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Contract

North Halifax Transformation Programme

Borough Council of Calderdale

F20: Modification notice

Notice identifier: 2025/S 000-043553

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

Published 28 July 2025, 3:25pm

Section I: Contracting authority/entity

I.1) Name and addresses

Borough Council of Calderdale

Town Hall, Crossley Street

Halifax

HX11UJ

Contact

Deborah Gaunt

Email

deborah.gaunt@calderdale.gov.uk

Telephone

+44 1422393176

Country

United Kingdom

Region code

UKE44 - Calderdale and Kirklees

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

<https://new.calderdale.gov.uk/>

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

North Halifax Transformation Programme

Reference number

Notice identifier: 2023/S 000-012725

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

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 Ltd

The Waterfront, Lakeside Boulevard

Doncaster

DN4 5PL

Country

United Kingdom

NUTS code

- UKE44 - Calderdale and Kirklees

Companies House

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.4) Procedures for review

VI.4.1) Review body

District Registry of the High Court, Leeds Combined Court

Leeds

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.1.2) 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 C300 new homes for market sale, affordable rent or shared ownership including a 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 Ltd

The Waterfront, Lakeside Boulevard

Doncaster

DN4 5PL

Country

United Kingdom

NUTS code

- UKE44 - Calderdale and Kirklees

Companies House

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 Extra Care scheme is being withdrawn. Following the previous modification Notice 2023/S OOO-037760 published December 2023 which contained the rationale for the 'age inclusive' aspect of the extra care to be removed further promotion of a more standard extra care scheme has taken place. This has included a second soft market testing exercise targeted at the sector and extensive negotiations with a number of established providers none of which have progressed due to viability concerns. It is therefore clear that an extra care facility in this location is not deliverable within the

required timescales for this Programme. The extra care facility will be replaced with housing in line with need and demand in the area. This modification is in line with Regulation 72 (1) and therefore 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:

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 nor the local authority could have foreseen. Since then, the key developer alongside the authority have made every effort to source a viable provider to deliver the Extra Care within the required timescales but without success including the removal of the 'age inclusive' aspect of the Extra Care Facility as per Modification Notice 2023/S 000-037760. The local authority has therefore come to the conclusion that there is no interest in an extra care facility in this area and this element should therefore be removed, 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 extra care scheme from the overall project and it is the intention that the alternative housing provision in its place will be determined by the local authority through identified need and demand in the area.

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