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Tender

YORbuild Major Works 2

Leeds City Council

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

Notice identifier: 2025/S 000-069118

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

Published 28 October 2025, 4:35pm

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)

- 1 May 2026 to 30 April 2030
- Possible extension to 30 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, Digital Construction, 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 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 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

Maximum percentage fee charged to suppliers

0.25%

Justification for framework term over 4 years

See description of possible extensions in Scope section.

Framework operation description

See tender documentation: specifically Volume 2 YORbuild MW2 Framework Contract Data Section 4 and 5, which outlines the selection procedure for call off contracts and the quotation procedure for call off contracts.

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

-Local Authorities in Yorkshire and Humber, the North East (England), Lincolnshire, Nottinghamshire, Derbyshire and Leicestershire Regions

- Central Government Department and Agencies

- Combined Authorities

- Educational establishments

- Police Forces

- Fire and Rescue Services

- Ambulance Services

- NHS Bodies England

- Registered Social Landlords (Housing Associations)

- National Park Authorities

- Internal Drainage Boards

- Hospices in the UK

- Citizens Advice

- Mayoral Combined Authorities

- Locally delivered Public Service providers e.g. General Practitioners' Surgeries

- Projects funded by Section 106 and/or community infrastructure levy

- Passenger Transport Executives- Humber Bridge Board

- Canal and River trusts

- Trusts, Charities, Social Enterprises, Mutuals, and Community Interest Companies

Other Public Bodies operating in this Region but not specifically referred above, plus successors and their subsidiaries.

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

Participation

Legal and financial capacity conditions of participation

Lot 1. Over £10 Million to £30 Million

Lot 2. Over £30 Million

Conditions of Participation are detailed in Appendix 1.1 of Volume 1 - Method of Evaluation.

Technical ability conditions of participation

Lot 1. Over £10 Million to £30 Million

Lot 2. Over £30 Million

Conditions of Participation are detailed in Appendix 1.1 of Volume 1 - Method of

Evaluation.

Submission

Enquiry deadline

12 December 2025, 5:00pm

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)

30 April 2026

Recurring procurement

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

Award criteria

Name	Description	Type	Weighting
Quality	Section B Quality within Appendix 1.1 of Volume 1 - Method of Evaluation, details the quality evaluation. Which is based on four evenly weighted quality questions specifically: 1. Contractors Design 2. Social and Environmental Value 3. Framework Management and Supply Chain 4. Framework rates and Pricing	Quality	50%
Price	Section A Prices within Appendix 1.1 of Volume 1 - Method of Evaluation, details the price evaluation against NEC 4 fee percentages, JCT overhead and profit fee percentages and schedule of rates covering equipment / plant, site accommodation and people.		40%

Name	Description	Type	Weighting
Social Value	Section C Social Value Price Offer within Appendix 1.1 of Volume 1 - Method of Evaluation details the Social Value Evaluation.		10%

Other information

Applicable trade agreements

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

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Documents

Associated tender documents

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

The opportunity can be accessed via the YORtender eTendering system. Bidders wishing to be considered for this contract must register their expression of interest and submit through the YORTender eTendering system. If not already registered, candidates must register at <https://yortender.eu-supply.com/login.asp?B=YORTENDER>

Should updated documents be issued or further information become available this will be provided via the YORtender eTendering system.

Contracting authority

Leeds City Council

- Public Procurement Organisation Number: PJYG-6658-PPMY

Civic Hall, Calverley Street

Leeds

LS1 1UR

United Kingdom

Email: environmentandcommunities@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: Drafting tender documents, 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: Drafting tender documents and 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: Drafting tender documents and 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 East Riding of Yorkshire Council for any enquiries.

