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Contract

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

F20: Modification notice

Notice identifier: 2025/S 000-086019

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

Published 23 December 2025, 5:53pm

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/>

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.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 at the time of conclusion of the contract:

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

Duration in months

240

Section IV. Procedure

IV.2) Administrative information

IV.2.1) Contract award notice concerning this contract

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

Section V. Award of contract/concession

Contract No

01

Title

Procurement of a development partner and development agreement for the sale, purchase and development of land located at Vincent Road, Woolwich.

V.2) Award of contract/concession

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

21 August 2021

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

Hill Residential Limited

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 the contract/lot/concession (at the time of conclusion of the contract;excluding VAT)

Total value of the procurement: £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

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

- UKI51 - Bexley and Greenwich

Main site or place of performance

Royal Borough of Greenwich

VII.1.4) 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.

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

Duration in months

240

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

Total value of the contract/lot/concession:

£1

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

Hill Residential Limited

Essex

Country

United Kingdom

NUTS code

- UKH3 - Essex

Companies House

04251718

The contractor/concessionaire is an SME

Yes

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):

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 land price, payment timings and enhanced overage terms and conditions for the Contracting Authority.

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.

The Contacting 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.

For completeness, there have also been modifications to the original scheme design in terms of block footprint, massing, height and tenures for the purposes of planning requirements.

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 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 to support the scheme has required modifications.

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: £1

Total contract value after the modifications

Value excluding VAT: £1