



YORhub

Frameworks User Handbook

September 2026

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.

Be sustainable

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

Save time

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

Reduce risk

With expert support from our team of construction procurement experts.

Stay compliant

With frameworks that pass EU and UK legal requirements.

Feel confident

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

Add value

With our supply chain engagement and social value programmes.

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.

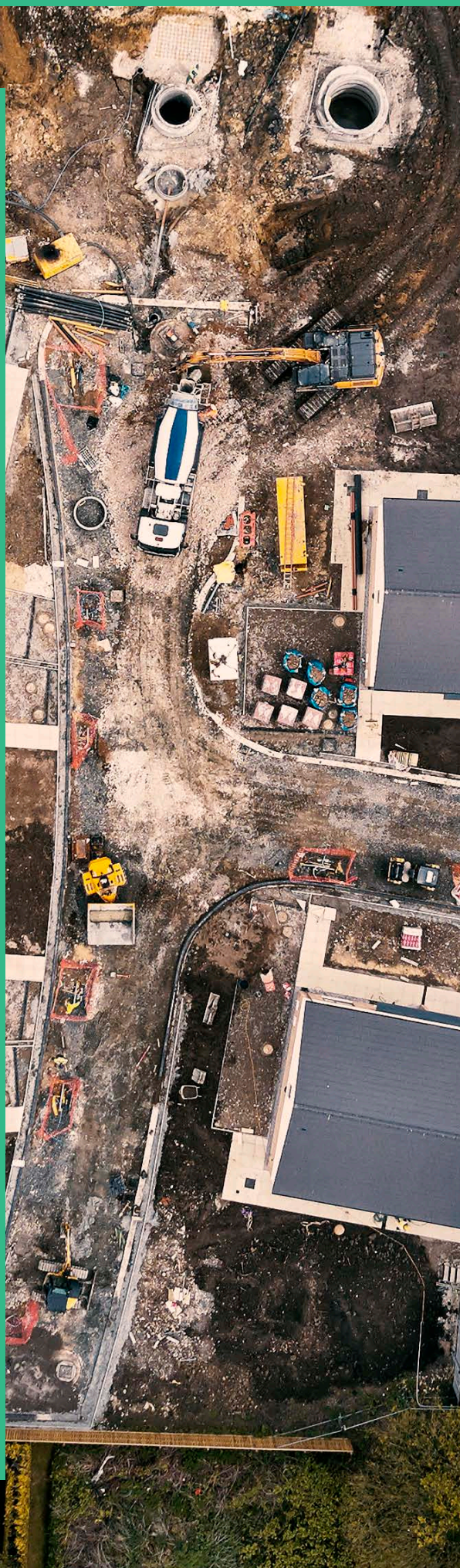
The best thing about YORhub is that a lot of the hard work is already done for you. That's thanks to our network of exceptional professionals and workers.

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.



*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 UK-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, including free NEC training.

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

Digital Construction

- > 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

Client Advice

- > Provision of experienced client advisors who can discuss project delivery, procurement strategy, and contract management for your framework schemes

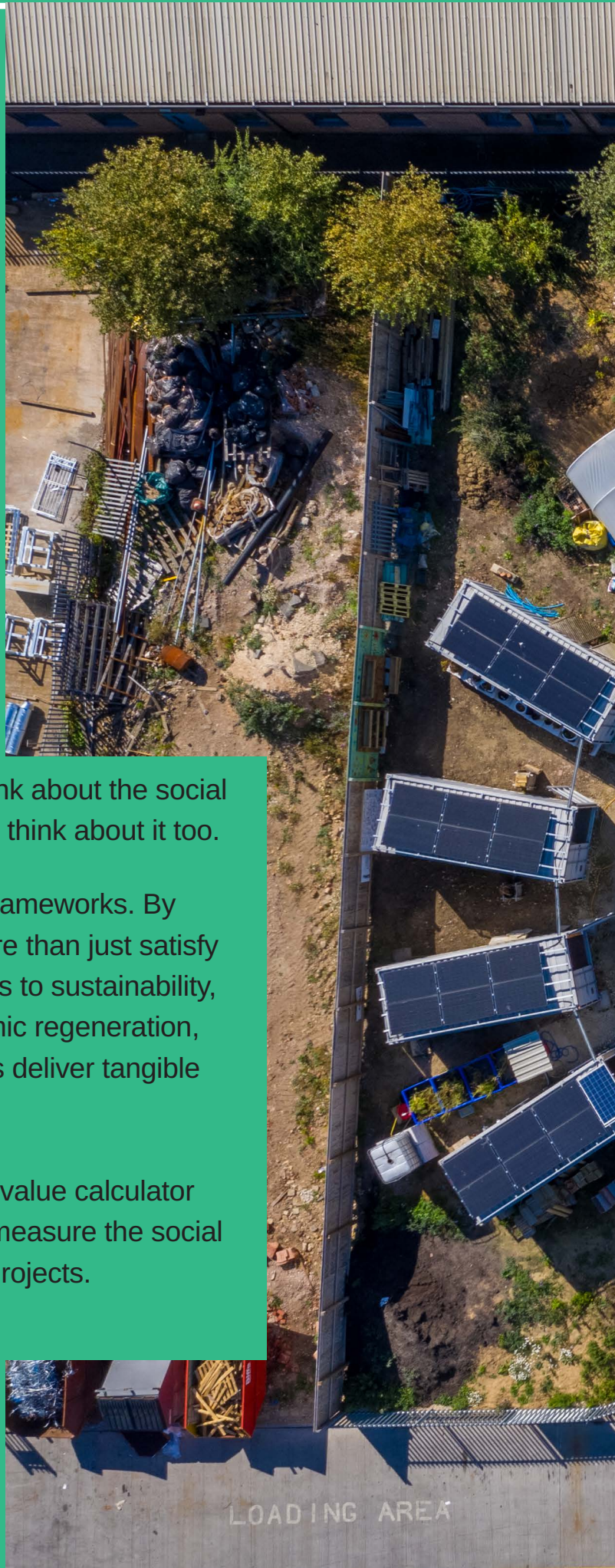
“Our mission is to use collaborative construction
to maximise social benefits and deliver best value”

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



Connexin Live 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 outcome 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.

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.

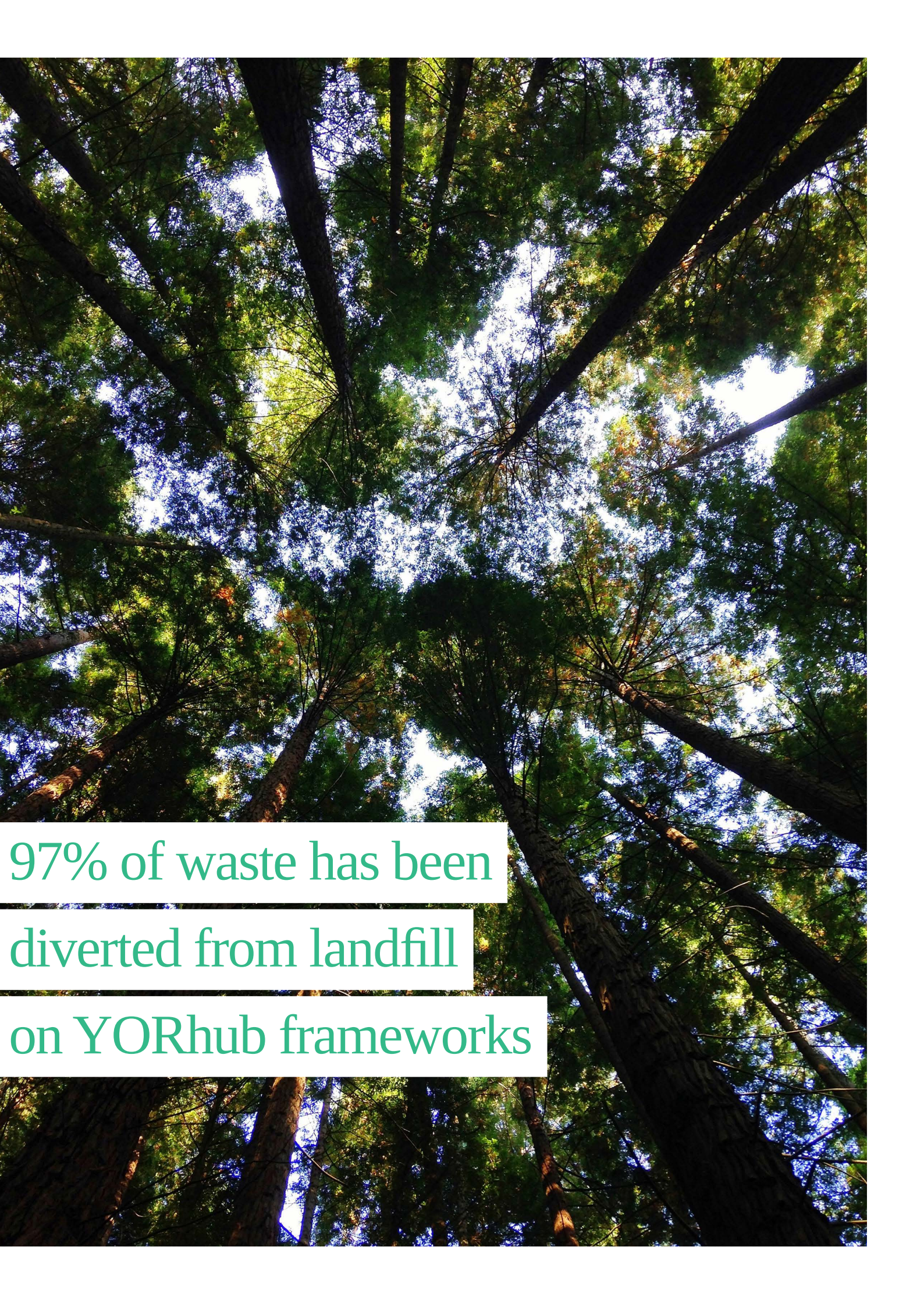
We have also collaborated with Yorkshire Wildlife Trust to produce a series of guidelines aimed at protecting wildlife during construction projects, too.

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.

YORhub has signed up to the Carbon Reduction Code for the Built Environment and is collaborating with its framework suppliers to deliver plans for net zero.

Contact the Framework Manager for your region for more details, or email us at 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.

About YOR4Good

We wanted to support economic regeneration by harnessing the power of our contractors'

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.

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 250 projects in more than 70 locations within our region, with a total in excess of £2.1 million in funds being awarded.

Contact our YOR4Good Coordinator

Stan Brown

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



Driffield Methodist Church, Driffield



The Suit Works, Sheffield



Shincliffe Park, Durham



Beverley 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



Frameworks



YORbuild

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

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 YORbuild Major Works 2 for projects valued over £10m.



YORcivil

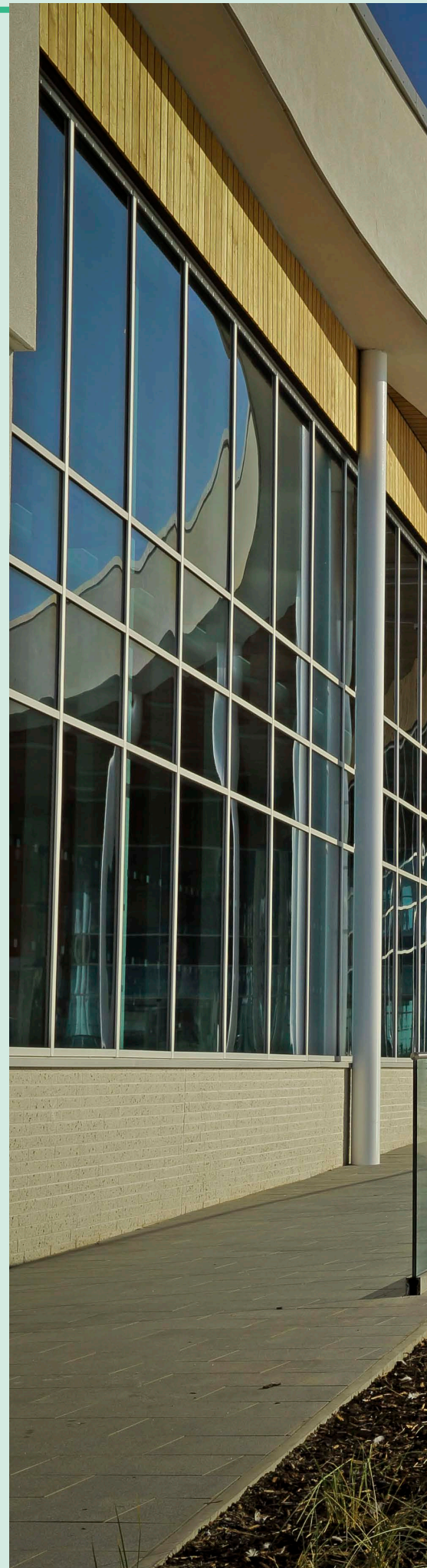
YORcivil3 consists of two sub-regional frameworks and can be used to procure civil engineering contractors for a wide range of works.

YORcivil Major Works 2 is for civil engineering projects valued over £10m.



YORconsult

YORconsult3 features consultants who can deliver a breadth of construction-related services.





YORbuild Major Works 2

Specifically designed to deliver projects over £10million in value, YORbuild Major Works 2 helps local authorities and other public and third sector organisations procure construction projects efficiently and collaboratively.

Any size or type of major building project valued over £10m can be procured, including new build, refurbishment, decarbonisation, contractor design, maintenance or term contracts.

Available across the North East, Yorkshire and the Humber and East Midlands, YORbuild Major Works 2 allows us to extend our services to more large projects and deliver tangible benefits for communities in our region.

Framework team



Phil Henderson

Framework Programme Manager
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.

Stan Brown – Framework Manager, East
stan.brown@eastriding.gov.uk

Rachael Grimes – Framework Manager, West
rachael.grimes@leeds.gov.uk

Bradley Thompson - Framework Manager, South
bradley.thompson@sheffield.gov.uk

Rhys Hall - Framework Manager, South & West
rhys.hall@sheffield.gov.uk

Kate Chapman - Framework Manager, North
kate.chapman@northyorks.gov.uk

Using YORbuild Major Works 2

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 YORbuild Major Works 2 framework can use the NEC or JCT suites of contract documentation, but 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

Procurement compliance

Procuring projects through YORbuild Major Works 2 will comply with your standing orders or constitution.

UK1: Pipeline Notice published 29 May 2025: <https://www.find-tender.service.gov.uk/Notice/028370-2025>:

UK3: Planned Procurement Notice published 14 October 2025: <https://www.find-tender.service.gov.uk/Notice/065170-2025>

UK4: Tender Notice published 28 October 2025: <https://www.find-tender.service.gov.uk/Notice/069118-2025>

UK6: Contract award notice: <https://www.find-tender.service.gov.uk/Notice/059127-2026>

Framework duration

YORbuild Major Works 2 is due to expire in July 2030.

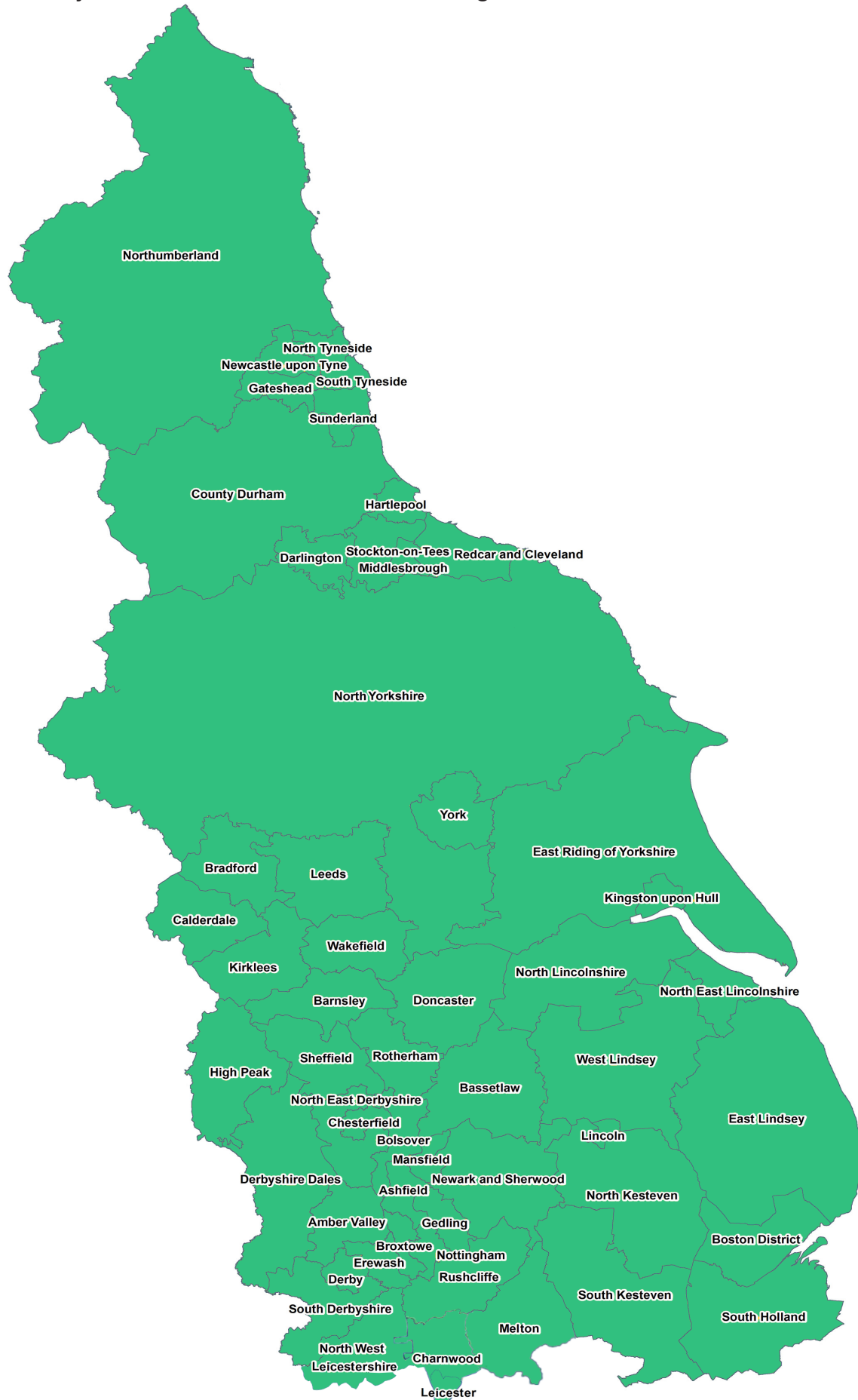
Call-off Methods

YORbuild Major Works 2 has four different call-off methods that balance quality against cost. These are:

1. Direct selection (rotation & client selected)

A framework contractor is directly selected using either the rotation or client selected process from the respective lot of the framework without competition. Rotation allows selection of the next contractor on the list. The client selected process allows selection of a contractor based on the provision of a brief report that satisfies the objective criteria of the framework and a client's internal governance. A tender price is then developed with the single framework contractor and any subsequent call-off contracts are awarded.

YORbuild Major Works 2 - Framework Coverage



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

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

YORbuild Major Works 2 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
Caddick Construction Ltd	Galliford Try Construction Ltd
Galliford Try Construction Ltd	John Graham Construction Ltd t/a GRAHAM
Kier Construction Ltd	Kier Construction Ltd
Morgan Sindall Construction & Infrastructure Ltd	McLaren Construction Ltd
Robertson Construction Group	Morgan Sindall Construction & Infrastructure Ltd
Tilbury Douglas Construction Ltd	VINCI Building Ltd
VINCI Building Ltd	Wates Construction Ltd
Wates Construction Ltd	Willmott Dixon Construction Ltd

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

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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Bradley Thompson - Framework Manager, South
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Rhys Hall - Framework Manager, South & West
rhys.hall@sheffield.gov.uk

Kate Chapman - Framework Manager, North
kate.chapman@northyorks.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 2028.

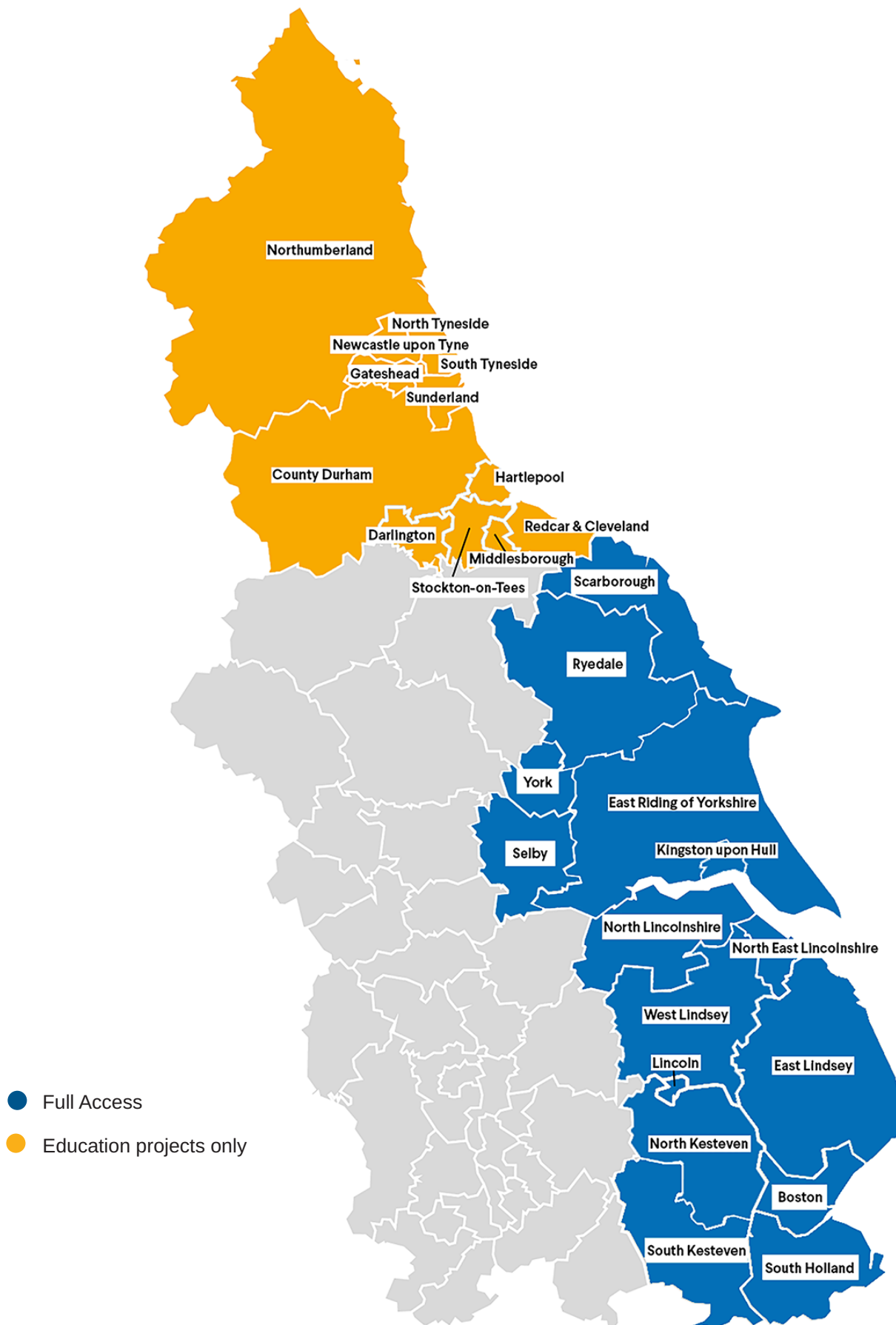
Call-off Methods

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

1. Direct selection (rotation & client selected)

A framework contractor is directly selected using either the rotation or client selected process from the respective lot of the framework without competition. Rotation allows selection of the next contractor on the list. The client selected process allows selection of a contractor based on the provision of a brief report that satisfies the objective criteria of the framework and a client's internal governance. A tender price is then developed with the single framework contractor and any subsequent call-off contracts are awarded.

YORbuild3 Medium Works – East Area Framework Coverage



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

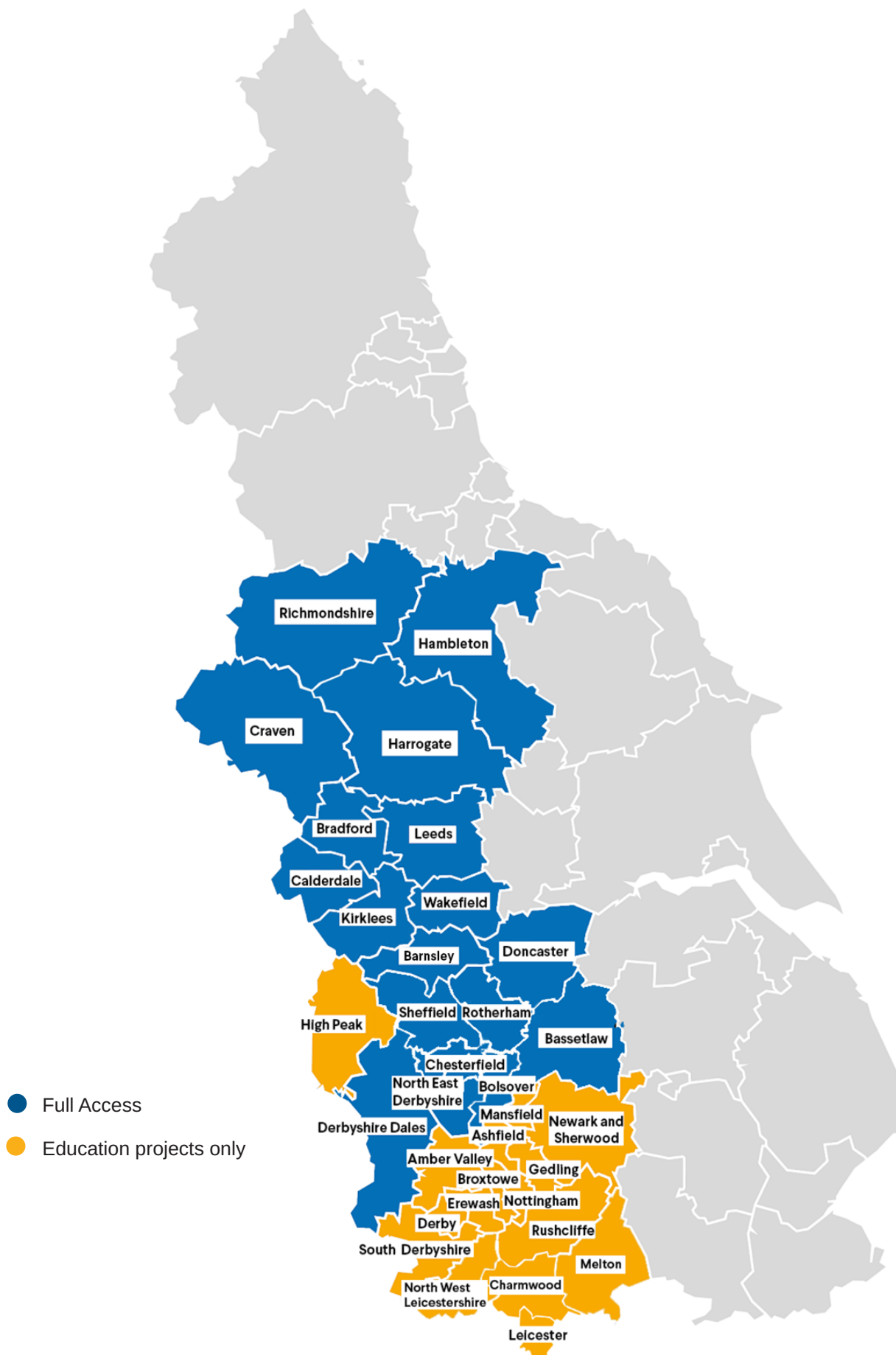
YORbuild3 Medium Works consists of two regional frameworks, each with two lots:

- > 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
Galliford Try Construction Ltd	Esh Construction Ltd
HBC Construction Ltd	Hobson & Porter Ltd
Hobson & Porter Ltd	Lindum Group Ltd
Kier Construction Ltd	R G Carter Lincoln 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
Galliford Try Construction Ltd	Equans Regeneration Ltd
HBC Construction Ltd	Esh Construction Ltd
Hobson & Porter Ltd	Hobson & Porter Ltd
Kier Construction Ltd	Lindum Group Ltd
Morgan Sindall Construction & Infrastructure Ltd	P Casey Ltd
R G Carter Lincoln Ltd	R G Carter Lincoln 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

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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Rhys Hall - Framework Manager, South & West
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Kate Chapman - Framework Manager, North
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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.

> 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

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:

Framework duration

YORbuild3 Minor Works is due to expire in Summer 2028

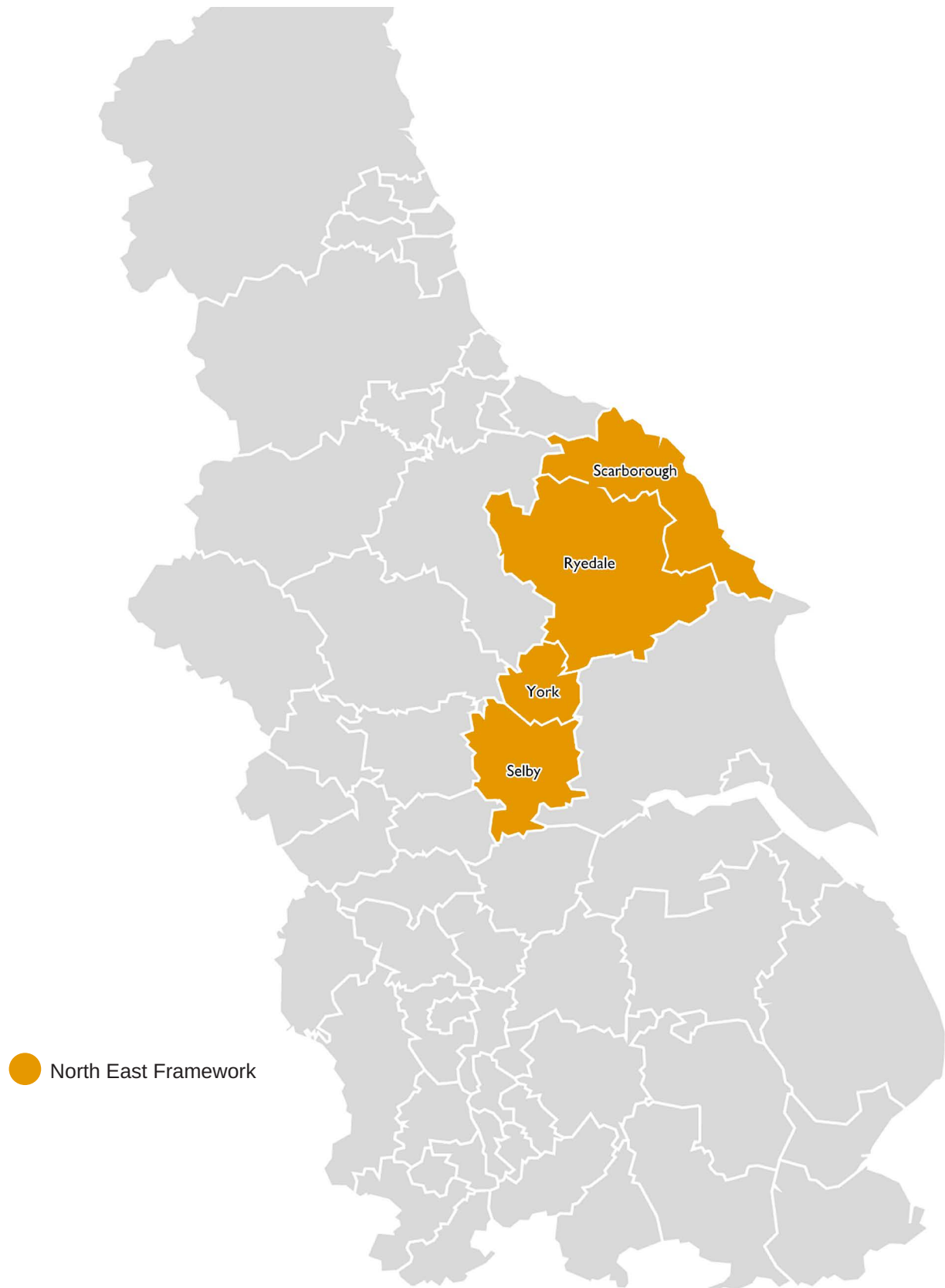
Call-off Methods

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

1. Direct selection (rotation & client selected)

A framework contractor is directly selected using either the rotation or client selected process from the respective lot of the framework without competition. Rotation allows selection of the next contractor on the list. The client selected process allows selection of a contractor based on the provision of a brief report that satisfies the objective criteria of the framework and a client's internal governance. A tender price is then developed with the single framework contractor and any subsequent call-off contracts are awarded.

YORbuild3 Minor Works – North East Area Framework Coverage



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

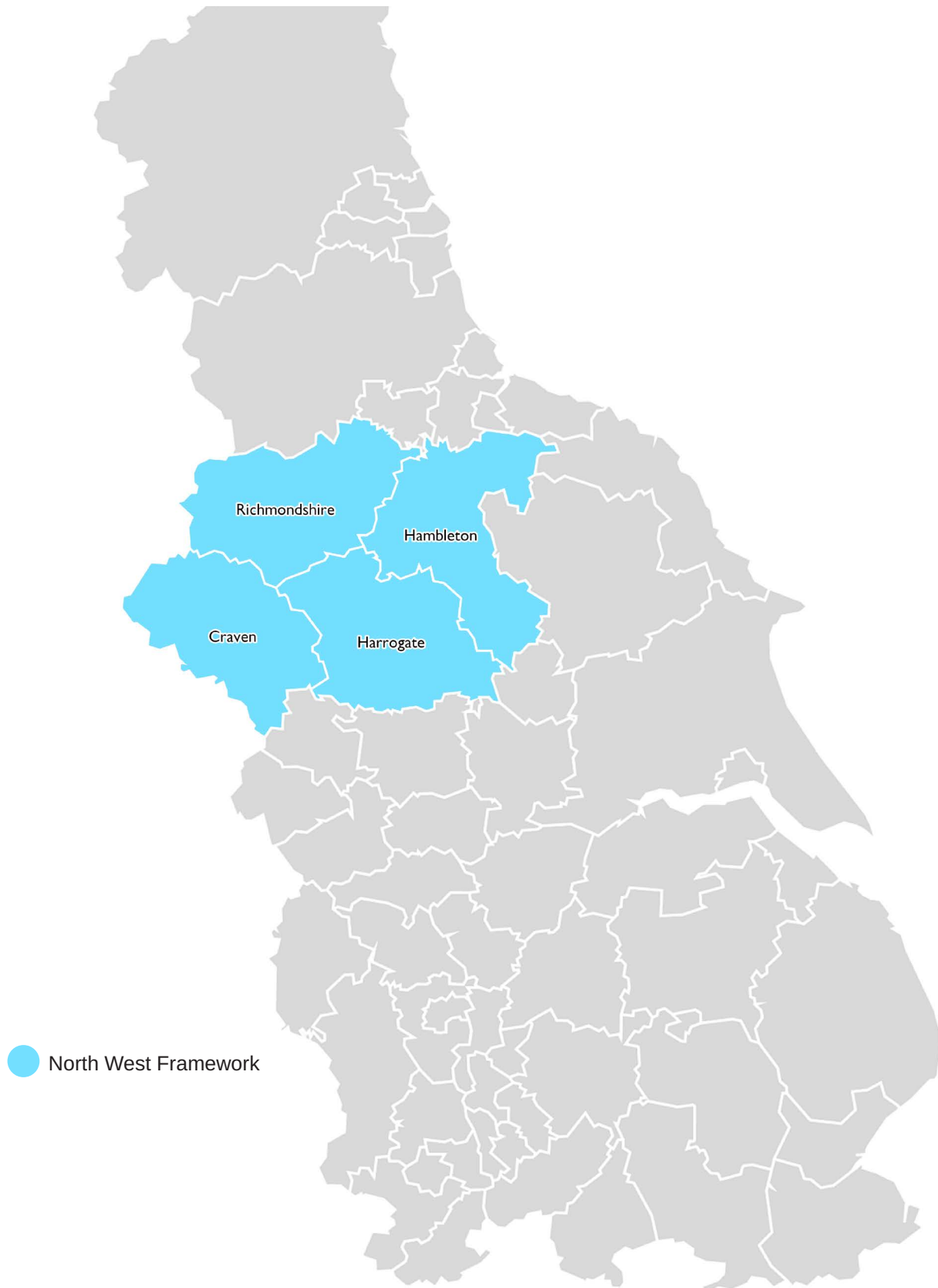
YORbuild3 Minor Works consists of five regional frameworks, each with three lots:

- > 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
Arcus FM	Bermar Building Co Ltd	Geo Houlton & Sons Ltd
Bermar Building Co Ltd	Equans Regeneration Ltd	Lindum Group Ltd
F Parkinson Ltd	F Parkinson Ltd	Morris & Spottiswood Ltd
Geo Houlton & Sons Ltd	Geo Houlton & Sons Ltd	
JP Developers Ltd	Hobson & Porter Ltd	
Lindum Group Ltd	Kier Services Ltd T/A Kier Places	
Morris & Spottiswood Ltd	Lindum Group Ltd	
R H Fullwood & Co Ltd	Morris & Spottiswood Ltd	
S Voase Builders Ltd	Sewell Construction Ltd and Illingworth &	
Simpson (York) Ltd	William Birch & Sons Ltd	
William Birch & Sons Ltd		

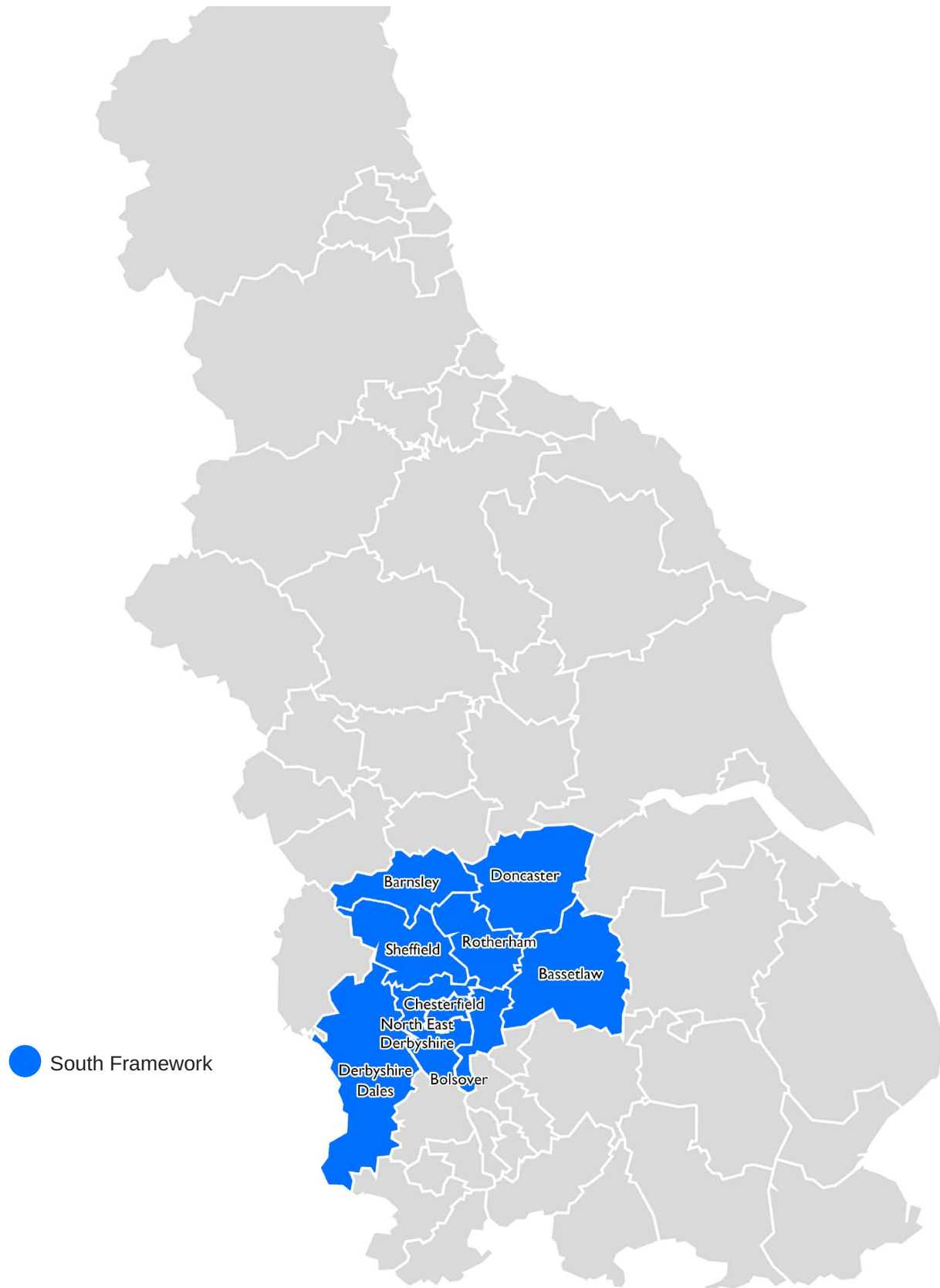
YORbuild3 Minor Works – North West Area Framework Coverage



Contractors - North West Area

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

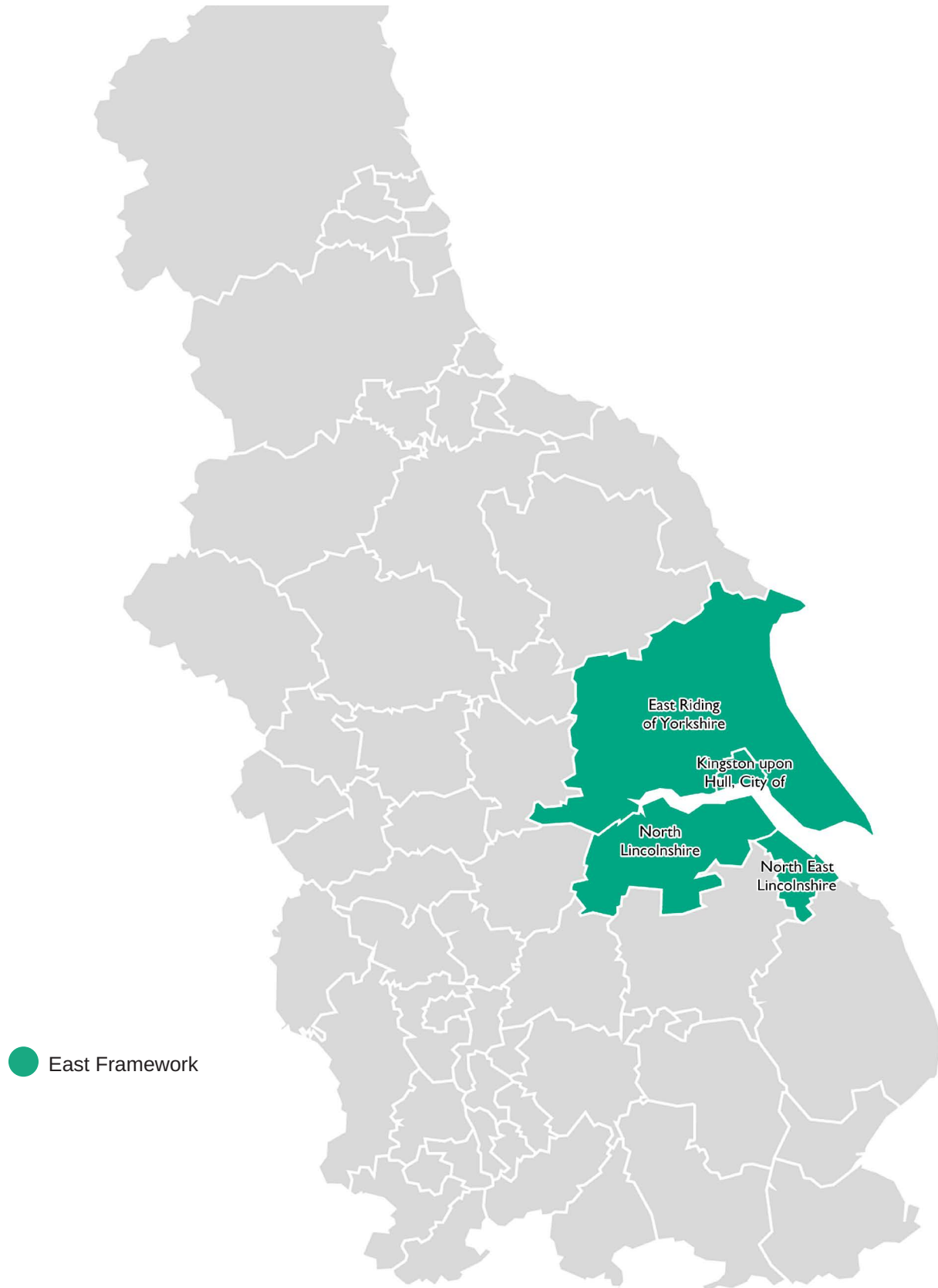
YORbuild3 Minor Works – South Area Framework Coverage



Contractors - South Area

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

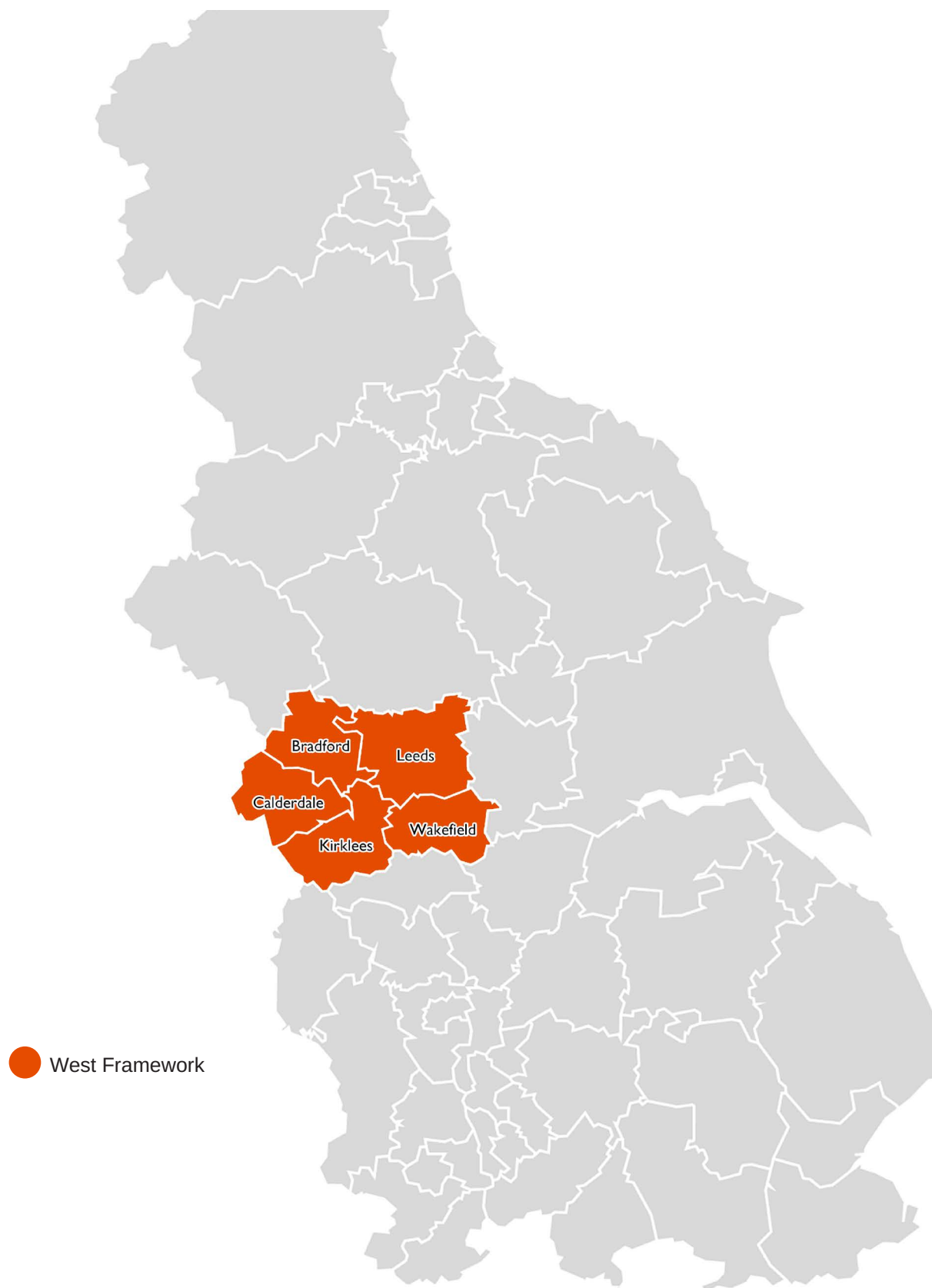
YORbuild3 Minor Works – East Area Framework Coverage



Contractors - East Area

Lot 1: £0 to £1m	Lot 2: Over £1m to £4m	Lot 3: New housing up to 25 units
Arcus FM	Bermar Building Co Ltd	Geo Houlton & Sons Ltd
Bermar Building Co Ltd	Equans Regeneration Ltd	Lindum Group Ltd
F Parkinson Ltd	F Parkinson Ltd	Morris & Spottiswood Ltd
Geo Houlton & Sons Ltd	Geo Houlton & Sons Ltd	
Hobson & Porter Ltd	Hobson & Porter Ltd	
JP Developers Ltd	Kier Services Ltd T/A Kier Places	
Lindum Group Ltd	Lindum Group Ltd	
Morris & Spottiswood Ltd	Morris & Spottiswood Ltd	
R H Fullwood & Co Ltd	Sewell Construction Ltd and Illingworth & Gregory Ltd	
S Voase Builders 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
Arcus FM	Bermar Building Co Ltd	Geo Houlton & Sons Ltd
Bermar Building Co Ltd	Equans Regeneration Ltd	Morris & Spottiswood Ltd
C D Potter & Sons Ltd	F Parkinson Ltd	P Casey & Co Ltd
F Parkinson Ltd	Geo Houlton & Sons Ltd	
Geo Houlton & Sons Ltd	Hobson & Porter Ltd	
Hobson & Porter Ltd	Kier Services Ltd T/A Kier Places	
JP Developers Ltd	Morris & Spottiswood Ltd	
Morris & Spottiswood Ltd	P Casey & Co Ltd	
R H Fullwood & Co Ltd	Sewell Construction Ltd and Illingworth & Gregory Ltd	
S Voase Builders 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 | T: 07887 692038

Mark is an incorporated engineer with over thirty years of construction experience working for local authorities in the East Yorkshire region. Involved in establishing major framework agreements since their inception in the East Riding, he is a key member in the development of YORhub frameworks.

Gary Wright - Framework Manager, South & West
gary.wright@sheffield.gov.uk

Stefanie Wright - Framework Manager, North & East
stefanie.wright@eastriding.gov.uk

Bradley Thompson - Framework Manager, South & West
bradley.thompson@sheffield.gov.uk

Rhys Hall - Framework Manager, South & West
rhys.hall@sheffield.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 & client selected)

A framework contractor is directly selected using either the rotation or client selected process from the respective lot of the framework without competition. Rotation allows selection of the next contractor on the list. The client selected process allows selection of a contractor based on the provision of a brief report that satisfies the objective criteria of the framework and a client's internal governance. A tender price is then developed with the single framework contractor and any subsequent call-off contracts are 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.

If you are unsure about any of the call-off methods listed, please speak to a YORcivil Framework Manager.

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.

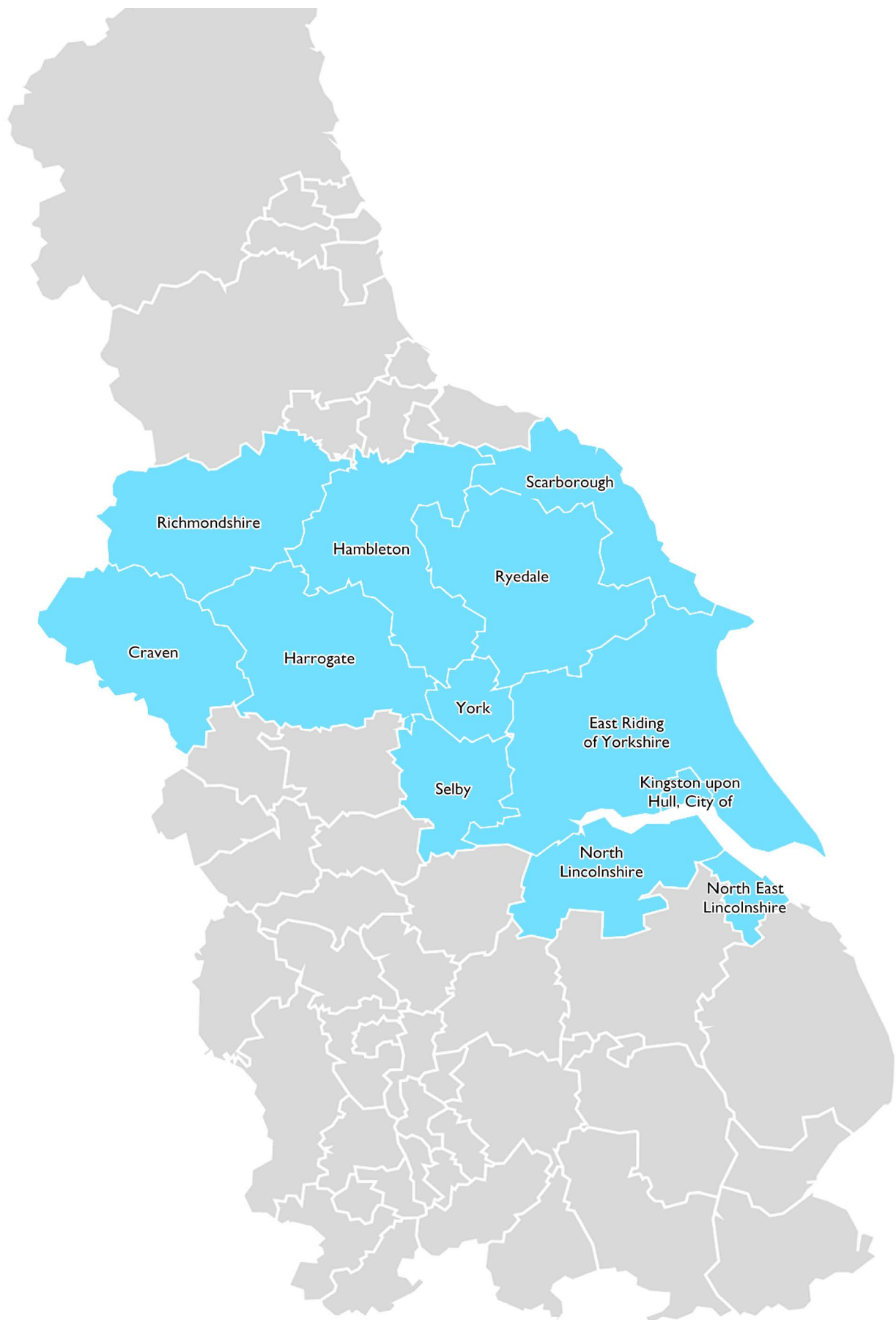
The tables show the number of contractors originally appointed to each lot.

North and East Lot no. and description	No. Contractors
1. Civil Works up to £0.75m	9
2. Civil Works from £0.75m to £4m	9
3. Civil Works from £4m to £10m	9
4. Surfacing Works	8

South and West Lot no. and description	No. Contractors
1. Civil Works up to £0.75m	9
2. Civil Works from £0.75m to £4m	9
3. Civil Works from £4m to £10m	9



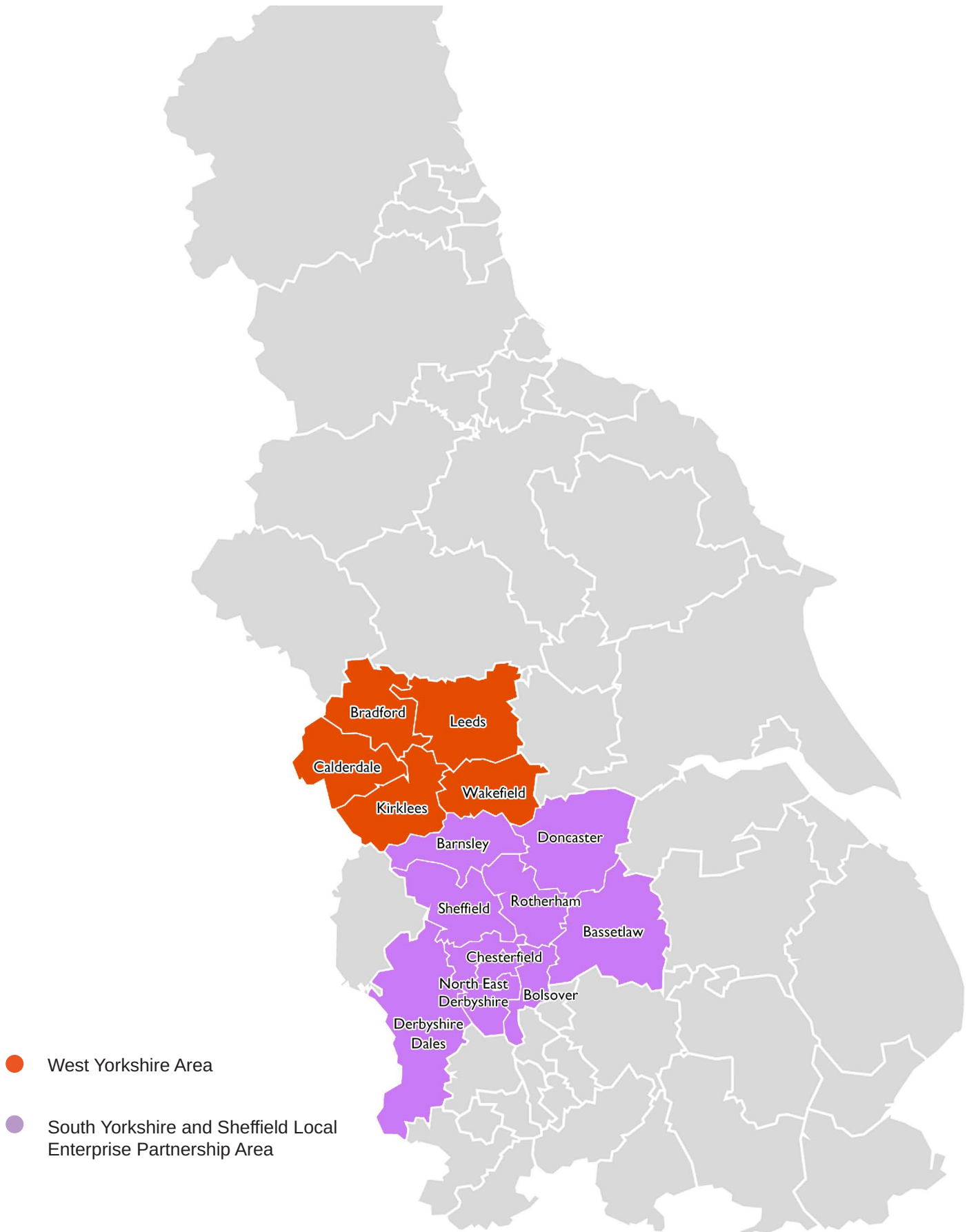
YORcivil3 - North and East Area Framework Coverage



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	●	●	●	●
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	●	●	●
Eric Wright Civil Engineering Ltd	●	●	
Esh Construction Ltd	●	●	●
Galliford Try Construction Ltd		●	●
Jackson Civil Engineering Group			●
JN Bentley Ltd	●	●	●
Aureos Highways Limited		●	●
Octavius Infrastructure Ltd			●
PBS Construction (North East) Ltd	●	●	
P Casey (Land Reclamation) Ltd	●		
Taylor Woodrow Infrastructure Ltd			●

YORcivil Major Works 2

Specifically designed to deliver projects over £10m in value, YORcivil Major Works 2 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 2 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 | T: 07887 692038

Mark is an incorporated engineer with over thirty years of construction experience working for local authorities in the East Yorkshire region. Involved in establishing major framework agreements since their inception in the East Riding, he is a key member in the development of YORhub frameworks.

Gary Wright - Framework Manager, South & West
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Bradley Thompson - Framework Manager, South & West
bradley.thompson@sheffield.gov.uk

Rhys Hall - Framework Manager, South & West
rhys.hall@sheffield.gov.uk

Using YORcivil Major Works 2

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 2 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

Framework procurement

YORcivil Major Works 2 was procured through a fully compliant process.

Two separate adverts were published on Find a Tender. These notices can be found using the references below:

Find a Tender: 18 February 2025. Ref - 2025/S 000-005630

Find a Tender: 6 November 2025. Ref - 2025/S 000-072597

Framework duration

YORcivil Major Works 2 will expire in November 2029, with an option to extend for a further two years.

YORcivil Major Works 2 - Framework Coverage



Call-off methods

YORcivil Major Works 2 has four different call-off methods that balance quality against cost. These are:

1. Direct selection (rotation & client selected)

A framework contractor is directly selected using either the rotation or client selected process from the respective lot of the framework without competition. Rotation allows selection of the next contractor on the list. The client selected process allows selection of a contractor based on the provision of a brief report that satisfies the objective criteria of the framework and a client's internal governance. A tender price is then developed with the single framework contractor and any subsequent call-off contracts are 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.

If you are unsure about any of the call-off methods listed, please speak to a YORcivil Framework Manager

Lotting Structure

YORcivil Major Works 2 has one lot covering all areas for projects over £10m in value.

The framework is comprised of eight contractors:

Lot 1: Over £10m

Aureos Infrastructure

BAM Nuttall

Esh Construction

Galliford Try Infrastructure

Jackson Civil Engineering

John Graham Construction (t/a Graham)

John Sisk and Son

Octavius Infrastructure

YORconsult3

With no fewer than 12 lots in total, YORconsult3 can be used to procure all kinds of consultancy services.

YORconsult3 includes both SMEs and larger regional and national consultants to ensure all types of work can be delivered. Two local authorities collaborated to create and collectively manage the YORconsult3 framework.

East Riding of Yorkshire Council manages the North & East sub-region and Sheffield City Council manages the South & West sub-region for YORconsult3.

Framework team



Gary Wright

Framework Programme Manager

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. Gary has delivered major housing and city centre regeneration schemes. He joined YORhub in 2023 and also acts as Framework Manager for YORbuild and YORcivil.

Roy Ibbotson - Framework Manager, North and East
roy.ibbotson@eastriding.gov.uk

Claire White - Assistant Framework Manager, N&E
claire.white@eastriding.gov.uk

Bradley Thompson - Framework Manager, South & West
bradley.thompson@sheffield.gov.uk

Rhys Hall - Framework Manager, South & West
rhys.hall@sheffield.gov.uk

Using YORconsult3

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 YORconsult3.

YORconsult3 has been structured around the use of NEC 4 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

Framework procurement

YORconsult3 was procured through a fully compliant process.

Two separate adverts were published on Contracts Finder and Find a Tender on 26 January 2024. These notices can be found on Contracts Finder and Find a Tender using the references below:

Contracts Finder: CM182

Find a Tender: 2024/S 000-002778

Framework duration

YORconsult3 is due to expire in January 2029, with an option to extend for a further two years.

Call-off methods

YORconsult3 has six different call-off methods that balance quality against cost. These are:

1. Direct selection (rotation or client selected)

A framework consultant is directly selected using either the rotation or client selected process from the respective lot of the framework without competition. Rotation allows selection of the next consultant on the ranked list for a particular lot (ranking based on combined price/quality scores for each consultant when they bid to get on the framework). The client selected process allows selection of a consultant from a particular lot based on the satisfaction of either of two key criteria set by the framework, and adherence to client's internal governance requirements. A tender price is then developed with the single framework consultant and any subsequent call-off contract is awarded.

2. Quality mini competition (two stage)

All framework consultants in a lot submit proposals that are assessed against the stage 1 scoring criteria for quality only to select a single winning proposal. A tender price is subsequently developed with the selected framework consultant and any subsequent call-off contract is awarded.

3. Price/quality mini competition (two stage)

All framework consultants in a lot submit proposals that are assessed against the stage 1 price & quality scoring criteria to select a single winning proposal. A tender is subsequently developed with the selected framework consultant and any subsequent call-off contract is awarded. Note that 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 respectively.

4. Price/quality mini competition (single stage)

All framework consultants in a lot submit competitive quotations for the award of a call-off contract by means of a price and quality competition. Note that 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 respectively.

5. Price only mini competition (single stage)

All framework consultants in a lot 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 for a Fee Initiated Call-off (FIC). FIC allows selection of the next consultant on the ranked list for a particular lot (ranking based on price score for each consultant when they bid to get on the framework). A FIC theoretically offers clients access to the best value consultant for a particular lot based on their respective hourly rates. A tender price is then developed with the single framework consultant and any subsequent call-off contract is awarded.

If you are unsure about any of the call-off methods listed, please speak to a YORconsult Framework Manager.

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

Lot no. and description	Number of consultants
1. Civil Engineering Services	10
2. Transportation Services	8
3. Multidisciplinary Building Services	9
4. Architectural Services	8
5. Quantity Surveying Services	8
6. Structural Engineering Services	8
7. Mechanical and Electrical Engineering Services	8
8. Building Surveying Services	8
9. Project Management, Contract Administration and Site Supervision Services	8
10. Local Authority Forward Planning Services and Development Management Services	7
11. Coastal Services	6
12. Drainage & Flood Protection Services	8

Lotting structure

YORconsult3 features 12 lots which cover the entire geographic area.



YORconsult3 – Framework Coverage



Consultants	Lot number											
	1	2	3	4	5	6	7	8	9	10	11	12
AECOM Limited		●								●	●	
Alan Wood Partnership Limited						●		●	●			●
Align Property Partners			●				●					
Amey OW Limited	●											●
Arcadis Consulting (UK) Limited			●							●		
Associated Architects				●								
AtkinsRéalis UK Limited			●		●	●	●	●	●	●	●	
Baker Hicks Limited	●			●								
BWB Consulting Limited						●	●					
Castle Owen Construction & Property Consultants Limited								●				
Currie & Brown UK Limited								●				
Curtins Consulting Limited						●						
DarntonB3 Limited				●								
DKP Consulting Limited					●							
Gotch Saunders & Surridge LLP ta GSS Architecture				●								
Haskoning UK Limited											●	
Stantec UK Limited		●										
Identity Consult Limited					●				●			
JCP Consulting Engineers Limited							●					
Jeremy Benn Associates Limited										●		
Kier Business Services Limited (also known as Kier Design and Business Services - DaBS)				●	●			●	●			
Land Use Consultants Ltd (LUC)										●		
Langtry-Langton Architects				●								
Local Transport Projects Limited		●										
Mason Clark Associates	●		●			●		●	●			●
Mott MacDonald Limited			●	●			●			●	●	
NORR Consultants Limited			●	●								
Ove Arup and Partners Limited	●	●				●	●			●	●	●
Pell Frischmann Consultants Limited	●	●										●
Ramboll UK&I Limited		●										
Rider Levett Bucknall UK Limited			●		●			●	●			
Ridge and Partners LLP			●									
RPP Limited trading as Rex Procter and Partners					●			●	●			
Tetra Tech Consulting Limited	●											
RSK Environment Limited	●											
Services Design Associates Limited							●					
Sum Limited					●							
SYSTRA Limited		●										●
Turner & Townsend Project Management Limited			●		●				●			
Waterman Infrastructure & Environment Limited	●											●
Wilde Consultants Limited	●											
Wm. Saunders Partnership LLP (trading as William Saunders)						●						
WSP UK Limited	●	●				●	●				●	●





Learn more about our frameworks
and social value initiatives at:

www.yorhub.com



Find us on  **in**