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Tender

Kingswood Regeneration Project - Shop Front Improvements

South Gloucestershire Council

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-005698

Procurement identifier (OCID): ocds-h6vhtk-05f95b ([view related notices](#))

Published 22 January 2026, 11:55am

Scope

Reference

DN791584

Description

This opportunity is for the Kingswood High Street Regeneration Project; a shopfront improvement scheme covering 44 commercial properties across Kingswood High Street, Regent Street, and Two-Mile Hill Road. Of these, 37 properties include ground-floor shopfront works, with an additional 7 properties involving only upper facade painting and redecoration. The scope of works is specific to each property but typically includes the removal of existing signboards; installation of new painted timber fascia signboards with painted graphics; new light fixtures; leadwork; replacement of awnings, doors, and glazing; and repairs and redecoration to upper floors.

South Gloucestershire Council has secured funding from the West of England Combined Authority to deliver shopfront improvement works to commercial properties across Kingswood High Street. This funding forms part of a wider masterplan to enhance Kingswood Town Centre. The shopfront improvement works marks the first phase of this

investment programme, with the aim of transforming the town centre into an attractive, vibrant, safe, and family-friendly destination where the community can come together to socialise, eat, drink, shop, and work.

Jan Kattein Architects have been appointed to deliver this project. The practice has delivered improvements to over 30 high streets and completed works to more than 400 shopfronts across the UK. In 2024, Jan Kattein Architects undertook a prioritisation strategy across Kingswood, assessing which areas and shopfronts would have the greatest impact if improved and which would benefit most from the proposed works. Following this, a series of engagement sessions and consultations were carried out with shopfront business owners. The designs have been developed collaboratively with these stakeholders, with the intention of supporting business growth and increasing footfall.

For all 44 commercial properties, shop owners and landlords have entered into legal agreements with South Gloucestershire Council confirming their consent to the proposed works. The necessary planning permission and/or advertisement consent has been secured for each property by Jan Kattein Architects.

Bidders should tender for works with an anticipated contract value of £900,000 (nine hundred thousand pounds). This figure is exclusive of the Council's contingency allowance.

Total value (estimated)

- £900,000 excluding VAT
- £1,080,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 6 April 2026 to 16 November 2026
- Possible extension to 17 November 2026
- 7 months, 12 days

Description of possible extension:

It is not anticipated that the contract will be extended, however should the contract require an extension due to unforeseen circumstances there is provision to do so under the JCT Contract.

Main procurement category

Works

CPV classifications

- 45000000 - Construction work
- 44230000 - Builders' carpentry

Contract locations

- UKK12 - Bath and North East Somerset, North Somerset and South Gloucestershire

Participation

Conditions of participation

Financial Conditions of Participation:

The turnover of the organisation over last 2 years exceeds the contract value.

Evidence of economic and financial standing are provided where the bidder is relying on another supplier to act as a guarantor.

Confirmation to obtain required insurance cover.

Legal Conditions of Participation:

The bidder has, or will have in place by the award of the contract, the human and technical resources to perform the contract to ensure compliance with the UK General Data Protection Regulation and to ensure the protection of the rights of data subjects.

Technical Conditions of Participation:

Evidence of up to 3 previous successful contracts of similar scope to this requirement.

Evidence of Sub-Contractor Management, if relevant.

Common Assessment Standard Questions relating to Health & Safety, Environmental, Quality, Equality, Corporate Social Responsibility.

Commercial Matters relating to acceptance of the Terms and Conditions of the Contract.

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

12 February 2026, 5:00pm

Tender submission deadline

19 February 2026, 5:00pm

Submission address and any special instructions

<https://procontract.due-north.com/>

Tenders may be submitted electronically

Yes

Award criteria

Name	Description	Type	Weighting
Price		Price	50.00%
Quality	Quality including Social Value	Quality	50.00%

Procedure

Procedure type

Below threshold - open competition

Contracting authority

South Gloucestershire Council

- Public Procurement Organisation Number: PCMC-1241-BLJQ

Badminton Road

Bristol

BS37 5AF

United Kingdom

Contact name: Sarah Cunningham

Email: place.procurement@southglos.gov.uk

Website: <https://www.southglos.gov.uk>

Region: UKK12 - Bath and North East Somerset, North Somerset and South Gloucestershire

Organisation type: Public authority - sub-central government