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**Planning** 

# **Traditional Farm Building Feasibility Studies**

Lake District National Park Authority

UK3: Planned procurement notice - Procurement Act 2023 - <u>view information about notice</u> <u>types</u>

Notice identifier: 2025/S 000-054228

Procurement identifier (OCID): ocds-h6vhtk-0594cb

Published 5 September 2025, 11:44am

## Scope

## **Description**

We are seeking experienced historic building consultants with a sound knowledge of working with Lake District vernacular buildings and specifying sensitive repair work, to assess the condition and prepare repair schedules for a number of traditional farm buildings across the Lake District National Park. The scale of the work will vary depending on the size and condition of the building in question, however for all sites the following must be undertaken:

- 1. Briefly record the historic development and use of the building (and farmstead if relevant), and note any surviving features of interest so that its historic fabric and other significant values can be taken into account in any grant-funded work
- 2. Assess the current condition of the building (including a structural survey by an experienced structural engineer)
- 3. Obtain scoping surveys from qualified ecologists to assess the habitat value of the site
- 4. Identify and detail the work required to repair the fabric to allow the building to continue in agricultural use, based on three criteria of urgent, necessary and desirable annotated photographs or rectified photography preferred so that the proposed works can be

presented in a visual way to owners, tenants and funders

- 5. Draw up a detailed schedule of works that could be used in a future tender pack
- 6. Obtain estimates for the work from an experienced Quantity Surveyor

All sites are located on or form part of working farm businesses. The full details of each lot will be made available on request, when the tender goes live. Suppliers can bid for more than one lot.

#### **Total value (estimated)**

- £150,000 excluding VAT
- £180,000 including VAT

Below the relevant threshold

## **Contract dates (estimated)**

- 20 October 2025 to 31 March 2026
- 5 months, 12 days

## Main procurement category

Services

#### **CPV** classifications

- 71241000 Feasibility study, advisory service, analysis
- 71242000 Project and design preparation, estimation of costs
- 71245000 Approval plans, working drawings and specifications

71251000 - Architectural and building-surveying services

#### **Contract locations**

UKD - North West (England)

# Lot 1. 7 Traditional Farm Buildings in the West region of the Lake District

### **Description**

Feasibility studies for 7 different traditional farm buildings located on 5 sites in the Western region of the Lake District National Park (Duddon Valley, Ravenglass). The scale of the work will vary depending on the size and condition of the building in question, however for all sites the following must be undertaken:

- 1. Record and understand the historic development and use of the building (and farmstead if relevant), so that its historic fabric and other significant values can be taken into account in any grant-funded work
- 2. Assess the current condition of the building (including a structural survey by an experienced structural engineer)
- 3. Obtain scoping surveys for ecology
- 4. Identify and detail the work required to repair the fabric to allow the building to continue in agricultural use, based on three criteria of urgent, necessary and desirable annotated photographs or rectified photography preferred so that the proposed works can be presented in a visual way to owners, tenants and funders
- 5. Draw up a detailed schedule of works that could be used in a future tender pack
- 6. Obtain estimates for the work from an experienced Quantity Surveyor

#### 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. 6 Traditional Farm Buildings in the North region of the Lake District

## Description

Feasibility studies for 6 different farm buildings in the Northern region of the Lake District National Park (Caldbeck, Lorton, Loweswater). The scale of the work will vary depending on the size and condition of the building in question, however for all sites the following must be undertaken:

- 1. Record and understand the historic development and use of the building (and farmstead if relevant), so that its historic fabric and other significant values can be taken into account in any grant-funded work
- 2. Assess the current condition of the building (including a structural survey by an experienced structural engineer)
- 3. Obtain scoping surveys for ecology
- 4. Identify and detail the work required to repair the fabric to allow the building to continue in agricultural use, based on three criteria of urgent, necessary and desirable annotated photographs or rectified photography preferred so that the proposed works can be presented in a visual way to owners, tenants and funders
- 5. Draw up a detailed schedule of works that could be used in a future tender pack
- 6. Obtain estimates for the work from an experienced Quantity Surveyor

#### 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. 3 Traditional Farm Buildings in the East region of the Lake District

## **Description**

Feasibility studies for 3 different traditional farm buildings located in the Eastern region of the Lake District National Park (Bretherdale, Ullswater). The scale of the work will vary depending on the size and condition of the building in question, however for all sites the following must be undertaken:

- 1. Record and understand the historic development and use of the building (and farmstead if relevant), so that its historic fabric and other significant values can be taken into account in any grant-funded work
- 2. Assess the current condition of the building (including a structural survey by an experienced structural engineer)
- 3. Obtain scoping surveys for ecology
- 4. Identify and detail the work required to repair the fabric to allow the building to continue in agricultural use, based on three criteria of urgent, necessary and desirable annotated photographs or rectified photography preferred so that the proposed works can be presented in a visual way to owners, tenants and funders
- 5. Draw up a detailed schedule of works that could be used in a future tender pack
- 6. Obtain estimates for the work from an experienced Quantity Surveyor

#### 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 4. 6 Traditional Farm Buildings in the South region of the Lake District

### **Description**

Feasibility studies for 6 different traditional farm buildings located in the Southern region of the Lake District National Park (Torver, Colton). The scale of the work will vary depending on the size and condition of the building in question, however for all sites the following must be undertaken:

- 1. Record and understand the historic development and use of the building (and farmstead if relevant), so that its historic fabric and other significant values can be taken into account in any grant-funded work
- 2. Assess the current condition of the building (including a structural survey by an experienced structural engineer)
- 3. Obtain scoping surveys for ecology
- 4. Identify and detail the work required to repair the fabric to allow the building to continue in agricultural use, based on three criteria of urgent, necessary and desirable annotated photographs or rectified photography preferred so that the proposed works can be presented in a visual way to owners, tenants and funders
- 5. Draw up a detailed schedule of works that could be used in a future tender pack
- 6. Obtain estimates for the work from an experienced Quantity Surveyor

#### 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 5. 9 Traditional Farm Buildings in the central/southern region of the Lake District

## **Description**

Feasibility studies for 9 different traditional farm buildings located on 5 sites in the central/southern region of the Lake District National Park (Ambleside, Troutbeck, Lyth Valley). The scale of the work will vary depending on the size and condition of the building in question, however for all sites the following must be undertaken:

- 1. Record and understand the historic development and use of the building (and farmstead if relevant), so that its historic fabric and other significant values can be taken into account in any grant-funded work
- 2. Assess the current condition of the building (including a structural survey by an experienced structural engineer)
- 3. Obtain scoping surveys for ecology
- 4. Identify and detail the work required to repair the fabric to allow the building to continue in agricultural use, based on three criteria of urgent, necessary and desirable annotated photographs or rectified photography preferred so that the proposed works can be presented in a visual way to owners, tenants and funders
- 5. Draw up a detailed schedule of works that could be used in a future tender pack
- 6. Obtain estimates for the work from an experienced Quantity Surveyor

#### 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.

## **Participation**

## This procurement is reserved for

Suppliers from Cumbria

 Small and medium-sized enterprises (SMEs) and voluntary, community and social enterprises (VCSEs)

### **Conditions of participation**

- Lot 1. 7 Traditional Farm Buildings in the West region of the Lake District
- Lot 2. 6 Traditional Farm Buildings in the North region of the Lake District
- Lot 3. 3 Traditional Farm Buildings in the East region of the Lake District
- Lot 4. 6 Traditional Farm Buildings in the South region of the Lake District
- Lot 5. 9 Traditional Farm Buildings in the central/southern region of the Lake District

This procurement is reserved for suppliers from Cumbria only.

#### Particular suitability

- Lot 1. 7 Traditional Farm Buildings in the West region of the Lake District
- Lot 2. 6 Traditional Farm Buildings in the North region of the Lake District
- Lot 3. 3 Traditional Farm Buildings in the East region of the Lake District
- Lot 4. 6 Traditional Farm Buildings in the South region of the Lake District
- Lot 5. 9 Traditional Farm Buildings in the central/southern region of the Lake District

Small and medium-sized enterprises (SME)

## Submission

### Publication date of tender notice (estimated)

12 September 2025

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26 September 2025, 11:59pm

#### **Tender submission deadline**

6 October 2025, 12:00pm

## Tenders may be submitted electronically

No

### **Procedure**

## **Procedure type**

Below threshold - open competition

## **Contracting authority**

## **Lake District National Park Authority**

• Public Procurement Organisation Number: PBPJ-8656-VBYR

Wayfaring House, Murley Moss Business Park, Oxenholme Road

Kendal

LA9 7RL

## United Kingdom

Contact name: Rose Lord

Email: rose.lord@lakedistrict.gov.uk

Region: UKD12 - East Cumbria

Organisation type: Public authority - sub-central government