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Tender

Dewsbury Market & Town Park

The Council of the Borough of Kirklees

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-058166

Procurement identifier (OCID): ocds-h6vhtk-058d74 ([view related notices](#))

Published 19 September 2025, 2:33pm

Scope

Reference

KMCCD-045

Description

Kirklees Council (the "Council") is conducting a competitive procurement exercise in accordance with Section 19, the Competitive Procedure, under the Procurement Act 2023 for the provision of Design and Build for the redevelopment of Dewsbury Market and creation of the new Town Park.

Kirklees Council is seeking suitably experienced contractors to deliver the redevelopment of Dewsbury Market and creation of the new Town Park, a flagship element of the Dewsbury Town Centre Blueprint. This project is pivotal to restoring the town centre as a vibrant, inclusive, and sustainable destination.

The redevelopment has two main components:

- Refurbishment and reconfiguration of the Market Hall and Semi-Covered Market buildings into flexible, modern facilities that retain historic character.

- Transformation of the surrounding public realm into a multifunctional "Urban Park", providing high-quality civic space that improves accessibility, wellbeing, and biodiversity.

The outcome will be a revitalised civic hub that attracts residents, visitors, and businesses, integrates heritage with contemporary usage, and enhances the town's commercial and cultural offer.

The project will be a MHCLG funded scheme with a funding gap that will be made up via Kirklees Council Capital funding.

Please refer to the full Specification for the full scope and requirements for this tender which is available with the full tender pack, free of charge at https://uk.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=98270&PP=ctm/Supplier/publictenders&B=YORTENDER&PS=1

Quote/Tender ID - 103571

Reference & Title - KMCCD-045 - Dewsbury Market & Town Hall

Contract Period: 27th April 2026 - 27th October 2027 (18 Months)

Please note Known Risks have been assessed as part of this procurement and in accordance with the Procurement Act 2023, the Council reserves the right to modify this contract where such changes meet the criteria for permitted modifications under Section 74 and Schedule 8 of the Act. This includes, but is not limited to:

- Site Investigation & Surveys - Missing, outdated or inaccurate surveys may require updated surveys to be undertaken.
- Additional Works - Additional works might be required on the back of further site investigation/surveys.
- Hazardous Materials - Such as Asbestos is high risk in existing structures and is ever-present in demolition work. Further work might be required as a result of Hazardous materials being present on site.

Any such modifications shall be undertaken in compliance with the permitted grounds set out in Section 74 and Schedule 8 of the Act, including but not limited to modifications arising from unforeseeable circumstances or the materialisation of a known risk.

Total value (estimated)

- £17,500,000 excluding VAT
- £21,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 27 April 2026 to 27 October 2027
- 1 year, 6 months, 1 day

Main procurement category

Works

CPV classifications

- 45100000 - Site preparation work
- 45213140 - Market construction work
- 45213141 - Covered market construction work
- 45500000 - Hire of construction and civil engineering machinery and equipment with operator

Contract locations

- UKE44 - Calderdale and Kirklees

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Submission type

Tenders

Tender submission deadline

16 October 2025, 1:00pm

Submission address and any special instructions

The tender will be advertised on YORtender (Mercell) - <https://yortender.eu-supply.com>.

Further instruction can be located within the tender documents.

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

20 April 2026

Award criteria

Name	Description	Type	Weighting
Quality Criteria (Stage 2)	Q1 Programme & Methodology Q2 Resource Q3 Sub-Contractors & Design Team Q4 Health & Safety Q5 Risks Q6 Communication Plan & Engagement Methods	Quality	55%
Price		Price	35%
Social Value	Q1 Programme & Methodology Q2 Resource Q3 Sub-Contractors & Design Team Q4 Health & Safety Q5 Risks Q6 Communication Plan & Engagement Methods	Quality	10%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

Stage 1 - Participation Stage:

Step 1 - Completeness and Compliance Checks

Step 2 - Excluded and Excludable Suppliers

Step 3 - Conditions of Participation

Step 4 - Due Diligence

Step 5 - Notify Unsuccessful Suppliers

Stage 2 - Tender Stage:

Step 1 - Completeness and Compliance Check

Step 2 - Excluded and Excludable Suppliers

Step 3 - Quality, Price and Social Value Assessment

Step 4 - Identification of Preferred Supplier

Step 5 - Preferred Supplier Due Diligence (1)

Step 5 - Preferred Supplier Due Diligence (2)

Step 6 - Notify Unsuccessful Suppliers

Documents

Associated tender documents

<https://yortender.eu-supply.com>

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