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Planning

Market Engagement - Tropical World Redevelopment

Leeds City Council

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-001903

Procurement identifier (OCID): ocds-h6vhtk-0602ef

Published 9 January 2026, 2:10pm

Scope

Description

Tropical World Zoo in Leeds is owned and operated by Leeds City Council. Due to the age and condition of the building it is considered to be nearing end of life and as such the Council are in the early stages of exploring the opportunity to redevelop the attraction.

Based on very early estimates it is anticipated that the construction value will be in excess of £15m.

This market sounding exercise is intended to determine market interest to tender for construction and to try and help determine the most appropriate approach to procurement for a project of this type.

This market sounding exercise is not an invitation to tender or a request for formal expressions of interest. The Council, as contracting authority, is issuing this request for information only to assess the reaction of the market and to inform our procurement strategy.

Total value (estimated)

- £15,000,000 excluding VAT
- £18,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 February 2028 to 3 December 2029
- 1 year, 10 months, 3 days

Main procurement category

Works

CPV classifications

- 45212110 - Leisure centre construction work

Contract locations

- UKE42 - Leeds

Engagement

Engagement deadline

30 January 2026

Engagement process description

To complete the PME, please download the PME document from Jaggaer ref: tender_60.

To access Jaggaer, please use the following weblink:

<https://leedscitycouncil.ukp.app.jaggaer.com/esop/ogc-host/public/leedscitycouncil/web/login.html>

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Contracting authority

Leeds City Council

- Public Procurement Organisation Number: PJYG-6658-PPMY

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Region: UKE42 - Leeds

Organisation type: Public authority - sub-central government