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Tender

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

Luton Council

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

Notice identifier: 2025/S 000-066392

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

Published 17 October 2025, 3:00pm

Scope

Reference

DN794641

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 tarmac 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

- 45000000 - Construction work

Contract locations

- UKH21 - Luton
-

Participation

Conditions of participation

turnover

last 3 years accounts

insurance

competency as principle contractor

guarantor

insurance

GDPR compliance

relevant experience 3 refs

sub contractor experience

qualifications

health and safety management

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

14 November 2025, 5:00pm

Tender submission deadline

21 November 2025, 5:00pm

Submission address and any special instructions

<https://procontract.due-north.com>

Tenders may be submitted electronically

Yes

Award criteria

Name	Type	Weighting
Price	Price	45.00%
Quality	Quality	35.00%
Social Value	Quality	20.00%

Procedure

Procedure type

Below threshold - open competition

Contracting authority

Luton Council

- Public Procurement Organisation Number: PWCV-4283-GVPW

Town Hall

Luton

LU1 2BQ

United Kingdom

Contact name: Christopher Newman

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Region: UKH21 - Luton

Organisation type: Public authority - sub-central government