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Planning

AT1398 Luton Council Refurbishment of Lewsey Community Centre and relocation of front entrance a PA23 Regulated Below Threshold contract for works

Luton Council

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-066343

Procurement identifier (OCID): ocds-h6vhtk-05ceeb ([view related notices](#))

Published 17 October 2025, 2:06pm

Scope

Description

Luton Council is undertaking a PA23 regulated below threshold contract works procurement, AT1398 Refurbishment of Lewsey Community Centre and relocation of front entrance. The proposed project will include the relocation of the main front entrance and remodel front elevation- The existing front entrance sits along Landrace Road. The new proposed entrance will sit along Tomlinson Avenue and will comprise of the reconfiguration of the main entrance and reception. The area outside the new entrance will be level tarmacadam with 4x cycle storage racks.; Replacement of water damaged ceiling tiles; new main hall including a new partition sliding door and café kitchen; refurbishment most of the existing areas on ground floor. M&E refurbishment will include rewiring to Library and main building, replacement of intruder alarm & CCTV plus building security improvements, replacing existing air condition and ventilation. A Planning Application for the scheme is approved to address various requirements of Local Plan Policies for the relocation of the main entrance (as the ground floor works do not require a planning application). The service requires a Principal Contractor to deliver the works under a JCT IC 2016. The site is owned by Luton Borough Council.

Total value (estimated)

- £1,800,000 excluding VAT
- £2,160,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 16 January 2026 to 16 July 2027
- 1 year, 6 months, 1 day

Main procurement category

Works

CPV classifications

- 45210000 - Building construction work

Contract locations

- UKH21 - Luton

Engagement

Engagement deadline

29 August 2025

The engagement was carried out before this notice was published.

Engagement process description

the Council undertook some pre market engagement 10 days prior to 29.8.25 , inviting suppliers to a meet the buyers event , which was documented by the issue of a power point presentation

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

20 October 2025

Contracting authority

Luton Council

- Public Procurement Organisation Number: PWCV-4283-GVPW

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Region: UKH21 - Luton

Organisation type: Public authority - sub-central government