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Tender

Refurbishment Works at Princess Street Offices

Workington Town Council

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

Notice identifier: 2026/S 000-010586

Procurement identifier (OCID): ocds-h6vhtk-0648d0 ([view related notices](#))

Published 5 February 2026, 3:13pm

Scope

Reference

PS2026

Description

1. General Requirements

Workington Town Council invites suitably qualified and experienced contractors to submit a tender for refurbishment works to one of the Council's buildings located on Princess Street.

The Council is seeking a contractor committed to high quality workmanship, sound construction practice, compliance with building regulations, and the safe and efficient delivery of refurbishment works while minimising disruption to the surrounding area.

2. Overview of Required Works

The refurbishment project includes the following categories of work:

Structural Works

- Construction of new internal block walls (100 mm thick in cement-sand mortar).
- Installation of necessary steel beams, padstones, and structural supports.
- Creation of multiple wall openings of varying dimensions, including temporary propping and shoring, lintel installation, removal of waste, and reinstatement.

Doors, Access & Openings

- Installation of new doors, including insulated cavity closers and compliant lintels.
- Formation of new openings in brick, cavity, and timber walls.
- Making good all finishes around new openings.

Roofing Works

- Preparation and priming of existing roof surfaces.
- Installation of a twin layer bitumen roofing system with fascia, soffits, and necessary edge detailing.
- Replacement of any rotten or saturated timbers discovered during works.
- Installation of insulation and vapour control layer where specified.
- Installation of a fixed glazed rooflight.

Internal Finishes

- Plastering of new and existing walls (approx. 15 mm finish with final skim).
- Application of PVA and related preparatory treatments.
- Installation of internal door sets, ironmongery, and associated joinery.

Mechanical & Electrical

1. Provisional allowance for electrical upgrades or adjustments.
2. Additional services may be specified during pre start meetings.

Additional Rooms & Facilities

- Refurbishment and fit out of two shower rooms, including:
 - o Shower trays, screens, thermal shower bars
 - o WC and basin installations
 - o Polysafe flooring
 - o Wall panels in shower areas
- Creation of drying room.

All works must comply with current UK building regulations and industry best practice.

Total value (estimated)

- £70,000 excluding VAT
- £91,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 23 March 2026 to 1 August 2026
- 4 months, 10 days

Main procurement category

Works

CPV classifications

- 45453100 - Refurbishment work

Contract locations

- UKD - North West (England)

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

27 February 2026, 11:59pm

Tender submission deadline

2 March 2026, 11:59pm

Submission address and any special instructions

<https://www.workingtontowncouncil.gov.uk>

Tenders may be submitted electronically

Yes

Award criteria

Name	Description	Type	Weighting
Service delivery	Proven track record of delivering a high-quality service.	Quality	35%
Best Practice Health and safety	Evidence of compliance with health and safety industry standards.	Quality	35%
Environmental	Evidence of best environmental practices. A commitment to reducing carbon emissions.	Quality	10%
Price	Value for money	Price	10%
Staff Training	Evidence that delivery needs are covered by qualified staff, and that relevant and recognised training is provided for all staff.	Quality	5%
Social Value	Social Value (5%) Tenderers are asked to indicate how they will support the following themes: 1. Economic inequality reduction 2. Equal opportunities and workforce inclusivity 3. Wellbeing and community integration	Quality	5%

Procedure

Procedure type

Below threshold - open competition

Special regime

Concession

Documents

Associated tender documents

[2026 Princess Street Building Refurbishment Tender Documents.docx](#)

Contracting authority

Workington Town Council

- Public Procurement Organisation Number: PYQR-1381-YHGX

The Town Hall, Oxford Street

WORKINGTON

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Region: UKD11 - West Cumbria

Organisation type: Public authority - sub-central government