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Tender

Contract for the Redevelopment of Shadon House

Gateshead Borough Council

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

Notice identifier: 2025/S 000-068714

Procurement identifier (OCID): ocds-h6vhtk-05d499

Published 27 October 2025, 4:39pm

Scope

Description

Gateshead Council are seeking a contractor to deliver a 16-18nr unit mixed affordable and shared ownership scheme in Birtley, Gateshead.

The tender sets out the requirements for the housing scheme and seeks qualitative and financial submissions from contractors interested in delivering the project.

The proposed development consists of a mix of affordable rent and shared ownership properties with a range of 2, 3 & 4 bed units as well as all other associated external works and infrastructure required. The site is a former care centre with 1-2 storey buildings set in gardens and paved areas, with a service yard to the east. The trees on site form a feature in the local streetscape but are in mixed condition. It is enclosed by fencing and hedges.

Total value (estimated)

- £2,900,000 excluding VAT
- £3,480,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 12 January 2026 to 11 January 2027
- 1 year

Main procurement category

Works

CPV classifications

- 45211000 - Construction work for multi-dwelling buildings and individual houses

Contract locations

- UKC - North East (England)

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Tender submission deadline

8 December 2025, 12:00pm

Submission address and any special instructions

Tenders to be submitted on the OPEN Platform (<https://www.open-uk.org>). Search for Contract for the Redevelopment of Shadon House.

Project number: OPEN20251866

The Contracting Authority communicates through the Open system; therefore, all correspondence regarding this Tender will be issued to the individual that expressed interest on Open. It is the Supplier's responsibility to ensure the correct named person is, and continues to be, registered on the Open system.

If you require time-critical assistance on submitting your response, please contact the Open Support Team open.support@nepo.org

For non-time critical issues, such as passwords, general account queries and location of information please visit Open hub via www.open-hub.org/how-to-guides/ or seek support from open.support@nepo.org

PLEASE NOTE: The system is accessible 24/7 however, technical support is only available Monday - Thursday 8:30am-5:00pm, Friday - 8:30am-4:30pm

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

19 December 2025

Award criteria

Name	Type	Weighting
Value for Money	Price	60%
Quality	Quality	30%
Social Value	Quality	10%

Other information**Conflicts assessment prepared/revised**

Yes

Procedure**Procedure type**

Open procedure

Justification for not publishing a preliminary market engagement notice

The Council intended to tender this contract under Public Contract Regulations but due to delays with the project this is now PA 2023, so a Pipeline notice was not anticipated to have been required at the time.

Contracting authority

Gateshead Borough Council

- Public Procurement Organisation Number: PPGY-1151-NJQN

Civic Centre, Regent Terrace

Gateshead

NE8 1HH

United Kingdom

Email: procurement@gateshead.gov.uk

Region: UKC22 - Tyneside

Organisation type: Public authority - sub-central government