

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/065623-2025>

Tender

Homes England - Quayside West at Forth Yards, Newcastle upon Tyne – Development Partner Procurement

Homes England (the name adopted by the Homes and Communities Agency)

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

Notice identifier: 2025/S 000-065623

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

Published 15 October 2025, 2:28pm

This is an old version of this notice. [View the latest version](#).

Scope

Reference

DN771355

Description

Homes England and its Public Sector Partners ("Partners"), Newcastle City Council (Council), the North East Combined Authority (NECA) and Network Rail Infrastructure Limited (NRIL), comprise the "Forth Yards Public Sector Partnership", and are seeking to secure, a long term Development Partner for "the Forth Yards Scheme", which in the first instance will include the delivery of "the Project".

The Project is defined as redevelopment of Quayside West, Phase 1 of the Highline and all associated and connected infrastructure at Forth Yards.

The appointed Development Partner and its proposed plans for the Project must align with

the vision for the Forth Yards Scheme. The proposed procurement will also include the necessary flexibility to enable Homes England and the Partners to consider future development opportunities within the Forth Yards Scheme being led by the appointed Development Partner.

Homes England will lead on the procurement process and will enter the contractual documents with the selected Development Partner to form a Development Partnership. The Development Partnership will need to work closely with the Partners to ensure the Project and the Forth Yards scheme is a success.

The value of the opportunity is the envisaged gross development value of the Project. No differential between the inclusive of VAT and exclusive of VAT values are noted as the VAT treatment has not been determined.

Please note the FVRA document (referenced in the documents in the financial standing section) will be added to the procurement documents on Friday, 17 October 2025.

Total value (estimated)

- £330,000,000 excluding VAT
- £330,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 January 2027 to 31 December 2042
- Possible extension to 31 December 2047
- 21 years

Description of possible extension:

Due to the conditionality of the award on planning, grant and other dependencies the development timetable may be subject to revision.

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKC22 - Tyneside

Participation

Legal and financial capacity conditions of participation

Please refer to Memorandum of Information and Procurement Specific Questionnaire.

Technical ability conditions of participation

Please refer to Memorandum of Information and Procurement Specific Questionnaire.

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

10 November 2025, 5:00pm

Submission type

Requests to participate

Deadline for requests to participate

17 November 2025, 12:00pm

Submission address and any special instructions

To be submitted via ProContract via: <https://procontract.due-north.com/Advert?advertId=11ba47db-dea8-f011-813a-005056b64545&fromRfxSummary=True&rfxId=b3619687-c1a9-f011-813a-005056b64545>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Suppliers to be invited to tender

Maximum 6 suppliers

Selection criteria:

Alongside the standard mandatory and discretionary exclusions, standard pass/fail questions relating to matters such as technical, financial and legal capacity are included, a further four scored questions will enable the shortlist to be established.

Please refer to Memorandum of Information and Procurement Specific Questionnaire.

Award decision date (estimated)

30 October 2026

Award criteria

Name	Description	Type	Weighting
Technical	There are four technical award criteria - Planning, Design and Vision (20%); Implementation and Delivery (25%); Partnering (10%); and Social Value (10%). Further details are provided in the Memorandum of Information.	Quality	65.00%

Name	Description	Type	Weighting
Commercial	There are three commercial award criteria - Financial Deliverability (12.5%); Financial Offer (12.5%); and Legal / Risk (10%). Further details are provided in the Memorandum of Information	Price	35.00%

Other information

Payment terms

Further details of the grant available and payment terms will be made available via ProContract during the dialogue stages.

Description of risks to contract performance

Further details of the risk to contract performance will be made available via ProContract during the dialogue stages.

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

The competitive flexible procedure will adopt the following process

- 1: Participation Stage (PSQ);
- 2: Invitation to Participate in Dialogue (ITPD) - Sprint Dialogue;
- 3: Invitation to Continue in Dialogue (ITCD) - Detailed Dialogue;
- 4: Invitation to Participate in Final Tender (ISFT); and
- 5: Preferred Bidder Selection and Contract Award.

Documents

Associated tender documents

<https://procontract.due-north.com/AdvertiserId=11ba47db-dea8-f011-813a-005056b64545&fromRfxSummary=True&rId=b3619687-c1a9-f011-813a-005056b64545>

Procurement documents can be found at the above link.

Documents to be provided after the tender notice

Procurement documents can be found via: <https://procontract.due-north.com/AdvertiserId=11ba47db-dea8-f011-813a-005056b64545&fromRfxSummary=True&rId=b3619687-c1a9-f011-813a-005056b64545>

The opportunity can be accessed via the Homes England eTendering system. Bidders wishing to be considered for this contract must register their expression of interest and submit through Homes England's eTendering system. If not already registered, candidates must register at <https://procontract.due-north.com/Login>

Should updated documents be issued or further information become available this will be provided via the Homes England eTendering system.

Contracting authority

Homes England (the name adopted by the Homes and Communities Agency)

- Public Procurement Organisation Number: PMTT-3573-RLZV

The Lumen

Newcastle upon Tyne

NE4 5BZ

United Kingdom

Email: etendering@homesengland.gov.uk

Website: <https://www.gov.uk/government/organisations/homes-england>

Region: UKC22 - Tyneside

Organisation type: Public authority - sub-central government