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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 000-001899

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

Published 9 January 2026, 2:05pm

### **Changes to notice**

This notice has been edited. The [previous version](#) is still available.

### **Scope**

### **Reference**

Kings Hall repairs and refurbishment Architect and Design team

## Description

Canterbury City Council wishes to appoint a suitable supplier for the provision of an Architect /Design Team for Kings Hall Repairs and Refurbishment. The specific requirements for the above are detailed in the Suite of documents. It should be noted that by submitting a tender, you confirm that you understand and can meet these requirements.

It is a condition of the Invitation to Tender for you to attend a mandatory site visit. The site visit will be held on the morning of Tuesday 20 January and Wednesday 21 January 2026. See ITT Instruction Document 2.2.6 for further details.

The Contract is anticipated to commence April 2026 and will continue for a period of 2 years (unless terminated early in accordance with the terms and conditions of the Contract).

### 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=1005337151>

## **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

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## **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)

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## **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

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### **Award criteria**

<b>Name</b>	<b>Type</b>	<b>Weighting</b>
Criterion 1	Price	60%
Criterion 2	Quality	40%

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### **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

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## 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.

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## Contracting authority

### Canterbury City Council

- Public Procurement Organisation Number: PXJX-9843-DLGM

14 Rose Lane

Canterbury

CT1 2UR

United Kingdom

Telephone: 01227 910000

Email: [procurement@canterbury.gov.uk](mailto:procurement@canterbury.gov.uk)

Region: UKJ44 - East Kent

Organisation type: Public authority - sub-central government