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Tender

## Haydon Drive Residential Redevelopment

London Borough of Hillingdon

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-065096

Procurement identifier (OCID): ocds-h6vhtk-0524f7 ([view related notices](#))

Published 14 October 2025, 11:22am

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## Scope

### Description

The redevelopment of Haydon Drive aims to transform the site into a vibrant residential community of 21 affordable family homes and a new children's play area.

It comprises 2 to 2.5 storey houses with 3 to 4 bedrooms, addressing Hillingdon Council's pressing need for larger family housing and providing enhanced communal open spaces for residents.

#### Site Characteristics

- The site area measures 0.58 ha and contains 16 studio bungalows in the northwest corner of Haydon Drive, which is a largely flatted estate surrounding a large green. The existing studio bungalows on site are outdated and do not comply with current space and living standards.
- The site's immediate surroundings are largely characterised by 2-storey family housing with pitched roofs and private gardens.

Project Summary No. of units:

Family Homes A total of 21 homes ranging between 3 to 4 bedrooms and offering 100% family-sized units' accommodating larger families, with associated car and cycle parking, children's play area and public open space.

The dwelling types range between 2 to 2.5 storeys, celebrating characteristic features of the local townscape through the use of pitched roof forms and dormer windows to maintain a domestic scale, as well as clay tile cladding and buff/stock brick to weave seamlessly into the immediate context.

Hillingdon will enter into a contract with the successful Contractor which shall be based on JCT Design & Build 2024 with LBH Amendments

Contract commencement: March 2026

All tender documents are made available via the tender portal:

<https://supplierlive.proactisp2p.com>

### **Total value (estimated)**

- £10,680,000 including VAT

Above the relevant threshold

### **Contract dates (estimated)**

- 2 March 2026 to 11 June 2027
- 1 year, 3 months, 10 days

### **Main procurement category**

Works

## **CPV classifications**

- 45000000 - Construction work

## **Contract locations**

- UKI74 - Harrow and Hillingdon

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## **Submission**

### **Tender submission deadline**

21 November 2025, 1:00pm

### **Submission address and any special instructions**

All tender documents will be made available via the tender portal:

<https://supplierlive.proactisp2p.com>

### **Tenders may be submitted electronically**

Yes

### **Languages that may be used for submission**

English

### **Award decision date (estimated)**

15 January 2026

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## Award criteria

Name	Type	Weighting
Quality	Quality	50%
Price	Price	50%

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## Other information

### Conflicts assessment prepared/revised

Yes

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## Procedure

### Procedure type

Open procedure

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## Documents

### Associated tender documents

<https://supplierlive.proactisp2p.com/Account/Login>

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## **Contracting authority**

### **London Borough of Hillingdon**

- Public Procurement Organisation Number: PHZZ-4724-NYPH

Civic Centre

Uxbridge

UB8 1UW

United Kingdom

Email: [procurement@hillington.gov.uk](mailto:procurement@hillington.gov.uk)

Region: UKI74 - Harrow and Hillingdon

Organisation type: Public authority - sub-central government