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Tender

Capital Works (Construction) Framework 2025 - 2029

Cumberland Council

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

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Changes to notice

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

Scope

Reference

DN765460

Description

The Capital Works Framework is a structured approach for managing and delivering construction projects. It is designed to streamline the process and ensure efficient project execution.

The framework focuses on delivering capital works across the Cumberland Council's diverse portfolio.

Overview of the Authority's requirement:

To undertake construction projects across various locations within Cumberland with an individual project budget of up to £6 million. The Council reserves the right to advertise projects exceeding this value if it considers it appropriate.

The projects are divided into the following packages (Lots):

- Lot 1: General Building Works
- Lot 2: Civil Engineering Works
- Lot 3: Combined Building and Civil Engineering Works

The Council is seeking to award up to eight contractors for each lot.

Contractors will be appointed as the principal contractor for each project.

Contractors must ensure they have the necessary capabilities to perform the tasks described in each work package summary.

The framework is anticipated to commence in September 2025 and will continue for a period of four years unless terminated in accordance with the Conditions of Contract.

The estimated total value of the framework over the total contract period is a maximum value of £175,000,000 but no guarantee is given as to the actual value of the contract.

Commercial tool

Establishes a framework

Total value (estimated)

- £175,000,000 excluding VAT

- £210,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 30 September 2025 to 29 September 2029
- 4 years

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKD1 - Cumbria

Lot constraints

Description of how multiple lots may be awarded:

The Council is seeking to award up to eight contractors for each lot.

Lot 1 (was Lot 1 - Property, Lot 2 - Civils). General Building Works

Description

Project Value Range: £0.2 million to £3 million

Contractors are expected to undertake a variety of works including:

- Planned Maintenance: This may involve repairs and replacements of roofs, windows, and mechanical and electrical systems (M&E). Capital maintenance projects are typically low value and primarily focused on ensuring buildings are safe, windproof, and watertight.
- Upgrading and Refurbishment: This includes the enhancement and renovation of the Council's existing portfolio of corporate and school properties.
- New Builds and Extensions: This involves constructing new buildings and extending existing corporate and school properties, utilising a wide range of building types, including modular and offsite fabrication.

Lot value (estimated)

- £175,000,000 excluding VAT
- £210,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2. Civil Engineering Works

Description

Project Value Range: Up to £3 million

Contractors are expected to undertake a variety of works including:

- **Structures & Bridges:** This involves the repair and maintenance of highway structures, including retaining walls and bridges. Tasks may include culvert replacement, masonry arch bridge repairs, replacement of sections of retaining walls, and sea wall repairs. These structures are primarily made of stone or stone-faced materials, reinforced or mass concrete, or structural steelwork, and are most often located on carriageway local roads.
- **Public Realm:** This includes improvements to town centre environments, likely involving highway surfacing, footpaths, drainage, and signage enhancements. Works may also include upgrades to the appearance and functionality of transport interchanges.
- **Highway Improvements:** This involves improvements to junctions, access roads, car parks, and distributor routes to enhance safety and facilitate development.
- **Footpath/Cycleway Improvements:** While some of these schemes may be procured through other Council frameworks (e.g., small value surfacing framework), larger schemes may be managed through this framework.
- **Drainage, Ground Stabilisation, and Flood Prevention Schemes:** These schemes could include packages of several small drainage projects, piling, slope stabilisation, or slope protection schemes adjacent to highways. They may also encompass a variety of flood prevention initiatives.

Lot value (estimated)

- £175,000,000 excluding VAT
- £210,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 3. Combined Building and Civil Engineering Works

Description

Project Value Range: £2.5 million to £6 million but may be used to procure schemes above £6m (with no upper limit) based on complexity, risk and other considerations

Contractors are expected to undertake a variety of works including similar projects to those outlined in Lots 1 and 2.

Lot value (estimated)

- £175,000,000 excluding VAT
- £210,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Framework

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

0%

Framework operation description

Mini Competition Procedure

Initiation:

When the Council wishes to purchase Works, they will initiate a mini competition as outlined below:

1.2 Opportunities:

The Council will advertise opportunities in advance via a pipeline of projects. This pipeline will be updated as projects are approved or cancelled, including amendments to proposed tender and start completion dates required for operational or governance reasons.

1.3 Lot Selection:

The Council will determine the most appropriate Lot for the mini competition. They may choose to open the mini competition to more than one Lot at their discretion.

1.4 Expression of Interest:

All Suppliers on the selected Lot(s) will receive a request to provide an "expression of interest" via the Chest. Suppliers with Key Performance Indicator (KPI) scores below the target minimum will be excluded from requests to express interest, in accordance with Schedule 5 of the framework agreement.

1.5 Contractor Response:

Contractors must respond within the minimum time period specified in the request (not less than 2 working days) to confirm their interest. Responses must be submitted via the Chest. Late responses will not be considered.

1.6 Tender List:

The Council will assess the expressions of interest and establish a mini-competition tender list. If there are up to 6 interested suppliers, all will be invited to participate. If there are more than 6, the Framework User will request a high-level method statement and quality plan from all interested suppliers, to be returned within a specified period (not less than 3 working days). The top 4 scoring suppliers will be shortlisted. Contractors not selected for the mini competition will be informed via the Chest.

1.7 Tender Documents:

Selected contractors will receive the mini-competition tender documents, including assessment criteria, call-off contract details, work package drawings, schedules, and specifications. The return period for tenders will be determined by the Framework User, considering the complexity and urgency of the works, generally between 3 and 6 weeks.

1.8 Assessment:

Returned mini competition tender documents will be assessed based on the criteria set out in the tender documents. The assessment will consider Social Value, Price, and Quality, with weightings varying from 100% Price: 0% Social Value and Quality to 0% Price: 100% Social Value and Quality. Quality criteria may include methodology, programme, resources, innovation, sustainability, and social or environmental impacts.

1.9 Selection:

All contractors who tendered will be informed of the mini-competition outcomes. The selected contractor will complete the call-off contract. The Council, as the Framework User, is not obliged to place any order or enter into any contract following a mini competition. However, if they do, the contractor shall enter into a contract comprising the documents in Schedule 2, as amended, and any other documents issued as part of the mini-competition invitation.

1.10 Performance Based Adjustments:

Contractors with an average quarterly KPI score exceeding the Upper Band level will have their price score adjusted for all mini competitions in the following quarter, in line with Schedule 5 of the framework agreement.

1.11 Contractor Capacity:

The Council acknowledges that a Contractor's capacity to undertake work may vary, and thus, allows Contractors to withdraw or opt out from tender opportunities as necessary. This flexibility enables the Council to monitor trends and enhance the framework

progressively.

Award method when using the framework

With competition

Contracting authorities that may use the framework

In February 2025 Government confirmed that Cumbria is in its priority programme of areas for devolution. The programme will support the areas to move towards devolution, becoming mayor-led strategic authorities by May 2026 if they proceed. Cumberland and Westmorland and Furness Councils were invited to join the Devolution Priority Programme.

It is proposed that a Mayoral Combined Authority (MCA) is established over the local authority areas of Cumberland and Westmorland and Furness Councils. The Government's proposal is that the Combined Authority would be formally known as 'Cumbria Combined Authority'

The Government's consultation on Devolution in Cumbria closed in April 2025. We are awaiting the Government's decision as to whether to take forward proposals for a MCA in Cumbria.

If the proposal is taken forward and the 'Cumbria Combined Authority' is established, this Framework may be used by both Cumberland Council and the Combined Authority during the duration of the Framework.

Contracting authority location restrictions

- UKD1 - Cumbria

Participation

Particular suitability

Lot 1 (was Lot 1 - Property, Lot 2 - Civils). General Building Works

Lot 2. Civil Engineering Works

Lot 3. Combined Building and Civil Engineering Works

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

23 June 2025, 12:00pm

Tender submission deadline

7 July 2025, 12:00pm

Submission address and any special instructions

<https://procontract.due-north.com/AdvertiserId=69382777-19f5-ef11-8136-005056b64545>

Suppliers wishing to express an interest and obtain access to the tender documents should go to www.the-chest.org.uk and click on current opportunities from the navigation area on the left of the screen. On the next screen enter the contract Reference (DN765460) in the box labelled 'contains' then click search. Click on the Blue link for the contract title to view the opportunity.

To express an interest you will need to login. If you are not already registered on the www.the-chest.org.uk you will need to return to the home page and click on Register. Register free link in the navigation area on the left of the screen. Registration is free of charge and your username and password will be emailed to you.

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

8 September 2025

Award criteria

Name	Type	Weighting
Quality	Quality	62.5%
Social Value	Quality	20%
Price	Price	17.5%

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Documents

Associated tender documents

<https://procontract.due-north.com/AdvertiserId=69382777-19f5-ef11-8136-005056b64545>

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The contracting authority reserve the right to use any electronic portal during the life of the agreement.

Contracting authority

Cumberland Council

- Public Procurement Organisation Number: PJGX-9191-DYLV

Cumbria House, 107-117 Botchergate

Carlisle

CA1 1RD

United Kingdom

Email: procurement.capital@cumberland.gov.uk

Region: UKD12 - East Cumbria

Organisation type: Public authority - sub-central government