

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/037760-2023>

Contract

## **North Halifax Transformation Programme**

The Borough Council of Calderdale

F20: Modification notice

Notice identifier: 2023/S 000-037760

Procurement identifier (OCID): ocds-h6vhtk-02fc2f

Published 21 December 2023, 5:20pm

### **Section I: Contracting authority/entity**

#### **I.1) Name and addresses**

The Borough Council of Calderdale

Town Hall, Crossley Street

Halifax

HX1 1UJ

#### **Contact**

Adele Blacklock

#### **Email**

[adele.blacklock@calderdale.gov.uk](mailto:adele.blacklock@calderdale.gov.uk)

#### **Country**

United Kingdom

#### **Region code**

UKE44 - Calderdale and Kirklees

**National registration number**

184 3147 61

**Internet address(es)**

Main address

<https://www.calderdale.gov.uk/v2>

Buyer's address

<https://uk.eu-supply.com/ctm/Company/CompanyInformation/Index/103251>

---

## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

North Halifax Transformation Programme

Reference number

FTS Contract Notice 2021/S 000-029881

#### **II.1.2) Main CPV code**

- 45000000 - Construction work

#### **II.1.3) Type of contract**

Works

### **II.2) Description**

#### **II.2.2) Additional CPV code(s)**

- 71000000 - Architectural, construction, engineering and inspection services

#### **II.2.3) Place of performance**

NUTS codes

- UKE44 - Calderdale and Kirklees

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

The purpose of the procurement is to secure the beneficial development of new homes for market sale and for affordable products to meet local need and demand, on land that is currently underutilised. In addition to supply as a minimum policy compliant public open space, active travel routes, biodiversity net gain, sustainability and any other requirements or added value as determined through planning conditions, or in agreement with the NHTP Partnership.

Site investigations, remediation work ground works and infrastructure and ca. 300 new homes for market sale, affordable rent or shared ownership including a ca. 70 apartment extra care facility alongside public open space improvements and biodiversity net gain.

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

Duration in months

120

#### **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: [2023/S 000-012725](#)

---

## **Section V. Award of contract/concession**

### **Contract No**

YORtender Contract ID 49166

### **Title**

North Halifax Transformation Programme

## **V.2) Award of contract/concession**

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

31 March 2023

### **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**

Keepmoat Homes Limited

The Waterfront, Lakeside Boulevard

Doncaster

DN4 5PL

Country

United Kingdom

NUTS code

- UKE44 - Calderdale and Kirklees

National registration number

2207338

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: £2,254,251

---

## **Section VI. Complementary information**

### **VI.3) Additional information**

The Council invited proposals from tenderers to be appointed as the Council's delivery partner for residential development on 3 sites in North Halifax. The purpose of this appointment is to secure the beneficial development of new homes to meet local need and demand, on land that is currently underutilised.

Stage 1 - Bidders were invited to submit a Supplier Selection Questionnaire

Stage 2 - Successful bidders were invited to respond to an Invitation to Submit an Initial Tender

Stage 3 - Selected bidders were invited to respond to an Invitation to Submit a Subsequent Tender

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

High Court of England and Wales

Strand

London

WC2A 2LL

Email

[tcc.issue@justice.gov.uk](mailto:tcc.issue@justice.gov.uk)

Telephone

+44 2079476112

Country

United Kingdom

Internet address

<https://www.judiciary.uk/>

---

## **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.1.2) Additional CPV code(s)**

- 71000000 - Architectural, construction, engineering and inspection services

#### **VII.1.3) Place of performance**

NUTS code

- UKE44 - Calderdale and Kirklees

#### **VII.1.4) Description of the procurement:**

The purpose of the procurement is to secure the beneficial development of new homes for market sale and for affordable products to meet local need and demand, on land that is currently underutilised. In addition to supply as a minimum policy compliant public open space, active travel routes, biodiversity net gain, sustainability and any other requirements or added value as determined through planning conditions, or in agreement with the NHTP Partnership.

Site investigations, remediation work ground works and infrastructure and ca. 300 new homes for market sale, affordable rent or shared ownership including a ca. 70 apartment extra care facility alongside public open space improvements and biodiversity net gain.

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

Duration in months

120

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

Total value of the contract/lot/concession:

£2,254,251

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

Keepmoat Homes Limited

The Waterfront, Lakeside Boulevard

Doncaster

DN4 5PL

Country

United Kingdom

NUTS code

- UKE44 - Calderdale and Kirklees

National registration number

2207338

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):

Due to unforeseen circumstances, the previously indicated requirement for the project to include an age inclusive element within the extra care scheme is being withdrawn. Otherwise, the extra-care facility will remain as originally planned. This modification is in line with Regulation 72(1)(c) and does not change the overall nature of the contract.

### **VII.2.2) Reasons for modification**

Need for modification brought about by circumstances which a diligent contracting authority/entity could not foresee.

Description of the circumstances which rendered the modification necessary and explanation of the unforeseen nature of these circumstances:

Following contract award, the nominated partner of the key developer for Extra Care

provision unexpectedly withdrew from the scheme, which neither the key developer or the Authority could have foreseen. The key developer has attempted to engage another interested partner but the indications are that there is no appetite for the age inclusive element within the overall project and therefore this element should be withdrawn, in line with conditions set within Regulation 72(1)(c). It is the view of the local authority that the change does not alter the overall nature of the contract. Furthermore any increase in price does not exceed 50% of the value of the original contract.

It is therefore proposed to remove the requirement for an age inclusive extra care scheme from the requirement for the overall project.

### **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: £2,254,251

Total contract value after the modifications

Value excluding VAT: £2,254,251