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Tender

## **ESPH De La Warr Pavilion - Main Contractor (ESPH766)**

Rother District Council

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

Notice identifier: 2026/S 000-016273

Procurement identifier (OCID): ocds-h6vhtk-065a93

Published 23 February 2026, 6:37pm

### **Scope**

### **Reference**

ESPH766

### **Description**

Rother District Council are seeking to appoint a suitable qualified and experienced Main Contractor to deliver auditorium and foyer works at the iconic and Grade I listed De La Warr Pavilion. This is located at the De La Warr Pavilion building, Marina, Bexhill-on-Sea, TN40 1DP.

This contract intends to undertake a comprehensive set of refurbishment activities to renovate the original auditorium, redesign the foyer spaces and improve visitor accessibility.

The general scope of works shall comprise the following:

- Internal strip out including fixtures, finishes and services
- Localised enabling/ demolition works

- Varying levels of structural repair/ structural intervention (internally and externally)
- Minor drainage/ substructure adaptations
- Limited areas of roof level scope (repairs generally)
- Replacement of external glazing (some being done early as Client Direct)
- External façade repairs and upgrades (render repair, decoration, new doors etc)
- Limited areas of new/ adjusted internal partitions
- Mix of new internal doors and refurbished existing doors
- New WCs fit out
- New finishes or repaired existing finishes throughout (walls, floors, and ceilings)
- FF&E
- Specialist Installations – Theatre/ Event (Stage & Auditorium)
- MEP services – replacement and adjustment throughout
- External works scope – limited to north entrance access/ car park area for Phase 1
- Discrete elements of CDP responsibility
- Temporary works, scaffolding and weather protection requirements

The Pavilion building is going to remain live and operational in a limited capacity, the contractor is only taking possession and working on certain areas of the existing building for this contract phase.

A planned procurement notice has not been completed as the contracting authority does not wish to reduce the timescales of this tender.

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

- £15,800,000 excluding VAT

- £18,960,000 including VAT

Above the relevant threshold

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

- 22 October 2026 to 29 February 2028
- 1 year, 4 months, 10 days

### **Main procurement category**

Works

### **CPV classifications**

- 45212322 - Theatre construction work
- 45453000 - Overhaul and refurbishment work
- 45453100 - Refurbishment work
- 45454100 - Restoration work

### **Contract locations**

- UKJ22 - East Sussex CC

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## **Submission**

## **Enquiry deadline**

16 March 2026, 11:59pm

**Submission type**

Requests to participate

**Deadline for requests to participate**

30 March 2026, 2:00pm

**Submission address and any special instructions**

<https://in-tendhost.co.uk/esph.aspx/Home>

**Tenders may be submitted electronically**

Yes

**Languages that may be used for submission**

English

**Award decision date (estimated)**

5 October 2026

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**Award criteria**

<b>Name</b>	<b>Type</b>	<b>Weighting</b>
Cost	Cost	50%
CDP approach and proposals for MEP supply chain	Quality	10%
Contractor Interviews	Quality	10%
Working in a live building/ Working on a listed building	Quality	5%
Construction Phase, Site Plan and Logistics	Quality	5%
Programme and accompanying narrative	Quality	5%
Communication, engagement and management of stakeholders	Quality	5%
Social value and Environmental commitments and delivery	Quality	5%
Work Packaging and Resourcing	Quality	3%
Key delivery team	Quality	2%

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## **Other information**

### **Applicable trade agreements**

- Government Procurement Agreement (GPA)

### **Conflicts assessment prepared/revised**

Yes

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## **Procedure**

## **Procedure type**

Competitive flexible procedure

## **Competitive flexible procedure description**

Rother District Council is conducting this Competitive Flexible Procedure over two stages:

Stage 1: Conditions of participation

Interested suppliers are invited to submit evidence of their suitability to deliver the contract. Suitability is defined within the Conditions of Participation set out within the documents and prospective suppliers must demonstrate their capabilities by providing by the closing date:

- A completed Project Specific Questionnaire (PSQ)
- 3-4 contract examples that demonstrate the required experience, as set out in the documents.

All compliant submissions received before the closing date will be assessed against the Conditions of Participation. These Conditions of Participation include questions in respect of the following items that will be assessed on a pass/fail basis:

- Economic and Financial Standing
- Insurance Provision
- Legal capability
- GDPR compliance
- Technical ability (contract examples)
- Sub-contractor management
- Health and safety
- Quality management
- Supply chain payments

- Payment terms for public sector contracts
- Payments for public and private sector contracts
- Carbon reduction plan
- Modern slavery statement

The contract examples provided to evidence technical capability will be assessed against the council's minimum experience criteria. These criteria are:

- At least two (2) contracts must demonstrate the delivery of a refurbishment scheme to a building of Listed status or Heritage in nature
- At least two (2) contracts with a value of £10m+
- At least one (1) contract where the works are undertaken in a live building environment (phased/ sectional/ clients in occupation)

Suppliers that demonstrate this minimum experience within their case studies will achieve a pass, and will then have their contract examples evaluated against the selection criteria. The council's selection criteria requirements are and their relative weighting out of 100 are as follows:

- Local supply chain (10)
- Social value (10)
- Contractor Design(20)
- Environmental (10)
- Programme (20)
- Added Value (10)
- Change Management and budget control (20)

Suppliers will be ranked according to their scores for their submitted contract examples, with the highest scoring five suppliers to be shortlisted to receive the Invitation to Tender. The council is under no obligation to shortlist to the maximum of five suppliers, and reserves the right to select a reduced shortlist.

Stage 2: Invitation to Tender

Shortlisted suppliers will receive the invitation to tender and will be required to submit a qualitative and pricing response by the response deadline. The tenders will be evaluated on a Cost and Quality split of 50:50 respectively. The award criteria and sub-criteria is as follows:

- Method Statements (15)
- - Working in a live building / Working on a listed building (5)
- - Construction Phase, Site Plan and Logistics (5)
- Programme (5)
- Resourcing (5)
- - Key delivery team (2)
- - Work packaging and resourcing (3)
- Communication (5)
- Contractor Design Portion (10)
- Social Value and Environmental (5)
- Interview (10)
- Cost (50)

Note the evaluation criteria will be fully defined upon the publication of the 2nd stage tender where there may be changes to the wording, scoring criteria, and sub-criteria.

All compliant submissions will be evaluated in accordance with the award criteria set out in this notice and in the procurement documents, with the most advantageous tender being the supplier who achieves the highest score.

After the receipt and evaluation of tenders the Council reserves the right to seek clarification from any bidder about the contents of their submission. As part of the evaluation process the Council reserves the right to hold clarification meetings with some or all of the shortlisted tenderers.

While the tender process, including Stage 1 and Stage 2 award criteria and weightings are set out in this notice and the published procurement documents, the council reserves the right to amend any element of the tender process, in accordance with Section 31 of

the Procurement Act, 2023.

Before entering into a contract with the winning supplier, the council reserves the right to hold a pre-contract award meeting. The purpose of this meeting will be to ensure all parties clearly understand the expectations of the contract, before formally signing.

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## Contracting authority

### Rother District Council

- Public Procurement Organisation Number: PGTY-8935-BVDP

Town Hall, London Road

Bexhill-on-Sea

TN39 3JX

United Kingdom

Contact name: Cathy Nelson

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

Website: <https://www.rother.gov.uk/>

Region: UKJ22 - East Sussex CC

Organisation type: Public authority - sub-central government