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Tender

Kings Hall repairs and refurbishment Architect and Design team

Canterbury City Council

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

Notice identifier: 2026/S 000-001800

Procurement identifier (OCID): ocds-h6vhtk-0602a8

Published 9 January 2026, 12:05pm

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Scope

Description

Project Overview

Canterbury City Council is commissioning a refurbishment and upgrade project at Kings Hall, Herne Bay. The scope includes:

Fabric Repairs: Essential repairs to the building envelope and internal finishes to preserve the historic character and ensure long-term durability.

Mechanical & Electrical Services: Upgrading/renewal of existing systems to meet modern standards for energy efficiency, safety, and operational performance.

Remodeling: To improve functionality and address previous unsympathetic alterations. This building supports externally accessible public toilets as well as venue facilities. CCC has developed concept designs which are considered close to meeting our requirements which include:

Creating an attractive destination seafront bar/cafe separate, yet available to the main hall.

Improving the main hall and backstage areas, including modernising acoustics and seating to attract more commercially successful shows.

Exploring opportunities to increase the capacity of the main hall.

The architect will be appointed as Lead Consultant and will be responsible for:

Reviewing and developing CCC's concept designs.

* Forming, leading and coordinating a full design team to deliver a complete Turnkey Service. Identifying all necessary sub-consultants (e.g., structural, civil, M&E engineers, and any other specialists) Appointing the team directly.

** Advising on and arranging any additional surveys required to bring the project to completion.

Producing all required outputs in line with the RIBA Plan of Work, from Stage 2 through to Stage 7.

Delivering a complete design package suitable for procurement via the Kent Business Portal.

Supporting CCC's appointed Quantity Surveyor throughout the project lifecycle.

Under the CDM Regulations 2015, CCC is the Client and has appointed a Quantity Surveyor. The architect will be expected to act as Principal Designer. If the architect does not have the capability to act as Principal Designer, they must propose a suitably qualified party to fulfil this role and include associated fees in their submission.

*CCC is seeking a complete design package, including any structural, M&E and other requirements. If the architect does not have the relevant engineering and other expertise in-house CCC requires them to propose a design team, including these consultants, to allow them to deliver a complete 'Turnkey Service'. Engineering services and all other sub-consultant's fees should therefore be included in this tender submission. All necessary consultants are to be appointed directly by the Architect.

**The architect should provide details of any additional surveys, including costs, required to complete the project in their tender submission.

To view this notice, please click [here](#):

<https://www.kentbusinessportal.org.uk/delta/viewNotice.html?noticeId=1005248738>

Total value (estimated)

- £160,000 excluding VAT
- £192,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 31 March 2028
- 2 years

Main procurement category

Services

CPV classifications

- 71200000 - Architectural and related services

Contract locations

- UKJ4 - Kent

Participation

Legal and financial capacity conditions of participation

Please see suite of Invitation to tender documents for information

Technical ability conditions of participation

Please see suite of Invitation to tender documents for information

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

6 February 2026, 12:00pm

Submission type

Tenders

Tender submission deadline

9 February 2026, 12:00pm

Submission address and any special instructions

<https://www.kentbusinessportal.org.uk>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

9 March 2026

Award criteria

Name	Type	Weighting
Criterion 1	Price	60%
Criterion 2	Quality	40%

Other information

Payment terms

Please see suite of Invitation to tender documents for information

Description of risks to contract performance

Please see suite of Invitation to tender documents for information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

There will be an evaluation of scored quality questions which are weighted 30% and price 60%. The combined evaluation will take place and those tenderers who can win the tender with the 10% weighting for the interview when added to their score will be invited to attend an interview.

Contracting authority

Canterbury City Council

- Public Procurement Organisation Number: PXJX-9843-DLGM

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Canterbury

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United Kingdom

Telephone: 01227862000

Email: procurement@canterbury.gov.uk

Region: UKJ44 - East Kent

Organisation type: Public authority - sub-central government