



Tutbury Parish Council

Clarification Notice 01

Changing Rooms Refurbishment – Cornmill Lane, Tutbury
Find a Tender Notice Reference: 085896-2025
Date: 7th January 2026

Pre-Construction Information (CDM Regulations 2015)

The Contracting Authority has received a request for Pre-Construction Information (PCI). In accordance with sections 12 and 13 of the Procurement Act 2023, this clarification is issued to all suppliers.

The Authority confirms the following:

1. Existing drawings, surveys, and inspections

All drawings and descriptive information currently held by the Client are included within the published tender documentation, specifically the **TPC Works Specification – Changing Rooms Refurbishment, Cornmill Lane**.

In addition, the Client has uploaded the **Building Survey and Redevelopment Assessment** dated September 2025, prepared by Clarke & Watt Building Consultancy Ltd. This survey confirms that the building is structurally sound and identifies works broadly consistent with the scope set out in the published Works Specification.

The survey was prepared for feasibility and budget purposes only and is provided for information. **Tenderers remain responsible for satisfying themselves as to site conditions and making appropriate allowances within their submissions.**

2. Existing services

Indicative information relating to existing electrical, gas, water, and drainage services is shown within the tender documentation and the uploaded survey. **Detailed service capacities and isolation point locations are not fully mapped and must be verified by the contractor.**

3. Asbestos information

The Client does not currently hold an asbestos survey or asbestos register for the building. **Tenderers should make appropriate allowances for asbestos investigation, management, and risk control in accordance with relevant legislation.**

4. Health & Safety File / O&M information

No existing Health & Safety File or historic Operation & Maintenance information is held by the Client.

5. Known site hazards and access constraints

Known constraints, including building use, access arrangements, programme restrictions, and the need to minimise disruption to football activities, are set out within the tender documentation and uploaded survey.

6. Welfare arrangements

Contractors are responsible for providing all site welfare facilities. **No welfare facilities are provided by the Client.**

7. Certificates and testing information

The Client has uploaded the following supporting documents for reference during tender preparation:

- Water hygiene certificate
- Boiler servicing / testing certificates
- Fire alarm / fire safety testing certificates

Tenderers should review these documents and make appropriate allowances within their submissions.

8. CDM duty holders and contractor responsibilities

- **Client:** Tutbury Parish Council
- **Principal Designer:** To be appointed by the Client prior to the construction phase.
- **Principal Contractor:** The successful contractor will act as Principal Contractor and will be responsible for managing all subcontractors and ensuring compliance with CDM 2015.

Tenderers must include in their submissions proposals for how they will manage subcontractor work and site safety in accordance with CDM 2015, including risk assessments and method statements.

9. Site Visit

A **non-mandatory open-house site visit** will be held on 20th January 2026 10-1pm. All tenderers are invited to attend. Tenderers unable to attend on these dates should contact the Clerk and Chair to arrange an alternative, which will be offered on an equal basis.

Changing Rooms

Cornmill Lane Tutbury, DE13 9HA

The playing fields are on the left coming from the village centre towards Rolleston on Dove. just before the overhead road bridge.

[Tutbury Charities Playing Field - Google Maps](#)