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Planning

Property Management Framework

YORKSHIRE WATER SERVICES LIMITED

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

Notice identifier: 2026/S 000-010625

Procurement identifier (OCID): ocids-h6vhtk-064947

Published 5 February 2026, 3:57pm

Scope

Description

Yorkshire Water seek to establish a multi supplier Property Management Framework to support the delivery, maintenance, and improvement of its property estate. The framework will be divided into three lots, each addressing a specific category of works.

Lot 1 Simple Civils: Minor repairs and low-complexity civils completed through mini-competitions.

- Small scale groundworks.
- Minor drainage repairs.
- Footpath and fence repairs.
- Small fencing works.
- Minor reinstatement works.
- Low risk structural repairs.

Lot 2 Complex Civils (PD & PC Required): Design and build works where suppliers hold design, safety, and delivery responsibility.

- Structural alterations or new build elements.
- Complex drainage systems.
- Retaining structures.
- High risk groundworks.
- Works requiring temporary works design.
- Projects requiring full CDM compliance with the supplier acting as Principal Designer (PD) and Principal Contractor (PC).

Lot 3 Interior Renovation: Interior works, including plastering, electrical works, and refurbishments via specialist suppliers.

- Plastering and drylining.
- Joinery and carpentry.
- Electrical installation and rewiring.
- Plumbing and heating works.
- Flooring installation.
- Painting and decorating.
- Full interior refurbishments of rooms, offices, or facilities

Commercial tool

Establishes a framework

Total value (estimated)

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

Above the relevant threshold

Contract dates (estimated)

- 1 May 2026 to 30 April 2030
- Possible extension to 30 April 2032
- 6 years

Main procurement category

Services

CPV classifications

- 45000000 - Construction work
- 71200000 - Architectural and related services
- 71310000 - Consultative engineering and construction services
- 71320000 - Engineering design services
- 71330000 - Miscellaneous engineering services
- 71340000 - Integrated engineering services
- 79931000 - Interior decorating services
- 79932000 - Interior design services
- 79933000 - Design support services

Contract locations

- UKE - Yorkshire and the Humber

Engagement

Engagement deadline

6 March 2026

Engagement process description

If your company meet the required services listed please reach out to FMandEnergyCommercialTeam@yorkshirewater.co.uk with an expression of interest and we will respond.

At this time we are looking to scope the market and the viability of SMEs to deliver the required services self sufficiently without requirements to subcontract where possible. This will help form the final piece of the strategy for the framework prior to the launch of the tender.

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Procedure

Special regime

Utilities

Contracting authority

YORKSHIRE WATER SERVICES LIMITED

- Companies House: 02366682
- Public Procurement Organisation Number: PXGT-3622-WXBQ

Western House

Bradford

BD6 2SZ

United Kingdom

Email: FMandEnergyCommercialTeam@yorkshirewater.co.uk

Region: UKE41 - Bradford

Organisation type: Private utility