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Contract

Contract for the Development of Flowers Lane and Purchase of 460 Additional Housing Units

Torus62 Developments Limited

F20: Modification notice

Notice identifier: 2025/S 000-034681

Procurement identifier (OCID): ocds-h6vhtk-037e20

Published 24 June 2025, 12:05pm

Section I: Contracting authority/entity

I.1) Name and addresses

Torus62 Developments Limited

Helena Central, 4 Corporation Street

St.Helens

WA9 1LD

Contact

Procurement Manager

Email

procurementteam@torus.co.uk

Telephone

+44 7718707048

Country

United Kingdom

Region code

UKD - North West (England)

Internet address(es)

Main address

<https://www.torus.co.uk>

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Contract for the Development of Flowers Lane and Purchase of 460 Additional Housing Units

II.1.2) Main CPV code

- 45111291 - Site-development work

II.1.3) Type of contract

Works

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKD - North West (England)

Main site or place of performance

NORTH WEST (ENGLAND)

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

This Contract Award Notice is being published to provide notice of the use of a negotiated procedure without prior publication, in accordance with Regulation 32 of the Public

Contracts Regulations 2015. Torus' Flowers Lane site benefits from full planning permission with the Section 106 requirement for a minimum of 30% affordable homes. Provisionally, the site was openly advertised to the market with proposals invited for any of the following: - i)The building out of the site ii)The purchase of the land iii)The building out of the s.106 units and the remainder of the site for the developer iv)Any other proposals. Given exceptional market conditions and significant costs, the building out of the site was not a viable option. Castle Green Homes Limited proposed to buy the land and provide build-out of 120 x Section 106 units and provide a further 460 x housing units to Torus at additionality sites. While alternative offers were received, none were comparable with Castle Green Homes Lim

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

Start date

31 October 2022

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: [2022/S 000-030838](#)

Section V. Award of contract/concession

Contract No

TOR0305

Title

Flowers Lane

V.2) Award of contract/concession

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

31 October 2022

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

Castle Green homes

Unit 20 St. Asaph Business Park,

Denbighshire

LL17 0LJ

Country

United Kingdom

NUTS code

- UKL - Wales

National registration number

01932141

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: £113,600,000

Section VI. Complementary information

VI.3) Additional information

To view this notice, please click here:

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=954130989> GO

Reference: GO-2025624-PRO-31124473

VI.4) Procedures for review

VI.4.1) Review body

Torus62 Developments Ltd

Helena Central, 4 Corporation Street

St.Helens

WA9 1LD

Email

eamonn.cullen@torus.co.uk

Telephone

+44 7718707048

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

- 45111291 - Site-development work

VII.1.3) Place of performance

NUTS code

- UKD - North West (England)

Main site or place of performance

NORTH WEST (ENGLAND)

VII.1.4) Description of the procurement:

Modification to add Phases 3 & 4 of the Flowers Lane housing development to the existing contract. Includes site preparation, infrastructure, and construction of residential units. Works are to be delivered by Castle Green under Reg. 72(1)(b) PCR 2015, as changing contractor is not possible for economic or technical reasons and would cause significant inconvenience or cost duplication.

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

Start date

31 October 2022

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

Total value of the contract/lot/concession:

£113,600,000

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

Castle Green Homes

Unit 20 St.Asaph Business Park

Denbighshire

LL17 0LJ

Country

United Kingdom

NUTS code

- UKD - North West (England)

National registration number

01932141

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):

Contract modified to add Phases 3 & 4 of Flowers Lane. Castle Green is already on site for earlier phases. Changing contractor would cause significant cost duplication, delay, and technical disruption. Justified under Reg. 72(1)(b) PCR 2015 as a change is not possible for economic or technical reasons and would cause substantial inconvenience. The modification remains within the 50% value threshold.

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:

Castle Green are already on site for Phases 1 & 2 with infrastructure and compound in place. Using another contractor for the subsequent phases would cause substantial cost duplication, delay, and disruption. The modification ensures continuity, avoids technical inefficiencies, and remains within the 50% threshold under Reg. 72(1)(b) PCR 2015.

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: £57,000,000

Total contract value after the modifications

Value excluding VAT: £113,600,000