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Award

Package deal for land and build at Redbeck Motel Wakefield

VICO HOMES LIMITED

UK5: Transparency notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-011411

Procurement identifier (OCID): ocds-h6vhtk-064b37

Published 9 February 2026, 2:08pm

Scope

Description

Vico Homes Limited (Vico) are seeking to enter a contract with Yorkshire Choice Homes (YCH) who have exclusivity on the site via agreement with the landowner. YCH have obtained outline planning permission for a scheme of 84 affordable homes.

It has agreed to transfer this right to Vico, but only on the condition that YCH carries out the proposed development.

The land is not offered for sale without this condition. Vico therefore considers that YCH has an exclusive right to carry out the works required to complete the development for the purpose of paragraph 5 of Schedule 5 to the Procurement Act

Contract 1

Supplier

- YORKSHIRE CHOICE HOMES CONSTRUCTION LIMITED

Contract value

- £19,000,000 including VAT

Above the relevant threshold

Earliest date the contract will be signed

31 March 2026

Contract dates (estimated)

- 31 March 2026 to 29 September 2028
- 2 years, 5 months, 30 days

Main procurement category

Works

CPV classifications

- 45211000 - Construction work for multi-dwelling buildings and individual houses

Contract locations

- UKE45 - Wakefield

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Direct award

Direct award justification

Single supplier - intellectual property or exclusive rights

YCH uniquely positioned due to land control, design ownership and planning permission

Supplier

YORKSHIRE CHOICE HOMES CONSTRUCTION LIMITED

- Companies House: 13820013

- Public Procurement Organisation Number: PYYN-5764-MQLX

Unit 2 Block C

Salford

M5 4ZG

United Kingdom

Email: jason@ychc.co.uk

Website: <http://www.YCHC.co.uk>

Region: UKD34 - Greater Manchester South West

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

Contract 1

Contracting authority

VICO HOMES LIMITED

- Companies House: RS007530
- Public Procurement Organisation Number: PHVM-7719-BQMQ

Merefield House, Whistler Drive

Castleford

WF10 5HX

United Kingdom

Email: procurement@vicohomes.co.uk

Website: <http://www.vicohomes.co.uk>

Region: UKE45 - Wakefield

Organisation type: Public authority - sub-central government