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Contract

Building Decarbonisation Projects at Williamson Park, The Storey and City Lab

Lancaster City Council

F03: Contract award notice

Notice identifier: 2025/S 000-037694

Procurement identifier (OCID): ocids-h6vhtk-04e7c4

Published 7 July 2025, 11:30am

Section I: Contracting authority

I.1) Name and addresses

Lancaster City Council

Town Hall, Dalton Square

Lancaster

LA1 1PJ

Contact

Mr Justin Shaw

Email

jshaw@lancaster.gov.uk

Telephone

+44 1524582375

Country

United Kingdom

Region code

UK - United Kingdom

Internet address(es)

Main address

<http://www.lancaster.gov.uk/>

Buyer's address

<http://www.lancaster.gov.uk/>

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Building Decarbonisation Projects at Williamson Park, The Storey and City Lab

Reference number

DN752184

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Phase 1 – Pre-Construction Services (RIBA Stage 4)

The initial appointment will be for the pre-construction services, which encompass the completion of RIBA Stage 4 (Technical Design). The contractor will be responsible for providing detailed input on the buildability of the design, collaborating with the design team

to ensure constructability, and contributing to cost estimation, planning, and risk identification during this phase.

Key Responsibilities for RIBA Stage 4:

- Provide buildability input to ensure the design can be practically constructed and meets the required performance specifications.
- Assist with detailed cost estimation, including providing open book pricing.
- Contribute to risk management by identifying potential risks and proposing mitigation strategies.
- Review and validate the design to confirm that it aligns with project requirements and is feasible for construction.

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Phase 2 – Construction Works (RIBA Stage 5 and 6)

The ITT also includes the potential for the appointed Contractor to undertake the construction works, which cover RIBA Stage 5 (Construction) and RIBA Stage 6 (Handover

and Close Out). However, the appointment for these stages is not guaranteed at this point.

Upon the completion of RIBA Stage 4, a formal review will be conducted to assess the Contractor's performance and the project's requirements.

The Council reserves the right to proceed with the contractor for the construction works, subject to satisfactory performance during RIBA Stage 4, confirmation of costs, and overall

project alignment. A break clause will be in place, allowing the Council to either proceed with

the appointed Contractor or re-tender for the construction works.

The Council retains Intellectual Property over full design work specific to the sites of this project for use with another contractor if required.

Key Points for RIBA Stage 5 and 6:

- The ITT outlines the requirements for both pre-construction services and potential construction works, but the contractor is only guaranteed the work for RIBA Stage 4.
- Following the completion of RIBA Stage 4, the Council will review whether to appoint the contractor for RIBA Stage 5 and 6 based on performance, costs, and other considerations.

The main contract is subject to obtaining all necessary planning consents. The responsibility

for securing these consents will primarily rest with the Council. However, the appointed contractor will be expected to provide technical support and relevant information as required during the planning process.

The contractor must be aware that no construction works, particularly any equipment ordering or significant on-site activities, can commence until all planning permissions are secured. The timeline for the project may be extended if planning approvals are delayed.

Coordination with external parties, may also impact the timing of planning approvals and should be factored into the project delivery plan.

The project is partially funded through the Public Sector Decarbonisation Scheme (PSDS),

and the key funding condition is that the project must be fully delivered, reach Practical Completion (PC), and be signed off by the end of January 2026. This is the final deadline for

the project, and all works must be completed, tested, commissioned, and handed over before this date to ensure compliance with funding requirements.

While an initial target of December 2025 has been identified for completion, this is flexible to

avoid unnecessary risk. The Council prefers to extend the timeline if required to ensure quality and performance, rather than rush delivery.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £2,937,317.19

II.2) Description

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

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II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Quality criterion - Name: Social Value / Weighting: 10

Price - Weighting: 30

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: No

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2025/S 000-007149](#)

Section V. Award of contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

7 July 2025

V.2.2) Information about tenders

Number of tenders received: 10

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Alternative Heat Ltd

Banbridge

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £2,937,317

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Lancaster City Council

Lancaster

Country

United Kingdom