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Award

## Small Works Framework

Bernicia Group

UK6: Contract award notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-081053

Procurement identifier (OCID): ocds-h6vhtk-059e69 ([view related notices](#))

Published 9 December 2025, 1:43pm

## Scope

## Reference

BG-PREF0033

## Description

Bernicia are looking for several contractors to carry out various works across Bernicia properties. For transparency small works projects are generally property upgrades or refurbishments which are outside of our planned works programmes. Each project can range from £15,000 up to £250,000 and generally require multiple trades. A specification document has been provided as an overview of the contract only the exact nature of the projects required each year can differ.

The initial project is based at Grindon Lane, Sunderland, SR3 4EN. The property has 10 bedrooms with en-suite bathroom a communal reception area and office. The refurbishment project is to update all bathrooms, the reception area and office. There is also a requirement to upgrade the lighting in these areas.

## Commercial tool

Establishes an open framework

A series of frameworks with substantially the same terms. Awarded suppliers are carried over and new suppliers can bid.

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## Contract 1. Small Works Framework

### Suppliers (5)

- [C.L.C Contractors Ltd](#)
- [Clinton Building Services Ltd](#)
- [Gannon Developments Ltd](#)
- [Opus Building Services Ltd](#)
- [Tom Willoughby Ltd](#)

### Contract value

- £4,500,000 including VAT

Below the relevant threshold

### Award decision date

8 December 2025

## **Earliest date the contract will be signed**

22 December 2025

## **Contract dates (estimated)**

- 1 January 2026 to 31 December 2028
- Possible extension to 31 December 2030
- 5 years

Description of possible extension:

Can be extended for two periods of 12 months

## **Main procurement category**

Works

## **CPV classifications**

- 45453100 - Refurbishment work

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## **Information about tenders**

- 8 tenders received
- 8 tenders assessed in the final stage:
  - 5 submitted by small and medium-sized enterprises (SME)
  - 0 submitted by voluntary, community and social enterprises (VCSE)

- 5 suppliers awarded contracts
- 3 suppliers unsuccessful (details included for contracts over £5 million)

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## **Procedure**

### **Procedure type**

Below threshold - open competition

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## **Suppliers**

### **C.L.C Contractors Ltd**

- Companies House: 01230435

Unit 2 Northbrook Industrial Estate  
Sounthampton  
SO16 6RB  
United Kingdom

Email: [jmorgan@clcgroup.com](mailto:jmorgan@clcgroup.com)

Region: UKJ32 - Southampton

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

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**Clinton Building Services Ltd**

Lakeland Estates UK

Darlington

DL3 0PX

United Kingdom

Email: [chris@clintonbuilding.co.uk](mailto:chris@clintonbuilding.co.uk)

Region: UKC13 - Darlington

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

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**Gannon Developments Ltd**

- Companies House: 10953922

12 Station Street

Saltburn-by-the-Sea

TS12 1AB

United Kingdom

Email: [junaid@gannondevelopments.co.uk](mailto:junaid@gannondevelopments.co.uk)

Region: UKC12 - South Teesside

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

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### **Opus Building Services Ltd**

- Companies House: 05810674

Unit 7 Boldon Court

Boldon

NE35 9LZ

United Kingdom

Email: [steve.batey@opusbsl.co.uk](mailto:steve.batey@opusbsl.co.uk)

Region: UKC22 - Tyneside

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

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### **Tom Willoughby Ltd**

- Companies House: 00703979

Construction House

Northallerton

DL7 8ED

United Kingdom

Email: [joanne.sinnott@tomwilloughby.co.uk](mailto:joanne.sinnott@tomwilloughby.co.uk)

Region: UKE22 - North Yorkshire CC

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Contract 1. Small Works Framework

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## Contracting authority

### Bernicia Group

- Mutuals Public Register: 7711

Oakwood Way, Ashwood Business Park

Ashington

NE63 XF

United Kingdom

Contact name: Kerry Hunter

Telephone: 03448003800

Email: [procurement@bernicia.com](mailto:procurement@bernicia.com)

Website: <http://www.bernicia.com>

Region: UKC22 - Tyneside

Organisation type: Public undertaking (commercial organisation subject to public authority oversight)