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Planning

Traditional Farm Building Feasibility Studies

Lake District National Park Authority

UK3: Planned procurement notice - Procurement Act 2023 - [view information about notice types](#)

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

Enquiry deadline

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