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Planning

AT1376 Luton Council Refurbishment of Bury Park Community Resource Centre 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 000-077188

Procurement identifier (OCID): ocds-h6vhtk-05e90f ([view related notices](#))

Published 26 November 2025, 12:03pm

Scope

Reference

DN798697 AT1376

Description

Luton Council is undertaking a PA23 Regulated Below Threshold Contract for works re the Refurbishment of Bury Park community Resource Centre The proposed project will see the existing building refurbished to a Cat B fit-out. This will involve minor demolition works of removing non-loadbearing walls and creating new spaces to create partition wall/openings, new kitchen installation, full refurbishment to the toilets and new layout to get rid of the loop by accessing the toilets from one corridor only. Externally works will involve new design to the front building façade/curtain walling and roofing works involving new external wall rendering, new coping replacement, liaising with roofing membrane repairs under warranty. Associated external works and making good to be carried out. Regarding M&E, electrical works will involve a complete rewiring of the entire facility, full

replacement of the existing IT and data systems, incorporating a robust Wi-Fi network to support the community centre's needs. Furthermore, we will be replacing the entire fire alarm system to ensure compliance with safety regulations and new CCTV system, access control and intruder alarm will be installed to enhance security at the centre. Mechanically the refurbishment will include the provision of new heating system utilising air source heat pump, renewal of existing mechanical ventilation, cooling, gas, water services, and drainage.

- A Planning Application for the scheme is to be submitted
- The service requires a Principal Contractor to deliver the works under a JCT IC 2016.
- The site is owned by Luton Borough Council. Please note that this procurement opportunity is being advertised on the Pro- contract Proactis Due North e commerce platform and all tender documents when available will be published there so anyone seeing this opportunity will need to seek registration for free on this e commerce platform
- This procurement will start with some preliminary market engagement consisting of an invite for suppliers to express and interest and attend a Teams based Meet the Buyers Event
- Further to this Meet the Buyers event and information gathered there to , tender documents may be adjusted, our procurement program might need to be amended , although the current plan is to issue a Below Threshold Tender notice on 2nd February 2026 and publish our tender documents on the Due North Portal soon after.

Total value (estimated)

- £1,937,000 excluding VAT
- £2,324,400 including VAT

Below the relevant threshold

Contract dates (estimated)

- 1 May 2026 to 1 November 2027
- 1 year, 6 months, 1 day

Main procurement category

Works

CPV classifications

- 45200000 - Works for complete or part construction and civil engineering work
- 45000000 - Construction work

Contract locations

- UKH21 - Luton

Engagement

Engagement deadline

8 December 2025

Engagement process description

The Council will be holding a Teams based Meet the Buyer event

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

2 February 2026

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