

Buy For Bradford

A Strategy for the Bradford District Economy

Darley Street Market – Enhanced and Embedded Social Value

The Council procured Kier Construction Ltd., to deliver the construction of its £23m project for a new market hall and public realm on Darley Street, in Bradford city centre. Darley Street market is a flagship project for the Council and is one of a series of major regeneration schemes demonstrating the Council's commitment to delivering an active, economically active mixed use city centre.

The project involves the demolition of existing buildings on Darley St including a former M&S store and is particularly challenging as the construction site fronts onto the established, pedestrianised Darley St, and to the rear is Piccadilly a narrow one-way street, both are also steeply sloping.

The Council's Procurement Service worked with the internal client and external design team to agree on a two stage procurement process. The two stage process facilitated valuable building contractor input into the finalisation of the building design, and also brought client and contractor together to assess and best respond to the risks of demolishing existing city centre buildings within a confined urban setting, and especially without properly assessing risk to adjoining properties. Although not part of the procurement plan the two stage process provided flexibility to respond to the at the outset unforeseen implications of the Covid-19 pandemic and end of the UK government's Brexit transition period. At the conclusion of the first stage of the procurement process only Kier's site establishment costs, overheads and profit margins were fixed leaving flexibility for the design team to work with Kier to price work packages during the second stage of the procurement after the impact of the pandemic on the construction market was better understood.

Kier's stage one tender was the most economically advantageous offer the Council received from the YORbuild2 framework not only in terms of cost and project approach (quality), but also in wider economic benefit through the breadth of their social value offer. Kier are providing for the benefit of the Bradford district:

- 30 School / College / University site visits,
- 20 School / College workshops,
- 6 Work experience under 18 years,
- 10 Work experience 18+ years,
- 136 Apprenticeships (existing),
- 5 Apprenticeships projects initiated,
- 3 Project initiated higher level skills,
- 9 Progressions into employment, and
- A commitment for up to 80% spend in the local supply chain

