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Award

Lumen Split Works

Newcastle City Council

UK6: Contract award notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-013989

Procurement identifier (OCID): ocds-h6vhtk-04ffb8

Published 9 April 2025, 2:22pm

Scope

Description

The aim of these works is to separate the existing unit to provide two new lettable units to CAT A standard. This is to include providing MEP installations to each unit to replicate the base build of the property ready for fitout by the incoming tenants. Works to include but not limited to:

- Installation of a jumbo stud wall to create two new lettable units.
- Installation of new raised access floor.
- Installation of ventilation connection points, fire alarm system, new DB's to each unit and emergency lighting.
- Installation of new external entrance door to the west elevation to provide access into newly formed unit.

Upper & Lower Ground Floor South

The objective is to separate the existing upper and ground floor office suites and create two new lettable units. This is to include creating an additional new entrance to the upper office suite along with a new corridor leading to the lower ground floor staircase. This area

is currently of a CAT A fitout and it is the intention that the existing services are to be separated per unit. Works to include but not limited to:

- Installation of new entrance door within existing entrance glazed partition wall to match the existing specification.
 - Installation of suitably fire rated partition wall to form access corridor to the lower ground floor.
 - Separation of existing services to ensure each unit has individual supplies.
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Contract 1

Supplier

- [OVERBURY PLC](#)

Contract value

- £360,512 excluding VAT
- £432,614 including VAT

Below the relevant threshold

Award decision date

1 April 2025

Earliest date the contract will be signed

30 April 2025

Contract dates (estimated)

- 30 May 2025 to 31 December 2025
- 7 months, 2 days

Main procurement category

Works

CPV classifications

- 45260000 - Roof works and other special trade construction works
- 50000000 - Repair and maintenance services

Contract locations

- UKC2 - Northumberland and Tyne and Wear

Procedure

Procedure type

Below threshold - unknown

Supplier

OVERBURY PLC

- Companies House: 00836946
- Public Procurement Organisation Number: PWPG-5213-QWNL

Kent House

London

W1W 8AJ

United Kingdom

Email: louise.holbrook@msfitout.com

Website: <https://www.overbury.com/>

Region: UKI32 - Westminster

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): Yes

Contract 1

Contracting authority

Newcastle City Council

- Public Procurement Organisation Number: PBHM-6848-TWYG

Civic Centre

Newcastle Upon Tyne

NE1 8QH

United Kingdom

Email: corporate.procurement.team@newcastle.gov.uk

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

Region: UKC22 - Tyneside

Organisation type: Public authority - sub-central government