

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/081125-2025>

Tender

## Pioneer Park, Masterplan and PMO

Energy Coast West Cumbria Ltd (t/a BEC)

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

Notice identifier: 2025/S 000-081125

Procurement identifier (OCID): ocds-h6vhtk-05f1f2

Published 9 December 2025, 3:23pm

## Scope

## Reference

BECPP-091225

## Description

BEC (Energy Coast West Cumbria Limited), a values-driven organisation owned by Cumberland Council and the Nuclear Decommissioning Authority (NDA), invites tenders for the provision of Master Planning and Project Management Office (PMO) services for the development of Pioneer Park, West Cumbria.

This transformative initiative aims to diversify and strengthen the local economy, leveraging clean energy innovation and establishing an AI Growth Zone. The successful bidder will play a pivotal role in shaping the future of the region, supporting regeneration, economic growth, and lasting positive impact for communities and businesses.

BEC seeks a reputable consultant partner to:

Develop a comprehensive master plan for Pioneer Park, a new clean energy and innovation hub.

Establish and manage a Project Management Office (PMO) to oversee delivery.

Integrate social impact, stakeholder engagement, and sustainability throughout the commission.

Objectives:

Create a master plan that identifies opportunities for clean energy generation (including nuclear and SMRs), green business attraction, and an AI Growth Zone.

Deliver a prioritised implementation plan, financial/funding options, and a robust consenting strategy.

Set up a skilled PMO to coordinate all workstreams, reporting monthly to the governance board and attending regular meetings with key stakeholders.

Key Requirements include:

Demonstrated experience in master planning and PMO establishment, preferably in the energy sector.

Deliverable within 6-9 months of contract start date.

Proven track record in delivering complex, multi-disciplinary projects.

Social impact integration, including local employment, skills development, and community engagement.

Comprehensive cost breakdown, insurance evidence, and team information (CVs, roles, day rates).

Commitment to BEC's values: self-worth, support, kindness, respect, integrity, environmental responsibility, and partnership.

Review the full tender pack for further detail.

## **Total value (estimated)**

- £900,000 excluding VAT
- £1,080,000 including VAT

Above the relevant threshold

### **Contract dates (estimated)**

- 19 February 2026 to 19 November 2026
- 9 months, 1 day

### **Main procurement category**

Services

### **CPV classifications**

- 72224000 - Project management consultancy services

### **Contract locations**

- UKD1 - Cumbria

---

## **Participation**

### **Legal and financial capacity conditions of participation**

Provide evidence that you hold, or are willing to obtain, Professional Indemnity insurance (£5 million) and Public Liability insurance (£10 million) as a minimum.

### **Technical ability conditions of participation**

Provide evidence of experience in operating similar projects in the same sector, with comparable features in terms of size, complexity, and regulatory compliance.

Provide details of the quality management system you have in place, such as ISO 9001, ISO 45001 and ISO 14001.

---

## **Submission**

### **Enquiry deadline**

17 December 2025, 12:00pm

### **Tender submission deadline**

23 January 2026, 11:59pm

### **Submission address and any special instructions**

Website: <https://discoverbec.com/developments/pioneer-park/>

Email: [sam.burrows@discoverbec.com](mailto:sam.burrows@discoverbec.com)

### **Tenders may be submitted electronically**

Yes

### **Languages that may be used for submission**

English

## Award decision date (estimated)

9 February 2026

## Award criteria

Name	Description	Type	Weighting
Quality	<p>Strategic approach / understanding of brief</p> <p>A response should clearly articulate a concise understanding of the project scope, outline preliminary objectives for the site, and demonstrate alignment with BEC's core values and behaviours.</p> <p>Additionally, any relevant experience on comparable programmes should be comprehensively detailed. Methodology</p> <p>Provide your approach to the delivery of the commission, including any working arrangements and key milestones. Provide evidence of your experience in establishing a short life PMO within an organisation.</p> <p>Relevance to GBE-N and SMR delivery will be helpful. Explain how you will establish the</p>	Quality	90.00%

Name	Description	Type	Weighting
	PMO and develop the master plan, including timescales and how you'll deliver within the specified timeframe.		
	Deliverability Provide evidence of your proposed delivery team, showing availability timescales and highlighting relevant experience.		
	Provide CVs and day rates. These should include the following areas of expertise: a) Land Management b) Business Case c) Master plan d) PMO e) Assurance f) Commercial g) Programme/Project Delivery h) Project Controls i) Nuclear Regulatory and Technical Social Impact Evidence that your social impact commitments are realistic, actionable, aligned to Six priorities and are supported by robust plans for delivery and monitoring. Proposals should outline clear metric, milestones and reporting mechanisms to track progress and outcomes.		

Name	Description	Type	Weighting
Price/Cost	<p>Pricing/Cost Provide the total fixed price, with a clear cost breakdown and coverage of all requirements.</p> <p>Proposals with realistic budgets, quality standards, and deliverability will be rated higher. Include provision for any additional needs which may be required.</p>	Cost	10.00%

---

## Other information

### Conflicts assessment prepared/revised

Yes

---

## Procedure

### Procedure type

Open procedure

---

## Documents

## Associated tender documents

[https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder\\_FileDownload.aspx?id=623283](https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=623283)

Full tender pack

---

## Contracting authority

### **Energy Coast West Cumbria Ltd (t/a BEC)**

- Companies House: 02234442

Ingwell Hall

Moor Row

CA243JZ

United Kingdom

Contact name: Sam Burrows

Telephone: 01946 595200

Email: [sam.burrows@discoverbec.com](mailto:sam.burrows@discoverbec.com)

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

Region: UKD11 - West Cumbria

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

