

Case Study

Flexiform – Leeds City Council, Newmarket House



Introduction:

Leeds City Council (LCC) required a furniture solution for their new purpose-built headquarters for Refuge Services at Newmarket House.

The project needed to deliver a flexible, robust, and environmentally responsible workspace aligned with the building's green credentials and the architects' vision.

To support this, YPO provided LCC with access to a compliant furniture framework, enabling the authority to appoint an experienced supplier and deliver the project efficiently and with confidence.

The Brief:

YPO facilitated the full tender process through its established furniture framework, providing LCC with a compliant, streamlined route to market.

Flexiform was appointed to deliver the project, building on its long-standing relationship with the Council.

Using the YPO framework allowed LCC to avoid a lengthy stand-alone procurement process, while ensuring value for money, transparency, and compliance.

Flexiform then delivered full project support, including space planning, furniture relocation, manufacturing, delivery, and installation. This ensured a cohesive approach

from concept through to completion, aligning with both design intent and operational needs.

Requirements:

Through the YPO framework, LCC sought a supplier that could meet a number of key requirements, to:

- Support the Council's sustainability objectives and the building's environmental credentials.
- Provide robust furniture suitable for high traffic areas.
- Maximise the re-use of existing furniture, particularly office storage.
- Deliver a mix of traditional and agile workspaces to support different working styles.

The Challenge:

A core challenge was aligning the sustainability goals with operational needs.

LCC needed to reuse as much existing furniture as possible to reduce waste, while also introducing modern furniture that met durability, quality, and environmental standards.

The YPO framework ensure that appointed suppliers, in this case Flexiform, already met strict criteria around sustainability, quality, and capability, giving the Council confidence that these challenges could be addressed.

The Outcome:

Appointed through the YPO framework, Flexiform delivered a solution that met LCC's requirements while supporting long-term sustainability and usability.

This included:

- Robust, durable furniture designed for high-traffic use, featuring dark fabrics and easily wipeable chairs.
- A range of traditional desks, hot desks, breakout, and canteen spaces.
- Agile working areas including enclosed pods, open work booths, and collaborative tables.
- Standard LCC solid oak tables, meeting chairs, and task chairs.
- Bespoke storage solutions, such as L-shaped lockers, and eight-door lockers with integrated USB phone charging.
- Successful reuse and redistribution of existing furniture to reduce waste and extend product life.

Testimonial:

“Once again, a huge thank you to the YPO for providing the framework for all of this to happen. We look forward to continuing our partnership with Leeds City Council and the YPO.”