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Tender

Property Refurbishments to 71 Albion Street BB11 4QD and 31 Piccadilly Road BB11 4AF

Burnley Borough Council

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

Notice identifier: 2025/S 000-056559

Procurement identifier (OCID): ocds-h6vhtk-059a48 ([view related notices](#))

Published 15 September 2025, 1:07pm

Scope

Reference

71AS/31PR/JK

Description

Burnley Borough Council (the Contracting Authority) are inviting Tenders from organisations (Bidders) that have the resources, capabilities and capacity to undertake full house refurbishment works, to 71 Albion Street and 31 Piccadilly Road. Works can include patch pointing, replacement gutters, sandblasting & painting walls, windows and door surrounds, re roofing, kitchen extensions, plastering, re wiring etc.

Further detailed information is provided in the 'Pre Construction Information' document (see appendix 6) and includes client and management considerations, environmental restrictions, risk assessments, design and construction hazards, health and safety requirements and plans, method statements; and also see 'Schedule' for the property (see Appendix 4)

This project is in compliance with Construction (Design & Management Regulations)

2015. Glovers Project Services Limited have been appointed by the Council as the principal designers for the project.

It is anticipated this will be an 14 week contract running through early October to the middle of January 2026. However the successful Bidder will be required to demonstrate and apply flexibility as some of this work may be weather dependent and actual dates will be agreed between the Council and the Bidder.

The successful Bidder will be required to enter into a JCT Minor Works contract with the Council.

The Invitation to Tender (ITT) document and its appendices set out the scope and nature of the required works, the procurement arrangements and conditions.

Total value (estimated)

- £75,000 excluding VAT
- £93,750 including VAT

Below the relevant threshold

Contract dates (estimated)

- 13 October 2025 to 16 January 2026
- Possible extension to 16 February 2026
- 4 months, 4 days

Description of possible extension:

It is anticipated this will be an 14 week contract running through early October to the middle of January 2026. However the successful Bidder will be required to demonstrate and apply flexibility as some of this work may be weather dependent and actual dates will be agreed between the Council and the Bidder.

Main procurement category

Works

CPV classifications

- 45453100 - Refurbishment work

Contract locations

- UKD46 - East Lancashire

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

29 September 2025, 3:00pm

Tender submission deadline

29 September 2025, 3:00pm

Submission address and any special instructions

<https://www.the-chest.org.uk/>

Tenders may be submitted electronically

Yes

Award criteria

Name	Type	Weighting
Price	Price	70%
Quality	Quality	30%

Procedure

Procedure type

Below threshold - open competition

Contracting authority

Burnley Borough Council

- Public Procurement Organisation Number: PXCG-1649-DCLV

Town Hall, Manchester Rd

Burnley

BB119SA

United Kingdom

Email: procurement@burnley.gov.uk

Region: UKD46 - East Lancashire

Organisation type: Public authority - sub-central government