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Tender

Refurbishment of Shop Unit - 8 Trickett's Arcade, Waterfoot

Rossendale Borough Council

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

Notice identifier: 2025/S 000-058279

Procurement identifier (OCID): ocids-h6vhtk-059e7d

Published 19 September 2025, 5:38pm

Scope

Description

Overview

Rossendale Borough Council requires a construction company to refurbish vacant shop unit 8, Trickett's Arcade, Waterfoot, into a flexible community hub. The contractor must preferably have experience in heritage projects due to the Grade II listed status of this Victorian building located within the proposed Waterfoot Conservation Area.

Background & Context

This project forms part of UK Shared Prosperity Fund (UKSPF) regeneration initiatives aimed at revitalising Waterfoot, a former industrial hub now developing a reputation for creativity and community engagement. Trickett's Arcade (Victoria Arcade) is a historically significant mixed-use building requiring investment to restore its role as a community asset.

Required Works & Services

The contractor must supply all labor, materials, equipment, and expertise to deliver the

following scope:

Ground Floor Works:

Install a fully DDA-compliant WC facility including all plumbing, electrical connections, ventilation, fixtures, and fittings.

Install a compact kitchenette with sink, worktop, storage units, electrical supply for appliances, and appropriate ventilation.

Replace existing external door on like-for-like basis, maintaining heritage character while ensuring security and weatherproofing

Prepare and paint existing external shopfront using appropriate heritage-compatible materials and colors.

Lower Ground Floor:

Complete the unfinished WC installation left by previous tenants, including all necessary plumbing, electrical work, and finishing.

General Improvements:

Assess and improve walls, floors, and ceilings throughout the unit including preparation, repairs, insulation where appropriate, and decorative finishes suitable for community use.

Install additional lighting throughout the unit with energy-efficient fittings, ensuring adequate illumination for exhibitions and community activities.

Design and install temporary panelling system along the affected wall to screen water ingress areas from public view, incorporating removable sections for ongoing inspection and monitoring of damp, ingress, and mould conditions.

Special Requirements:

Address water ingress along one wall caused by roof issues above - contractor must assess the situation, recommend temporary solutions, and implement measures to protect the refurbished space until permanent roof repairs are completed by others.

All work must respect the heritage character of the Grade II listed building and comply with conservation requirements.

Ensure all installations meet current building regulations, DDA compliance, and health & safety standards.

Coordinate with ongoing efforts between the Council and property owner regarding permanent roof repairs.

Delivery Requirements:

All work conditional upon formal lease agreement execution between Rossendale Borough Council and building owner

Contractor attendance required at open day viewing on Thursday 2nd October 2025 for site assessment and measurements (contact LeahNewton@rossendalebc.gov.uk to book slot).

Provide detailed cost breakdown and methodology for addressing water ingress as part of tender submission.

Submit comprehensive project timeline showing critical milestones.

Evidence of heritage project experience and relevant certifications.

Comply with all supporting documentation requirements outlined in Appendix A.

Supply Method:

Single fixed-price contract for complete refurbishment works including design, supply of all materials, installation, testing, and handover of fully functional community hub ready for immediate occupation and community use.

The successful contractor will transform this vacant heritage unit into a vibrant community space showcasing local creativity and hosting diverse activities from exhibitions to social groups, contributing to Waterfoot's cultural regeneration.

Total value (estimated)

- £85,000 excluding VAT
- £102,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 10 November 2025 to 24 December 2025
- 1 month, 15 days

Main procurement category

Works

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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Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

8 October 2025, 5:00pm

Tender submission deadline

15 October 2025, 10:00am

Submission address and any special instructions

All tender returns must be submitted to tenders@rossendalebc.gov.uk no later than 10am on Wednesday 15th October 2025. Any submissions after this time, or to another email inbox will be discounted.

Tenders may be submitted electronically

No

Award criteria

Price - 40%

Quality - 60%

Procedure

Procedure type

Below threshold - open competition

Documents

Associated tender documents

[Appendix A - Drawings.zip](#)

[Appendix B - Waterfoot Masterplan.pdf](#)

[Appendix C - CERTIFICATE OF NON-COLLUSION AND NON-CANVASSING.pdf](#)

[Appendix D - JCT MINOR WORKS CONTRACT PARTICULARS.pdf](#)

[Appendix E - WORKING WITH PARTNERS.pdf](#)

[APPENDIX F - STANDARD TERMS AND CONDITIONS OF CONTRACT.pdf](#)

[ITT - Shop refurbishment 8 Trickett's Arcade, Waterfoot.pdf](#)

Contracting authority

Rossendale Borough Council

- Public Procurement Organisation Number: PTNM-4478-CMGT

Futures Park

Bacup

OL13 0BB

United Kingdom

Email: chriswarren@rossendalebc.gov.uk

Website: <https://www.rossendale.gov.uk/>

Region: UKD46 - East Lancashire

Organisation type: Public authority - sub-central government

Other organisation

These organisations are carrying out the procurement, or part of it, on behalf of the contracting authorities.

GOSLING CONSULTING LIMITED

Summary of their role in this procurement: Quantity surveying, tender assessment

- Companies House: 12154372
- Public Procurement Organisation Number: PXVG-8934-WTDV

A4 Arundel House

Chorley

PR7 1NY

United Kingdom

Email: info@goslingconsulting.co.uk

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

Region: UKD47 - Chorley and West Lancashire

Contact organisation

Contact Rossendale Borough Council for any enquiries.