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Tender

Downside Community Centre - Re-covering of the Roof and Ancillary Repairs

Dunstable Town Council

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

Notice identifier: 2025/S 000-078439

Procurement identifier (OCID): ocids-h6vhtk-05ebd4

Published 1 December 2025, 11:58am

Scope

Reference

193

Description

Dunstable Town Council is looking to appoint a Building Contractor to repair the roof and associated features in accordance with the Specification of Works prepared by Brasier Freeth LLP, dated 5th November 2025. The tender will be a single stage selective process.

It is important to the Council that a single supplier can implement the repairs. To aid service delivery there must be clear point of contacts for specific roles and responsibilities.

The supplier may sub-contract delivery of certain areas if this is made clear in the tender response and that by sub-contracting it does not stop the organisation providing the single support, account management and billing required. The tender applicant must also provide detail on how they validate any working relationship with a 3rd party contractor. All parties must be fully insured.

The supplier may sub-contract elements of service provision but must state clearly in their response that they remain entirely responsible for the delivery of service, the quality of that service and its associated communications. This should include, but is not limited to, ensuring that all services are delivered in compliance with appropriate regulations and standards, and are appropriately insured. The use of sub-contractors will be entirely transparent to the Council.

Commercial tool

Establishes a framework

Total value (estimated)

- £70,000 excluding VAT
- £84,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 2 March 2026 to 27 April 2026
- 1 month, 26 days

Main procurement category

Works

CPV classifications

- 45260000 - Roof works and other special trade construction works

Contract locations

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)

Framework

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

0%

Framework operation description

Each tender response will be evaluated against an agreed scoring method.

Award method when using the framework

With competition

Contracting authorities that may use the framework

Establishing party only

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Tender submission deadline

5 January 2026, 12:00pm

Submission address and any special instructions

<https://www.dunstable.gov.uk/council-finances/>

Submission Address: accounts@dunstable.gov.uk

Tenders may be submitted electronically

Yes

Award criteria

The decision will be made on:

Price

Ability to deliver works on time

Experience and references

Method statement/approach to works

Distance to Dunstable from company HQ

Equalities

The decision will use a weighted scoring approach based on above criteria.

Procedure

Procedure type

Below threshold - by reference to dynamic market

Dynamic market being used

[General Building & Landscaping Works](#)

Documents

Associated tender documents

<https://www.dunstable.gov.uk/council-finances/?preview=true#section-5>

Please find all required documentation under Tender Opportunities - Downside Community Centre Tender.

Technical specifications to be met

<https://www.dunstable.gov.uk/wp-content/uploads/2025/12/Downside-Community-Centre-Specification-of-Works.pdf>

Contracting authority

Dunstable Town Council

- Public Procurement Organisation Number: PLYC-5416-HMXW

Grove House 76 High Street North

Dunstable

LU6 3JG

United Kingdom

Email: accounts@dunstable.gov.uk

Website: <https://www.dunstable.gov.uk/>

Region: UKH25 - Central Bedfordshire

Organisation type: Public authority - sub-central government

Other organisation

These organisations are carrying out the procurement, or part of it, on behalf of the contracting authorities.

BRASIER FREETH LLP

Summary of their role in this procurement: Provide Specification of works and to assist in the process - scoring tenders received.

- Companies House: OC318811
- Public Procurement Organisation Number: PGGC-1953-PPRR

Concept House

Kings Langley

WD4 8UD

United Kingdom

Email: paul.raitt@brasierfreeth.com

Region: UKH23 - Hertfordshire

Contact organisation

Contact BRASIER FREETH LLP for any enquiries.