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Award

Deed of variation to an existing development agreement with a procured development partner in respect of the sale, purchase and development of land located at Vincent Road, Woolwich.

Royal Borough of Greenwich

F15: Voluntary ex ante transparency notice

Notice identifier: 2025/S 000-086016

Procurement identifier (OCID): ocds-h6vhtk-05fcfe

Published 23 December 2025, 5:49pm

Section I: Contracting authority/entity

I.1) Name and addresses

Royal Borough of Greenwich

The Woolwich Centre, 35 Wellington Street

London

SE186HQ

Contact

Chris Read

Email

chris.read@royalgreenwich.gov.uk

Country

United Kingdom

Region code

UKI51 - Bexley and Greenwich

Royal Borough of Greenwich

None

Internet address(es)

Main address

<https://www.royalgreenwich.gov.uk/>

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Deed of variation to an existing development agreement with a procured development partner in respect of the sale, purchase and development of land located at Vincent Road, Woolwich.

Reference number

OJEU Notice 2017/S 131-267219

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The Contracting Authority intends to make modifications to an existing Development Agreement ("DA") entered into between the Contracting Authority and Hill Residential Limited ("Hill") on 21 August 2021.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £1

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKI51 - Bexley and Greenwich

Main site or place of performance

Royal Borough of Greenwich

II.2.4) Description of the procurement

The Contracting Authority intends to modify an existing DA entered into between the Contracting Authority and Hill on 21 August 2021. The DA will facilitate the development of Vincent Road, Woolwich, which was originally procured in accordance with the Public Contracts Regulations 2015, pursuant to the London Development Panel 2 Framework Agreement, in which the Contracting Authority undertook a mini-competition process.

II.2.11) Information about options

Options: No

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Award of a contract without prior publication of a call for competition in the cases listed below

- The procurement falls outside the scope of application of the regulations

Explanation:

The Contracting Authority is publishing this voluntary ex ante notice to transparently notify economic operators of its intention to modify an existing DA entered into between the Contracting Authority and Hill on 21 August 2021.

The Contracting Authority intends to enter into the modifications pursuant to Regulation 72(1)(b), (c) and (e) PCR, where additional works, services or goods are needed, some result in non-substantial modifications, and others are the result of unforeseen circumstances.

Following the Grenfell Tower Inquiry, new legislation and rules came into force which amongst other things, required the redesign of large elements of the scheme to be delivered under the development agreement. The scheme was also impacted by macro-economic factors, such as unforeseen and almost unprecedented build cost inflation. The provision of grant funding available to support the scheme has required modifications.

A description of the modifications:

Minimum Requirements modified to: increase homes to be built on the site from 478 to 534; reduce commercial units from 1,000 sqm to 250 sqm; and remove obligation to retain the façade of the Bull Tavern pub.

Modifications to the scheme design in terms of block footprint, massing, height and tenures for the purposes of planning requirements.

Modifications to the land price, payment timings and overage terms and conditions.

Modification so that the Contracting Authority no longer has an obligation to acquire 51 housing units, with those units now being taken by a Registered Provider ("RP").

New conditions precedent to secure a RP buyer of the affordable homes alongside the developer, to secure grant funding in respect of the scheme.

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2017/S 131-267219](#)

Section V. Award of contract/concession

A contract/lot is awarded: Yes

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract

21 August 2021

V.2.2) Information about tenders

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

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

Hill Residential Limited (Incumbent)

Essex

EN9 1BN

Country

United Kingdom

NUTS code

- UKH3 - Essex

Companies House

04251718

The contractor/concessionaire is an SME

Yes

V.2.4) Information on value of contract/lot/concession (excluding VAT)

Total value of the contract/lot/concession: £1

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

The High Court of Justice

London

WC2A 2LL

Country

United Kingdom