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Planning

## **Octagon Theatre Refurbishment Project**

Somerset Council

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-010401

Procurement identifier (OCID): ocds-h6vhtk-0648be

Published 5 February 2026, 11:59am

### **Changes to notice**

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

Additional Information

### **Scope**

### **Description**

The publication of this preliminary market notice starts the market engagement process

for Somerset Council's (the Authority's) for the refurbishment and improvement works. The Authority wishes to engage with potential suppliers with an expertise in the successful delivery of similar works and provide an overview of the Authority's proposed approach and procurement process. The Authority wishes to enter into a NEC4 Engineering and Construction Contract for this work.

### **Total value (estimated)**

- £12,000,000 including VAT

Above the relevant threshold

### **Contract dates (estimated)**

- 1 September 2026 to 31 August 2028
- 2 years

### **Main procurement category**

Works

### **CPV classifications**

- 45200000 - Works for complete or part construction and civil engineering work

### **Contract locations**

- UKK23 - Somerset
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## **Engagement**

### **Engagement deadline**

19 February 2026

### **Engagement process description**

A Preliminary Market Engagement Event will be hosted online by Somerset Council on Thursday 19 February 2026 at 15:30

Suppliers should use the messaging function on the portal to request the meeting link:

Portal address - <https://supplierlive.proactisp2p.com/Account/Login>

Listing - ERFX1002793 - Octagon Theatre Refurbishment Project

The meeting will be hosted on Microsoft Teams - the link can be accessed through a web browser and does not require that you have Microsoft Teams installed.

The Preliminary Market Engagement Event is intended for the Authority's officers to share information with regards to this contract.

The Draft Agenda for the Preliminary Market Engagement Event will be as follows:

- Introductions
- Design Scope and Constraints
- Procurement Process
- Conditions of Contract - NEC4
- Questions
- Closing Information

Attendance or non-attendance will not prejudice any supplier's participation in any subsequent procurement exercise/s.

The slides, information presented, and any questions & responses provided will be made available following the event.

The publication of this preliminary market notice starts the market engagement process for Somerset Council's (the Authority's) for the refurbishment and improvement works. The Authority wishes to engage with potential suppliers with an expertise in the successful delivery of similar works and provide an overview of the Authority's proposed approach and procurement process. The Authority wishes to enter into a NEC4 Engineering and Construction Contract for this work. The objective of the Authority is to deliver the following outcomes:

- The replacement/renewal of the plant, machinery and physical infrastructure of the building - investment to meet current compliance requirements and provide resilience.
- Improving accessibility for all, including additional accessible toilets throughout the building for customers, a changing places facility and an accessible dressing room, also with accessible toilet and shower.
- Renewing and improving the auditorium and rehearsal space for a better audience experience and wider participation.
- Reorganisation and significant improvement of front of house facilities - significant benefits for audience experience, particularly for trading incomes from food and drink.
- Backstage accessibility improvements to ensure comprehensive accessibility.
- Plans to improve the environmental impact of the venue - energy efficiency measures/sustainable practices.
- Increased revenue from front-of-house facilities.
- Improvements to the stage house and backstage area will significantly improve the technical aspects of our productions. Raising the roof will enable the team to fly cloths out and a backstage crossover will support the ambitions of the theatre programme and talented local community groups.

The Authority is publishing this Preliminary Market Engagement Notice to inform the market of its intention regarding the above.

Key elements of the project include:

- New build extension
- Repairs, upgrades and refurbishment of the existing building fabric such as new roof,

insulation, cladding, doors, windows.

- Auditorium Refurbishment: The main auditorium will undergo a full refurbishment, including new seating, carpets, and layout improvements.

- Participatory Studio, Enhanced Café Bar, Front of House and Customer Facilities  
Customer facilities will be substantially improved, including a major increase in the number and accessibility of toilets. This will include:

- o Toilets on each level of the venue

- o Gender-neutral toilet options

- o Additional accessible toilets

- o A Changing Places facility to meet the needs of those with complex disabilities

- The redevelopment will ensure full accessibility throughout the venue. Enhancements include:

- Lift access to all floors

- o Accessible toilets and showers both front-of-house and backstage

- o Improved circulation for audiences, performers, and staff

- o Backstage & Technical Enhancements: Substantial improvements to the stage house and backstage areas

- Key upgrades include:

- o Raising the stage house roof to accommodate a double-purchase counterweight flying system that will mean the theatre will be able to fly stage cloths out and support more technically challenging productions

- o Installation of a backstage crossover

- o Structural interventions to adjust the existing build

- o Mechanical and Electrical works

- o Landscaping works (hard and soft)

- o Fit out of kitchens, WCs, public areas

o Specialist theatre fit out including stage engineering, acoustics and theatrical systems

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## Participation

### Particular suitability

Small and medium-sized enterprises (SME)

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## Submission

### Publication date of tender notice (estimated)

2 April 2026

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## Contracting authority

### Somerset Council

- Public Procurement Organisation Number: PPGC-1434-MQPJ

County Hall, The Crescent

Taunton

TA1 4DY

United Kingdom

Email: [commercialandprocurement@somerset.gov.uk](mailto:commercialandprocurement@somerset.gov.uk)

Region: UKK23 - Somerset

Organisation type: Public authority - sub-central government