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Planning

Estate Buildings Residential Development, Huddersfield

The Council of the Borough of Kirklees

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

Notice identifier: 2025/S 000-054261

Procurement identifier (OCID): ocds-h6vhtk-0594dd

Published 5 September 2025, 12:48pm

Scope

Reference

KMCHG-029

Description

Kirklees Council is considering a potential procurement exercise to find a suitably qualified and experienced organisation to convert for residential use and acquire Estate Buildings, a Grade II* listed building of local historical interest in a prime location within Huddersfield Town Centre.

The Council's vision is for Estate Buildings to be an aspirational place to live within the Town Centre. The homes will be high quality, beautiful, spacious, energy efficient, and safe, and the development will foster a strong sense of place and community.

The transformation of this building into town centre residential accommodation supports the Council's ambitions to regenerate and revitalise Huddersfield town centre, as set out in the Huddersfield Blueprint and Huddersfield Town Centre Living Plan. It will also deliver much needed new homes across the district to meet housing need. The building is

located in the heart of the town centre and forms part of Station Gateway area, one of the six key areas to be regenerated through the Huddersfield Blueprint.

Total value (estimated)

- £8,000,000 excluding VAT
- £9,600,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 4 January 2027 to 5 May 2031
- 4 years, 4 months, 2 days

Main procurement category

Works

CPV classifications

- 45000000 - Construction work
- 70111000 - Development of residential real estate

Contract locations

- UKE44 - Calderdale and Kirklees
-

Engagement

Engagement deadline

26 September 2025

Engagement process description

Responses to this Preliminary Market Engagement are required by 12noon on Friday 26th September 2025.

Kirklees Council are seeking market feedback on the upcoming Estate Buildings Residential Development opportunity. The Council wish to engage with the market via a market feedback questionnaire.

Organisations are required to access and respond to the Preliminary Market Engagement document. This can be accessed via the Council's tendering portal - <https://yortender.eu-supply.com/>

To provide a response to this Preliminary Market Engagement, an organisation must sign up to the YORTender portal (this can be done free of charge). Responses must be submitted via the YORTender portal.

Submission

Publication date of tender notice (estimated)

12 January 2026

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