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Award

Landlord Strip Out Works - Unit 50 The Mall, Charter Walk Shopping Centre, Burnley

Burnley Borough Council

UK6: Contract award notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-060270

Procurement identifier (OCID): ocids-h6vhtk-055d71 ([view related notices](#))

Published 26 September 2025, 3:56pm

Scope

Reference

4509

Description

Tenders are invited from contractors having the resources, sufficient capacity and experience working with Local Authority clients to remove the existing tenant shop fit, test, service and commission all existing services at Charter Walk Shopping Centre, Burnley. All works must be in accordance with the drawings, specifications and manufacturers written instructions in the tender documents.

The contractor will also be responsible for the design and installation of a ramped to the ground floor back of house are to negate level changes created by existing steps. Design shall comply with current Building Control Regulations and detailed drawings are required.

Black Cat Building Consultancy Ltd are supporting the Council with this tender opportunity. The full details of the Council's requirement can be found in the procurement documents.

The contract will likely commence late October 2025, and we anticipate an eight-week programme will be sufficient.

Contract 1. Landlord Strip Out Works - Unit 50 The Mall, Charter Walk Shopping Centre, Burnley

Supplier

- CEB Services Limited

Contract value

- £153,630 excluding VAT
- £184,356 including VAT

Below the relevant threshold

Award decision date

25 September 2025

Earliest date the contract will be signed

16 January 2026

Contract dates (estimated)

- 2 February 2026 to 13 March 2026
- 1 month, 12 days

Main procurement category

Works

CPV classifications

- 45300000 - Building installation work
- 45400000 - Building completion work
- 50700000 - Repair and maintenance services of building installations

Contract locations

- UKD46 - East Lancashire

Information about tenders

- 13 tenders received
- 13 tenders assessed in the final stage:
 - 13 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
- 1 supplier awarded contracts
- 12 suppliers unsuccessful (details included for contracts over £5 million)

Procedure

Procedure type

Below threshold - open competition

Supplier

CEB Services Limited

Unit 12 Irlam Business Centre, Soapstone Way

Irlam, Manchester

M44 6RA

United Kingdom

Email: ben@cebservices.co.uk

Region: UKD34 - Greater Manchester South West

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Contract 1. Landlord Strip Out Works - Unit 50 The Mall, Charter Walk Shopping Centre, Burnley

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

Other organisation

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

BLACK CAT BUILDING CONSULTANCY LIMITED

Summary of their role in this procurement: Part of the valuation team and are overseeing part of the contract.

- Companies House: 09682289

- Public Procurement Organisation Number: PXHG-4779-GBZT

The Lightwell

Manchester

M2 2JG

United Kingdom

Email: admin@bcconsultancy.co.uk

Website: <https://bcconsultancy.co.uk>

Region: UKD33 - Manchester

Contact organisation

Contact Burnley Borough Council for any enquiries.