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Planning

YORbuild Major Works 2

Leeds City Council

UK3: Planned procurement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-065170

Procurement identifier (OCID): ocds-h6vhtk-051e67 ([view related notices](#))

Published 14 October 2025, 1:14pm

Changes to notice

This notice has been edited. The [previous version](#) is still available.

The submission date has been updated to reflect the tender notice being published on the 28th October 2025 and the submission date being updated to the 23rd December 2025 at 12:00 (noon).

Scope

Reference

CM185

Description

A Framework Agreement to serve all public sector bodies (and their statutory successors) and third sector organisations in the Yorkshire and Humber region, Nottinghamshire, Derbyshire, areas of Leicestershire and North East of England and Lincolnshire (UKE, UKC, UKF3, UKF1, UKF21 and UKF22).

The works involved are principally general building works, including contractors design when required. In addition some civil engineering works may also be included.

Commercial tool

Establishes a framework

Total value (estimated)

- £1,500,000,000 excluding VAT
- £1,800,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 29 April 2026 to 28 April 2030
- Possible extension to 28 April 2032
- 6 years

Description of possible extension:

The framework has an initial term of 48 months and an option to extend for a further

period of 24 months to allow the appointed contractors adequate time to recoup their significant initial investment in establishing processes and procedures that will deliver the improvements that the clients are seeking through this framework. These include Economic Regeneration, Carbon and Waste Reduction, Training and Employment initiatives, training of their staff to new ways of working, BIM, the Construction Playbook and Construction Innovation.

In addition there will be significant investment required from clients in undertaking the selection and evaluation process, and in particular the training of their staff and consultants to new ways of working. The partnering and collaborative working objectives that will form part of this framework may only be capable of being realised over longer periods of time than 48 months, not least because a number of Local Authorities may only start using this framework when their existing arrangements expire. Further details are set out in the framework documents.

Main procurement category

Works

CPV classifications

- 45000000 - Construction work
- 71000000 - Architectural, construction, engineering and inspection services

Contract locations

- UKC - North East (England)
- UKE - Yorkshire and the Humber
- UKF1 - Derbyshire and Nottinghamshire
- UKF21 - Leicester
- UKF22 - Leicestershire CC and Rutland
- UKF3 - Lincolnshire

Lot 1. Over £10 Million to £30 Million

Description

A Framework Agreement to serve all public sector bodies (and their statutory successors) and third sector organisations in the Yorkshire and Humber region, Lincolnshire, North East England, Nottinghamshire, Derbyshire and areas of Leicestershire (UKC, UKE, UKF1, UKF21, UKF22, UKF3).

The works involved are principally general building works, including contractors design when required. In addition some new build housing and civil engineering works may also be included. All projects will have a pre-tender estimated value of at least £10 million up to a maximum of £30 million.

Lot value (estimated)

- £600,000,000 excluding VAT
- £720,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2. Over £30 Million

Description

A Framework Agreement to serve all public sector bodies (and their statutory successors) and third sector organisations in the Yorkshire and Humber region, Lincolnshire, North East England, Nottinghamshire, Derbyshire and areas of Leicestershire (UKC, UKE, UKF1, UKF21, UKF22, UKF3).

The works involved are principally general building works, including contractors design when required. In addition some new build housing and civil engineering works may also be included. All projects will have a pre-tender estimated value above £30 million.

Lot value (estimated)

- £900,000,000 excluding VAT
- £1,080,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Framework

Maximum number of suppliers

16

Justification for framework term over 4 years

See description of extensions in Scope section.

Award method when using the framework

Either with or without competition

Contracting authority location restrictions

- UKC - North East (England)
- UKE - Yorkshire and the Humber
- UKF1 - Derbyshire and Nottinghamshire
- UKF21 - Leicester
- UKF22 - Leicestershire CC and Rutland
- UKF3 - Lincolnshire

Submission

Publication date of tender notice (estimated)

28 October 2025

Enquiry deadline

16 December 2025, 12:00am

Tender submission deadline

23 December 2025, 12:00pm

Submission address and any special instructions

<https://yortender.eu-supply.com/login.asp?B=YORTENDER>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

27 April 2026

Recurring procurement

Publication date of next tender notice (estimated): 1 October 2029

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

- Comprehensive and Progressive Agreement for Trans-Pacific Partnership (CPTPP)

Procedure

Procedure type

Open procedure

Contracting authority

Leeds City Council

- Public Procurement Organisation Number: PJYG-6658-PPMY

Civic Hall, Calverley Street

Leeds

LS1 1UR

United Kingdom

Contact name: Calum McIntyre

Email: environment.communities@leeds.gov.uk

Region: UKE42 - Leeds

Organisation type: Public authority - sub-central government

Other organisations

These organisations are carrying out the procurement, or part of it, on behalf of the contracting authorities.

East Riding of Yorkshire Council

Summary of their role in this procurement: Publish tender documents, manage tender process and assessing Tenders.

- Public Procurement Organisation Number: PZQH-9124-TMLN

Cross Street

Beverley

HU17 9BA

United Kingdom

Email: construction.management@eastriding.gov.uk

Region: UKE12 - East Riding of Yorkshire

Sheffield City Council

Summary of their role in this procurement: Assessing Tenders.

- Public Procurement Organisation Number: PPQT-9425-JWVM

The Town Hall, Pinstone St

Sheffield

S1 2HH

United Kingdom

Email: CDS@sheffield.gov.uk

Region: UKE32 - Sheffield

The North Yorkshire Council

Summary of their role in this procurement: Assessing Tenders

- Public Procurement Organisation Number: PNXY-8263-XCNL

County Hall, Racecourse Lane

Northallerton

DL7 8AD

United Kingdom

Email: procurement@northyorks.gov.uk

Website: <https://www.northyorks.gov.uk/>

Region: UKE22 - North Yorkshire CC

Contact organisation

Contact Leeds City Council for any enquiries.