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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

UK3: Planned procurement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-077222

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

Published 26 November 2025, 12:36pm

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

- 45000000 - Construction work

Contract locations

- UKH21 - Luton

Participation

Conditions of participation

2.1 Question Pass/Fail Response

2.1.1 The Council requires your organisation's turnover to be a minimum of two times the annual value of the Contract and evidenced by providing your organisation's turnover and the latest last 2 years' accounts which should be attached to your tender response.

Is turnover provided and is it

equal to two times the annual value of

the Contract?

Yes/No Pass/Fail

Last 2 years accounts

provided?

Yes/No

2.1.2 Has your organisation met the terms of its banking facilities and loan agreements (if any) during the past year?

Yes/No

Pass/Fail

2.1.3 Note that we will undertake a credit check

2.2 Please self-certify whether you already have, or can commit to obtain, prior to the commencement of the contract, the levels of insurance cover indicated below: Pass/Fail

Public Liability Insurance = £5 million

Yes/No

Professional Indemnity Insurance = £5 million

NB Services / Procurement will check with Gloria in insurance to verify adequate insurance cover for this project Yes/No

2.3 Please self-certify whether you already have, or can commit to obtain, prior to the commencement of the contract, evidence, or accreditation to demonstrate your competency as a Principal Contractor under the Construction Design Management Regulations 2015

Evidence of Accredited SIPP Scheme such as 'Chas,' Or evidence of policies and procedures

Yes/No

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

2 February 2026

Enquiry deadline

2 March 2026, 5:00pm

Tender submission deadline

2 March 2026, 5:00pm

Submission address and any special instructions

Pro Contract Proactis Due North e commerce platform

Tenders may be submitted electronically

Yes

Award criteria

Name	Description	Type	Weighting
Price	Price evaluation weighting	Price	70.00%
Quality	Quality evaluation weighting	Quality	20.00%
social value	social value weighting	Quality	10.00%

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