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Planning

Forth Yards, Newcastle upon Tyne - Long term Delivery Partner

Homes England

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-014954

Procurement identifier (OCID): ocds-h6vhtk-05027e

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Scope

Reference

DN771355

Description

The Forth Yards area of Newcastle represents a strategic place making opportunity in what is the last major underdeveloped water frontage area of the City. It is located adjacent to Newcastle Central Station and represents a western gateway into the City Centre.

Forth Yards is a 21-hectare (51.9 acres) regeneration site (shown edged red on the attached plan), with the potential to create a new neighbourhood of c.2,500 new homes and over 15,000 sqm (161,500 sq ft) of commercial space. The redevelopment of Forth Yards is a key priority within the North East Devolution Deal and in the North East Strategic Place Partnership.

Network Rail own Forth Goods Yards and Homes England acquired the strategically

important Quayside West site, at the heart of Forth Yards, in 2024 (see attached land ownership plan). The immediate opportunity for the delivery partner relates to the Quayside West site (circa 1,100 homes) but with the opportunity to increase this through additional acquisitions to circa 2,500 homes.

The Homes England investment will deliver a package of planning and enabling and de-risking works on Quayside West, along with further land assembly and the delivery of strategic infrastructure on the wider Forth Yards site. In addition, the North East Combined Authority has committed to funding early infrastructure works to widen the main access road into the wider Forth Yards site.

Homes England and its public sector partners (Newcastle City Council, the North East Combined Authority & Network Rail) ("Partners") are keen to see this strategic site become a vibrant part of the City, via a comprehensive redevelopment programme. The partners aspire to see development of a residential led, well connected, mixed use and sustainable new community that integrates well into the existing fabric of the city. The opportunity for Forth Yards to be transformed into an exciting new neighbourhood, knitted into the fabric of the city, which unlocks future waterfront development to the West of the city is supported by all partners.

Over the past 18 months, the Partners have been working together to prepare a robust approach to redeveloping Forth Yards, concluding that a long term - private sector - delivery partner is needed to deliver to realise the full potential of Forth Yards. Furthermore, the Partners have concluded that the key attributes a delivery partner should bring include:

Excellent Place Making capabilities;

Commitment to long-term partnering to realise the full potential of Forth Yards; and

Willingness to invest and take risk, in the success of Forth Yards.

As a result, on behalf of the Partners, Homes England will lead the procurement of a long-term delivery partner for Forth Yards, with emphasis being put on finding the partner with the right attributes, rather than seeking to procure specific development scheme or proposals.

The long-term delivery partner will also be responsible for providing Development Management ("DM") services to Homes England in relation to the site remediation and the installation of enabling infrastructure. Such works will be funded by Homes England directly. Homes England is clear that to drive efficiency and manage risk, DM services should be provided by the long-term delivery partner who will help shape the wider approach to Forth Yards development and delivery.

Over the past 18 months, informal discussions with the market (at events such as MIPIM and UKREiiF) have shaped our proposed approach to partnering. Via this PME we wish to assess interest from potential long term delivery partners and test key principles that are shaping the design of our proposed partner procurement process. If you would like to know more, please send an email to forthyards@homesengland.gov.uk and we will provide further details.

Please note the listed value on this notice is the GDV (Gross Development Value).

Total value (estimated)

- £950,000,000 excluding VAT
- £950,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 June 2026 to 31 May 2036
- Possible extension to 31 May 2041
- 15 years

Main procurement category

Works

Additional procurement category

Services

CPV classifications

- 45000000 - Construction work

Contract locations

- UKC22 - Tyneside

Engagement

Engagement deadline

12 May 2025

Engagement process description

The market testing exercise commences from 14th April 2025.

Please email forthyards@homesengland.gov.uk to request the document package.

These documents outlines the proposed approach to procurement. At the discretion of Homes England one or more information days may be held at which feedback may be provided on a face-to-face basis.

These documents includes a number of questions to stakeholders. The responses to these documents should be returned to Homes England by 12th May 2025 and e-mailed to: forthyards@homesengland.gov.uk

Submission

Publication date of tender notice (estimated)

31 July 2025

Contracting authority

Homes England

- Public Procurement Organisation Number: PMTT-3573-RLZV

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Organisation type: Public authority - central government