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Award

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

Burnley Borough Council

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

Notice identifier: 2025/S 000-061213

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

Published 1 October 2025, 11:03am

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. Grovers 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.

Contract 1. Property Refurbishments to 71 Albion Street BB11 4QD and 31 Piccadilly Road BB11 4AF

Supplier

- APF Renovations

Contract value

- £67,390 excluding VAT
- £84,237.50 including VAT

Below the relevant threshold

Award decision date

30 September 2025

Earliest date the contract will be signed

13 October 2025

Contract dates (estimated)

- 13 October 2025 to 23 January 2026
- Possible extension to 16 February 2026
- 4 months, 4 days

Description of possible extension:

In order to complete works on site if necessary.

Main procurement category

Works

CPV classifications

- 45453100 - Refurbishment work

Contract locations

- UKD46 - East Lancashire

Information about tenders

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

Procedure

Procedure type

Below threshold - open competition

Supplier

APF Renovations

16 Rydal Road, Haslingden

Rossendale

BB4 4EE

United Kingdom

Email: apfrenovations@yahoo.co.uk

Region: UKD46 - East Lancashire

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Contract 1. Property Refurbishments to 71 Albion Street BB11 4QD and 31 Piccadilly Road BB11 4AF

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