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Tender

## Refurbishment Works at Princess Street Offices

Workington Town Council

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

Notice identifier: 2026/S 000-010586

Procurement identifier (OCID): ocds-h6vhtk-0648d0 ([view related notices](#))

Published 5 February 2026, 3:13pm

### Scope

### Reference

PS2026

### Description

#### 1. General Requirements

Workington Town Council invites suitably qualified and experienced contractors to submit a tender for refurbishment works to one of the Council's buildings located on Princess Street.

The Council is seeking a contractor committed to high quality workmanship, sound construction practice, compliance with building regulations, and the safe and efficient delivery of refurbishment works while minimising disruption to the surrounding area.

#### 2. Overview of Required Works

The refurbishment project includes the following categories of work:

## Structural Works

- Construction of new internal block walls (100 mm thick in cement-sand mortar).
- Installation of necessary steel beams, padstones, and structural supports.
- Creation of multiple wall openings of varying dimensions, including temporary propping and shoring, lintel installation, removal of waste, and reinstatement.

## Doors, Access & Openings

- Installation of new doors, including insulated cavity closers and compliant lintels.
- Formation of new openings in brick, cavity, and timber walls.
- Making good all finishes around new openings.

## Roofing Works

- Preparation and priming of existing roof surfaces.
- Installation of a twin layer bitumen roofing system with fascia, soffits, and necessary edge detailing.
- Replacement of any rotten or saturated timbers discovered during works.
- Installation of insulation and vapour control layer where specified.
- Installation of a fixed glazed rooflight.

## Internal Finishes

- Plastering of new and existing walls (approx. 15 mm finish with final skim).
- Application of PVA and related preparatory treatments.
- Installation of internal door sets, ironmongery, and associated joinery.

## Mechanical & Electrical

1. Provisional allowance for electrical upgrades or adjustments.
2. Additional services may be specified during pre start meetings.

### Additional Rooms & Facilities

- Refurbishment and fit out of two shower rooms, including:
  - o Shower trays, screens, thermal shower bars
  - o WC and basin installations
  - o Polysafe flooring
  - o Wall panels in shower areas
- Creation of drying room.

All works must comply with current UK building regulations and industry best practice.

### **Total value (estimated)**

- £70,000 excluding VAT
- £91,000 including VAT

Below the relevant threshold

### **Contract dates (estimated)**

- 23 March 2026 to 1 August 2026
- 4 months, 10 days

### **Main procurement category**

Works

### **CPV classifications**

- 45453100 - Refurbishment work

## **Contract locations**

- UKD - North West (England)

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## **Participation**

### **Particular suitability**

Small and medium-sized enterprises (SME)

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## **Submission**

### **Enquiry deadline**

27 February 2026, 11:59pm

### **Tender submission deadline**

2 March 2026, 11:59pm

### **Submission address and any special instructions**

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

## Tenders may be submitted electronically

Yes

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### Award criteria

Name	Description	Type	Weighting
Service delivery	Proven track record of delivering a high-quality service.	Quality	35%
Best Practice Health and safety	Evidence of compliance with health and safety industry standards.	Quality	35%
Environmental	Evidence of best environmental practices. A commitment to reducing carbon emissions.	Quality	10%
Price	Value for money	Price	10%
Staff Training	Evidence that delivery needs are covered by qualified staff, and that relevant and recognised training is provided for all staff.	Quality	5%
Social Value	Social Value (5%) Tenderers are asked to indicate how they will support the following themes: 1. Economic inequality reduction 2. Equal opportunities and workforce inclusivity 3. Wellbeing and community integration	Quality	5%

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## Procedure

### Procedure type

Below threshold - open competition

### Special regime

Concession

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## Documents

### Associated tender documents

[2026 Princess Street Building Refurbishment Tender Documents.docx](#)

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## Contracting authority

### Workington Town Council

- Public Procurement Organisation Number: PYQR-1381-YHGX

The Town Hall, Oxford Street

WORKINGTON

CA14 2RS

United Kingdom

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Region: UKD11 - West Cumbria

Organisation type: Public authority - sub-central government