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Award

## Victoria Park Cafe Refurbishment

Newbury Town Council

UK6: Contract award notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-047357

Procurement identifier (OCID): ocds-h6vhtk-050ac9 ([view related notices](#))

Published 8 August 2025, 3:19pm

## Scope

## Description

A lump sum contract to repurpose and refurbish the existing cafe building plus the adjacent store in the sum of £360,730.55.

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## Contract 1

## Supplier

- Maspace Ltd.

## **Contract value**

- £360,731 excluding VAT
- £432,877 including VAT

Below the relevant threshold

## **Award decision date**

30 July 2025

## **Earliest date the contract will be signed**

29 August 2025

## **Contract dates (estimated)**

- 29 September 2025 to 13 February 2026
- Possible extension to 13 March 2026
- 5 months, 15 days

Description of possible extension:

Extensions will be awarded for unforeseen works should they arise.

## **Main procurement category**

Works

## **Options**

The right to additional purchases while the contract is valid.

Two types of roof finish are included within the tender. A decision on which one to use is pending sign-off by Planning.

## **CPV classifications**

- 45000000 - Construction work

## **Contract locations**

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)

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## **Information about tenders**

- 17 tenders received
- 13 tenders assessed in the final stage:
  - 12 submitted by small and medium-sized enterprises (SME)

- 0 submitted by voluntary, community and social enterprises (VCSE)
- 1 supplier awarded contracts
- 12 suppliers unsuccessful (details included for contracts over £5 million)

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## Procedure

### Procedure type

Below threshold - open competition

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## Supplier

### Maspace Ltd.

Turnfields Gate, Turnfields

Thatcham

RG19 4PT

United Kingdom

Email: [sam@maspace.co.uk](mailto:sam@maspace.co.uk)

Region: UKJ11 - Berkshire

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Contract 1

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## Contracting authority

### Newbury Town Council

- Public Procurement Organisation Number: PZJZ-7229-GBXH

Town Hall Market Street

Newbury

RG 14 5AA

United Kingdom

Email: [projects@newbury.gov.uk](mailto:projects@newbury.gov.uk)

Region: UKJ11 - Berkshire

Organisation type: Public authority - sub-central government