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Award

Warfield Community Hub Design & Build

Bracknell Forest Borough Council

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

Notice identifier: 2025/S 000-049012

Procurement identifier (OCID): ocds-h6vhtk-050016 ([view related notices](#))

Published 15 August 2025, 10:15am

Scope

Description

Bracknell Forest Council in partnership with Warfield Parish Council are seeking to develop a new community hub in Warfield, Bracknell. Warfield has been underserved in terms of community centre facilities compared to other parts of the borough. Currently, the community has been served by Brownlow Memorial Hall, however it is not large enough to meet the needs of this growing community. The proposed hub will support community engagement, cohesion, and wellbeing; it aligns with the Council Plan 2023-27 priority to ensure 'community development and spaces encourage a cohesive and engaged community'.

This tender was being hosted by East Sussex County Council on behalf of Bracknell Forest Council.

Contract 1. Warfield Community Hub Design & Build

Supplier

- NEILCOTT CONSTRUCTION LIMITED

Contract value

- £11,606,867.71 excluding VAT
- £13,928,241.25 including VAT

Above the relevant threshold

Award decision date

11 August 2025

Date assessment summaries were sent to tenderers

13 August 2025

Standstill period

- End: 27 August 2025
- 8 working days

Earliest date the contract will be signed

29 August 2025

Contract dates (estimated)

- 1 September 2025 to 6 February 2026
- 5 months, 6 days

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKJ11 - Berkshire

Information about tenders

- 6 tenders received
- 6 tenders assessed in the final stage:
 - 1 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
- 1 supplier awarded contracts
- 5 suppliers unsuccessful (details included for contracts over £5 million)

Unsuccessful suppliers

- [STEPNELL LIMITED](#)
- [E.W. BEARD LIMITED](#)
- [BUXTON BUILDING CONTRACTORS LIMITED](#)
- [GPF LEWIS PLC](#)
- [GUILDMORE LTD.](#)

Submission

Submission type

Requests to participate

Procedure

Procedure type

Competitive flexible procedure

Suppliers

BUXTON BUILDING CONTRACTORS LIMITED

- Companies House: 02261235

- Public Procurement Organisation Number: PDHH-7564-TVVV

Cedar House

Caterham

CR3 5UX

United Kingdom

Website: <http://www.buxtonbuilding.co.uk>

Region: UKJ26 - East Surrey

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

E.W. BEARD LIMITED

- Companies House: 01126135
- Public Procurement Organisation Number: PJPB-5212-BNDP

Faraday Road

Swindon

SN3 5JY

United Kingdom

Website: <http://www.beardconstruction.co.uk>

Region: UKK14 - Swindon

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

GPF LEWIS PLC

- Companies House: 05991387
- Public Procurement Organisation Number: PJYL-4898-VHZP

Blue Court

Kings Langley

WD4 8JP

United Kingdom

Website: <http://www.gpflewis.co.uk>

Region: UKH23 - Hertfordshire

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

GUILDMORE LTD.

- Companies House: 03517348
- Public Procurement Organisation Number: PVLT-3359-MYDM

Kalamu House

London

EC1R 5HL

United Kingdom

Website: <http://www.guildmore.com>

Region: UKI43 - Haringey and Islington

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

NEILCOTT CONSTRUCTION LIMITED

- Companies House: 01151561
- Public Procurement Organisation Number: PDWN-3154-VMZZ

Excel House

Orpington

BR5 3ST

United Kingdom

Email: portals@neilcott.co.uk

Website: <http://www.neilcott.co.uk>

Region: UKI61 - Bromley

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 1. Warfield Community Hub Design & Build

STEPNELL LIMITED

- Companies House: 00402934
- Public Procurement Organisation Number: PNCJ-9415-ZYJM

Lawford Road

Warwickshire

CV21 2UU

United Kingdom

Website: <http://www.stepnell.co.uk>

Region: UKG13 - Warwickshire

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

Contracting authority

Bracknell Forest Borough Council

- Public Procurement Organisation Number: PJMT-6544-CVZD

Time Square, Market Street

Bracknell

RG12 1JD

United Kingdom

Email: procurement.team@bracknell-forest.gov.uk

Region: UKJ11 - Berkshire

Organisation type: Public authority - sub-central government