



Preliminary Market Engagement

Reference	SC/CORP/LCC/26/303
Title	LCDL PROPERTY INSURANCE EXCLUDING BUILDING 3.2 & 3.3
Return date	16 th March 2026 at 23:59



Preliminary Market Engagement (including Questionnaire)

Lancashire County Council is the fourth largest Local Authority in England and Wales and employs approximately 35,000 staff. It serves a population of 1.1 million which is rich in cultural diversity, and covers an area of 3,070 sq. km.

Further information about Lancashire County Council can be found at:

<http://www.lancashire.gov.uk>

Scope of Procurement

To provide tender submissions for a Property Owners insurance policy covering 31 commercial premises located across two industrial estates. Cover to include loss of rent and property owners' liability.

Premises To Be Insured:

Location	Location Details	Buildings	Contents & Landlords Fixtures & Fittings	3 Years Rent & Service Charge
White Cross Business Park, South Road, Lancaster, LA1 4XQ	Business Park comprising mixed industrial, office space and warehousing	£61,433,812	£133,000	£7,355,034
Lancashire Business Park, Centurion Way, Leyland, Lancs. PR26 6TZ	Business Park comprising mixed industrial, office space and warehousing	£70,165,784	£30,000	£11,884,809
TOTAL		£131,599,596	£163,000	£19,239,843

Overview of Site:

White Cross, Lancaster

Originally owned by Storey Brothers from 1856, the site was acquired by LCDL in 1982 and completely renovated over the following two decades. It now provides a range of industrial and office units for 130 small and medium sized businesses.

The whole site measures 15 acres and has approximately 400,000 sq. ft. of lettable business space. Office buildings and communal areas are maintained by LCDL. Electrical fixed wiring tests carried out 5 yearly.

Any contractors are arranged from a register of the Council's approved contractors and have to supply risk assessments, method statements, any permits to work (heat work etc) and copy of their insurance.

A site manager is employed to oversee the running of the estate, manage tenants, oversee maintenance.

Lancashire Business Park, Leyland

Approximately 238 acres in total, the site was originally occupied by Leyland-DAF. Some original shed type industrial buildings remain, but some more modern industrial units have been constructed, and the office buildings have been completely refurbished since the site was acquired by LCDL in 1993.

Most recently in 2013, two new high specification warehouse buildings were constructed on the site where previously one of the original buildings was destroyed by a fire in 2011. The site hydrant system was also completely reconfigured at the same time.

Fixed wiring tests are carried out by LCDL of office buildings and communal areas every 5 years. Tenants in the industrial buildings arrange their own but need to supply proof to LCDL. A site manager is employed to oversee the running of the estate, manage tenants, oversee maintenance.

The tender procedure, the form of contract, and the project timetable

The tender procedure is anticipated to be an Open above-threshold services procurement. The evaluation weightings will likely be a mixture of quality and technical considerations and price. The Authority is currently drafting suitable contract terms.

The tender will likely be advertised in March/April 2026. Ideally, the Authority will award the tender no later than May 2026. The services are anticipated to commence from 01 June 2026. The Authority will confirm the timelines in the tender procedure.

Questions & Topics – requiring your response:

1. Introductory details: please provide a brief overview of your company. Details to include:
 - a. Company structure, ownership.
 - b. Annual turnover.
 - c. Typical client base.
 - d. Types of insurance provided
 - e. Contact name, role, telephone number, and email address.
2. Briefly describe your capabilities and your potential to meet our scope of requirements and meet the anticipated service commencement timescales.
3. Are there any specific issues that would either encourage or discourage you from bidding to deliver these services to Lancashire County Council?

Contact and return:

Please respond to the questionnaire no later than **16th March 2026 at 23:59**.

Completed questionnaires must be returned electronically to the Authority's procurement team via email at: contractscorporate@lancashire.gov.uk

The Authority is not obligated to review any late responses to this market engagement.

Important Notes

This preliminary market engagement exercise does not constitute a formal tender or pre-qualification process. It is issued for the sole purpose of market engagement and information gathering to help shape the final procurement approach.

Participation in this preliminary market engagement exercise is not mandatory and will not affect eligibility to participate in the formal procurement process once launched.

Responses to the preliminary market engagement exercise will not be scored but will be reviewed by the Authority to understand market appetite, delivery capability, and preferences regarding contract terms and risk allocation.

Submission of a response to this preliminary market engagement exercise does not constitute a contractual offer and shall not be construed as creating any obligation on the part of the Authority to proceed with a formal procurement or to award any contract.

The Authority reserves the right to:

- Make changes to the scope or timing of the procurement process.
- Hold informal engagement discussions with respondents to this preliminary market engagement exercise to clarify responses where required.
- Proceed or not proceed with the procurement process at its absolute discretion.

All information shared in responses will be treated in confidence and used only for the purposes of refining the procurement strategy. All information issued by and provided to the Authority should and will be treated as confidential and used only for internal purposes relating to project planning and procurement preparation.