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Planning

Dewsbury Riverside - Appointment of Master Developer

The Council of the Borough of Kirklees

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

Notice identifier: 2025/S 000-039263

Procurement identifier (OCID): ocds-h6vhtk-052785 ([view related notices](#))

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Scope

Reference

KMCHG-026

Description

Kirklees Council is seeking interest from suitably qualified and experienced parties for the role of a Master Developer to drive forward the delivery of the Dewsbury Riverside housing allocated site.

The site is in multiple ownerships. The two most significant land owners, Kirklees Council and Savile Estate are now progressing the delivery process together under a Collaboration Agreement. It is indicated that these two land ownerships can deliver approximately 2,000 homes.

A master developer will be required to deliver a number of phases throughout the contract currently anticipated to include: Masterplan and phasing strategy, land assembly, planning, infrastructure delivery / site servicing, marketing of serviced land, funding strategy, setting up stewardship arrangements, supporting the delivery of appropriate

social value and community engagement.

The Council has been working closely with Homes England to define a delivery strategy for the site and procurement programme, with the successful master developer proposed to be appointed in Spring 2026. A funding application to Homes England is being progressed in parallel with the developer procurement process. It is envisaged that a substantial proportion of the infrastructure package costs will be capable of being funded through Homes England grant.

Technical work produced on behalf of the Council and Homes England has identified the site preparation, infrastructure and development costs throughout the life of the delivery programme amounting to a maximum of £150 million. The Council have been undertaking works to understand the required infrastructure works and costings to feed into a funding bid, which has identified a viability gap and resulting public sector funding requirement of in the range of £60 - £70 million. It is anticipated that the funding bid will be made by the master developer and the grant funding agreement will be between Homes England and the appointed the master developer

Further details on the opportunity can be accessed via YORtender - https://uk.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=95913&PP=ctm/Supplier/publictenders&B=YORTENDER&PS=1.

If the link does not work, then please search for the Preliminary Market Engagement using the details below;

Quote/Tender ID - 101259

Reference - KMCHG-026 - Dewsbury Riverside - Appointment of Master Developer

This includes a description of scope of works required, information on the proposed route to market, conditions of contract & programme timescales

Total value (estimated)

- £150,000,000 excluding VAT
- £180,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 30 June 2026 to 30 June 2036
- 10 years, 1 day

Main procurement category

Works

CPV classifications

- 45100000 - Site preparation work
- 45211100 - Construction work for houses
- 45211300 - Houses construction work
- 45500000 - Hire of construction and civil engineering machinery and equipment with operator
- 70110000 - Development services of real estate
- 70122000 - Land sale or purchase services

Contract locations

- UKE4 - West Yorkshire

Engagement

Engagement deadline

1 August 2025

Engagement process description

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The deadline for submitting expressions of interest is 1st August 2025.

Interested parties are encouraged to provide feedback via the 'Response Form' and suppliers have the ability to raise any clarification questions via the 'Messaging' function.

Contracting authority

The Council of the Borough of Kirklees

- Public Procurement Organisation Number: PXHZ-9111-QHMJ

The Town Hall, Ramsden Street

Huddersfield

HD1 2TA

United Kingdom

Email: procurement@kirklees.gov.uk

Region: UKE44 - Calderdale and Kirklees

Organisation type: Public authority - sub-central government