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Planning

Albion Square Developer Partner

Hull City Council

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

Notice identifier: 2025/S 000-014789

Procurement identifier (OCID): ocds-h6vhtk-050201

Published 12 April 2025, 2:41pm

Scope

Reference

97572

Description

Kingston upon Hull City Council (the Council) is undertaking Preliminary Market Engagement with potential partner organisations ahead of a Competitive Flexible Procedure tender process to appoint a Developer Partner to progress the Albion Square development in Hull city centre. This is part of Hull City Council's aspiration to improve the city centre offer, and including but not exclusive to, residential, retail, commercial, leisure, cultural, educational, business start-up, hospitality and green space. The primary objective of the Albion Square redevelopment is to transform a derelict but strategically positioned city centre site into a high-quality mixed-use residential, commercial, leisure and cultural development in line with the city's Local Plan. This site has a wider significance for the future economy of Hull, as a visitor destination and a place that people choose to live, work, and play. Albion Square is in the heart of the city centre and provides a development opportunity for a mixed-use residential led scheme with substantial frontage to King Edward Square, one of the main shopping areas within the retail core.

The site is approximately 1.063 hectare, and is located between Albion Street, Bond Street, Jameson Street, King Edward Square, Waltham Street and Story Street. Hull City Council own the development land within the red line boundary. Following this Pre-Market Engagement stage, the Council will then shortly be undertaking a competitive tender process to select a Developer Partner for the development of the Albion Square site using the Competitive Flexible Procedure. The estimated timetable for the procurement is as follows: - April/May 2025: Pre-Market Engagement stage; June-October 2025: Procurement of Developer Partner (Tender stage); November 2025: appointment of successful Developer Partner. Interested organisations are invited to express their interest by completing and responding to the published Pre-Market Engagement Questionnaire. Full details of the Pre-Market Engagement are available via the Council's electronic tender portal, YORtender, which can be accessed via weblink <https://yortender.eu-supply.com/login.asp?B=YORTENDER> and selecting this opportunity, i.e. YORtender Ref. 97572. Completed responses to the Pre-Market Engagement Questionnaire should be returned, via the YORtender tender portal by no later than 17:00hrs BST on Monday 12th May 2025.

Total value (estimated)

- £100,000,000 excluding VAT
- £120,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 December 2025 to 30 November 2030
- 5 years

Main procurement category

Works

Additional procurement category

Services

CPV classifications

- 45111291 - Site-development work
- 45210000 - Building construction work
- 45211360 - Urban development construction work
- 45213100 - Construction work for commercial buildings
- 45213111 - Shopping centre construction work
- 45213112 - Shop units construction work
- 45215214 - Residential homes construction work
- 70000000 - Real estate services
- 70110000 - Development services of real estate

Contract locations

- UKE11 - Kingston upon Hull, City of

Engagement

Engagement deadline

13 May 2025

Engagement process description

https://uk.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=92113&B=

Submission

Publication date of tender notice (estimated)

10 June 2025

Contracting authority

Hull City Council

- Public Procurement Organisation Number: PRNP-1874-YZZR

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Region: UKE11 - Kingston upon Hull, City of

Organisation type: Public authority - sub-central government