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Tender

Ecton Brook Affordable Housing Development

West Northamptonshire Council

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

Notice identifier: 2025/S 000-082830

Procurement identifier (OCID): ocds-h6vhtk-05f58e

Published 15 December 2025, 11:44am

Scope

Reference

WNC00000609

Description

West Northamptonshire Council ('WNC' or 'the Council') is a unitary authority serving residents across Northampton, Daventry, Towcester and Brackley. WNC owns over 11,000 homes which are managed by our arms-length management organisation, Northamptonshire Partnership Homes (NPH), with the Council now responsible for progressing new build developments.

Under our Affordable Homes Delivery Plan, the Council and our partners are working to increase the number of affordable homes being built across the area - with a target of 650 homes per year by 2029/30. This small scheme forms part of our commitment to build more council homes as set out in the Plan.

WNC is inviting tenders for the construction of 18 affordable homes on the site of the former Ecton Brook care home under a JCT Design & Build Contract.

Through this procurement exercise we intend to appoint a single supplier to be the Principal Contractor for these works.

Full planning permission was granted in February 2024 (WNN/2023/0685) for the demolition of the existing care home and construction of 18 no. new dwellings, comprising 10 no. 2-beds, 6 no. 3-beds and 2 no. accessible 4-beds.

Design work has been progressed to RIBA Stage 3.

The site is located on Ecton Brook Road, Northampton, NN3 5EN. The former Ecton Brook care home has already been demolished to prepare the site for development, funded by the Brownfield Land Release Fund.

The associated works and services required consists of the following non-exhaustive list:

- Site preparatory works, including foundations and landscaping
- Construction of new dwellings, including associated internal fit out and external works
- Infrastructure works including streets, lighting, footpaths and a communal car park with EV chargers
- Any other on or off-site works required, incorporating all fees and charges arising as detailed in the employer's requirements

A number of reports, drawings, diagrams and surveys have been supplied as part of this tender pack to assist potential suppliers in preparing their submissions.

Full details can be found in the Invitation to Tender document pack.

If your organisation wishes to participate in this process, you need to register with In-Tend Portal. You will be unable to take part if you do not register. Please use the link below and follow the instructions on the website: <https://in-tendhost.co.uk/wnc/aspx/Home>

Tenders must be returned via the Portal.

The tender return date is 17:00 on Friday 30th January 2026. Tenders received after this time and date will not be accepted.

Total value (estimated)

- £4,550,000 excluding VAT
- £5,460,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 12 March 2026 to 12 March 2029
- Possible extension to 12 March 2030
- 4 years, 1 day

Description of possible extension:

12 months

Main procurement category

Works

CPV classifications

- 45210000 - Building construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211100 - Construction work for houses
- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work

Contract locations

- UKF24 - West Northamptonshire

Submission

Tender submission deadline

30 January 2026, 5:00pm

Submission address and any special instructions

<https://in-tendhost.co.uk/wnc/aspx/Home>

All tenders must be submitted online via the In-Tend portal

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

2 March 2026

Award criteria

| Name | Type | Weighting |
|-----------------------|---------|-----------|
| Quality | Quality | 60% |
| Contract Sum Analysis | Price | 40% |

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Contracting authority

West Northamptonshire Council

- Public Procurement Organisation Number: PGDV-8944-CMBP

Angel Street

Northampton

NN1 1ED

United Kingdom

Email: procurement@westnorthants.gov.uk

Website: <https://www.westnorthants.gov.uk/>

Region: UKF24 - West Northamptonshire

Organisation type: Public authority - sub-central government