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Planning

Complete re roofing Grade II listed building - Dalston Parish Council

Dalston Parish Council

UK3: Planned procurement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-011193

Procurement identifier (OCID): ocds-h6vhtk-064ab3 ([view related notices](#))

Published 7 February 2026, 1:33am

Scope

Description

Dalston Parish Council invites tenders from suitably qualified & experienced roofing contractors to tender for the complete replacement of the roof of the Grade II listed building.

The building is currently occupied on the following basis:

Ground floor (part) by Dalston Parish Council

First floor (part) 1st floor apartment let by by Dalston Parish Council

Ground & first floor (west) 2 storey dwelling let by Dalston Parish Council

The work involves carefully stripping the existing slates from the whole of the main building, replacing any defective timber & re-roofing using a mix of existing & replacement slates to match existing, making good & treating timberwork & to include new lead flashings, soakers & valleys.

The presence of Bats within the roof space has been confirmed. The work will have to be carried out under a European Protected Species Licence to allow the legal destruction of 3 bat roosts.

The property will continue to be occupied throughout the period of the work & the work is to be planned & executed taking this into account.

Health & Safety

Allow for all health & safety requirements prior to & during the works including staff welfare, toilet, PPE, temporary signage & lighting, fire safety & similar to ensure safe execution of the work.

Allow for all necessary temporary protection to open roofs to prevent water ingress into the occupied parts, including forming a dry seal at the end of each working day.

Scaffolding

Allow for a full scaffolding system to all elevations sufficient to safely carry out the work and remove all scaffolding on completion.

Stripping existing roof

Carefully uplift all sandstone ridge & hip units, clean off & set aside for re use.

Carefully remove all existing graduated Westmorland roofing slate & set aside.

Sort & grade the existing slates for re use & remove all unusable slates from site.

Carefully uplift the stone eaves slate course to entire perimeter of building, clean off & set aside for re use.

Turn back flashings to the existing 2 chimney stacks & leave ready for new slates.

Strip all battens, torching etc from the existing roof slopes & cart from site.

Strip out existing lead to valley & clear away. any salvage to become the property of the contractor. Allow for inspection of alley boards to ensure suitability for retention.

Re Slating

Supply good secondhand westmorland slates in graduated sizes to make up shortfall of existing slates.

Supply good second hand red sandstone ridge units to replace those existing units which cannot be re used.

Refix existing sandstone eaves course including lime mortar bedding to approval.

Lay new lead valley lining to valley including tilt fillets as required. Lead to be laid in max 1.5m lengths &, in all other respects, to Lead Sheet Association recommendations.

Supply & lay Protector Roofsheild breathable underlay to all roof slopes, with minimum 150mm laps. Supply & fix 50mm x 25mm tanalised slate laths, gauge to suit diminishing courses.

Using the existing retained &, good second hand westmorland green slates recover all roof slopes to random width/diminishing courses using copper nails.

Supply & fix lead soakers to chimney abutments & form new approved 1:3 NHL mortar fillets to North gable chimney. Redress stepped flashings to the other chimney.

Make good & repoint verges to North & East gables using an approved 1:3 NHL mortar.

Reintegrating the 2 nr existing slate vents to RS4 which serve extract fans to the first floor apartment.

Further details and to view the property can be obtained from the clerk.

email clerk@dalston.org.uk

tel; 01228 712766

The instructions to tenderers, tender forms, detailed schedule of work & basic method statement can be found in the documents section below.

The deadline for the receipt of the tenders is 12 noon on Monday 23 February 2026.

Tender document to be returned by post only in a sealed envelope marked 'tender' addressed to

Responsible Financial Officer

Dalston Parish Council

Forge Green

Riverside

Dalston

Carlisle

Cumbria

CA5 7QG

Total value (estimated)

- £40,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 1 May 2026 to 31 May 2026
- 1 month

Main procurement category

Goods

CPV classifications

- 44112400 - Roof

Contract locations

- UKD1 - Cumbria

Participation

This procurement is reserved for

Suppliers from Cumbria

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

8 February 2026

Tender submission deadline

23 February 2026, 12:00pm

Submission address and any special instructions

Tenders must only be submitted on the Tender Forms in the documents section below

Tenders to be submitted by post only in a sealed envelope marked 'Tender' and addressed to

The Responsible Financial Officer

Dalston Parish Council

Forge Green

Riverside

Dalston

Carlisle

Cumbria

CA5 7QG

Tenders may be submitted electronically

No

Procedure

Procedure type

Below threshold - open competition

Documents

Associated tender documents

[updated Tender Forms & Instructions Forge Green.doc](#)

[Schedule of Work - Dalston Council Offices.pdf](#)

[Updated Method Statement.pdf](#)

Contracting authority

Dalston Parish Council

- Public Procurement Organisation Number: PZCY-5166-XTXQ

Dalston Parish Council, Forge Green, Riverside

Dalston, Carlisle

CA5 7QG

United Kingdom

Telephone: 01228 712766

Email: clerk@dalston.org.uk

Website: <https://www.dalston.org.uk>

Region: UKD12 - East Cumbria

Organisation type: Public authority - sub-central government