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Planning

The Mount & The Willows Primary School - Conservation Fabric Repairs and Refurbishment and Creation of Three new Classrooms

STOKE-ON-TRENT CITY COUNCIL

F01: Prior information notice

Prior information only

Notice identifier: 2025/S 000-000898

Procurement identifier (OCID): ocids-h6vhtk-04cf32

Published 10 January 2025, 3:55pm

Section I: Contracting authority

I.1) Name and addresses

STOKE-ON-TRENT CITY COUNCIL

Civic Centre

STOKE-ON-TRENT

ST41HH

Contact

william stuart

Email

william.stuart@stoke.gov.uk

Telephone

+44 7913354238

Country

United Kingdom

Region code

UKG23 - Stoke-on-Trent

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

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

Buyer's address

<https://supplystokeandstaffs.proactishosting.com/>

I.3) Communication

Additional information can be obtained from the above-mentioned address

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

The Mount & The Willows Primary School - Conservation Fabric Repairs and Refurbishment and Creation of Three new Classrooms

Reference number

HDG/2025/854

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Stoke-on-Trent City Council is currently preparing to initiate a procurement process to appoint a principle contractor to carry out conservation external fabric repairs and refurbishment works to preserve this historically significant building and by doing so will allow three of the unoccupied first floor education rooms to be brought back into use as classrooms by The Willows Primary School, whilst upgrading circulation routes to for further classrooms to be brought into use in future.

The anticipated Tender Publication date is March '25 with the works on site expected to start July '25 for a 13 moth period.

Interested parties should contact william.stuart@stoke.gov.uk to register their interest.

II.1.5) Estimated total value

Value excluding VAT: £3,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45212350 - Buildings of particular historical or architectural interest

II.2.3) Place of performance

NUTS codes

- UKG23 - Stoke-on-Trent

Main site or place of performance

LOCATION

The Mount & The Willows Primary School, Greatbatch Avenue, Penkhull, STOKE-ON-TRENT, ST4 7JU

II.2.4) Description of the procurement

The conservation repair and internal alteration works now proposed to The Mount building under this contract include;

- a) The complete striping and recovering of all historic slate and plain clay tiled roofs (approx. 2,840sq.m), new lead fat roofs and lead coverings to three domed roofs
- b) Replacement patent glazed roof/skylights
- c) Chimney and high-level masonry conservation repair and consolidation works
- d) Specialist DOFF masonry cleaning and re-pointing works using hydraulic lime mortars
- e) 100% Replacement cast iron and uPVC rainwater goods
- f) Repairs and alterations to the existing below-ground drainage system
- g) Specialist overhauling and weather stripping of all existing timber sash windows
- h) The removal of a ground floor glazed corridor link and two redundant external steel fire escapes
- i) Internal alterations and fit-out works to create three new classrooms and associated toilets and storage rooms at first floor level

- j) Internal alterations and replacement fire doors to ground floor corridors
- k) Acoustic ceiling interventions to the ground floor dining hall and lobby areas
- l) The installation of 3no. new replacement gas-fired heating and hot water boilers
- m) New electrical, heating, ventilation and fire detection and alarm installations to the new first floor classrooms and associated spaces

II.2.14) Additional information

BACKGROUND

The Mount is a two-storey red brick building, diagonal pattern Welsh slate roof and Ashlarm sandstone central projecting bay, with four dominant full-height doric columns and domed roof. The house was of classic Georgian character with large 6-over-6 double-hung sliding timber sash windows and a central double-panelled door. The symmetrical house has an unusual 'tooled' finish of the facing brickwork.

The school was designed with a practical 'H-shaped' layout, inc classrooms, 2 external courtyards, dormitories and areas for domestic administration. The school opened in 1895, but closed as a specialist deaf school in the early 2000's when the adjoining Willows Primary School was constructed under the PFI school building scheme. Parts of The Mount have remained in education use ever since.

The Willows Primary School already occupy some of the ground floor, however, the first and second floors have been unoccupied since the building was last in use as The Mount Education Centre in 2018, and require extensive fabric repairs due to water damage and neglect.

The Mount was first Listed Grade II in April 1972. The city council conservation officer and Historic England have also helped inform the scope of the proposed repair and alteration works.

II.3) Estimated date of publication of contract notice

1 June 2025

Section IV. Procedure

IV.1) Description

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

The procurement is covered by the Government Procurement Agreement: No