

Punch Bowl Inn Burton in Lonsdale

Do you want to tender for the following package of construction works at the Punch Bowl?

Introduction

Our community purchased the Punch Bowl on 4 July 2025. Volunteers have worked incredibly hard to clean and clear the pub in readiness for construction works. Given the Punch Bowl is a Grade 2 Listed building in a Conservation Area, we must obtain Listed Building Consent (LBC) for any construction works. Our application is under consideration. We hope to receive LBC in early August. In parallel we are in consultation with North Yorkshire Building Control to ensure we produce a compliant design. We hope to firm up a design by mid-August. At this point we will be in a position to seek tenders for the main part of the construction works.

It is important to our community that we seek tenders from locally based contractors where possible. It is also important that the successful contractor is familiar with working on a listed buildings and has the necessary workforce to meet our construction programme.

Scope of works

Please note we are seeking one tender for the full package of works.

The following provides an overview of the works to be tendered.

1. Reconfiguration of existing public toilets to provide 3 toilets including an accessible toilet with baby-change facilities. Briefly, the work will include the removal of existing toilet facilities, repositioning of partition walls, installing new toilet facilities, associated plumbing, ventilation and blocking off an existing door opening.
2. Removal of an existing internal wall in the public lounge area, insertion of a steel beam and all associated making good.
3. Removal of a steel column, insertion of a steel beam and all associated making good.
4. Removal of an existing single cubicle toilet, provision and installation of a timber staircase, along with associated fire compartmentation and access doors.
5. Creation of two en-suite guest bedrooms including associated plumbing and ventilation works and all necessary fire protection works.
6. Various associated fire protection works.

The following works are not included within the tender package:

1. Decoration including painting and tiling.
2. Floor finishes.
3. Electrical works including alarms, emergency lighting and ethernet cables. The successful contractor will be required to work with and alongside the electrical contractor who is carrying out work throughout the Punch Bowl. Please note, electrical works will be carried out by a fully qualified electrical contractor, **not** by volunteers.

Outline programme

Subject to statutory approvals, we are aiming for the following key dates:

1. Seek expressions of interest: 25 July - 4 August 2025
2. Notify contractors of inclusion on tender list: 6 August 2025

3. Invitation to tender: 18 August 2025
4. Tender returns: 2 September 2025
5. Contract award: 10 September 2025
6. Commencement on site: 29 September 2025
7. Completion of the public toilet area (item 1 above): 20 October 2025
8. Completion of the balance of the works: 24 November 2025

Other information

1. The proposed form of contract is JCT Minor Work Building Works 2024 Edition
2. The most recent architectural layout drawing reference 575 001 rev A is attached for information
3. The client is the Punch Bowl Inn Limited, a Community Benefit Society, registered office Barton Cottage, Duke Street, Burton in Lonsdale, LA6 3LG.
4. The project architect is Mike Harrison.
5. The project structural engineer is Louise Woodward of Victoria Design Group Limited.
6. The postal address of the Punch Bowl is 9 Low Street, Burton in Lonsdale, North Yorkshire LA6 3LF

Submitting your expression of interest

If you wish to tender for these works, please contact Peter Thompson at

construction@burtoncommunityinn.com

providing the following information by 4 August 2025:

- Your Company name, postal address, email address, telephone number and point of contact.
- Your Company registration number and names of all directors currently in post.
- Your most recent set of company accounts.
- Insurance details.
- Qualifications of your key personnel.
- At least 2 customer references.
- Brief details of at least 2 similar projects completed by your company (or links to a website location)
- Confirmation of availability to deliver to the above timeframe.
- Adherence to Health and Safety Regulations