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Contract

Framework Agreement for Joint Venture Residential Development with Darlington Borough Council - P2017/1190/NE & PB2021-00346

Darlington Borough Council

F20: Modification notice

Notice identifier: 2025/S 000-006161

Procurement identifier (OCID): ocds-h6vhtk-04e4b7

Published 20 February 2025, 12:25pm

Section I: Contracting authority/entity

I.1) Name and addresses

Darlington Borough Council

Town Hall, Feethams

Darlington

DL1 5QT

Contact

Ms Claire Weatherburn

Email

claire.weatherburn@darlington.gov.uk

Telephone

+44 1325405497

Country

United Kingdom

Region code

UKC13 - Darlington

Internet address(es)

Main address

<http://www.darlington.gov.uk>

Buyer's address

<http://www.darlington.gov.uk>

Section II: Object**II.1) Scope of the procurement****II.1.1) Title**

Framework Agreement for Joint Venture Residential Development with Darlington Borough Council - P2017/1190/NE & PB2021-00346

Reference number

DN281734

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.2) Description**II.2.1) Title**

Framework Agreement for Joint Venture Residential Development with Darlington Borough Council - P2017/1190/NE & PB2021-00346

II.2.3) Place of performance

NUTS codes

- UKC13 - Darlington

II.2.4) Description of the procurement at the time of conclusion of the contract:

Framework Agreement for Joint Venture Residential Development with Darlington Borough Council - P2017/1190/NE & PB2021-00346

II.2.7) Duration of the contract, framework agreement, dynamic purchasing system or concession

Start date

1 October 2025

End date

30 September 2027

In the case of framework agreements, provide justification for any duration exceeding 4 years

2 years

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

Section IV. Procedure

IV.2) Administrative information

IV.2.1) Contract award notice concerning this contract

Notice number: [2025/S 000-006103](#)

Section V. Award of contract/concession

Contract No

1

Title

Framework Agreement for Joint Venture Residential Development with Darlington Borough Council - P2017/1190/NE & PB2021-00346

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract/concession award decision:

20 February 2025

V.2.2) Information about tenders

The contract/concession has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor/concessionaire

Esh Homes Limited

Esh House, Bowburn North Industrial Estate, Bowburn

Durham

DH6 5PF

Country

United Kingdom

NUTS code

- UKC14 - Durham CC

The contractor/concessionaire is an SME

No

V.2.4) Information on value of the contract/lot/concession (at the time of conclusion of the contract;excluding VAT)

Total value of the procurement: £300,000,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Darlington Borough council

Darlington

DL1 5QT

Country

United Kingdom

Section VII: Modifications to the contract/concession

VII.1) Description of the procurement after the modifications

VII.1.1) Main CPV code

- 45000000 - Construction work

VII.1.3) Place of performance

NUTS code

- UKC13 - Darlington

VII.1.4) Description of the procurement:

Framework Agreement for Joint Venture Residential Development with Darlington Borough Council

VII.1.5) Duration of the contract, framework agreement, dynamic purchasing system or concession

Duration in months

48

In the case of framework agreements, provide justification for any duration exceeding 4 years:

2 years

VII.1.6) Information on value of the contract/lot/concession (excluding VAT)

Total value of the contract/lot/concession:

£300,000,000

VII.1.7) Name and address of the contractor/concessionaire

Esh Homes Limited

Durham

Country

United Kingdom

NUTS code

- UKC13 - Darlington

The contractor/concessionaire is an SME

No

VII.2) Information about modifications

VII.2.1) Description of the modifications

Nature and extent of the modifications (with indication of possible earlier changes to the contract):

Extension to the end date by 2 years to the 30th September 2027 and increase the overall value to £300000000.00

VII.2.2) Reasons for modification

Need for additional works, services or supplies by the original contractor/concessionaire.

Description of the economic or technical reasons and the inconvenience or duplication of cost preventing a change of contractor:

The Framework partner has and is carrying out significant upfront work on several ongoing

projects within the JV that would be ready to initiate in 2025. The timescales to complete a

competitive process will result to significant delays in bringing those projects forward with work in progress being halted. This delay will impact on receipt of key revenues and impacts

the timeline for key housing site delivery

VII.2.3) Increase in price

Updated total contract value before the modifications (taking into account possible earlier contract modifications, price adaptations and average inflation)

Value excluding VAT: £150,000,000

Total contract value after the modifications

Value excluding VAT: £300,000,000