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Tender

Clitheroe Castle Keep Structural Repairs

Ribble Valley Borough Council

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

Notice identifier: 2025/S 000-040784

Procurement identifier (OCID): ocds-h6vhtk-0560e7

Published 17 July 2025, 10:28am

Scope

Description

Clitheroe Castle Keep is a Norman Keep and is a Grade 1 Listed Building and a Scheduled Monument. The keep stands on a prominent outcrop of rock which forms a natural motte. The Keep and associated museum are accessed either via steep stone steps up from the entrance to the castle grounds, or by a tarmac drive leading to the Museum, Keep and other buildings.

A structural conservation survey was undertaken in 2023 concluding works were required to preserve the openings, wall head, spiral staircase and delaminated quoins. It is the conservation work identified in this survey that forms the basis of the works required in this tender opportunity.

As the Keep is a scheduled monument consent the works must be carried out by suitably experienced contractors and signed off by competent persons.

Ordnance Survey co-ordinates for the Keep are : Easting 374244, Northing 441692.

Total value (estimated)

- £630,000 excluding VAT
- £756,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 29 September 2025 to 24 April 2026
- 6 months, 26 days

Main procurement category

Works

CPV classifications

- 45212314 - Historical monument or memorial construction work
- 45212350 - Buildings of particular historical or architectural interest
- 45212354 - Castle construction work
- 45262000 - Special trade construction works other than roof works

Contract locations

- UKD46 - East Lancashire

Participation

Conditions of participation

The successful contractor must have suitable experience of working on scheduled monuments and listed buildings.

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

8 August 2025, 5:00pm

Tender submission deadline

15 August 2025, 2:00pm

Submission address and any special instructions

Only postal tenders will be accepted. Tenders submitted by facsimile or electronic transmission will not be considered.

Tenders must be submitted in a plain sealed envelope or package which shall bear the word "TENDER FOR CLITHEROE CASTLE KEEP WORKS" and shall not bear any name or mark indicating the sender.

2 paper copies of the completed tender documentation are to be sent to:

Head of Legal and Democratic Services,

Council Offices, Church Walk,
Clitheroe,
Lancashire,
BB7 2RA

Tenders may be submitted electronically

No

Award criteria

Tenders will be evaluated to determine the qualities of the tenderers. Only bids that pass all this selection criteria will be evaluated. The criteria are:

- Grounds for Exclusion: This section will be evaluated pass/fail basis.
- Insurance: This section will be evaluated pass/fail basis.
- Financial Information: This section will be evaluated pass/fail basis.
- Health and Safety: This section will be evaluated pass/fail basis.
- Environmental Issues: This section will be evaluated pass/fail basis.
- Technical Capacity: This section will be evaluated pass/fail basis.
- Equality and Diversity: This section will be assessed and responses evaluated on a pass/fail basis.
- Modern Slavery Act 2015: This section will be assessed and responses evaluated on a pass/fail basis.

Tenders will be evaluated on the following control measures as follows:

70% Cost - Price evaluation will be conducted using the CIPFA % difference model.

30% Quality - The Contractor should provide detailed information, including photographs, illustrating their experience of delivering similar works to listed buildings and scheduled monuments using historical methods and materials, such as lime mortar works..

The successful tenderer will have the greatest combination of the two control measures without any 'fails' in the selection criteria.

Procedure

Procedure type

Below threshold - open competition

Documents

Associated tender documents

<http://www.ribblevalley.gov.uk/cpt>

Contracting authority

Ribble Valley Borough Council

- Public Procurement Organisation Number: PCRH-4251-DYZZ

Council Offices, Church Walk

CLITHEROE

BB7 2RA

United Kingdom

Contact name: Mike Walker

Telephone: +441200413203

Email: procurement@ribblevalley.gov.uk

Website: <http://www.ribblevalley.gov.uk>

Region: UKD45 - Mid Lancashire

Organisation type: Public authority - sub-central government