



# Building on Success

PROSPECTUS

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# Introduction

JV North is a successful, long-standing consortium of housing association and local authority members that work together to build high-quality, affordable homes. In 2024, the consortium passed the notable milestone of building 10,000 homes.

In doing so, members have now housed in the region of 30,000 people across the North West and with Homes England, invested over £1 billion.

We are building on this success with members as ambitious as always in playing a key role addressing the housing crisis.

Central to this sees consortium members currently managing a development pipeline of over 4,000 properties in Homes England's 2021/26 Affordable Homes Programme.

Partnerships are at the heart of our approach. We know from experience that when we work closely together with stakeholders we deliver more by maximising outcomes better.

A key example is the launch of our fourth contractors' and consultants' framework to help members build homes local people urgently need.

Valued at £500m and running for four years, it is open to our full members and can also be accessed by other social housebuilders as 'procurement members' via a one-year membership option.

By adopting the Building Back Fairer principle and taking united action, we want to rebuild our communities to provide more homes while simultaneously addressing inequalities, poor health and unemployment.

As well as benefiting from economies of scale when bidding for Homes England grant, JV North members enjoy an array of added value benefits to aid their development programmes.

Examples include sharing market intelligence and data; programme delivery insight from Homes England via our development and programme management consultant Saffer Cooper; running investigative pilot projects; and, managing a benchmarking club so analysis can aid decision-making.

We regularly accept new members with likeminded organisations always welcome to join us and help build more homes.



**John Bowker**

JV North Chair  
Chief Executive of  
Southway Housing Trust

# JV North's History

We have a long, proven track record of housebuilding and community improvements through the delivery of quality new homes that dates back to 2007 when the consortium formed.

**2011/15**

Affordable  
Homes Programme

**1,075 + 539**

Homes built\*

**£84m**

Member investment

**£22.3m**

Homes England grant

**2015/18**

Affordable  
Homes Programme

**1,613**

Homes built

**£129.9m**

Member investment

**£32.5m**

Homes England grant

**2016/21**

Shared Ownership Affordable  
Homes Programme

**4,550+**

Homes being built

**£500m**

Member investment

**£150m**

Homes England grant

**2021/26**

Affordable  
Homes Programme

**4,000+**

Homes being built

**c. £600m**

Member investment

**c. £200m**

Homes England grant

\*under the Affordable Homes Guarantee Programme

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# Members

JV North consists of 16 full members and 9 procurement members.

Full members include:

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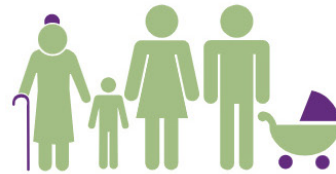
Plus Dane Housing



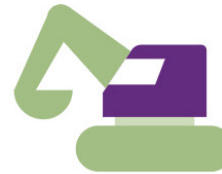
# Performance highlights



**10,000**  
homes built in NW



**30,000**  
people housed



**4,000+**  
homes in 2021/26

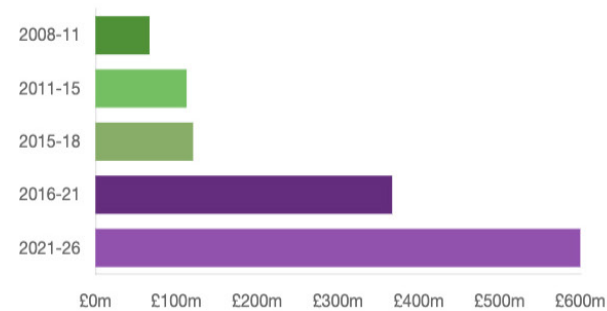


**17,308**  
bedrooms delivered

- Member investment (up to April 2022)
- Homes England investment (up to April 2022)
- Member investment (end of 2021/26)
- Homes England investment (end of 2021/26)



**£1.7 billion**  
investment  
(by the end of 2021/26 AHP)



**Member capital**  
by programme

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# New JV North Framework 2025-29

- c. 30 x individual contractors to deliver in the region of 3,000 homes
- Estimated construction value: £475Million
- Estimated Consultant fees: £20Million
- Operational from 1st August 2025
- Keen focus on SME contractors



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# Become a member

JV North offers a two-tier membership system:

## Option 1 - Full Membership

Benefits include:

- A seat on the JV North Board
- Full access to JV North's £560m, four-year framework
- Economies of scale when bidding for Homes England grant
- Shared intelligence, learning, market data and risk
- Ongoing support from Saffer Cooper Consultancy
- Full access to Land Insight software
- Single joining fee of £5,000
- £300 for each property delivered through the consortium
- Recognition of members of individual RP group structures

## Option 2 - Procurement Membership

Benefits include:

- Full access to JV North's £560m, four-year framework to procure contractors and consultants
- Unlimited size and number of projects that can be delivered via the framework
- No long-term commitment needed; one-year membership option
- Procurement membership fees are negotiable



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# Contact

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For more information please contact:

Email: [info@jvnorth.co.uk](mailto:info@jvnorth.co.uk)

Website: [www.jvnorth.co.uk](http://www.jvnorth.co.uk)

Twitter: [@jvnorthhousing](https://twitter.com/@jvnorthhousing)

Address: Wythenshawe House  
8 Poundswick Lane  
Wythenshawe  
M22 9TA

Sean Stafford  
Saffer Cooper Consultancy

Mobile: 07714 255520

Email: [sean@saffercooper.com](mailto:sean@saffercooper.com)

Address: Ashton Old Baths  
Stamford Street West  
Ashton Under Lyne  
OL6 7FW



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