

Report Title	TENDER REPORT. DEVELOPMENT OF HALIFAX ROAD CEMETERY SITE
Meeting	EXECUTIVE
Meeting Date	22 nd January 2026
Report Author	David Walker
Directorate	Place
Lead Executive Member(s)	Councillor M Hanif
Wards Affected	All
Public. Part Exempt, or Fully Exempt	Public
Appendices (if any)	None

1. Executive Summary

- 1.1 To provide Executive Members with the results of the recent procurement exercise completed for the development of the Halifax Road cemetery site.

2. Recommendations

For the reasons set out in this report, Executive is recommended to:

- 2.1 Approve the Council entering into agreement with BIBAS to develop the site for use as a cemetery.

3. Information: The Rationale & Evidence for the Recommendations

- 3.1 On behalf of Operational Services our consultants Cemetery Design Services (CDS) have completed a procurement exercise for the development of Phase 1 of the Halifax Road site in Nelson. The tender includes development of an access road, internal roadways, drainage, landscaping and the creation of pedestrian routes within the cemetery site. It is anticipated that phase 1 will provide up to 2085 burial plots and 600 memorial areas.
- 3.2 The tender received four submissions. Following the evaluation of the initial responses two bidders were removed from the process due to their proposals not being able to meet the Council's requirements.

Tenderer	Tender Figure (£)
BIBAS	£1,393,062.68
Tender B	£1,781,803.15

3.3 The tender evaluation was weighted to 100% costs to ensure the project was delivered within the Council's budget.

3.4 Bidders were asked to present their understanding of the specification by submitting proposals covering development of the site inclusive of engineering works through to final landscaping. Bidders were asked to provide information on capital costs and development periods.

3.5 The remain two bidders were provided with additional information on United Utilities sewer infrastructure within the site and given further opportunity to review their submission based on the surveyed facilities report. Following receipt and evaluation of the final submissions Bibas's bid was found to be the most advantageous.

3.6 On this basis the recommendation is that the contract for the development of the Halifax Road cemetery site will be awarded to Bibas

4. Link to Council Plan Priorities: (Proud and Connected Communities and Places)

4.1 The new cemetery will provide burial plots, memorial areas and opportunities for those wishing to remember their past loved ones for the coming decades.

4.2 The proposed habitat creation and enhancements to the site create a net gain in biodiversity. All habitats will be retained and developed within the site for the required 30 year period as best practice for bio diversity net gain.

5. Implications

5.1 Financial Implications

The capital costs of the developing the cemetery site are within the allocated budget level.

When operational the new cemetery will increase the Council's annual costs linked to maintenance of the cemetery sites by £70,000. The increase is created by the Council being required to maintain two cemetery sites in Nelson until the Walton Lane site is no longer able to be used for burials. The new cemetery may generate income in excess of £200k annually, however the majority will be displaced from the Walton Lane site.

5.2 Legal and Governance Implications

There are no legal implications arising directly from the recommendations of this report

5.3 Climate and Biodiversity Implications

5.2 The proposed habitat creation and enhancements to the site create a net gain in biodiversity. Habitats such as grassland and trees currently found upon the site will be developed for the required 30 year period as best practice for biodiversity net gain.

5.4 Human Resources Implications

There are no Human Resource issues arising directly from the recommendations of this report

5.5 Equality and Diversity Implications

There are no equality and diversity issues arising directly from the recommendations of this report.

6. Consultation

Public consultation has taken place in November 2023 and during the planning application process in 2025.

7. Alternative Options Considered

None. The site has been selected for development as a cemetery.

8. Statutory Officer Sign off (please tick)

Section 151 Officer	X
Monitoring Officer	X

9. Background Documents

N/A

Contact Officers

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