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Contract

Development of Sixth Form College, Thorpe Park, Leeds

LOCATED PROPERTY LIMITED

UK7: Contract details notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-081563

Procurement identifier (OCID): ocds-h6vhtk-056560 ([view related notices](#))

Published 10 December 2025, 2:35pm

Scope

Description

The contracting authority, The Dept for Education, has entered into a public contract by way of direct award for the Agreement for lease and development of sixth form college at Thorpe Park, Leeds.

The contract value of this is £42m inc VAT

Contract 1. Development of sixth form college at Thorpe Park, Leeds

Supplier

- THORPE PARK DEVELOPMENTS LIMITED

Contract value

- £35,000,000 excluding VAT
- £42,000,000 including VAT

Above the relevant threshold

Date signed

17 November 2025

Contract dates

- 17 November 2025 to 16 November 2028
- Possible extension to 16 November 2030
- 5 years

Description of possible extension:

Long stop period, completion of works, remedial works post construction

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)

Justification for not setting key performance indicators

The contracting authority has not set KPIs for this 'build' contract as it deems these are not suitable for this contract. Instead, the contractor will be measured against the milestones as detailed in the development agreement. The contracting authority will monitor performance against these throughout the build and post completion.

Signed contract documents

[AGREEMENT FOR LEASE REDACTED 9 Dec 2025_Redacted.pdf](#)

Attached, Agreement for Lease document, redacted 9 Dec 2025.

[DEVELOPMENT FUNDING AGREEMENT REDACTED 9 Dec 2025_Redacted.pdf](#)

Development Funding agreement, redacted 9 Dec 2025

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Direct award

Direct award justification

Single supplier - intellectual property or exclusive rights

Single supplier - intellectual property or exclusive rights

DFE is relying on the direct award justification in paragraph 5 of Schedule 5. Thorpe Park

Developments Limited (TPDL) is the landowner of the site that DFE has identified as being the only suitable site for the development of a sixth form college. TPDL therefore has exclusive land rights and will only lease the land to DFE on the condition that it also develops the site for DFE.

The developer will procure through open competition for construction works and services for the college build

Supplier

THORPE PARK DEVELOPMENTS LIMITED

- Companies House: 04141504
- Public Procurement Organisation Number: PZQR-3999-LJJN

Europa House, 20 Esplanade

North Yorkshire

YO11 2AQ

United Kingdom

Email: adam.varley@scarboroughgroup.com

Website: <https://thorpeparkleeds.com/>

Region: UKE22 - North Yorkshire CC

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 1. Development of sixth form college at Thorpe Park, Leeds

Contracting authority

LOCATED PROPERTY LIMITED

- Companies House: 10385637
- Public Procurement Organisation Number: PRHH-7198-GCXL

20 Cranbourn Street

London

WC2H 7AA

United Kingdom

Email: rebecca.welbourn@education.gov.uk

Region: UKI32 - Westminster

Organisation type: Public authority - central government

Other organisation

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

contracting authorities.

Department for Education

Summary of their role in this procurement: Decision making, Funding and approval

- Public Procurement Organisation Number: PDZG-3487-DPVD

Sanctuary Buildings, Great Smith Street

London

SW1P 3BT

United Kingdom

Email: PolicyAssurance.COMMERCIALQUERIES@education.gov.uk

Region: UKI32 - Westminster

Contact organisation

Contact LOCATED PROPERTY LIMITED for any enquiries.