



**YORhub**

# Frameworks User Handbook

April 2024

[www.yorhub.com](http://www.yorhub.com)

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# YORhub. Your project. Your way.

Our frameworks make it easy for local authorities and other organisations to procure work flexibly and efficiently. That means you can take complete control of your project from conception to completion.

Here's what to expect.

## Save money

With enhanced buying power and early contractor engagement.

## Save time

With a choice of call-off procedures, mini competition and direct selection.

## Stay compliant

With frameworks that pass EU and UK legal requirements.

## Add value

With our supply chain engagement and social value programmes.

## Be sustainable

With environmental care on every project and contractors scored on their performance

## Reduce risk

With expert support from our team of construction procurement experts.

## Feel confident

With improved certainty of cost, quality and time for your projects.

# Foreword

Welcome to YORhub. Our frameworks help the public sector deliver great construction projects at the best value, improving the lives of those who call Yorkshire and the Humber home.

Because we're not commercially driven, our primary focus is delivering the best value and sharing knowledge for the benefit of the region. Not only do we provide exceptional services you can rely on, we're 100% transparent about cost and delivery, and all our frameworks are compliant with EU processes.

We're proud to help boost economic regeneration in Yorkshire and the Humber and it is great to see the impact our community work is having first hand. All this while delivering practical solutions that suit our customers.

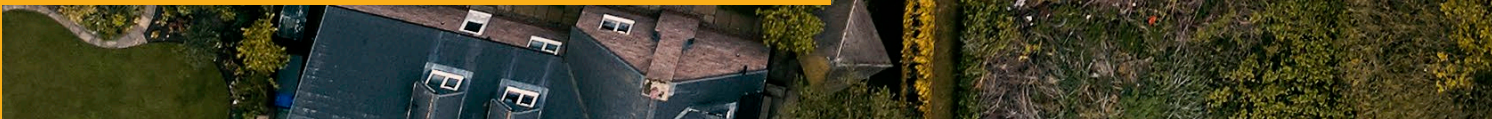
The best thing about YORhub is that a lot of the hard work is already done for you. That's thanks to our network of exceptional professionals and workers.

This makes it easier for you to find contractors and consultants, while delivering high-quality construction projects that make a real difference in your communities.

You can find out more about our social value benefits on [page 8](#).

This handbook tells you everything you need to know about using our frameworks, but you can always contact us if you have any questions. Our framework managers are here to help however they can.

**So, a warm welcome to the handbook – your project starts here.**



# About YORhub

## Who we are

YORhub is made up of YORbuild frameworks for building projects, YORcivil frameworks for civil engineering projects and YORconsult frameworks for consultancy services related to construction.

As both providers and users of our services, we have unique insight and understanding of the needs and challenges you face. Everyone at YORhub is a local authority employee; our strength is that we are the public sector, working for the public sector.

## How we work

Each framework has a lead contracting authority for each subregion. Overall management, including decisions on future renewals, is led by the YORhub board that comprises representatives from: Leeds City Council, Sheffield City Council, East Riding of Yorkshire Council and North Yorkshire Council.

## Best practice in construction

### procurement

YORhub is a founder member of the National Association of Construction Frameworks and all of our frameworks are accredited by the NACF. Visit [nacf.org.uk](http://nacf.org.uk).



*By the public sector,  
For the public sector*

**2009**

Our first framework is launched – YORbuild

**2011**

Successfully trialled Project Bank Accounts

**2015**

YORhub gained accreditation from the National Association of Construction Frameworks

**2020**

YORhub joins the Construction Playbook Steering Group and inputs on national best practice guidance

**2010**

YORhub is the first to achieve CITB accreditation as a National Framework Skills Academy

**2012**

First to implement employment & skills on a consultancy framework

**2016**

LGA representative on BSI PAS91 construction steering group

**2021**

YORhub joins the CDBB Local Authority Working Group to contribute to guidance on digital initiatives

# Supporting you through every step

**Our integrated service is designed to add value throughout your project.**

Here's an overview of the services we provide at every stage. This step-by-step process will give you complete control of your project – all with a range of added-value benefits.

## Designing and choosing your procurement strategy

Choose a fully EU-compliant framework agreement with a dedicated framework manager.

Select from numerous call-off methods, like direct supplier selection and single or two-stage mini competitions.

Access a range of YORhub suppliers and advice on supplier minimum standards.

## Tendering

Establish tender lists for projects and provide standard tender document templates online.

Receive market-leading framework tendered pricing information to check you are obtaining value for money on your project.

Access first-stage selection templates and scoring regimes for two-stage mini competitions, direct selection and single-stage processes.

Gain advice on price and quality ratios, ensuring value for money.

## On Completion

Help YORhub ensure best practice is spread throughout the framework with our performance information and post-project reviews.

## Project Delivery

Benefit from competent and capable suppliers who are aware of framework requirements through audits, regular performance monitoring and face-to-face workshops.

Access intervention and support to resolve issues relating to the framework.

## Employment and Skills

- > A specialist employment and skills manager to advise you on how your project can maximise employment and skills outputs
- > A bespoke employment and skills plan

## Sustainability

- > Reduction of carbon emissions and waste
- > A sustainability coordinator to advise you and your suppliers on how to deliver on environmental responsibilities

## Economic Regeneration

- > Support for YOR4Good, to which suppliers donate cash or resources to support local regeneration projects across the region

## Supply Chain Management

- > Support for YORscep, our supply chain engagement programme which creates visibility of contract opportunities for subcontractors

## Marketing and PR

- > Promotion of your news, project and added-value outcomes on [yorhub.com](https://www.yorhub.com) and our social media accounts

## Building Information Modelling

- > Support for your suppliers to ensure they have the capability and capacity to deliver BIM projects
- > Templates to help you include BIM within your projects

**“Our mission is to use collaborative construction  
to maximise social benefits and deliver best value”**

# Social value

**We know how important it is for you to think about the social value your projects deliver. That's why we think about it too.**

**In fact, social value is included in all our frameworks. By using a YORhub framework, you'll do more than just satisfy requirements. From employment and skills to sustainability, from supply chain engagement to economic regeneration, projects procured through our frameworks deliver tangible social value outcomes.**

**We use the Social Value Engine, a social value calculator that is accredited by Social Value UK, to measure the social value return in pounds on your YORhub projects.**







# Employment and skills

**Delivering employment and skills outcomes for the communities we serve runs through everything we do. It's a fundamental building block for social mobility and a sustainable local economy. It's not a bolt on, nor an afterthought. It's an integral part of YORhub.**

## In focus



## Bonus Arena Hull

This striking project worked closely with the client and supply chain to deliver opportunities for the community. 65% of people that worked on the project came from a Hull postcode, and six apprenticeships were created.

## Your project, your priorities

When it comes to employment and skills outcomes, every organisation has different requirements. We know that a one-size-fits-all approach just doesn't cut it. That's why YORhub offers a flexible menu of options, letting you tailor the outputs that are right for you.

Whether it's project-initiated or existing apprenticeships to increase your skills base, school visits to enthuse local pupils about a career in construction, promoting higher-level skills or something else entirely, you'll find the right match for your scheme.

Whatever you need, we'll work with you to get the best results for your community.

## Achieving real results

We'll help you to set realistic employment and skills benchmarks for the successful contractor and their supply chain to deliver. These benchmarks will be captured in a scheme-specific Employment and Skills Plan, which will be contractual to reinforce compliance.

Both at tendering stage and while the job is on site, we'll support you and your contractors to ensure best performance is delivered. Monthly updates as the contract develops will help everyone monitor progress and easily report on outcomes.

We also work with a range of tools, such as the Social Value Engine, to help you measure the employment and skills social value return from your YORhub projects.

Contact the Framework Manager for your region for more details, or email us at [info@yorhub.com](mailto:info@yorhub.com).

**22,400**

apprenticeship  
weeks created

**3,500**

Construction Skills Certification  
Scheme cards issued

**2,400**

people progressed  
into employment

**1,000**

work experience placement  
weeks provided

**35,100**

students involved in site  
visits and workshops

**10,000**

short courses/  
NVQs completed

# Sustainability

**Construction activity is one of the largest contributors to carbon emissions and landfill waste. That's why we're focused on having a smaller footprint. Our frameworks aim to produce less than four tonnes of waste per £100k, with less than two tonnes sent to landfill.**

## In focus



### Runswick Bay Coastal Protection

Marine life encouraged to the coastline by creating over 120 rock pools and 130 groove sections in the defence's rock armour to cater for small crustaceans.

## Tracking performance

Key performance indicators are generated for each project, with contractors required to return data on how many tonnes of waste and 'waste to landfill' arise from their work.

We've also successfully trialled a carbon KPI that measures carbon reduction performance and are planning to embed this into our frameworks in the future. Contractors are then scored on a second environmental performance KPI based on their efforts to minimise the environmental impact of their project.

We have also collaborated with Yorkshire Wildlife Trust to produce a series of guidelines aimed at protecting wildlife during construction projects, too.

Better yet, we encourage and support our contractors to adhere to the Construction 2025 industrial strategy which aims for a 50% reduction in greenhouse gas emissions in the built environment.

Contact the Framework Manager for your region for more details, or email us at [info@yorhub.com](mailto:info@yorhub.com).



**97% of waste has been  
diverted from landfill  
on YORhub frameworks**

# Economic regeneration

**We're proud of our region and passionate about supporting its communities. So proud that, with support from contractors on our frameworks, we created our own community fund to encourage economic regeneration. Working with YORhub can make a big impact in your area.**

## In focus



## Rooted in Hull

An innovative urban agriculture project aiming to help the Hull community understand nutrition, farming, distribution of produce and agriculture's environmental impact.

## About YOR4Good

We wanted to support economic regeneration by harnessing the power of our contractors' Corporate Social Responsibility (CSR) efforts. This idea evolved into the YOR4Good Fund, which today provides grants of up to £10,000 to community groups across the YORhub region. These funds are then awarded to people and organisations making a difference.

It's a brilliant way to support your local area – and brilliantly simple, too.

## How it benefits our communities

YOR4Good applications must contribute to one or more of YORhub's key themes: employment and skills, sustainability, and economic regeneration.

This ensures the fund gives people the opportunity to gain work or learn new skills, enhances the local environment or revitalises community assets – all outcomes with a significant impact on economic regeneration.

And because our contractors have CSR requirements of their own, with many of them based locally, they have a genuine desire to help us improve the regional economy.

Since 2013, YOR4Good has supported over 180 projects in more than 50 locations within our region, with a total in excess of £1.25million in funds being awarded.

## Contact our YOR4Good Coordinator

**Stan Brown**

[stan.brown@eastriding.gov.uk](mailto:stan.brown@eastriding.gov.uk)



The Real Junk Food Project, Wakefield



Ebor Vale Riding for the Disabled Association (RDA), Everingham



Ravenscliffe Community Association, The Gateway, Bradford



The Real Junk Food Project, Wakefield



Driffeld Methodist Church, Driffeld



The Suit Works, Sheffield



Shincliffe Park, Durham



Beverly Town Youth FC, Beverley



Rooted in Hull

# Supply chain engagement

**Helping local firms raise their profile and access new business opportunities, our Supply Chain Engagement Programme (SCEP) brings together contractors and suppliers, making it easy to build exceptional teams around your project's specific needs.**

## Subcontracting made easy

Free SCEP membership means companies get 24/7 notifications of new projects posted on the YORscep website, letting subcontractors know about new opportunities as and when they arise.

They're also invited to Meet The Buyer events where they can network with YORhub's framework contractors. Over 700 suppliers have connected with our framework contractors at these events.

SCEP members also have access to the framework demand pipelines and subcontract packages of work. Registered businesses are immediately emailed with opportunities as they're uploaded from framework contractors and if suitable can tender for work as a subcontractor.

## In focus



## University Centre Rotherham

96.7% of labour and 77.29% of spending on this project was focused within 40 miles of the site. The contractor also attended a Meet the Buyer event, and 100% of payments to subcontractors were made on time.

## Contact our Supply Chain Engagement Programme Manager

Rachael Grimes

[rachael.grimes@leeds.gov.uk](mailto:rachael.grimes@leeds.gov.uk)





# Frameworks

## **YOR**build

Our suite of building frameworks offers a range of options for delivering new build, refurbishment, and design and build construction works, including social housing.

YORbuild3 Minor Works is for projects up to £4m. YORbuild3 Medium Works is for projects of over £4m and up to £10m in value and YORbuild3 Major Works for projects valued over £10m.

## **YOR**civil

YORcivil3 consists of two sub-regional frameworks and can be used to procure civil engineering contractors for a wide range of works.

YORcivil Major Works is for civil engineering projects valued over £10m.

## **YOR**consult

YORconsult2 also consists of two sub-regional frameworks. It features consultants who can deliver a breadth of construction-related services.





Welcome

# YORbuild3 Major Works

Specifically designed to deliver projects over £10million in value, YORbuild3 Major Works helps local authorities and other public and third sector organisations procure construction projects efficiently and collaboratively.

## Framework team



### Phil Henderson

**Framework Programme Manager**

[philip.henderson@eastriding.gov.uk](mailto:philip.henderson@eastriding.gov.uk)

Phil has a Masters in Public Procurement Law and over 10 years' experience working on the YORhub frameworks procuring construction and consultancy services.

**Martin Aston** – Framework Manager, North

[martin.aston@northyorks.gov.uk](mailto:martin.aston@northyorks.gov.uk)

**Gary Wright** - Framework Manager, South

[gary.wright@sheffield.gov.uk](mailto:gary.wright@sheffield.gov.uk)

**Stan Brown** – Framework Manager, East

[stan.brown@eastriding.gov.uk](mailto:stan.brown@eastriding.gov.uk)

**Rachael Grimes** – Framework Manager, West

[rachael.grimes@leeds.gov.uk](mailto:rachael.grimes@leeds.gov.uk)

## Using YORbuild3 Major Works

### Fees

There is no direct charge to access the YORhub frameworks. A call off charge is recovered directly from the contractors for each individual project. We only aim to cover the costs of managing the frameworks and contribute towards the cost of procuring replacement frameworks.

### Contract

Any project called off the YORbuild3 Major Works framework can use the NEC3, NEC4 or JCT suites of contract documentation, but both NEC suites have been endorsed by the government as the preferred contract type for public sector construction projects.

NEC contracts are advantageous because they:

- > support a partnering ethos between client and contractor
- > support project management through early warning and compensation events
- > offer flexibility through the number of options available including main and short forms, term service contracts, and professional service contracts

### OJEU

Procuring projects through YORbuild3 Major Works will comply with your standing orders or constitution.

An OJEU advert was published on the 23rd July 2019. It can be found on [Tenders Electronic Daily](#) using the following reference:

- > 2019/S 140-343606

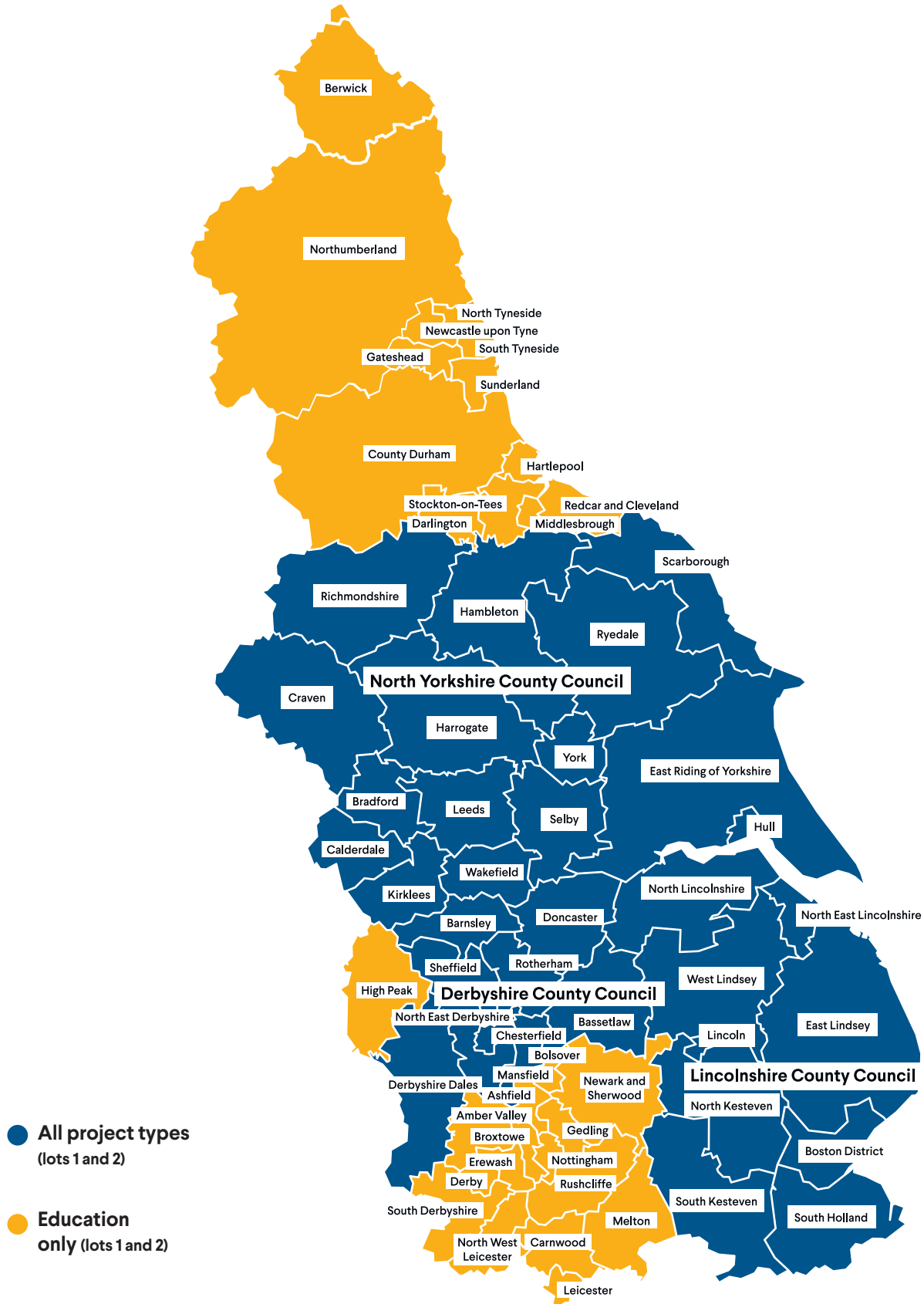
The contract award notice may be found using the following reference:

- > 2020/S 098-236103

### Framework duration

YORbuild3 Major Works is due to expire in April 2024 with the potential for a two year extension.

## YORbuild3 Major Works - Framework Coverage



## Call-off Methods

YORbuild3 Major Works has four different call-off methods that balance quality against cost. These are:

### 1. Direct Selection (rotation)

A framework contractor is selected from the respective lot using the direct selection (rotation) process without competition. A tender is then developed with the selected framework contractor and any subsequent call off contract is awarded.

### 2. Price/quality mini competition (two-stage)

All eligible framework contractors in a lot are offered the opportunity to submit proposals assessed against a stage-one scoring criteria. A single winning proposal is selected and a tender subsequently developed with the chosen contractor. The framework has been set up to permit variance in the balance of price/quality assessments, which can range between 20/80 and 80/20.

### 3. Price/quality mini competition (single-stage)

All eligible framework contractors in a lot are offered the opportunity to submit competitive quotations for the award of a call-off contractor by means of a price and quality competition. The framework has been set up to permit variance in the balance of price/quality assessments, which can range between 30/70 and 90/10.

### 4. Price-only mini competition (single-stage)

All eligible framework contractors in a lot are offered the opportunity to submit competitive quotations for the award of a call-off contractor by means of a price competition only.

## Lotting Structure

YORbuild3 Major Works consists of two lots covering a single framework area:

- > Lot 1: Projects valued £10m to £30m
- > Lot 2: Projects valued over £30m

## Contractors

Lot 1: £10m to £30m	Lot 2: over £30m
BAM Construction	BAM Construction
Bowmer & Kirkland	Galliford Try Building
Galliford Try Building	Kier Construction
Kier Construction	Morgan Sindall Construction
Morgan Sindall Construction	Tilbury Douglas Construction
Tilbury Douglas Construction	Wates Construction
Wates Construction	
Willmott Dixon Construction	

# YORbuild3 Medium Works

YORbuild3 Medium Works is designed to deliver new build and refurbishment projects valued between £4m and £10m, and for new housing over 25 units. The frameworks help local authorities and other public and third sector organisations procure construction projects efficiently and collaboratively.

It's available to organisations across the Yorkshire & Humber region, Lincolnshire, Sheffield LEP region, Nottinghamshire, Derbyshire and areas of Leicestershire.

It is also available for education projects in northeast England and areas of Nottinghamshire and Derbyshire.

## Framework team



### Phil Henderson

**Framework Programme Manager**

[philip.henderson@eastriding.gov.uk](mailto:philip.henderson@eastriding.gov.uk)

Phil has a Masters in Public Procurement Law and over 10 years' experience working on the YORhub frameworks procuring construction and consultancy services.

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**Rachael Grimes** – Framework Manager, West

[rachael.grimes@leeds.gov.uk](mailto:rachael.grimes@leeds.gov.uk)



## Using YORbuild3 Medium Works

### Fees

There is no direct charge to access the YORhub frameworks. A call off charge is recovered directly from the contractors for each individual project. We only aim to cover the costs of managing the frameworks and contribute towards the cost of procuring replacement frameworks.

### Contract

Any project called off the YORbuild3 Medium Works frameworks can use the NEC4 or JCT suite of contract documentation, but the NEC4 suite has been endorsed by the government as the preferred contract type for construction projects.

NEC4 contracts are advantageous because they:

- > support a partnering ethos between client and contractor
- > support project management through early warning and compensation events
- > offer flexibility through the number of options available, including main and short forms, term service contracts, and professional service contracts

### Contract Notices

Procuring projects through YORbuild3 Medium Works will comply with your standing orders or constitution.

Contract Notices were published on 19th July 2021. They can be found on [Find-a-Tender](#) using the following references:

- > East area      2021/S 000-016979
- > West area      2021/S 000-016982

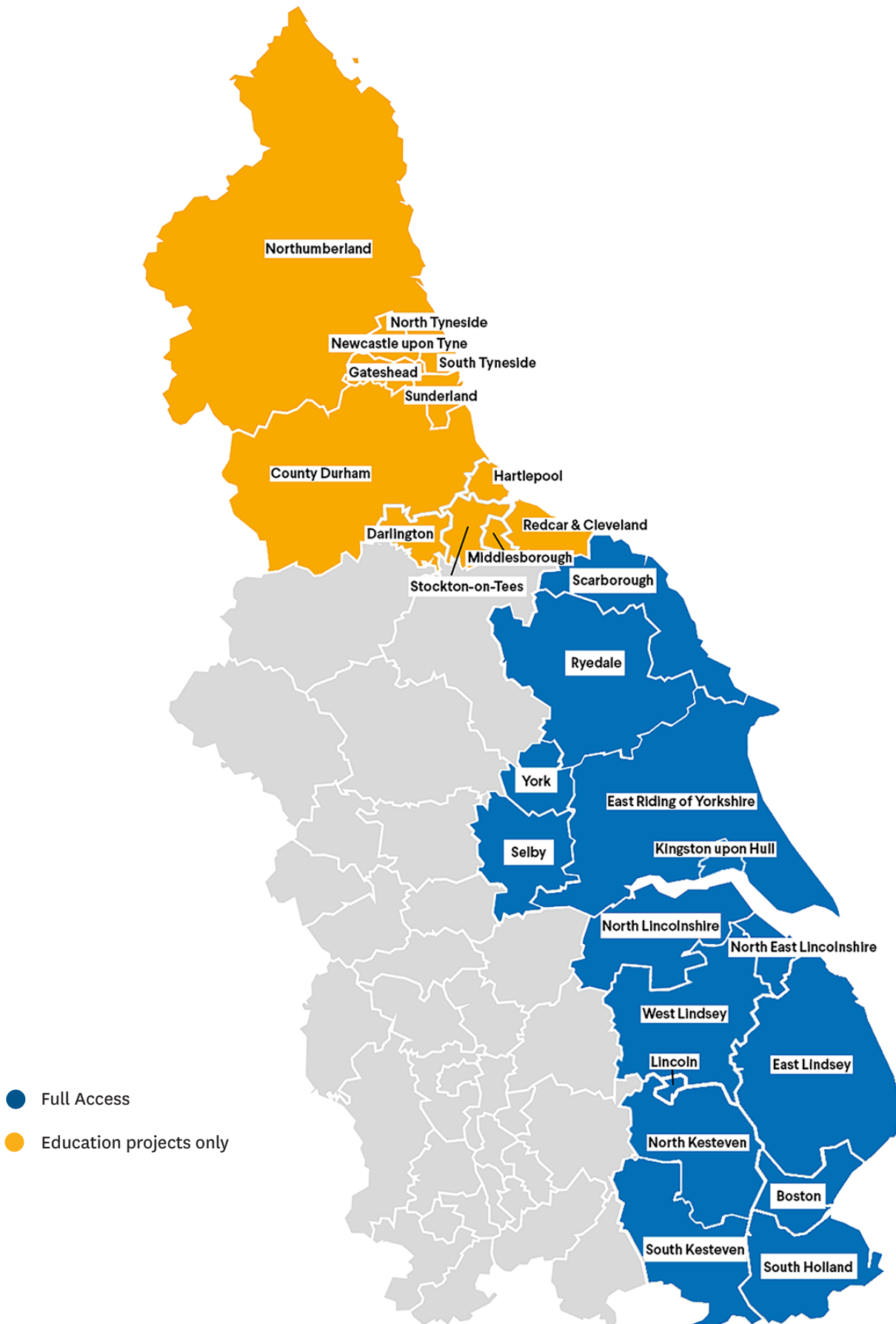
Contract award notices may be found using the following references:

- > East area      2022/S 000-011720
- > West area      2022/S 000-011921

### Framework duration

YORbuild3 Medium Works is due to expire in April 2026 with the option to extend for a further two years..

## YORbuild3 Medium Works – East Area Framework Coverage



## Call-off Methods

YORbuild3 Medium Works has four different call-off methods that balance quality against cost. These are:

### 1. Direct Selection (rotation)

A framework contractor is selected from the respective lot using the direct selection (rotation) process without competition. A tender is then developed with the selected framework contractor and any subsequent call off contract is awarded.

### 2. Price/quality mini competition (two-stage)

All eligible framework contractors in a lot are offered the opportunity to submit proposals assessed against a stage-one scoring criteria. A single winning proposal is selected and a tender subsequently developed with the chosen contractor. The framework has been set up to permit variance in the balance of price/quality assessments, which can range between 20/80 and 80/20.

### 3. Price/quality mini competition (single-stage)

All eligible framework contractors in a lot are offered the opportunity to submit competitive quotations for the award of a call-off contractor by means of a price and quality competition. The framework has been set up to permit variance in the balance of price/quality assessments, which can range between 30/70 and 90/10.

### 4. Price-only mini competition (single-stage)

All eligible framework contractors in a lot are offered the opportunity to submit competitive quotations for the award of a call-off contractor by means of a price competition only.

## Lotting Structure

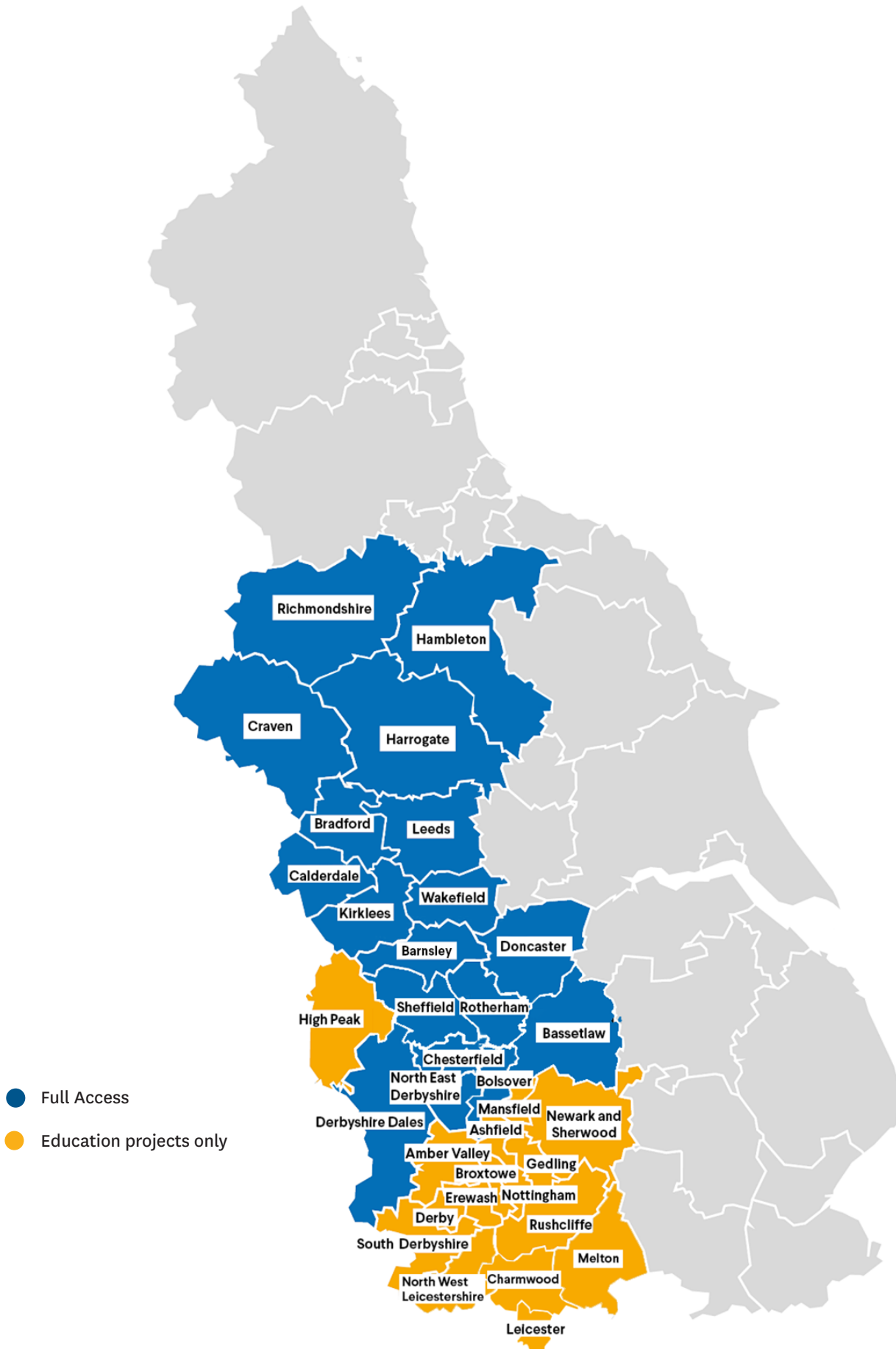
YORbuild3 Medium Works consists of two regional frameworks, each with two lots:

- > Lot 1: Projects valued over £4m and up to £10m
- > Lot 2: New housing over 25 units.

## Contractors - East Area

Lot 1: over £4m to £10m	Lot 2: new housing over 25 units
Equans Regeneration Ltd	Equans Regeneration Ltd
Esh Construction Ltd	Esh Construction Ltd
Galliford Try Construction Ltd	Hobson & Porter Ltd
Henry Boot Construction Ltd	Lindum Group Ltd
Hobson & Porter Ltd	R G Carter Lincoln Ltd
Kier Construction Ltd	United Living (North) Ltd
Morgan Sindall Construction & Infrastructure Ltd	Willmott Dixon Construction Ltd
R G Carter Lincoln Ltd	
Sewell Construction Ltd / Illingworth & Gregory Ltd	
Tilbury Douglas Construction Ltd	
William Birch & Sons Ltd	
Willmott Dixon Construction Ltd	

## YORbuild3 Medium Works – West Area Framework Coverage



## Contractors - West Area

Lot 1: over £4m to £10m	Lot 2: new housing over 25 units
Esh Construction Ltd	Equans Regeneration Ltd
Galliford Try Construction Ltd	Esh Construction Ltd
Henry Boot Construction Ltd	Hobson & Porter Ltd
Hobson & Porter Ltd	Lindum Group Ltd
Kier Construction Ltd	P Casey Ltd
Morgan Sindall Construction & Infrastructure Ltd	R G Carter Lincoln Ltd
R G Carter Lincoln Ltd	United Living (North) Ltd
Robertson Construction Group Ltd	Willmott Dixon Construction Ltd
Sewell Construction Ltd / Illingworth & Gregory Ltd	
Tilbury Douglas Construction Ltd	
William Birch & Sons Ltd	
Willmott Dixon Construction Ltd	

# YORbuild3 Minor Works

YORbuild3 Minor Works is designed to deliver new build and refurbishment projects valued in three lots, from £0 to £1m, over £1m to £4m and for new housing up to 25 units. The frameworks help local authorities and other public and third sector organisations procure construction projects efficiently and collaboratively.

It's available to organisations across the Yorkshire & Humber region, North and North East Lincolnshire, and the Sheffield LEP region.

## Framework team



### Phil Henderson

**Framework Programme Manager**

[philip.henderson@eastriding.gov.uk](mailto:philip.henderson@eastriding.gov.uk)

Phil has a Masters in Public Procurement Law and over 10 years' experience working on the YORhub frameworks procuring construction and consultancy services.

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**Rachael Grimes** – Framework Manager, West

[rachael.grimes@leeds.gov.uk](mailto:rachael.grimes@leeds.gov.uk)

## Using YORbuild3 Minor Works

### Fees

There is no direct charge to access the YORhub frameworks. A call off charge is recovered directly from the contractors for each individual project. We only aim to cover the costs of managing the frameworks and contribute towards the cost of procuring replacement frameworks.

### Contract

Any project called off the YORbuild3 Minor Works frameworks can use the NEC4 or JCT suite of contract documentation, but the NEC4 suite has been endorsed by the government as the preferred contract type for construction projects.

NEC4 contracts are advantageous because they:

- > support a partnering ethos between client and contractor
- > support project management through early warning and compensation events
- > offer flexibility through the number of options available, including main and short forms, term service contracts, and professional service contracts

### Contract Notices

Procuring projects through YORbuild3 Minor Works will comply with your standing orders or constitution.

Contract Notices were published in October 2021. They can be found on [Find-a-Tender](#) using the following references:

- |                   |                   |
|-------------------|-------------------|
| > North East area | 2021/S 000-026146 |
| > North West area | 2021/S 000-026147 |
| > South area      | 2021/S 000-026086 |
| > East area       | 2021/S 000-026088 |
| > West area       | 2021/S 000-026087 |

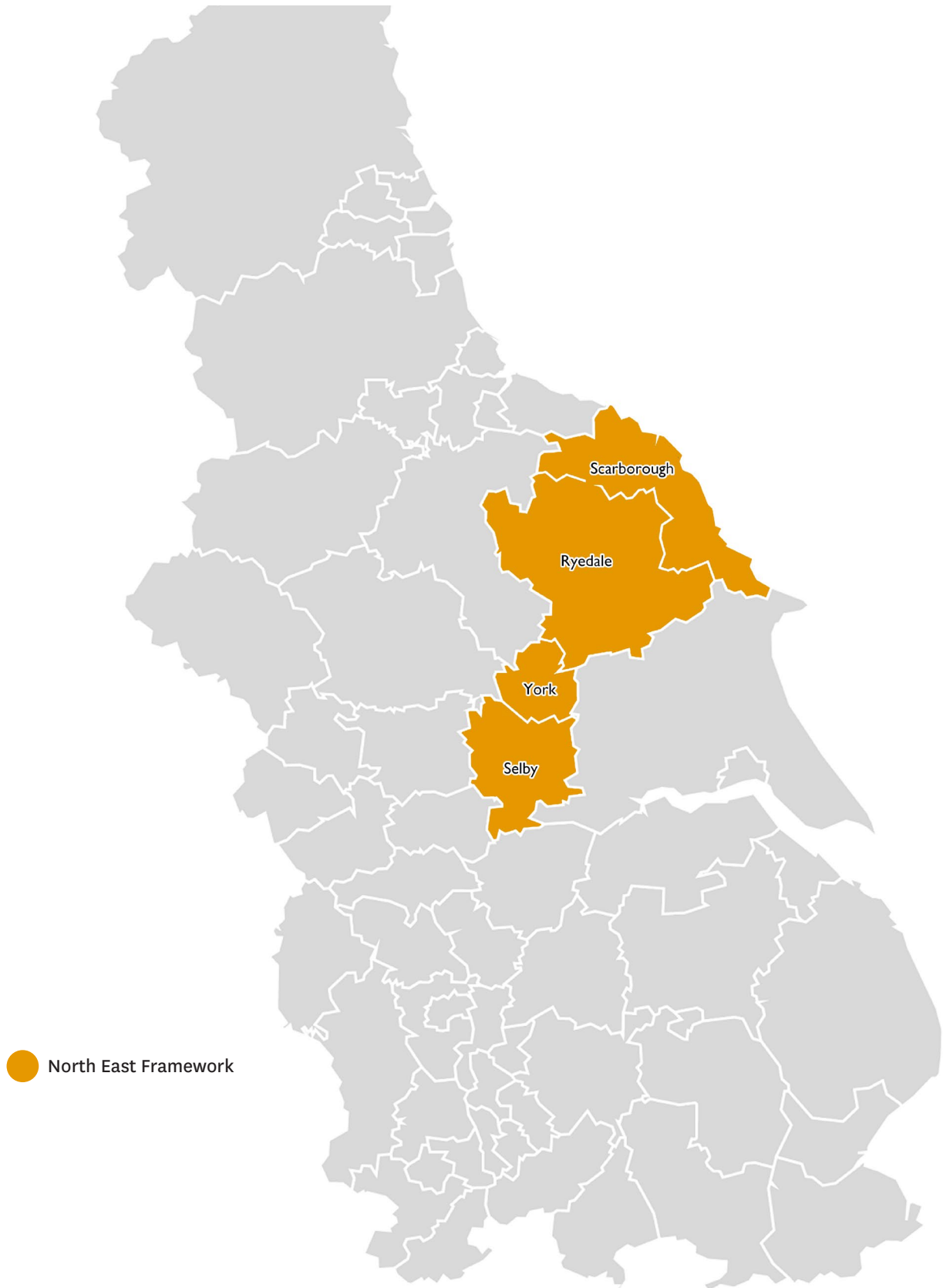
Contract award notices may be found using the following references:

- |                   |                   |
|-------------------|-------------------|
| > North East area | 2022/S 000-022198 |
| > North West area | 2022/S 000-022196 |
| > South area      | 2022/S 000-020703 |
| > East area       | 2022/S 000-022516 |
| > West area       | 2022/S 000-021524 |

### Framework duration

YORbuild3 Minor Works is due to expire in July 2026 with the option to extend for a further two years..

## YORbuild3 Minor Works – North East Area Framework Coverage





## Call-off Methods

YORbuild3 Minor Works has four different call-off methods that balance quality against cost. These are:

### 1. Direct Selection (rotation)

A framework contractor is selected from the respective lot using the direct selection (rotation) process without competition. A tender is then developed with the selected framework contractor and any subsequent call off contract is awarded.

### 2. Price/quality mini competition (two-stage)

All eligible framework contractors in a lot are offered the opportunity to submit proposals assessed against a stage-one scoring criteria. A single winning proposal is selected and a tender subsequently developed with the chosen contractor. The framework has been set up to permit variance in the balance of price/quality assessments, which can range between 20/80 and 80/20.

### 3. Price/quality mini competition (single-stage)

All eligible framework contractors in a lot are offered the opportunity to submit competitive quotations for the award of a call-off contractor by means of a price and quality competition. The framework has been set up to permit variance in the balance of price/quality assessments, which can range between 30/70 and 90/10.

### 4. Price-only mini competition (single-stage)

All eligible framework contractors in a lot are offered the opportunity to submit competitive quotations for the award of a call-off contractor by means of a price competition only.

## Lotting Structure

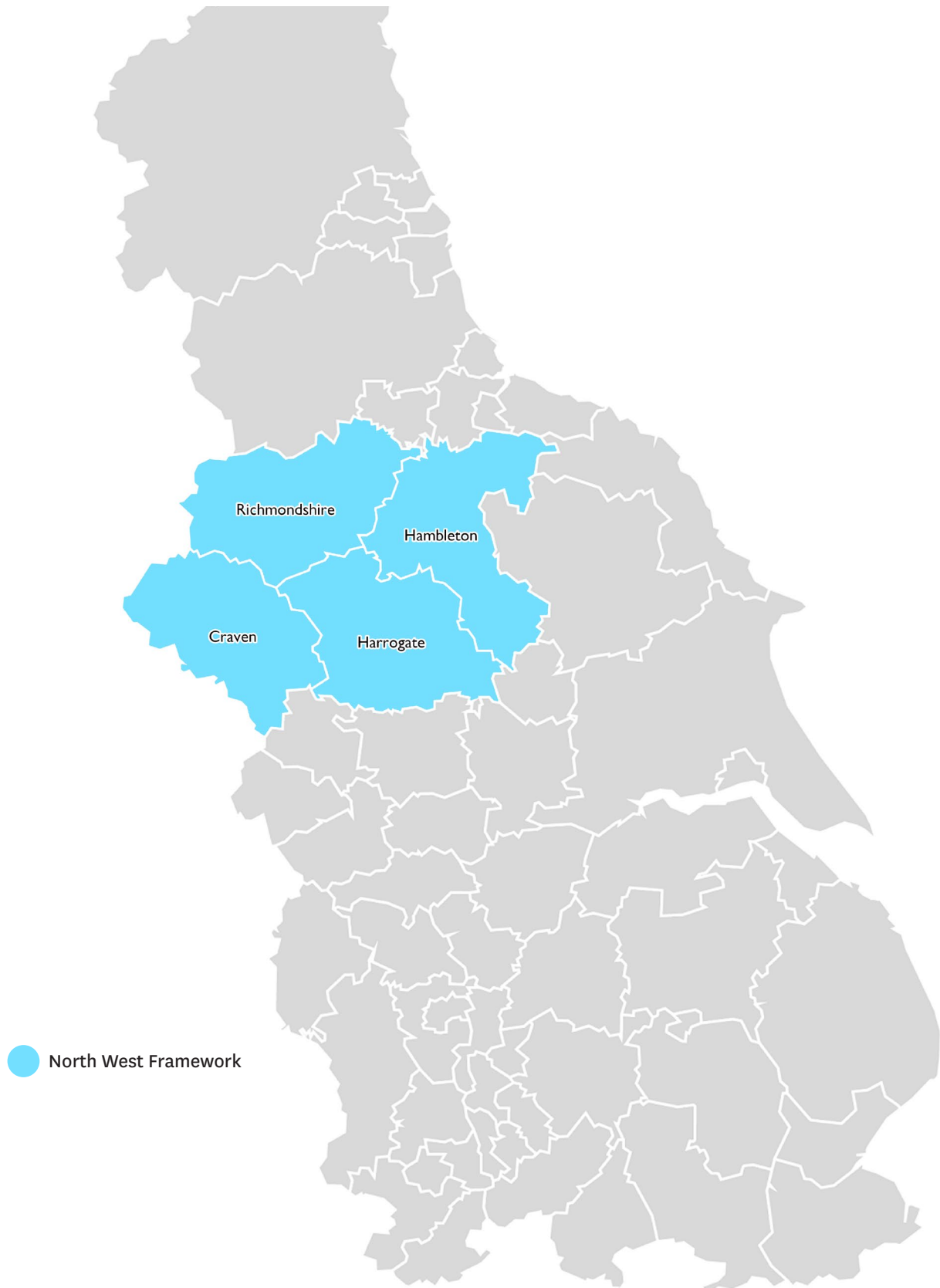
YORbuild3 Minor Works consists of five regional frameworks, each with three lots:

- > Lot 1: Projects valued from £0m and up to £1m
- > Lot 2: Projects valued over £1m and up to £4m
- > Lot 3: New housing up to 25 units.

## Contractors - North East Area

Lot 1: £0 to £1m	Lot 2: Over £1m to £4m	Lot 3: New housing up to 25 units
Bermer Building Co Ltd	Bermer Building Co Ltd	Geo Houlton & Sons Ltd
F Parkinson Ltd	Equans Regeneration Ltd	Lindum Group Ltd
Geo Houlton & Sons Ltd	Esh Construction Ltd	Morris & Spottiswood Ltd
JP Developers Ltd	F Parkinson Ltd	
Lindum Group Ltd	Geo Houlton & Sons Ltd	
Morris & Spottiswood Ltd	Hobson & Porter Ltd	
R H Fullwood & Co Ltd	Kier Services Ltd T/A Kier Places	
S Voase Builders Ltd	Lindum Group Ltd	
Simpson (York) Ltd	Morris & Spottiswood Ltd	
Trios Facilities Management Ltd	Sewell Construction Ltd and Illingworth & Gregory Ltd	
William Birch & Sons Ltd	William Birch & Sons Ltd	

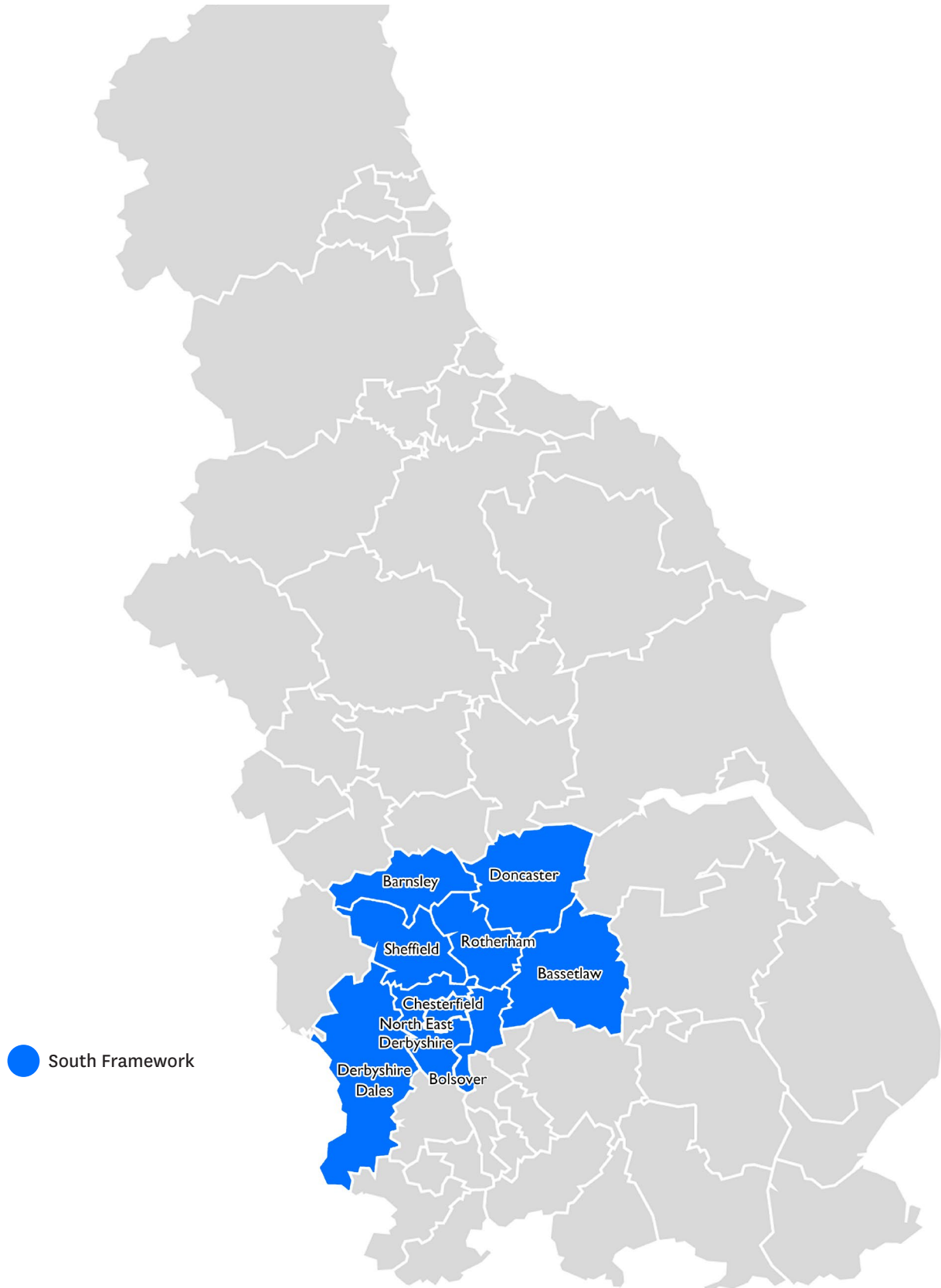
## YORbuild3 Minor Works – North West Area Framework Coverage



## Contractors - North West Area

Lot 1: £0 to £1m	Lot 2: Over £1m to £4m	Lot 3: New housing up to 25 units
Bermar Building Co Ltd	Bermar Building Co Ltd	Lindum Group Ltd
F Parkinson Ltd	Equans Regeneration Ltd	Morris & Spottiswood Ltd
Hobson & Porter Ltd	Esh Construction Ltd	
JP Developers Ltd	F Parkinson Ltd	
Lindum Group Ltd	Hobson & Porter Ltd	
Morris & Spottiswood Ltd	Kier Services Ltd T/A Kier Places	
R H Fullwood & Co Ltd	Lindum Group Ltd	
Simpson (York) Ltd	Morris & Spottiswood Ltd	
Trios Facilities Management Ltd	Simpson (York) Ltd	
Walter Carefoot & Sons (Construction) Ltd	Walter Carefoot & Sons (Construction) Ltd	
William Birch & Sons Ltd	William Birch & Sons Ltd	

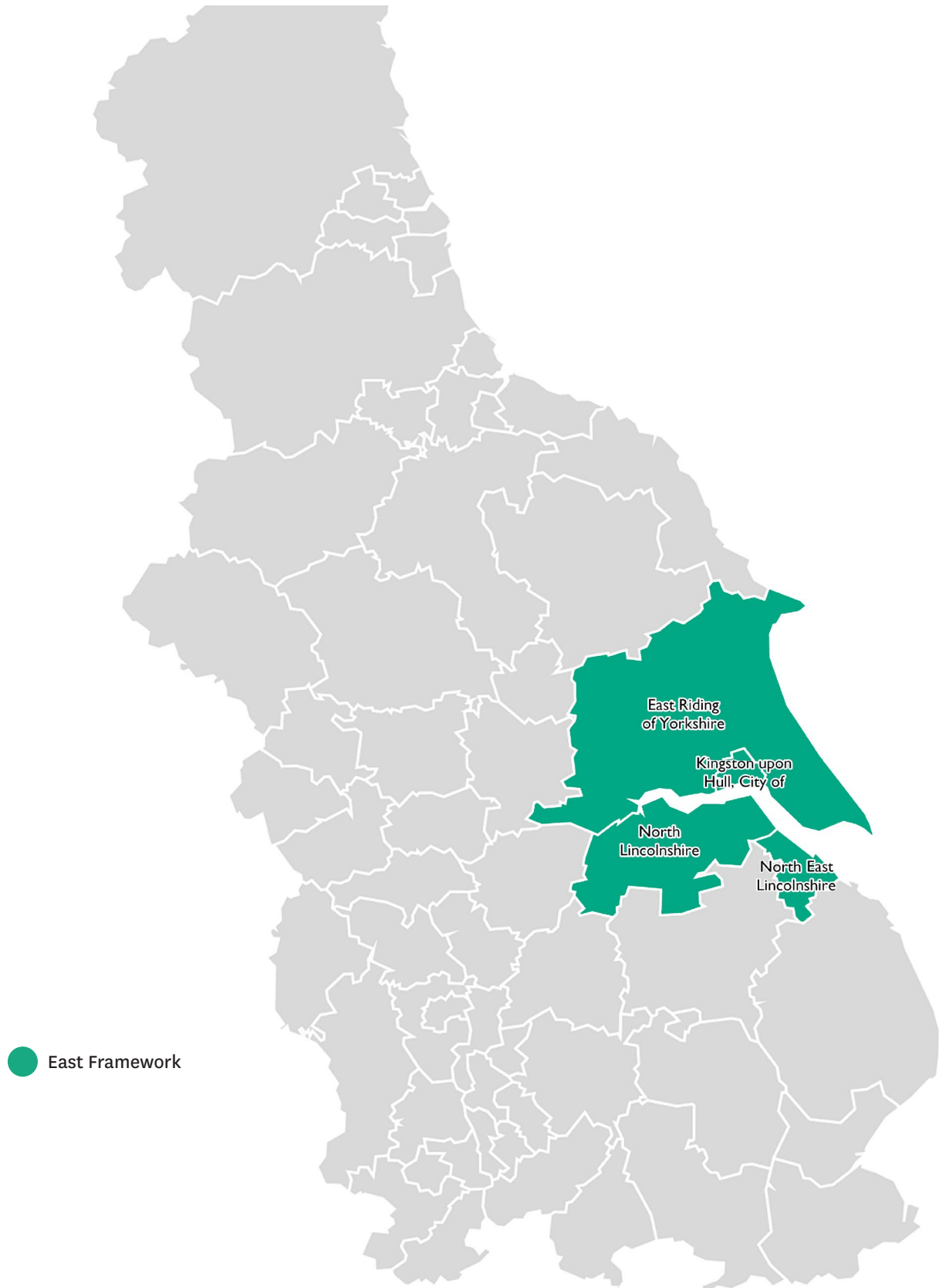
## YORbuild3 Minor Works – South Area Framework Coverage



## Contractors - South Area

Lot 1: £0 to £1m	Lot 2: Over £1m to £4m	Lot 3: New housing up to 25 units
Bermar Building Co Ltd	Bermar Building Co Ltd	Geo Houlton & Sons Ltd
C D Potter & Sons Ltd	Equans Regeneration Ltd	Lindum Group Ltd
F Parkinson Ltd	Esh Construction Ltd	Morris & Spottiswood Ltd
Geo Houlton & Sons Ltd	F Parkinson Ltd	O&P Construction Services Ltd
JP Developers Ltd	Henry Brothers Ltd	
Lindum Group Ltd	Hobson & Porter Ltd	
Morris & Spottiswood Ltd	Kier Services Ltd T/A Kier Places	
O&P Construction Services Ltd	Lindum Group Lt	
R H Fullwood & Co Ltd	O&P Construction Services Ltd	
Trios Facilities Management Ltd	Sewell Construction Ltd and Illingworth & Gregory Ltd	
William Birch & Sons Ltd	William Birch & Sons Ltd	

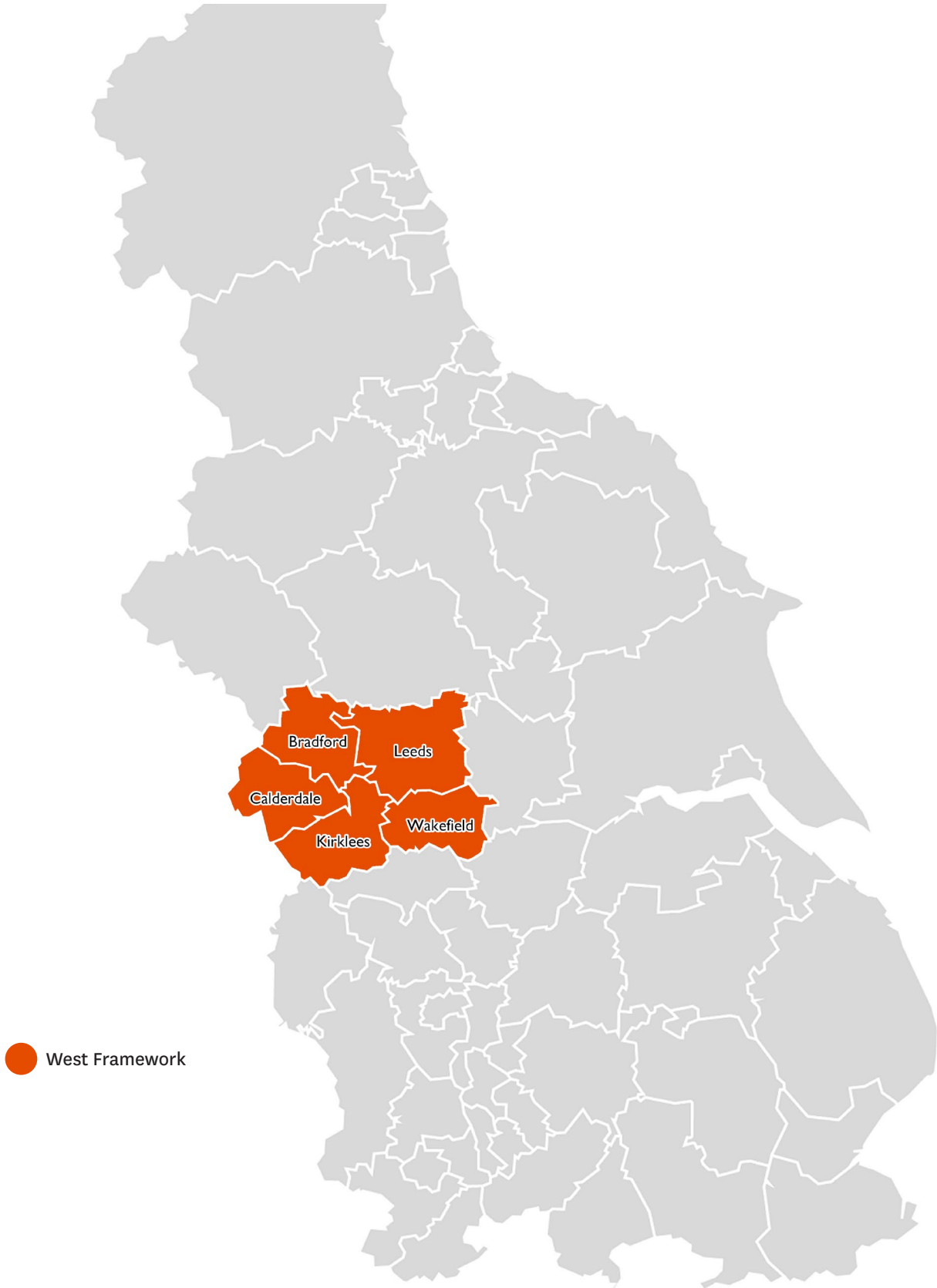
## YORbuild3 Minor Works – East Area Framework Coverage



## Contractors - East Area

Lot 1: £0 to £1m	Lot 2: Over £1m to £4m	Lot 3: New housing up to 25 units
Bermar Building Co Ltd	Bermar Building Co Ltd	Geo Houlton & Sons Ltd
F Parkinson Ltd	Equans Regeneration Ltd	Lindum Group Ltd
Geo Houlton & Sons Ltd	Esh Construction Ltd	Morris & Spottiswood Ltd
Hobson & Porter Ltd	F Parkinson Ltd	
JP Developers Ltd	Geo Houlton & Sons Ltd	
Lindum Group Ltd	Hobson & Porter Ltd	
Morris & Spottiswood Ltd	Kier Services Ltd T/A Kier Places	
R H Fullwood & Co Ltd	Lindum Group Ltd	
S Voase Builders Ltd	Morris & Spottiswood Ltd	
Trios Facilities Management Ltd	Sewell Construction Ltd and Illingworth & Gregory Ltd	
William Birch & Sons Ltd	William Birch & Sons Ltd	

### YORbuild3 Minor Works – West Area Framework Coverage





## Contractors - West Area

Lot 1: £0 to £1m	Lot 2: Over £1m to £4m	Lot 3: New housing up to 25 units
Bermar Building Co Ltd	Bermar Building Co Ltd	Geo Houlton & Sons Ltd
C D Potter & Sons Ltd	Equans Regeneration Ltd	Morris & Spottiswood Ltd
F Parkinson Ltd	Esh Construction Ltd	P Casey & Co Ltd
Geo Houlton & Sons Ltd	F Parkinson Ltd	
Hobson & Porter Ltd	Geo Houlton & Sons Ltd	
JP Developers Ltd	Hobson & Porter Ltd	
Morris & Spottiswood Ltd	Kier Services Ltd T/A Kier Places	
R H Fullwood & Co Ltd	Morris & Spottiswood Ltd	
S Voase Builders Ltd	P Casey & Co Ltd	
Trios Facilities Management Ltd	Sewell Construction Ltd and Illingworth & Gregory Ltd	
William Birch & Sons Ltd	William Birch & Sons Ltd	

# YORcivil3

**YORcivil3 can be used for projects in a variety of sectors, including public services, public order and safety, regeneration, health, housing, education, and recreation and culture.**

It consists of two sub-regional frameworks, each with separate lots that deal with different types or values of work, and features both SMEs and larger regional and national contractors.

This helps ensure YORcivil3 can serve the diverse needs of organisations across the region.

Two local authorities collaborated to manage the YORcivil3 framework, each representing one of the sub-regional frameworks:

- > North and East sub-region – East Riding of Yorkshire Council
- > South and West sub-region – Sheffield City Council

## Framework team



### Mark Ives

#### Framework Programme Manager

[mark.ives@eastriding.gov.uk](mailto:mark.ives@eastriding.gov.uk) | T: 07887 692038

Mark is an incorporated engineer with over thirty years of construction experience working for local authorities in the East Yorkshire region. He has been involved in establishing major framework agreements since their inception in the East Riding in 2000 and been a key member in the development of the current frameworks offered by YORhub.

**Nadine Byrne** - Framework Manager, South & West  
[nadine.byrne@sheffield.gov.uk](mailto:nadine.byrne@sheffield.gov.uk)

**Gary Wright** - Framework Manager, South & West  
[gary.wright@sheffield.gov.uk](mailto:gary.wright@sheffield.gov.uk)

**Stefanie Wright** - Framework Manager, North & East  
[stefanie.wright@eastriding.gov.uk](mailto:stefanie.wright@eastriding.gov.uk)

## Using YORcivil3

### Fees

There is no direct charge to access the YORhub frameworks. A call off charge is recovered directly from the contractors for each individual project. We only aim to cover the costs of managing the frameworks and contribute towards the cost of procuring replacement frameworks.

### Contract

YORcivil3 is structured around the NEC suite of contracts, which are endorsed by the government and the Institution of Civil Engineers. NEC4 is the preferred form of contract on YORcivil3.

The NEC suite of contracts is advantageous because they:

- > support a partnering ethos between client and contractor
- > support project management through early warning and compensation events
- > offer flexibility through the number of options available, including main and short-forms, term service contracts, and professional service contracts

### Contract Notices

Procuring projects through YORcivil3 will comply with your standing orders or constitution.

Two separate contract adverts (one for each geographical area) were published on 10 November 2022, the adverts can be found on the 'find a tender' website links below:

North & East Area

<https://www.find-tender.service.gov.uk/Notice/031888-2022?origin=SearchResults&p=1>

South & West Area

<https://www.find-tender.service.gov.uk/Notice/031889-2022?origin=SearchResults&p=1>

### Framework duration

YORcivil3 is due to expire at the end of July 2027 with the option to extend for two further years.

## Call-off methods

YORcivil3 has four different call-off methods that balance quality against cost. These are:

### 1. Direct selection (rotation)

A framework contractor is selected from the respective lot using the direct selection (rotation) process without competition. A tender is then developed with the selected framework contractor and any subsequent call off contract is awarded.

### 2. Price/quality mini competition (two-stage)

All eligible framework contractors in a lot are offered the opportunity to submit proposals assessed against a stage-one scoring criteria. A single winning proposal is selected and a tender subsequently developed with the chosen contractor. The framework has been set up to permit variance in the balance of price/quality assessments, which can range between 20/80 and 80/20.

### 3. Price/quality mini competition (single-stage)

All eligible framework contractors in a lot are offered the opportunity to submit competitive quotations for the award of a call-off contractor by means of a price and quality competition. The framework has been set up to permit variance in the balance of price/quality assessments, which can range between 30/70 and 90/10.

### 4. Price-only mini competition (single-stage)

All eligible framework contractors in a lot are offered the opportunity to submit competitive quotations for the award of a call-off contractor by means of a price competition only.

## Lotting structure

YORcivil3 consists of four lots in the North and East region and three lots in the South and West region. The lots are based on either value or type of work and have been structured to meet the diverse requirements of public sector clients in those areas.

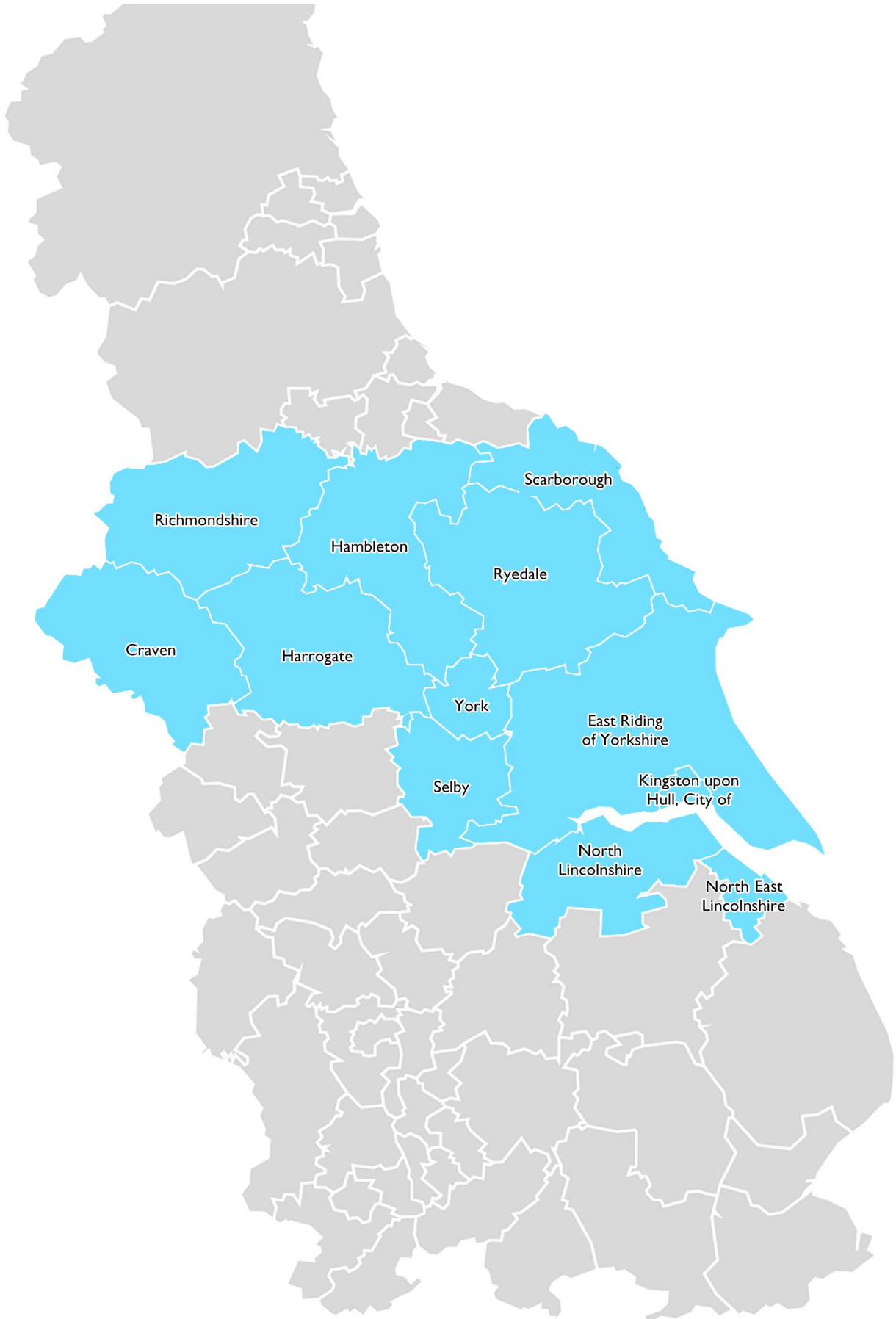
The tables show the number of contractors originally appointed to each lot.

North and East	
Lot no. and description	No. Contractors
1. Civil Works up to £0.75m	10
2. Civil Works from £0.75m to £4m	10
3. Civil Works from £4m to £10m	10
4. Surfacing Works	8

South and West	
Lot no. and description	No. Contractors
1. Civil Works up to £0.75m	10
2. Civil Works from £0.75m to £4m	10
3. Civil Works from £4m to £10m	10



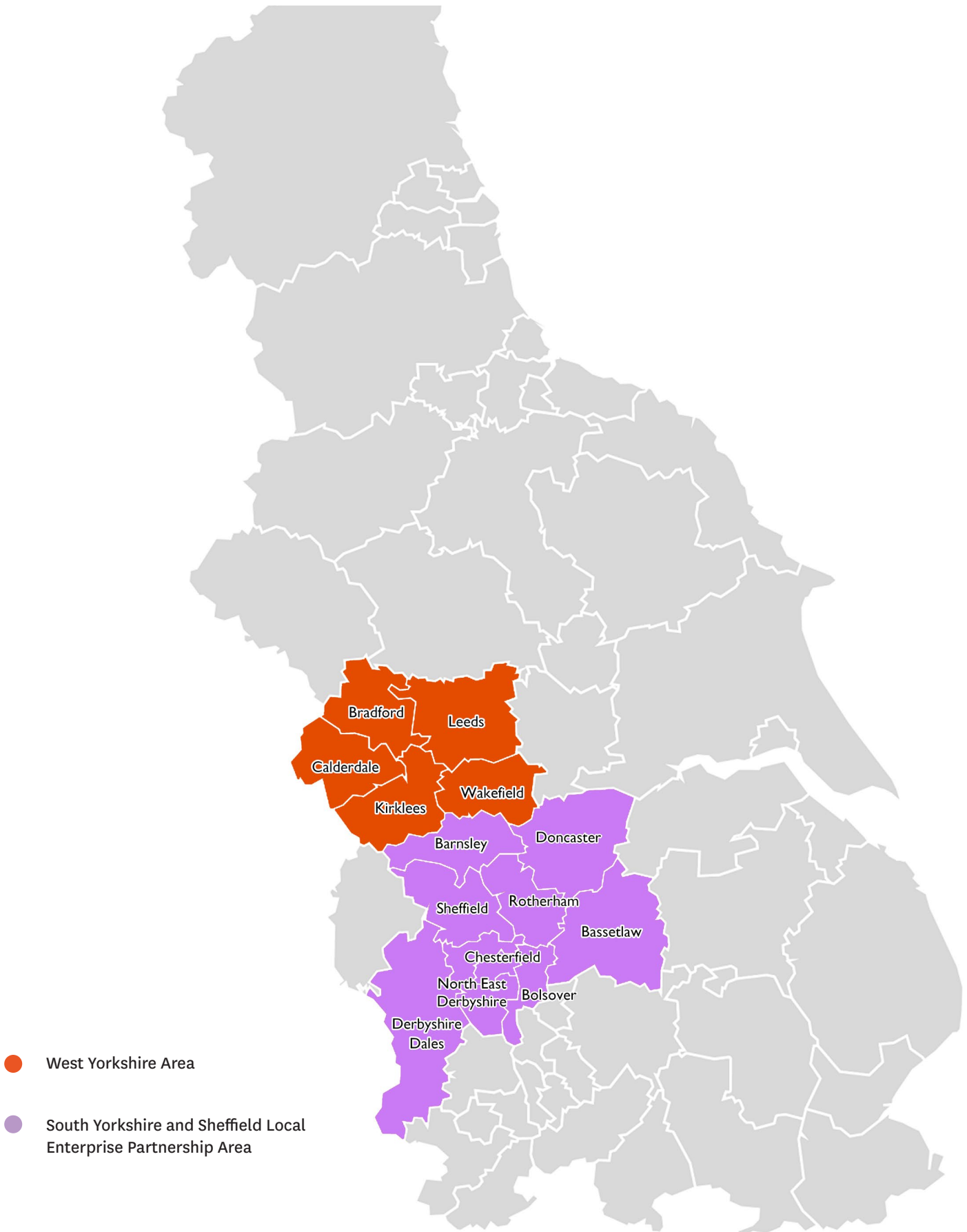
### YORcivil3 - North and East Area Framework Coverage



## Contractors - North and East

Contractors	Lot number			
	Lot 1 Up to £750k	Lot 2 £750k-£4m	Lot 3 £4m-£10m	Lot 4 Surfacing Works
Applebridge Construction Ltd	●	●		
Breheny Civil Engineering	●	●	●	
Britcon (UK) Ltd	●	●		●
C. R. Reynolds Ltd	●	●	●	●
Colas Ltd		●	●	
DSD Construction Ltd				●
Eric Wright Civil Engineering Ltd	●	●		
Esh Construction Ltd	●	●	●	
Galliford Try Construction Ltd		●	●	●
Jackson Civil Engineering Group			●	
JN Bentley Ltd		●	●	
Octavius Infrastructure Ltd			●	
PBS Construction (North East) Ltd	●	●		●
Rainton Construction Ltd	●			●
Taylor Woodrow Infrastructure Ltd			●	
Thomas Bow City Asphalt				●
Tilbury Douglas Construction			●	
Wright Civil Engineering	●			●

## YORcivil3 - South and West Area Framework Coverage





## Contractors - South and West

Contractors	Lot number		
	Lot 1 Up to £750k	Lot 2 £750k-£4m	Lot 3 £4m-£10m
Applebridge Construction Ltd	●		
Breheny Civil Engineering	●	●	●
Britcon (UK) Ltd	●	●	
C R Reynolds Ltd	●	●	●
Colas Ltd		●	●
Eric Wright Civil Engineering Ltd	●	●	
Esh Construction Ltd	●	●	●
Galliford Try Construction Ltd		●	●
Jackson Civil Engineering Group			●
JN Bentley Ltd	●	●	●
Keltbray Highways Ltd		●	●
Octavius Infrastructure Ltd			●
PBS Construction (North East) Ltd	●	●	
P Casey (Land Reclamation) Ltd	●		
Taylor Woodrow Infrastructure Ltd			●

# YORcivil Major Works

Specifically designed to deliver projects over £10m in value, YORcivil Major Works can be used for projects in a variety of sectors including public services, public order and safety, regeneration, health, housing, education, and recreation and culture.

YORcivil Major Works helps local authorities and public sector organisations procure high quality civil engineering services for major projects.

The framework has one lot that covers our entire area, so it's as simple as possible. You'll still receive all the great benefits of accessing YORhub.

## Framework team



### Mark Ives

#### Framework Programme Manager

[mark.ives@eastriding.gov.uk](mailto:mark.ives@eastriding.gov.uk) | T: 07887 692038

Mark is an incorporated engineer with over thirty years of construction experience working for local authorities in the East Yorkshire region. He has been involved in establishing major framework agreements since their inception in the East Riding in 2000 and been a key member in the development of the current frameworks offered by YORhub.

**Nadine Byrne** - Framework Manager, South & West  
[nadine.byrne@sheffield.gov.uk](mailto:nadine.byrne@sheffield.gov.uk)

**Gary Wright** - Framework Manager, South & West  
[gary.wright@sheffield.gov.uk](mailto:gary.wright@sheffield.gov.uk)

**Stefanie Wright** - Framework Manager, North & East  
[stefanie.wright@eastriding.gov.uk](mailto:stefanie.wright@eastriding.gov.uk)

## Using YORcivil Major Works

### Fees

There is no direct charge to access the YORhub frameworks. A call off charge is recovered directly from the contractors for each individual project. We only aim to cover the costs of managing the frameworks and contribute towards the cost of procuring replacement frameworks.

### Contract

YORcivil Major Works is structured around the NEC suite of contracts, which are endorsed by the government and the Institution of Civil Engineers. Both NEC3 and NEC4 are supported under this framework.

The NEC contracts are advantageous because they:

- > support a partnering ethos between client and contractor
- > support project management through early warning and compensation events
- > offer flexibility through the number of options available, including main and short-forms, term service contracts, and professional service contracts

### OJEU

Procuring projects through YORcivil Major Works will comply with your standing orders or constitution.

An OJEU advert was published on 18 April 2019. It can be found on [Tenders Electronic Daily](#) using the following reference:

- > 2019-OJS077-182339-en

The contract award notice may be found using the following reference:

- > 2020/S 009-015509

### Framework duration

YORcivil Major Works is due to expire in December 2023 with the option for a 2 year extension.

## YORcivil Major Works - Framework Coverage



## Call-off methods

YORcivil Major Works has four different call-off methods that balance quality against cost. These are:

### 1. Direct selection (rotation)

A framework contractor is selected from the respective lot using the direct selection (rotation) process without competition. A tender is then developed with the selected framework contractor and any subsequent call off contract is awarded.

### 2. Price/quality mini competition (two-stage)

All eligible framework contractors in a lot are offered the opportunity to submit proposals assessed against a stage-one scoring criteria. A single winning proposal is selected and a tender subsequently developed with the chosen contractor. The framework has been set up to permit variance in the balance of price/quality assessments, which can range between 20/80 and 80/20.

### 3. Price/quality mini competition (single-stage)

All eligible framework contractors in a lot are offered the opportunity to submit competitive quotations for the award of a call-off contract by means of a price and quality competition. The framework has been set up to permit variance in the balance of price/quality assessments, which can range between 30/70 and 90/10.

### 4. Price-only mini competition (single-stage)

All eligible framework contractors in a lot are offered the opportunity to submit competitive quotations for the award of a call-off contractor by means of a price competition only.

## Lotting Structure

YORcivil Major Works has one lot covering all areas for projects over £10m in value.

The framework is comprised of eight contractors:

Lot 1: Over £10m
Balfour Beatty Civil Engineering
Galliford Try Infrastructure
John Graham Construction (t/a Graham)
John Sisk and Son
Keltbray Limited
Morgan Sindall Construction & Infrastructure
Tarmac Farrens JV
Tilbury Douglas Construction

# YORconsult2

**With no fewer than 16 lots in total, YORconsult2 can be used to procure all kinds of consultancy services.**

It features two sub-regional frameworks that reflect the geographic diversity of the area it covers, and includes both SMEs and larger regional and national consultants to ensure all types of work can be delivered.

Two local authorities collaborated to create the YORconsult2 framework, each representing one of the sub-regional frameworks: North and East sub-region (East Riding of Yorkshire Council); and South and West sub-region (Sheffield City Council).

## Framework team



### Gary Wright

#### Framework Programme Manager

[gary.wright@sheffield.gov.uk](mailto:gary.wright@sheffield.gov.uk) | T: 07795 641573

Gary has a master's degree in project management and over 10 years' experience of multi-disciplinary project delivery in the public sector. Having previously worked as a Project Manager with Sheffield City Council over several years, Gary has delivered major housing and city centre regeneration schemes. Gary joined the YORhub Team in 2023 and acts as Framework Manager for YORbuild and YORcivil, as well as being the Programme Manager for YORconsult.

**Roy Ibbotson** - Framework Manager, North and East  
[roy.ibbotson@eastriding.gov.uk](mailto:roy.ibbotson@eastriding.gov.uk)

**Nadine Byrne** - Framework Manager, South & West  
[nadine.byrne@sheffield.gov.uk](mailto:nadine.byrne@sheffield.gov.uk)

**Claire White** - Assistant Framework Manager, N&E  
[claire.white@eastriding.gov.uk](mailto:claire.white@eastriding.gov.uk)

## Using YORconsult2

### Fees

There is no direct charge to access the YORhub frameworks. A call off charge is recovered directly from the consultants for each individual project. We only aim to cover the costs of managing the frameworks and contribute towards the cost of procuring replacement frameworks.

### Contract

Standard templates for contracts are available from YORconsult2.

YORconsult2 has been structured around the use of NEC Professional Services Contract although other service contracts can be used. The NEC suite of contracts is advantageous because it:

- > supports a partnering ethos between client and contractor
- > supports project management through early warning and compensation events
- > offers flexibility through the use of either the main form or short form of professional services

### OJEU

YORconsult2 was procured through a fully compliant EU process.

Two separate OJEU adverts were published on 3 March 2018. These notices can be found on [Tenders Electronic Daily](#) using the OJEU references below:

- > North & east area            2018/S 044-096152
- > South & west area            2018/S 044-096142

Award notices may be found using the following references:

- > North & east area            2018/S 237-542036
- > South & west area            2018/S 237-541948

### Framework duration

YORconsult2 is due to expire in November 2024.

### Call-off methods

YORconsult2 has six different call-off methods that balance quality against cost. These are:

#### 1. Direct selection (rotation)

A framework consultant is selected from the respective lot using the direct selection (rotation) process without competition. A tender is then developed with the selected framework consultant and any subsequent call off contract is awarded.

#### 2. Quality mini competition (two stage)

All eligible framework consultants in a lot are offered the opportunity to submit proposals assessed against a stage-one scoring criteria. The first stage is a quality only competition to select a consultant. A single winning proposal is selected and a tender subsequently developed with the chosen consultant.

#### 3. Price/quality mini competition (two stage)

All eligible framework consultants in a lot are offered the opportunity to submit proposals assessed against a stage-one scoring criteria. The first stage is a price (partial price)/quality competition to select a consultant. A single winning proposal is selected and a tender subsequently developed with the chosen consultant. The framework has been set up to permit variance in the balance of price/quality assessments, which can range between 30/70 and 70/30.

#### 4. Price/quality mini competition (single stage)

All eligible framework consultants in a lot are offered the opportunity to submit competitive quotations for the award of a call-off contract by means of a price/quality competition. The framework has been set up to permit variance in the balance of price/quality assessments, which can range between 30/70 and 70/30.

#### 5. Price only mini competition (single stage)

All eligible framework consultants in a lot are offered the opportunity to submit competitive quotations for the award of a call-off contract by means of a price competition only.

#### 6. Fee initiated call off (FIC)

A framework consultant is directly selected using the direct selection (FIC method) process from the respective lot of the framework without competition. The consultant with the lowest applicable framework rates will be selected. A tender is then developed with the selected framework consultant and any subsequent call off contract is awarded.

### Lotting structure

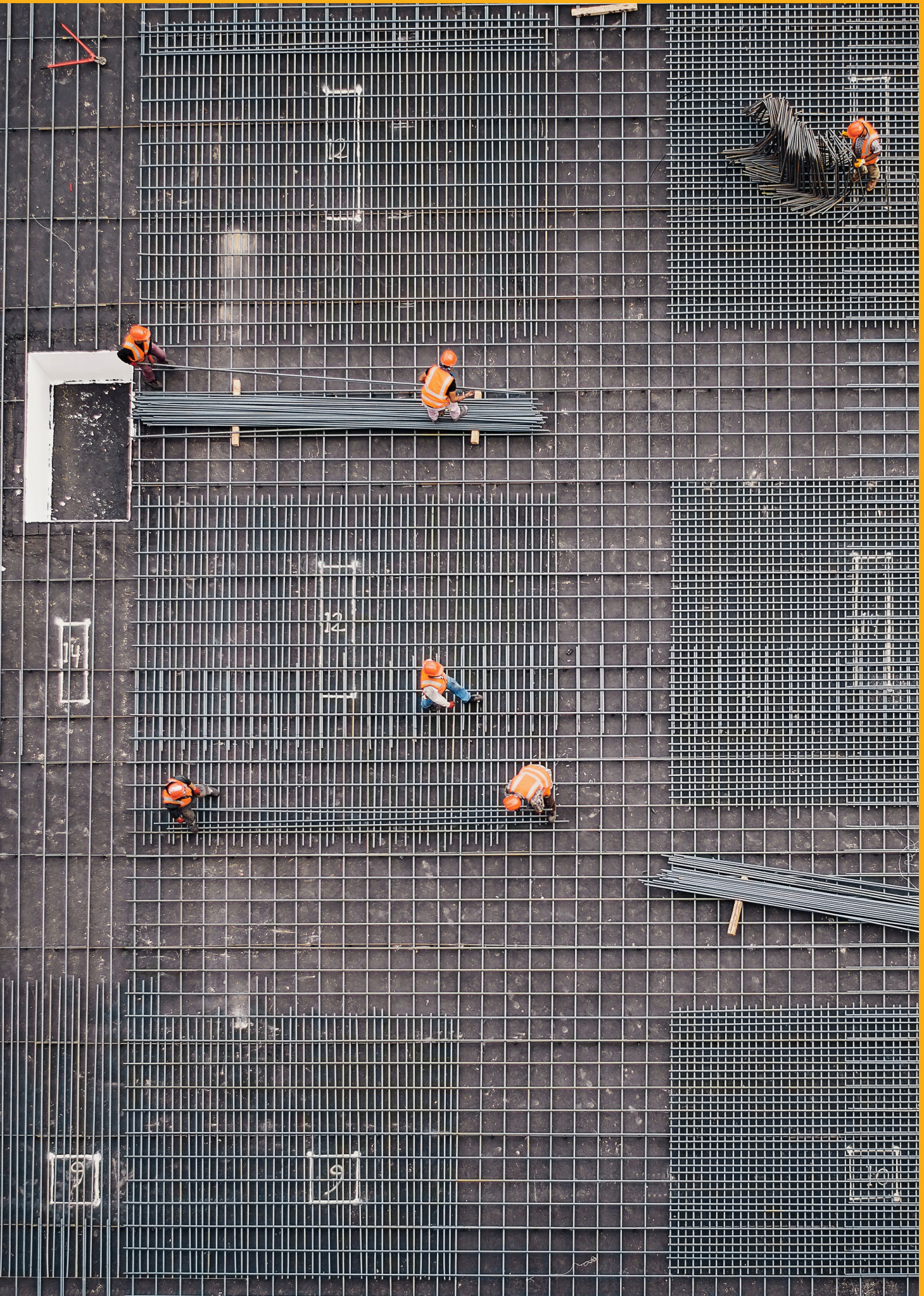
The YORconsult2 lotting structure is tailored to its two geographic areas. Both the North and East sub-region and the South and West sub-region feature nine core lots. In addition, the South and West region has a further six lots (lots 10 to 15) which also cover the North and East area, and North and East has an additional lot for coastal services.

The table shows the number of consultants originally appointed to each lot.

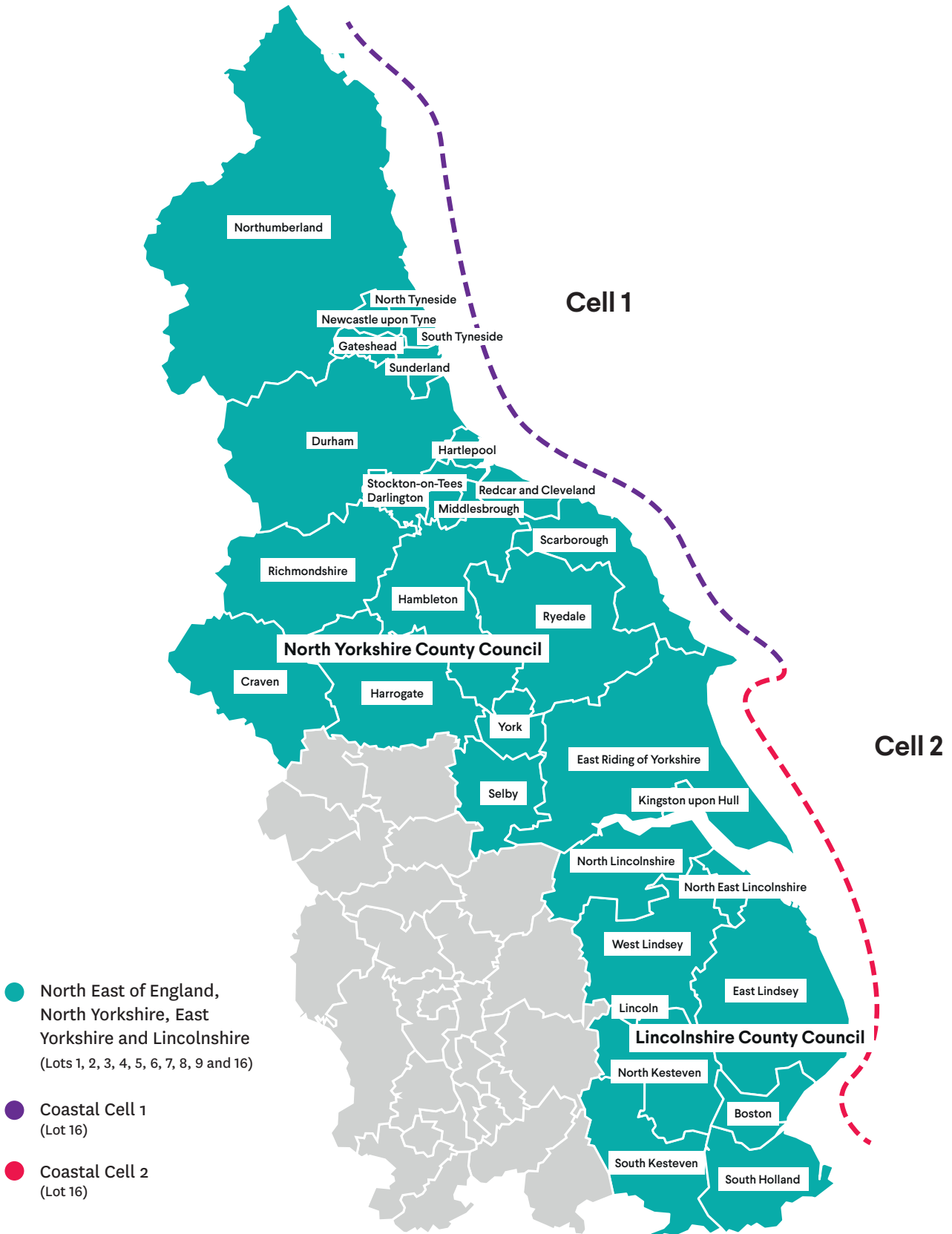
Lot number		
Lot no. and description	North & East	South & West
1. Civil Engineering Services	8	10
2. Transportation Services	8	8
3. Multidisciplinary Building Services	8	10
4. Architectural Services	8	8
5. Quantity Surveying Services	8	8
6. Structural Engineering Services	8	8
7. Mechanical and Electrical Engineering Services	8	8
8. Building Surveying Services	8	8
9. Project Management, Contract Administration and Site Supervision Services	4	4
10. Renewable Energy Services	*	4
11. Asbestos Surveys Services	*	2
12. Environmental Services	*	8
13. Estates Professional Services	*	1
14. Local Authority Forward Planning Services and Development Management Services	*	6
15. Archaeology Services	*	1
16. Coastal Services	4	N/A

\* Lots provided by South & West framework





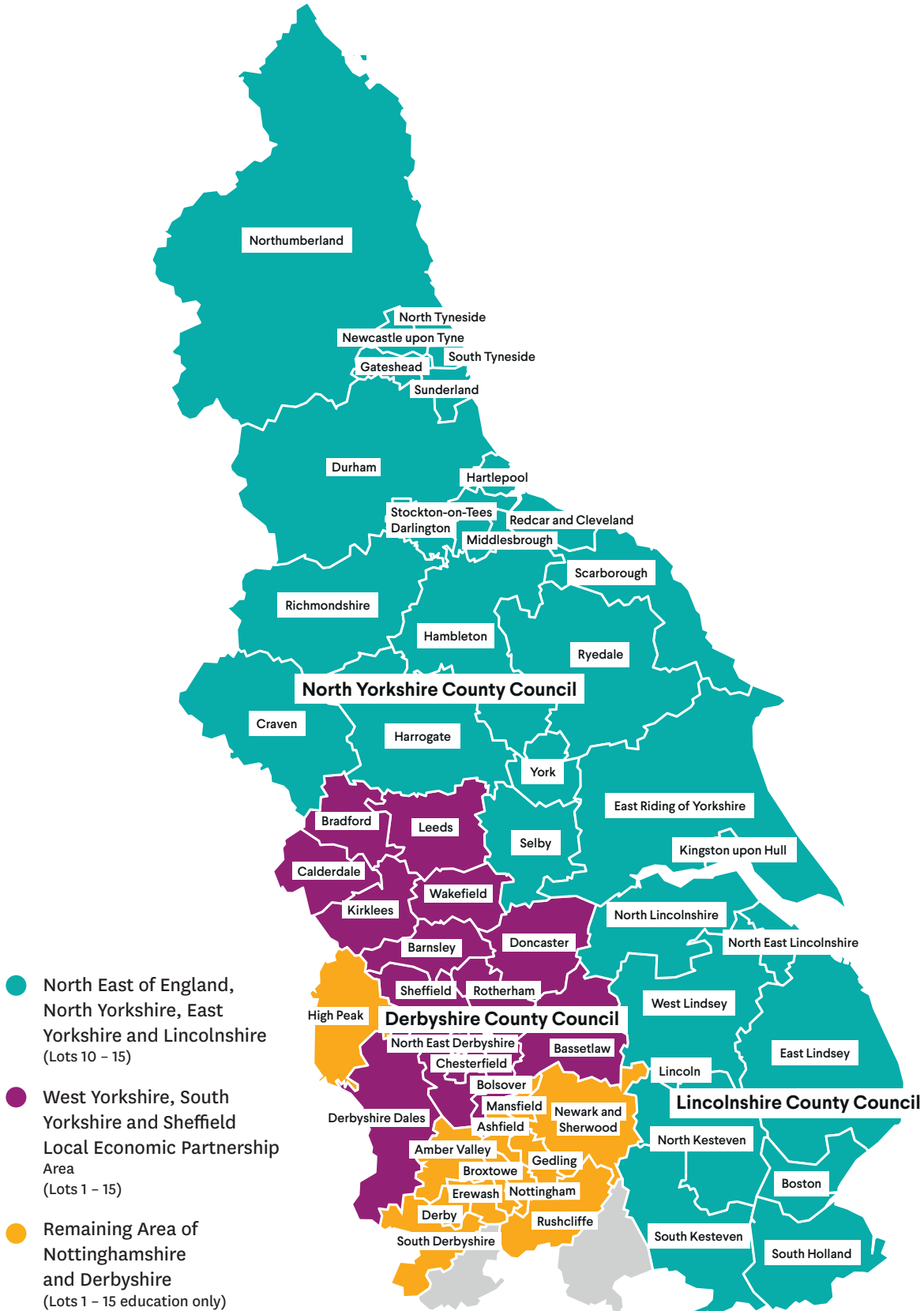
## YORconsult2 – North and East Area Framework Coverage



North and East	Lot number															
	1	2	3	4	5	6	7	8	9	10*	11*	12*	13*	14*	15*	16
AECOM	●	●	●	●		●	●	●				●		●		●
AHR Architects			●	●												
AHR Building Consultancy								●								
Amey OW	●	●										●				
Arcadis			●													
AtkinsRéalis UK Limited				●		●		●								
Avison Young														●		
Capita Property and Infrastructure								●					●			
CPC Project Services LLP									●							
DarntonB3				●												
Drees & Sommer UK Limited									●							
ENGIE Services				●												
Gutteridge, Haskins and Davey						●										
HaskoningDHV UK																●
Identity Consult					●											
Inspectas Compliance											●					
Jeremy Benn Associates										●						●
Land Use Consultants														●		
Langtry-Langton Architects				●												
Leeds Environmental Design Associates								●		●						
Local Transport Projects		●														
MA Cost Consulting					●											
Mace			●		●			●	●							
Mason Clark Associates	●		●		●	●		●								
Mott MacDonald	●		●		●	●	●					●		●		●
Nathaniel Lichfield and Partners														●		
NPS Property Consultants								●								
Ove Arup and Partners		●				●	●			●		●		●		
Pell Frischmann Consultants	●	●														
Rider Levett Bucknall UK			●		●			●	●							
RPS Consulting Services	●										●					
RSK Environment												●			●	
SALT Architects				●												
Services Design Associates								●								
Sum					●											
Sweco UK								●		●		●				
Tetra Tech Limited		●						●								
Trent Architecture + Design				●												
Turner & Townsend Project Management					●											
Waterman Infrastructure & Environment	●	●										●				
WM Saunders Partnership LLP						●										
WSP UK Limited	●	●										●				

\* Lots 10 to 15 are provided by the South and West area framework

## YORconsult2 – South and West Area Framework Coverage



South and West	Lot number														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
AECOM	●	●	●	●		●	●	●				●		●	
AHR Architects			●	●											
AHR Building Consultancy								●							
Amey OW	●	●										●			
Arcadis LLP			●												
AtkinsRéalis UK Limited				●		●									
Avison Young														●	
Capita Property and Infrastructure								●					●		
CPC Project Services LLP									●						
DarntonB3				●											
Drees & Sommer UK Limited									●						
ENGIE Services				●											
Gutteridge, Haskins and Davey						●									
Identity Consult					●										
Inspectas Compliance											●				
Jeremy Benn Associates										●					
Land Use Consultants														●	
Langtry-Langton Architects				●											
Leeds Environmental Design Associates							●			●					
Local Transport Projects		●													
MA Cost Consulting					●										
Mace			●		●			●	●						
Mason Clark Associates	●		●		●	●		●							
Mott MacDonald	●		●		●	●	●					●		●	
Nathaniel Lichfield and Partners														●	
NPS Property Consultants								●							
Ove Arup and Partners		●				●	●			●		●		●	
Pell Frischmann Consultants	●	●													
Pick Everard	●		●					●							
Rider Levett Bucknall UK			●		●			●	●						
RPS Consulting Services	●										●				
RSK Environment												●			●
SALT Architects				●											
Services Design Associates							●								
Sum					●										
Sweco UK	●							●		●		●			
Tetra Tech Limited		●						●							
Trent Architecture + Design			●	●											
Turner & Townsend Project Management					●										
Waterman Infrastructure & Environment	●	●										●			
WM Saunders Partnership LLP						●									
WSP UK Limited	●	●										●			





Learn more about our frameworks  
and social value initiatives at

[www.yorhub.com](http://www.yorhub.com)



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