

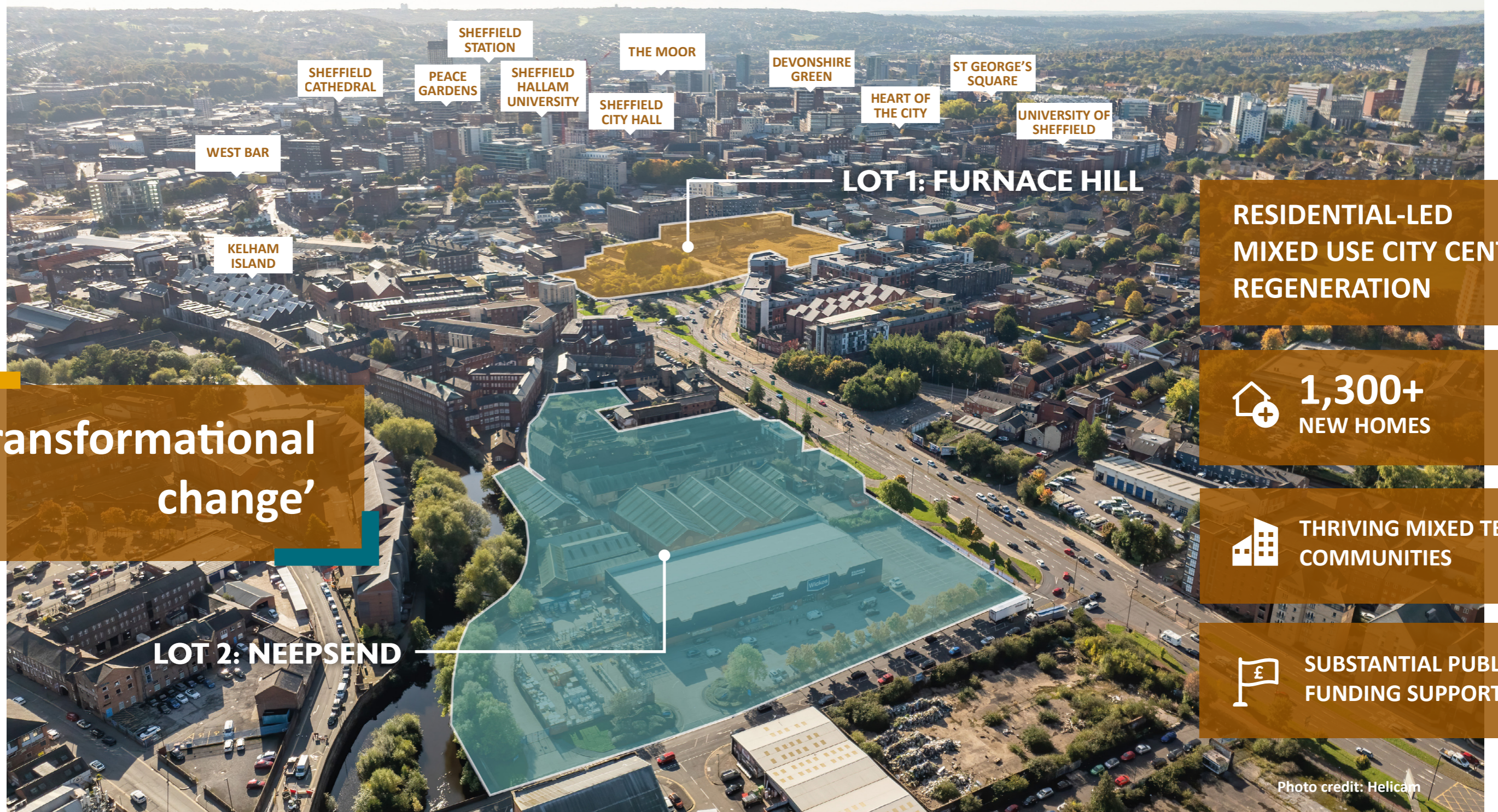
An aerial photograph of Sheffield, UK, showing a dense urban landscape with a mix of residential and commercial buildings, roads, and green spaces. The River Sheaf is visible winding through the city. The text is overlaid on the left side of the image.

FURNACE HILL AND NEEPSSEND, SHEFFIELD

Major City Centre Residential-Led Mixed
Use Development Opportunities



Homes
England



‘Transformational change’

LOT 1: FURNACE HILL

LOT 2: NEEPSEND

RESIDENTIAL-LED
MIXED USE CITY CENTRE
REGENERATION

 **1,300+**
NEW HOMES

 **THRIVING MIXED TENURE
COMMUNITIES**

 **SUBSTANTIAL PUBLIC
FUNDING SUPPORT**

Photo credit: Helicam

INTRODUCTION

Homes England is delighted to bring forward two exciting and ambitious residential-led mixed use development opportunities in Sheffield City Centre. The launch of Furnace Hill and Neepsend is the first phase of a comprehensive programme of place-based regeneration activity through the Sheffield Together partnership.

The overall vision is to transform Furnace Hill and Neepsend into two distinct and vibrant neighbourhoods for people to live, work and play in the City and which will be catalysts for the regeneration of Sheffield's urban core.

On behalf of Sheffield Together, Homes England is now seeking experienced Development Partners to deliver this vision and who share in the partnership's belief in Sheffield's huge potential.

Sheffield Together is a five-way partnership between Homes England, Sheffield City Council, Sheffield Property Association, South Yorkshire Housing Partnership and South Yorkshire Mayoral Combined Authority with a shared mission to deliver more high quality homes across the City.

The Opportunities

Furnace Hill and Neepsend each have an industrial heritage but inherently different characteristics with the potential for each neighbourhood to provide a distinct and varied residential offer that will play a pivotal role in meeting Sheffield's housing needs.

A key overarching objective for both sites is to bring forward sustainable development focused on high quality placemaking and community wellbeing.



Photo credit: GPAD

LOT 1: FURNACE HILL

Furnace Hill is located just to the south of the A61 at a key gateway location into the City Centre. The site extends to approximately 2.57 hectares and holds historical significance with a range of heritage assets including the Hoyle Street Cementation Furnace (Scheduled Monument); the last intact cementation furnace in Sheffield, and Don Cutlery Works (Grade II Listed); a rare surviving mid-to-late 19th century metal works.

The site provides the opportunity to create a vibrant new neighbourhood of approximately 825 homes including opportunities for Market Sale and Build to Rent. This will support the transition from student accommodation near to the University towards high quality mixed communities to the north around Kelham Island, maximising the site's elevated position with views across the City to the landscape beyond. It will celebrate its industrial heritage by creating a new public realm with the iconic Cementation Furnace at its core.

825
new
homes




1,900 sqm
of non-residential
uses






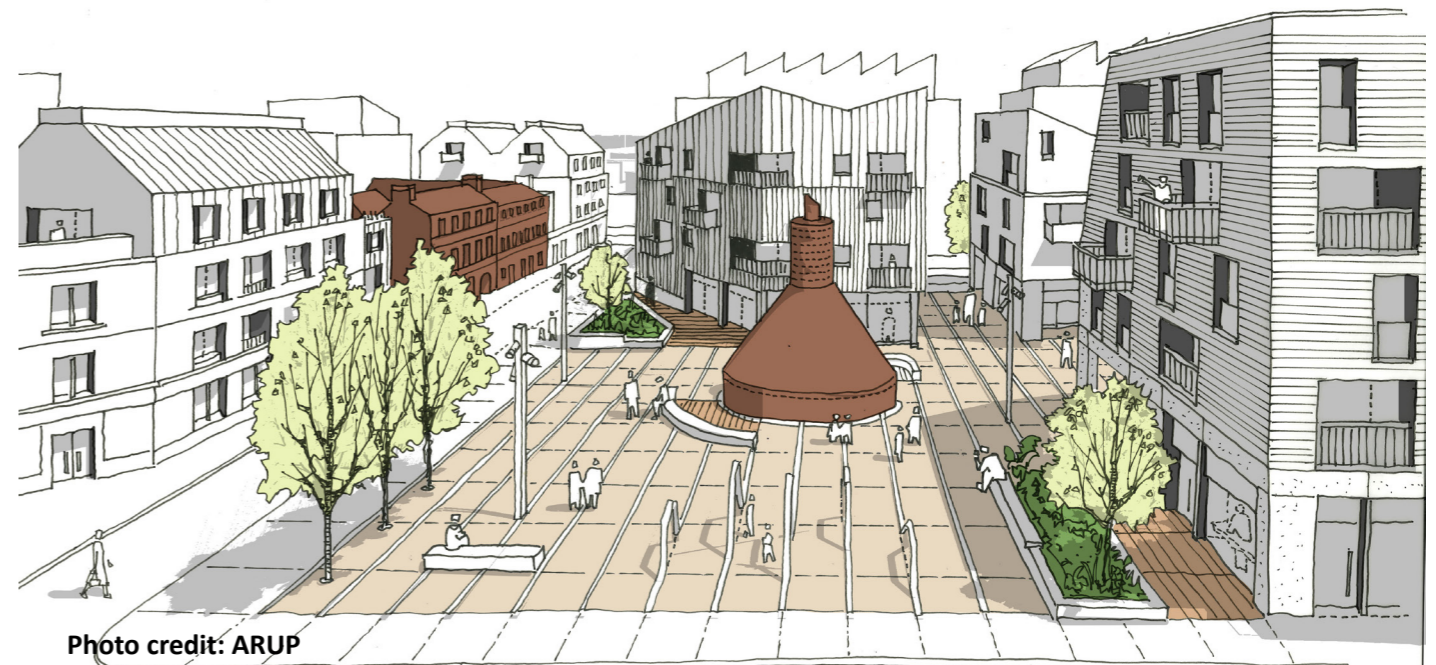
Mix of one, two and three bedroom mid to high rise apartments and maisonettes

Landmark tall building of exceptional quality at the corner of Shalesmoor/Hoyle Street




Repurposed and transformed Don Cutlery Works

High quality public realm including the new "Furnace Square"

LOT 2: NEEPSSEND

Neepsend is located along the River Don, just to the north of the A61 and within close proximity to the popular Kelham Island neighbourhood. The site extends to approximately 2.5 hectares and holds historical significance with a range of heritage assets including Cornish Works (Grade II Listed) which encapsulates the historical evolution of the cutlery industry in Neepsend.

The site provides the opportunity to create a diverse residential-led waterside mixed use neighbourhood of approximately 480 homes for a range of demographics with an emphasis on family housing, together with significant improved public realm whilst maintaining its unique historic fabric and identity. Neepsend will exemplify Sheffield's "Outdoor City" neighbourhood, offering the opportunity to create the best of city living with all the benefits of waterside residences next to the River Don.

480
new
homes

2,000 sqm
of non-residential
uses

✓ **Both sites will be expected to deliver a minimum of 20% affordable housing subject to the availability of affordable housing grant funding from Homes England**

-  **Wide range of typologies including maisonettes, townhouses, low and mid-rise apartments**
- Repurposed and transformed Cornish Works** 
-  **High quality public realm including the new "Artisan Square" and riverside walkway & pocket park**



Photo credit: Helicam



Photo credit: ARUP

DEVELOPMENT FRAMEWORK

Homes England has jointly prepared a Development Framework with Sheffield City Council to guide the delivery of each site.

Placemaking, high quality design and a heritage-led approach are at the heart of the vision for each site to deliver thriving new communities in highly attractive urban settings.



Photo credit: GPAD

“To transform Furnace Hill & Neepsend into two distinct and vibrant, urban neighbourhoods, capitalising upon their historic and natural assets to create a varied townscape, with a network of new public spaces and streets to improve legibility and connections between the City Centre and Kelham Island”.

PUBLIC INVESTMENT

Homes England has to date undertaken extensive desktop technical due diligence, masterplanning and stakeholder engagement for each site and is actively pursuing a land assembly exercise to bring forward the timely comprehensive development of each site.

To help deliver the required transformational change, Homes England has secured £67m from the Brownfield Infrastructure and Land (BIL) Fund which will support the ongoing land assembly exercise and contribute towards funding a package of design and planning costs, enabling and wider placemaking works.



Homes England has secured £67m from the Brownfield Infrastructure and Land (BIL) Fund



Photo credit: ARUP

THE ROLE OF THE DEVELOPMENT PARTNERS

Homes England is seeking to appoint a Development Partner for each site who will work in partnership with Homes England to deliver its vision of creating vibrant high quality mixed tenure communities for the two sites. The role of the Development Partners will include:

-  **To produce a masterplan and scheme designs based on the Development Framework**
-  **To prepare and submit planning applications and secure planning approval for agreed schemes**
-  **To secure funding commitments from investment partners**
-  **To procure and manage construction contracts for the delivery of infrastructure and development works**
-  **To coordinate the marketing and sale process for individual phases of development, and where appropriate the operational and letting/management arrangements for rented assets**
-  **To manage the development process through to the completion of construction and sale/exit**



Photo credit: ARUP

THE PROCUREMENT PROCESS

Homes England is running a Competitive Dialogue procedure in accordance with the Public Contracts Regulations 2015 to appoint a long-term Development Partner for each site. Homes England will be using a Development Agreement contractual structure to secure its ambitions for each site.

The procurement route will allow shortlisted bidders to enter into dialogue with Homes England on specific aspects of the proposals prior to tender evaluation and selection. The approach recognises the importance of a lean, cost-efficient and robust process to all parties.

Homes England has published one Contract Notice comprising

- **Lot 1: Furnace Hill**
- **Lot 2: Neepsend**

Interested parties can bid for either Lot or both Lots. Whilst there is a possibility for one Development Partner to be successful on both Lots, the sites are two separate projects and must be capable of delivery independently.

Further details on the procurement process are contained in the Information Memorandum available in the data room. Homes England reserves the right (at any time during the process) to make whatever changes it sees fit to the timetable, structure, and/or content of the procurement process.



FURTHER INFORMATION

To access further information on the opportunities and the procurement documents, please following the link below:

<https://procontract.due-north.com/Advert?advertId=b653ca9c-9c97-ef11-8132-005056b64545&fromRfxSummary=True&rfxId=163b0c25-9d97-ef11-8132-005056b64545>

All communications in respect of this procurement are to be made in writing in accordance with the procedure in the Information Memorandum.



Homes
England

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Interested parties are not entitled to place reliance on them as statements or representation of fact and must satisfy themselves by inspection or otherwise as to the correctness of each item. Homes England does not bind itself to accept any submission nor to proceed with the Competition or any element there.