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Contract

Lowestoft Town Hall - Refurbishment and Construction of Extensions

Lowestoft Town Council

F03: Contract award notice

Notice identifier: 2025/S 000-012682

Procurement identifier (OCID): ocids-h6vhtk-04721a

Published 3 April 2025, 9:42am

Section I: Contracting authority

I.1) Name and addresses

Lowestoft Town Council

First Floor, Hamilton House, Battery Green Road

Lowestoft

NR321DE

Contact

Lauren Elliott

Email

admin@lowestofttowncouncil.gov.uk

Country

United Kingdom

Region code

UKH14 - Suffolk

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

<https://www.lowestofttowncouncil.gov.uk>

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Lowestoft Town Hall - Refurbishment and Construction of Extensions

II.1.2) Main CPV code

- 45210000 - Building construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The Grade II Lowestoft Town Hall was built during the late Victorian period and has been vacant since 2015. It is a prominent landmark on Lowestoft's historic High Street. Now owned by Lowestoft Town Council, grant funding from the Heritage Fund, Towns Fund and East Suffolk Council is supporting a project to restore and extend it.

The restored Town Hall will be transformed into a multifunctional community building - 1,900sqm over two floors - bringing significant footfall to this deprived area.

Lowestoft Town Council and the Registrars will become 'anchor' tenants; the remainder of the building will include a heritage gallery, a café, art gallery, coworking space, meeting rooms and events spaces, around a courtyard garden.

The development of the Town Hall is intended to contribute to economic regeneration, part of a multimillion-pound investment programme in this most easterly town.

The works consist of

- Demolition of some parts of the current structure/strip out of

later additions to the building.

- Extensive reconfiguration and restoration of the existing

buildings, including conservation of the historic fabric,

including lime plaster, mouldings, original sash windows and

doors, original floors etc and slate roof replacement.

- Construction of a new events space with prep kitchen and bar, and an art gallery
- M&E throughout including low carbon technologies (air source heat pumps, PV panels, MVHR etc), fire and security alarms; lifts; AV support.
- Groundworks, services and landscaping.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £10,000,000

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKH14 - Suffolk

Main site or place of performance

Lowestoft Town Hall, High St, Lowestoft NR32 1TA

II.2.4) Description of the procurement

The Procurement Route is an Open Tender (subject to meeting minimum selection criteria using the Common Assessment Standard Questionnaire, experience and financial standards).

The works are designed to RIBA 4 and a Bill of Quantities will be the pricing document.

The works consist of:

- Demolition of some parts of the current structure/strip out of

later additions to the building.

- Extensive reconfiguration and restoration of the existing buildings, including conservation of the historic fabric, including lime plaster, mouldings, original sash windows and doors, original floors etc and slate roof replacement.
- Construction of a new events space with prep kitchen and bar, and an art gallery
- M&E throughout including low carbon technologies (air source heat pumps, PV panels, MVHR etc), fire and security alarms; lifts; AV support.
- Groundworks, services and landscaping.

Tenders will be advised that the site is in a relatively busy location, with residents nearby. However, the vacant land immediately adjacent to the west will be made available for site accommodation and storage etc.

II.2.5) Award criteria

Quality criterion - Name: Quality Questionnaire / Weighting: 30%

Price - Weighting: 70%

II.2.11) Information about options

Options: No

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: No

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2024/S 000-019279](#)

IV.2.9) Information about termination of call for competition in the form of a prior information notice

The contracting authority will not award any further contracts based on the above prior information notice

Section V. Award of contract

Title

Lowestoft Town Hall - Refurbishment and Construction of Extensions

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

5 March 2025

V.2.2) Information about tenders

Number of tenders received: 4

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

t/Barnes Group Ltd T/A Barnes Construction Ltd

6 Bermuda Rd

Ipswich

IP3 9RU

Country

United Kingdom

NUTS code

- UKH14 - Suffolk

Companies House

01359667

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £9,138,651

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Lowestoft Town Council

Lowestoft Town Council

Lowestoft

NR32 1DE

Country

United Kingdom