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Tender

Property Refurbishment to 66 Caernarvon Ave BB12 6BD

Burnley Borough Council

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

Notice identifier: 2026/S 000-016074

Procurement identifier (OCID): ocds-h6vhtk-065a20

Published 23 February 2026, 1:41pm

Scope

Reference

66CA/JK/HB

Description

Burnley Borough Council (the Contracting Authority) are inviting Tenders from organisations (Bidders) that have the resources, capabilities and capacity to undertake full house refurbishment works, to 66 Caernarvon Ave. Works can include patch pointing, replacement gutters, sandblasting & painting walls, windows and door surrounds, re roofing, kitchen extensions, plastering, re wiring etc.

Further detailed information is provided in the 'Pre Construction Information' document (see appendix 6) and includes client and management considerations, environmental restrictions, risk assessments, design and construction hazards, health and safety requirements and plans, method statements; and also see 'Schedule' for the property (see Appendix 4)

This project is in compliance with Construction (Design & Management Regulations) 2015. Glovers Project Services Limited have been appointed by the Council as the

principal designers for the project.

It is anticipated this will be an 12 week contract running through mid March to mid June 2026. However the successful Bidder will be required to demonstrate and apply flexibility as some of this work may be weather dependent and actual dates will be agreed between the Council and the Bidder.

The successful Bidder will be required to enter into a JCT Minor Works contract with the Council.

This Invitation to Tender (ITT) document and its appendices set out the scope and nature of the required works, the procurement arrangements and conditions.

Total value (estimated)

- £50,000 excluding VAT
- £60,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 18 March 2026 to 19 June 2026
- Possible extension to 19 July 2026
- 4 months, 2 days

Description of possible extension:

The successful Bidder will be required to demonstrate and apply flexibility as some of this work may be weather dependent and actual dates will be agreed between the Council and the Bidder.

Main procurement category

Works

CPV classifications

- 45453100 - Refurbishment work

Contract locations

- UKD46 - East Lancashire

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

9 March 2026, 3:00pm

Tender submission deadline

9 March 2026, 3:00pm

Submission address and any special instructions

Tender documents available via <https://www.the-chest.org.uk/> - Ref DN807787. Tender Submission must be received via the chest by the deadline of 09/03/26 at 3pm

Tenders may be submitted electronically

Yes

Award criteria

Name	Type	Weighting
Tender Sum	Price	70%
Tender Quality	Quality	30%

Procedure

Procedure type

Below threshold - open competition

Contracting authority

Burnley Borough Council

- Public Procurement Organisation Number: PXCG-1649-DCLV

Town Hall, Manchester Rd

Burnley

BB119SA

United Kingdom

Email: procurement@burnley.gov.uk

Region: UKD46 - East Lancashire

Organisation type: Public authority - sub-central government