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Tender

Leominster Old Priory Stonework

Leominster Town Council

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

Notice identifier: 2025/S 000-059315

Procurement identifier (OCID): ocds-h6vhtk-059955

Published 24 September 2025, 2:49pm

Changes to notice

This notice has been edited. The [previous version](#) is still available.

1. Note regarding new stone: New stone for all internal (stone arch) and external works is to be Corsehill Red Sandstone. Samples to be provided on site for agreement with client and Historic England prior to any ordering of stone. Finish of stones used internally (for stone arch) is to be chiselled, contractor to allow for providing 3 samples of chiselled finish for agreement with client and Historic England (decision will only be made after paint has been removed from existing stone arch, for comparison). Allow for all new external stone to have chiselled finish (all sides) to match in with existing stone (note, rubble walls have general shallow rock-faced appearance, whilst quoins, window reveal/heads/lintels etc have finer dressed appearance); prior to finishing any stones contractor is to provide 3 sample of finished stone for agreement with client and Historic England on site.

2. An amended Schedule of Works costing spreadsheet (190 Old Priory Stone Repair Schedule of Work Rev D.xlsx) has been issued as an addendum to the tender, to replace the previous Schedule of Works (190 Old Priory Stone Repair Schedule of Work Rev C.xlsx). Note, the only change to the Schedule of works is:

- Items 7.17, 7.18 and 7.19 removed. These replaced with provisional sum items 15.06,

15.07, 15.08. These items cover work to the historic timber that is embedded in the west elevation. Further investigation is to be carried out by the clients team and approved by Historic England before any works to this timber can be instructed.

3. Drawing 190.72C has been provided, as an addendum. This is the proposed repairs to the west elevation, the note has been amended to make clear that no works to the timber must be carried out until further investigation has been carried out by client team and approved by Historic England.

Scope

Description

Leominster Town Council wishes to procure the services of an experienced and appropriately qualified contractor to undertake Stonework repairs at the Old Priory.

Works required include:

- Repair of external stonework, to include replacement of individual stones (including templating, supply and all carving as required), shelter coat application, DOFF paint removal, raking out and repointing, repairs to a number of window surrounds and carved mullions/transoms.
- Internal works, to include repair of stone archway and infilling opening.

Full detailed specifications for the work, including site information and drawings, are provided as supporting documents.

Works must:

- include appropriate lighting, signage and guarding to protect members of the public for the duration of the works and to meet all health and safety legislation.
- accommodate the needs of building tenants and be considerate of local residents.

- include disposal of all waste material, meeting all legislative guidelines.
- ensure that all materials and equipment are appropriately secured at all times to prevent any unauthorized access.
- include issuing of all industry standard certificates/warranties for the works.
- comply with all Scheduled Monument Consent requirements communicated by the client.
- leave the site clean, tidy and ready for use.

Please note: a site visit is required prior to the submission of the tender due to the unique nature of the building. Site visits can be arranged by contacting the Town Clerk on townclerk@leominstertowncouncil.gov.uk

The successful firm must be able to demonstrate previous experience working on historically sensitive and complex sites.

Facilities: public toilets are located at the site, so no additional temporary facilities will be required.

Tenderers are:

- expected to inspect and examine the site and its surroundings before submitting their tenders
- advised to obtain all necessary information which they feel is necessary to submit their tender.

It will be a condition of the invitation to tender that the tenderer should not at any time prior to notification of the award of the contract disclose to or otherwise discuss with any other tenderer or any other third party its actual or intended tender price or any approximation of that price. Your indication that you wish to submit a tender will be taken as acceptance of that condition. The client offers no guarantee that the lowest or any tender will be recommended for acceptance or accepted. The client will not be responsible for any cost incurred in the preparation of any tender.

All tenderers are to complete sections 4-12 of the supplied RFT document, together with the supplied Schedule of Works costing spreadsheet, and return their submission by Monday 29th September at 12 noon to: stonework@leominstertowncouncil.gov.uk

SUPPORTING DOCUMENTS

- Schedule of Works Costing Spreadsheet (190 Old Priory Stone Repair Schedule of Work Rev C.xlsx)

- Detailed Works Specifications and Drawings (Old Priory Stonework Specifications.zip)

Addendum: Note regarding new stone - new stone for all internal (stone arch) and external works is to be Corsehill Red Sandstone. Samples to be provided on site for agreement with client and Historic England prior to any ordering of stone. Finish of stones used internally (for stone arch) is to be chiselled, contractor to allow for providing 3 samples of chiselled finish for agreement with client and Historic England (decision will only be made after paint has been removed from existing stone arch, for comparison). Allow for all new external stone to have chiselled finish (all sides) to match in with existing stone (note, rubble walls have general shallow rock-faced appearance, whilst quoins, window reveal/heads/lintels etc have finer dressed appearance); prior to finishing any stones contractor is to provide 3 sample of finished stone for agreement with client and Historic England on site.

Total value (estimated)

- £50,000 excluding VAT
- £60,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 20 October 2025 to 20 March 2026
- 5 months, 1 day

Main procurement category

Works

CPV classifications

- 45262510 - Stonework
- 45262511 - Stone carving
- 45262512 - Dressed stonework

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)

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Tender submission deadline

29 September 2025, 12:00pm

Submission address and any special instructions

All tenderers are to complete sections 4-12 of the supplied Request for Tender document, together with the supplied Schedule of Works costing spreadsheet, and return their submission by Monday 29th September at 12 noon to:

stonework@leominstertowncouncil.gov.uk

Tenders may be submitted electronically

No

Award criteria

Name	Type	Weighting
Cost	Cost	34%
Service Delivery	Quality	33%
Experience	Quality	33%

Procedure

Procedure type

Below threshold - open competition

Documents

Associated tender documents

[Leominster Town Council - Old Priory Stonework RFT.docx](#)

Request for Tender Form - to be completed by all interested parties. Contains brief for the works and evaluation criteria.

[190 Old Priory Stone Repair Schedule of Work Rev C.xlsx](#)

Schedule of Works Costing Spreadsheet - to be completed by all interested parties.

[Old Priory Stonework Specifications.zip](#)

Full technical specifications and drawings for the works.

[190 Old Priory Stone Repair Schedule of Work Rev D.xlsx](#)

Revised Schedule of Works Costing Spreadsheet - to be completed by all interested parties. Replaces 190 Old Priory Stone Repair Schedule of Work Rev C.xlsx

Note, the only change to the Schedule of works is:

- Items 7.17, 7.18 and 7.19 remove. These replaced with provisional sum items 15.06, 15.07, 15.08. These items cover work to the historic timber that is embedded in the west elevation. Further investigation is to be carried out by the clients team and approved by

Historic England before any works to this timber can be instructed.

[190.72C Stone Repair - West Elevation.pdf](#)

Addendum drawing outlining proposed repairs to the west elevation.

Contracting authority

Leominster Town Council

- Public Procurement Organisation Number: PRDB-7887-CZZG

11 Corn Square

Leominster

HR6 8YP

United Kingdom

Telephone: 01568 611734

Email: townclerk@leominstertowncouncil.gov.uk

Region: UKG11 - Herefordshire, County of

Organisation type: Public authority - sub-central government