11 December 2025, 12:05pm

Section I: Contracting authority

I.1) Name and addresses

Torus62 Limited

Helena Central, 4 Corporation Street

St Helens

WA9 1LD

Contact

Procurement Manager

Email

procurementteam@torus.co.uk

Telephone

+44 7718707048

Country

United Kingdom

Region code

UKD - North West (England)

Internet address(es)

Main address

<https://www.torus.co.uk>

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

Torus Contractors Framework - Lots 2 - 4

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The framework will support Torus' ambitious Development Programme of delivering 9,000 new homes by 2029 but will also provide a wider Group benefit by supporting the Group's growing Retrofit programme and social value commitments.

The framework is divided into four lots as detailed below:

Lot 1 - Retrofit Works (Any Project Value)

Lot 2 - Development Works £0-£15m

Lot 3 - Development Works £15m+

Lot 4 - Development Works (Social Return Focused) - above PCR threshold

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: £224,000,000

II.2) Description

II.2.1) Title

Lot 2 - Development Works £0 - £15m

Lot No

2

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 45100000 - Site preparation work
- 45262690 - Refurbishment of run-down buildings
- 45210000 - Building construction work
- 45262700 - Building alteration work
- 45111000 - Demolition, site preparation and clearance work
- 45262800 - Building extension work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211200 - Sheltered housing construction work
- 45211300 - Houses construction 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

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

Lot 2 - Development Works with a value of £0 - £15m: Torus is seeking to appoint up to SIX contractors to Lot 2. The predominant type of construction work will be affordable new build properties although occasionally some conversion / remodelling contracts may be included. The primary purpose of this Framework is new build housing. Works with a value of between £0 and £15m will be let via Lot 2.

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

TO SUBMIT A BID FOR Lot 2 - Development Works £0-£15m PLEASE VISIT:
<https://www.delta-esourcing.com/respond/4644P3374B>

II.2) Description

II.2.1) Title

Lot 3 - Development Works £15m plus

Lot No

3

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 45100000 - Site preparation work
- 45111000 - Demolition, site preparation and clearance work
- 45210000 - Building construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses

- 45211200 - Sheltered housing construction work
- 45211300 - Houses construction 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
- 45262690 - Refurbishment of run-down buildings
- 45262700 - Building alteration work
- 45262800 - Building extension 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

Lot 3 - Development Works with a value of £15m plus: Torus is seeking to appoint up to SIX contractors to Lot 3. The predominant type of construction work will be affordable new build properties although occasionally some conversion / remodelling contracts may be included. The primary purpose of this Framework is new build housing. Works with a value in excess of £15m will be let via Lot 3.

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

TO SUBMIT A BID FOR Lot 3 - Development Works £15m+ PLEASE VISIT:-
<https://www.delta-esourcing.com/respond/5EQTWH8832>

II.2) Description

II.2.1) Title

Lot 4 - Development Works - Social Return

Lot No

4

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 45100000 - Site preparation work
- 45111000 - Demolition, site preparation and clearance work
- 45210000 - Building construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211200 - Sheltered housing construction work
- 45211300 - Houses construction 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

- 45262690 - Refurbishment of run-down buildings
- 45262700 - Building alteration work
- 45262800 - Building extension 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

Lot 4 - Development Works with a focus on Social Return: Torus is seeking to appoint up to ONE contractor to Lot 4. This lot is designed to contribute directly through development projects to Torus' social return objectives. The predominant type of construction work will be affordable new build properties although occasionally some conversion / remodelling contracts may be included. The primary purpose of this lot is new build housing. Works with a value in excess of the PCR works threshold (£5.3m) be let via Lot 4.

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

TO SUBMIT A BID FOR Lot 4 - Development Works (Social Return Focused) PLEASE VISIT:- <https://www.delta-esourcing.com/respond/83YK6D24D2>

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: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2024/S 000-039303](#)

Section V. Award of contract

Lot No

2

Title

Development Works £0 to £15m

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

15 October 2025

V.2.2) Information about tenders

Number of tenders received: 19

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

- UKD - North West (England)

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

- UKD - North West (England)

National registration number

1074194

The contractor is an SME

No

V.2.3) Name and address of the contractor

Frank Rogers Building Contractor Limited

The Stables, Larkhill Lane

Liverpool

L13 9BR

Country

United Kingdom

NUTS code

- UKD - North West (England)

National registration number

01324100

The contractor is an SME

No

V.2.3) Name and address of the contractor

Whitfield & Brown (Developments) Limited

Halton House, Gorse Lane

Widnes

WA8 0RP

Country

United Kingdom

NUTS code

- UKD - North West (England)

National registration number

01060958

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

M&Y Maintenance and Construction Limited

The Foundry, 42 Henry Street

Liverpool

L1 5AY

Country

United Kingdom

NUTS code

- UKD - North West (England)

National registration number

03911918

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Holmpatrick Developments Limited

Lancots Lane, Sutton

St.Helens

WA9 3EX

Country

United Kingdom

NUTS code

- UKD - North West (England)

National registration number

06562787

The contractor is an SME

No

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

Initial estimated total value of the contract/lot: £65,000,000

Total value of the contract/lot: £54,166,667

Section V. Award of contract

Lot No

3

Title

Lot 3 - Development Works - £15m plus

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

15 October 2025

V.2.2) Information about tenders

Number of tenders received: 9

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

Preston

PR5 6AW

Country

United Kingdom

NUTS code

- UKD - North West (England)

National registration number

00190204

The contractor is an SME

No

V.2.3) Name and address of the contractor

Seddon Construction Limited

Plodder Lane

Bolton

BL4 0NN

Country

United Kingdom

NUTS code

- UKD - North West (England)

National registration number

03578140

The contractor is an SME

No

V.2.3) Name and address of the contractor

Caddick Construction Limited

Calder House

Wakefield

WF2 0XQ

Country

United Kingdom

NUTS code

- UKD - North West (England)

National registration number

11079871

The contractor is an SME

No

V.2.3) Name and address of the contractor

Countryside Properties (UK) Limited c/o Vistry Merseyside & Cheshire West

Countryside House

Essex

CM13 3AT

Country

United Kingdom

NUTS code

- UKD - North West (England)

National registration number

00614864

The contractor is an SME

No

V.2.3) Name and address of the contractor

Castlemead Group Limited

Abenbury House

Wrexham

LL13 9AE

Country

United Kingdom

NUTS code

- UKD - North West (England)

National registration number

2985505

The contractor is an SME

No

V.2.3) Name and address of the contractor

Starship Modular Limited

The Hythe

Birkenhead

CH41 1AA

Country

United Kingdom

NUTS code

- UKD - North West (England)

National registration number

11827799

The contractor is an SME

No

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

Initial estimated total value of the contract/lot: £150,000,000

Total value of the contract/lot: £125,000,000

Section V. Award of contract

Lot No

4

Title

Lot 4 - Development Works (Social Return)

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

15 October 2025

V.2.2) Information about tenders

Number of tenders received: 5

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Housing Maintenance Solutions Limited

4 Corporation Street

St. Helens

WA9 1LD

Country

United Kingdom

NUTS code

- UKD - North West (England)

National registration number

07237932

The contractor is an SME

No

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

Initial estimated total value of the contract/lot: £65,000,000

Total value of the contract/lot: £54,166,667

Section VI. Complementary information

VI.3) Additional information

To view this notice, please click here:

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=1000534105> GO

Reference: GO-20251211-PRO-33690178

VI.4) Procedures for review

VI.4.1) Review body

High Court of England of Wales

Royal Courts of Justice

London

SL7 1LW

Country

United Kingdom