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Contract

Design Code Scope for Cottingwood Phases 2b, 3 and 4.

Homes England

UK7: Contract details notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-072461

Procurement identifier (OCID): ocds-h6vhtk-05ddd7

Published 10 November 2025, 2:21pm

Scope

Reference

DN795325

Description

HE requires a Design Code to be prepared specifically for Phase 2b, 3 and 4 (parcels 2b, 3a, 3b, 4a and 4b). .

The Design Code will be required to:

- Comply with the requirements of Condition 15 (set out in appendix 1) as it will be submitted to the LPD for approval to discharge this condition.
- Support the evaluation criteria for design.
- Align with the National Model Design Code Guidance
- Comply with and expand upon the parameters set out in the site wide Design Code.

- Provide a detailed stipulations and guidance on the form of development at a street, block and plot level.
 - Consider future access arrangements to the Michie land to the south of parcel 2a and the Dungait land to the north of parcel 2c.
 - Achieve a balance between prescriptive requirements necessary to ensure the desired quality and guidance to allow innovation and different solutions.
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Contract 1. Design Code Scope for Cottingwood Phases 2b, 3 and 4.

Supplier

- I D Partnership Northern

Contract value

- £21,276 excluding VAT
- £25,531.20 including VAT

Below the relevant threshold

Date signed

27 October 2025

Contract dates

- 29 October 2025 to 15 December 2025
- 1 month, 18 days

Main procurement category

Services

CPV classifications

- 71000000 - Architectural, construction, engineering and inspection services

Contract locations

- UKC - North East (England)
 - UKD - North West (England)
 - UKE - Yorkshire and the Humber
 - UKF - East Midlands (England)
 - UKG - West Midlands (England)
 - UKH - East of England
 - UKI - London
 - UKJ - South East (England)
 - UKK - South West (England)
-

Procedure

Procedure type

Below threshold - without competition

Supplier

I D Partnership Northern

St Judes Church

Newcastle

NE2 1AS

United Kingdom

Email: info@idpartnership-northern.com

Region: UKC22 - Tyneside

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Contract 1. Design Code Scope for Cottingwood Phases 2b, 3 and 4.

Contracting authority

Homes England

- Public Procurement Organisation Number: PMTT-3573-RLZV

The Lumen, 2nd Floor, St James Boulevard, Newcastle Helix

Newcastle Upon Tyne

NE4 5BZ

United Kingdom

Email: transparency@homesengland.gov.uk

Region: UKC22 - Tyneside

Organisation type: Public authority - sub-central government