

St Peters Church- Kirby Bellars Tender Professional Services Tender



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In October 2025, the PCC of the Upper Wreake were awarded funds from the National Lottery Heritage Fund (NLHF) to begin their investigative project at St Peter's, Kirby Bellars. The church is on Historic England's Heritage at risk register- therefore the aims of the project are to ascertain the current condition of the Grade I listed church to inform future repairs, but also to engage with the community to gain to a better understanding of what events they would like to see at the church to inform an activity and development plan. Heritage Lincolnshire will be acting as Project Managers throughout the project and will therefore be assisting the PCC, in partnership with St Peter's DCC, with tendering for this post. The works within this brief will go on to inform the next repair phase application. The project must be completed by 31st May 2026 due to funding requirements.

History of the site

The church of St Peter, Kirby Bellars, is a 13th-century Grade I listed parish church built alongside the former Augustinian priory, forming a unique example of a rural Leicestershire church building. Constructed using golden ironstone, the tower is capped with an ashlar-broached spire, with lucerne set in all cardinal directions. The church houses alabaster effigies c.1360-70 of a knight and a woman; one of Sir Roger de Beler II (who gave his name to the village) with the lion rampant of his Arms on his breast, and one of his four wives. There are reused Saxon stone elements, and the stained-glass windows have 14th-century fragments in two of the Nave windows. The village is named in the Domesday Book as 'Chirchebi'. During Edward II's reign, Roger de Beler founded a college with a warden and twelve priests. In 1359, it was made conventual for a Prior and Canons of St Augustine's order, lasting until the dissolution of the monasteries. The earthworks near the church are the remains of the former Priory. The church is a major landmark in the Wreake valley, visible from the Leicester to Melton Mowbray road (A607) and the Salt Way, an ancient route running from Lincolnshire across to Barrow upon Soar, Leicestershire. The Leicestershire and Rutland Wildlife Trust has initiated a scoping project to enhance wildlife in the catchment, particularly water voles and the river environment. St Peter's has achieved the EcoChurch bronze award, working towards Silver, further building our relationship with the environment. The church supports heritage activities, including tower-bell and handbell ringing. St Peter's has a full-circle six-bell ring, cast between 1614 and 1999. Regular Friday practice sessions attract 12 ringers. The church also owns a set of handbells that are 130 years old, again with weekly practices and regular performances.

Tender Brief

As part of the first phase of works it is proposed that the appointed Architect should allow for attending site visits throughout the length of the project/contract to allow for the delivery of the contracted services (until May 2026). The services will inform future later phases of works and funding applications for a larger capital project.

In addition to this, as part of your proposal please include information regarding current project lead times and proposed start/end dates as part of your submission to prevent programming delays. In your return, please include examples of relevant and applicable project experience.

Consultants will work with the PCC/DCC, Project Manager from HTL and other partners throughout the project.

Key Aims

To produce the following:

- Condition survey
- Quinquennial Inspection
- Structural survey
- Renewal of timber roof survey
- A costed specification of works with illustrations/schematics- to inform future repairs as part of the next funding phase.
- Archaeological desktop survey
- Ecological survey

Project Timescales

The project must be completed by 31st May 2026 to meet deadlines. Please include lead times within your submission.

Award Criteria

Heritage Lincolnshire will accept the Most Economically Advantageous Tender (MEAT), Quotation, i.e. which reflects a balance between cost and quality.

The award criteria will be scored out of 100%, with bids evaluated as below:

- **Price & Costs: 50%**
- **Quality: 50%**

As part of the assessment for quality, please include a tender document exemplifying your previous heritage project experience- a minimum of 3 examples is required. Please include relevant insurance information for the works. Failure to do will result in the submission being voided.

<u>Item</u>	<u>Total cost</u>
Structural Survey	
Conditions Survey	
Quinquennial Inspection	
Timber roof survey (renewal)	
Costed specifications with marked up schematics/illustrations <i>(to inform future works)</i>	
Ecological Survey	
Archaeological Desktop Survey (if required)	
Total cost	

Payment will be made on receipt of a valid invoice with payment terms of 28 days.

* No additional costs will be considered by the PCC and Heritage Lincolnshire or project partners unless these are clearly stated in the pricing schedule response.

Please return completed forms to hannahm@heritagelincs.org by Monday 8th December 2025