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Tender

Plot 2A Stretford Mall Residential Development

Trafford Council

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

Notice identifier: 2025/S 000-082028

Procurement identifier (OCID): ocds-h6vhtk-05f138

Published 11 December 2025, 2:04pm

Changes to notice

This notice has been edited. The [previous version](#) is still available.

Due to the festive period the deadline for the stage 1 PSQ has been extended to Monday 19th January 2026 12.00pm

Scope

Reference

020140

Description

Trafford Council is seeking to appoint a contractor to carry out works including the design, construction, completion and defects rectification of a new-build Build to Rent block (Plot 2a) comprising 249 residential units, together with approximately 200m² of ground floor commercial space, associated amenity areas and public realm, forming part of a multi-phase masterplan at Stretford Mall. The project will be delivered on behalf of the Bruntwood Trafford Council Residential Joint Venture.

The project (Plot 2a) 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 two stage Competitive Flexible Procedure. The first stage will comprise of the Procurement Specific Questionnaire which is a scored stage and will determine bidders that move onto the formal stage of tender (second stage)

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

The above represents Plot 2A but the Council are looking for a contractor to complete plot 2B and Plot 1 in addition to Plot 2A. The award of future phases will be determined by the Council at a later stage in the programme. The breakdown is as follows:

Plot 2A £60m (exc VAT)

Plot 2B £45m (exc VAT)

Plot 1 £70m (exc VAT)

The Council in conjunction with its advisers has a comprehensive understanding of the requirements and the market. Therefore, pre-market engagement will not be undertaken for this procurement.

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)

- £175,000,000 excluding VAT
- £210,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 June 2027 to 1 August 2029
- Possible extension to 1 March 2035
- 7 years, 9 months, 1 day

Description of possible extension:

Plot 2B £45m (exc VAT)

Plot 1 £70m (exc VAT)

(subject to planning permission, secured funding and
satisfactory completion of Plot 2A - to be determined)

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKD3 - Greater Manchester

Submission

Enquiry deadline

5 January 2026, 12:00pm

Submission type

Tenders

Tender submission deadline

19 January 2026, 12:00pm

Submission address and any special instructions

<https://procontract.due-north.com/Procurer/Advertiser/View?advertiserId=ced5aa6e-31d4-f011-813a-005056b64545&fromAdvertiserEvent=True>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

16 March 2026

Award criteria

Name	Description	Type	Weighting
PSQ	Please refer to PSQ for Quality further breakdown.		100%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

The first stage will comprise of the Procurement Specific Questionnaire which is a scored stage and will determine bidders that move onto the formal stage of tender (second stage)

Please refer to the tender pack under ITT document.

Documents

Associated tender documents

<https://procontract.due-north.com/Procurer/Advert/View?advertId=ced5aa6e-31d4-f011-813a-005056b64545&fromAdvertEvent=True>

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