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Planning

Pre-Market Engagement for North Northamptonshire Councils Refurbishment of Autumn House

North Northamptonshire Council

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-082237

Procurement identifier (OCID): ocds-h6vhtk-05f458

Published 11 December 2025, 5:40pm

Scope

Description

North Northamptonshire Council (here after referred to as 'the Council') are looking to carrying out PPME in relation to refurbishment works required at their Autumn House dementia facility. The Council will consider any feedback received to help inform the Council's options and further decision making. For the avoidance of doubt, this stage of the project is not part of a formal procurement process, and the Council is not committing, at this stage, to carrying out such a process.

Participation or non-participation in the PPME shall not prevent any provider participating in a potential future procurement, nor is it intended that any information supplied as part of the PPME shall place any provider at an advantage in a potential procurement process and participation will be at each organisation's own cost. No expense in responding to this PPME will be reimbursed by the Council.

The Council is carrying out this stage to seek further advice and opinions from the market to help inform the Council of benchmark costs, influences, value engineering, potential timeframes and material/product lead times. The Council are also seeking feedback from relevant contractors on projected phasing plans, scope and design.

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The Council are looking to potentially procure a principal contractor to undertake a range of refurbishment works required at a Public Health dementia facility. The key areas of focus include improving overall layout, including accessibility and areas of movement whilst applying dementia-friendly design principles. Other upgrades include reconfiguration works, modernising the utilities, improving lighting and installing safety features such as non-slip flooring and additional handrails. Whilst the Council are undertaking this exercise and any subsequent procurement, this project is a collaborative agreement between the Council, Public Health, the University of Northampton and the Autumn Centre.

As the centre is dated and in need of modernisation, the Council have engaged with a specialist architect to develop the design and reconfiguration with a focus on a dementia friendly environment. The Council would like to seek further clarity from industry experts on aspects prior to undertaking any potential procurement.

To support potential providers in relation to this pre market engagement, the Council will look to share draft documentation and short list of questions to establish further information. In order to receive this information please contact the Council procurement@northnorthants.gov.uk and further detail will be provided.

Contract dates (estimated)

- 1 June 2026 to 1 December 2026
- 6 months, 1 day

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKF2 - Leicestershire, Rutland and Northamptonshire
-

Engagement

Engagement deadline

15 January 2026

Engagement process description

To support the Council in this process we ask that all potential and interested providers please contact the Council at procurement@northnorthants.gov.uk for further information.

All responses to this PME must be submitted to the Council either on or before 15th January 2026. All requests for information and any responses must be sent to procurement@northnorthants.gov.uk

Participation

Particular suitability

- Small and medium-sized enterprises (SME)
 - Voluntary, community and social enterprises (VCSE)
-

Contracting authority

North Northamptonshire Council

- Public Procurement Organisation Number: PQCM-5634-HGCN

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Region: UKF25 - North Northamptonshire

Organisation type: Public authority - sub-central government