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Planning

Development Partner Selection - Former Hexham Middle School Site

Northumberland County Council

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

Notice identifier: 2025/S 000-067191

Procurement identifier (OCID): ocds-h6vhtk-05d0ed ([view related notices](#))

Published 21 October 2025, 3:49pm

Scope

Reference

NCC1542

Description

Northumberland County Council is the freehold owner of the former Hexham Middle School site. This 6.1-hectare site sits close to the centre of the historic market town and provides a first-class opportunity for a mixed use residential and extra care scheme in a beautiful setting. The site lies within the Hexham Conservation Area and contains the historic Grade II Listed Fellside Building.

There has been an extensive community consultation process, resulting in a preferred masterplan for development. This focused on the key needs for Hexham which are more housing, both for sale and to include affordable housing, along with an extra care facility. The extra care facility will be operated by a registered provider.

The Council is seeking to appoint a Development Partner or Partner(s) to finalise the

design, secure implementable planning permission, construction and conversion to achieve the development scheme at the former Middle school site in Hexham. The scheme is to follow the principles set out by the Council in the various design guides that the Council has had prepared on its behalf. Development Partner(s) will be required to acquire the site and deliver the proposed scheme. The land is offered to the Development Partner(s) on terms to be agreed and the Development Partner(s) should make an offer for the land as part of the procurement process.

Tenderers will fund these schemes via their own reserves, external investors and Homes England Affordable Homes Programme grant funding. The existing Affordable Homes Programme is ending with a new programme expected to be announced in March 2025; this may mean changes to the existing grant funding agreements which are available via the [gov.uk](https://www.gov.uk) website. We also anticipate Tenderers will apply for S106 Developer Funding to deliver the scheme. Tenderers will also be able to bid for Adult, Ageing and Wellbeing funding to deliver the extra care facility.

Contract dates (estimated)

- 25 September 2026 to 31 August 2029
- Possible extension to 31 March 2030
- 3 years, 6 months, 6 days

Main procurement category

Works

CPV classifications

- 45111291 - Site-development work

Contract locations

- UKC2 - Northumberland and Tyne and Wear

Engagement

Engagement deadline

8 April 2025

The engagement was carried out before this notice was published.

Engagement process description

PIN notice ref 2024/S 000-038758 published 2nd December 2024

Market engagement questionnaire - advertised on OPEN 11th December 2024, responses received by 24th January 2025

Market Engagement Interviews - advertised on OPEN, requests to participate closed 27th March 2025. Interviews held on 7th and 8th April at Northumberland County Council, County Hall, Morpeth.

Procedure

Special regime

Concession

Contracting authority

Northumberland County Council

- Public Procurement Organisation Number: PJJX-1133-JRGV

County Hall

Morpeth

NE61 2EF

United Kingdom

Email: financeprocurement@northumberland.gov.uk

Region: UKC21 - Northumberland

Organisation type: Public authority - sub-central government