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Tender

Haigh Woodland Park - Bothy Cottages and Events Venue Restoration and New Build Construction

Wigan Council

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

Notice identifier: 2025/S 000-031611

Procurement identifier (OCID): ocids-h6vhtk-050f77

Published 11 June 2025, 3:36pm

Changes to notice

This notice has been edited. The [previous version](#) is still available.

The 'Legal and Financial Capacity Conditions of Participation' have been amended in respect of the insurance requirements and a parent company guarantee and performance bond.

Scope

Reference

DN775249

Description

Wigan Council has been successful with a Round 2 National Lottery Heritage Fund (NLHF) grant application for the restoration of Haigh Woodland Park. The Council is seeking to commission an appropriate contractor to undertake the restoration of the bothy cottages and potting sheds combined with a contemporary new-build range of glasshouses. The project will bring an under-used part of the site back into beneficial use and provide a focus for visitor experience combined with facilities for training, volunteering, events, and education.

Wigan Council are seeking to procure a main contractor suitably experienced, resourced and with capacity to lead on this combination of both restoration and new-build, appointing specialist sub-contractors as required to deliver the specification of work.

The programme of works targets the delivery of the specified works between October 2025 and January 2027.

Wigan Council have appointed a design team which will be assisting the Authority to carry out the procurement and management of the contract. Details of the design team is available in the Invitation to Tender documentation.

Total value (estimated)

- £5,500,000 excluding VAT
- £6,600,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 October 2025 to 29 January 2027
- 1 year, 3 months, 29 days

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKD3 - Greater Manchester

Participation

Legal and financial capacity conditions of participation

The bidder, and their Associated Persons identified for this contract, must provide responses to a series of Mandatory and Discretionary Exclusion questions as part of their core supplier information on Find a Tender (Central Digital Platform), and the bidder must respond to Corporate and Professional Standing questions in Section 3 of the Common Assessment Standard. Responses will be assessed in line with the supplier suitability assessment detailed in the Invitation to Tender documentation.

The bidder must have a minimum annual turnover of £10million.

The bidder must commit to obtain a Parent Company Guarantee (in the event of a contractor having a parent company) and a Performance Bond or guarantee from a bank or other approved surety.

The bidder must hold, or commit to obtain, prior to the award of the contract, the levels of insurance cover specified in the Bill of Quantities document and indicated as follows: a. Employer's Liability Insurance = a minimum of £10 million for any one occurrence or

series of occurrences arising out of one event; b. Public Liability Insurance = a minimum of £10 million for any one occurrence or series of occurrences arising out of one event; c. Professional Indemnity Insurance = a minimum of £5 million for claims or series of claims arising out of one event; d. Contract Works Insurance (Option C, JCT SBC/Q 2024).

Bidders which are classed as a relevant commercial organisation as defined by section 54 ("Transparency in supply chains etc") of the Modern Slavery Act 2015 ("the Act") need to be compliant with the annual reporting requirements contained within Section 54 of the Act 2015.

Technical ability conditions of participation

Where the bidder is to sub-contract a proportion of the contract, evidence is required to demonstrate maintenance of a healthy supply chain with subcontractors and the procedures used to ensure performance of the contract.

The bidder will be required to hold the following organisational qualifications or standards: Considerate Constructors Scheme.

The bidder will be required to complete/evidence/certify against the 'Common Assessment Standard' question set in line with the assessment methodology detailed in the Invitation to Tender documentation.

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

11 July 2025, 11:59pm

Tender submission deadline

18 July 2025, 5:00pm

Submission address and any special instructions

Tenders must be submitted via The Chest procurement portal at <https://www.the-chest.org.uk>.

Bidders can obtain the tender documents at the following link to the advert on The Chest procurement portal - bidders will need to login and then 'register an interest' in the tender to view the tender documents and submit a bid:

<https://procontract.due-north.com/Advert?advertId=10228af7-c634-f011-8136-005056b64545&p=e0cc5631-4690-e511-80fb-000c29c9ba21>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

5 September 2025

Award criteria

Name	Type	Weighting
Price	Price	50%

Name	Type	Weighting
Quality/Social Value	Quality	50%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Contracting authority

Wigan Council

- Public Procurement Organisation Number: PCGG-6481-TZPW

Wigan Town Hall, Library Street

Wigan

WN1 1YN

United Kingdom

Email: H.Coombs@wigan.gov.uk

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

Region: UKD36 - Greater Manchester North West

Organisation type: Public authority - sub-central government