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Contract

Development Partner at Duxford AvTech on behalf of Imperial War Museum and Gonville & Caius

Imperial War Museum

F03: Contract award notice

Notice identifier: 2025/S 000-057667

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

Published 18 September 2025, 12:06pm

Section I: Contracting authority

I.1) Name and addresses

Imperial War Museum

IWM London, Lambeth Road

London

SE1 6HZ

Contact

Olly Clifford

Email

oc Clifford@iwm.org.uk

Telephone

+44 2074165000

Country

United Kingdom

Region code

UK - United Kingdom

Internet address(es)

Main address

www.iwm.org.uk

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Recreation, culture and religion

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Development Partner at Duxford AvTech on behalf of Imperial War Museum and Gonville & Caius

II.1.2) Main CPV code

- 70112000 - Development of non-residential real estate

II.1.3) Type of contract

Services

II.1.4) Short description

Imperial War Museum (IWM) and Gonville & Caius (G&C) (the “Landowners”) have entered into a landowner’s agreement to seek a development partner to commercially develop land that is jointly owned at IWM Duxford – referred to as “Duxford AvTech”, to secure planning permission and deliver an advanced aviation technology campus.

The Landowners are seeking a development partner to commercially develop their land at Duxford to provide circa 45,000 sqm (GEA) of employment space use classes E(g), B2, and B8.

This is a property development and investment opportunity with an unknown contract value. The Landowners wish to appoint and contract an experienced developer to obtain planning permission for Duxford AvTech in line with the Landowners' strategic objectives, obtain funding, draw-down land for development under a long lease, build the consented scheme, secure tenants, share rental income with the landowners, and manage the estate creating a successful long-term investment.

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: £1

II.2) Description

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work
- 45213351 - Maintenance hangar construction work
- 45111291 - Site-development work
- 45211360 - Urban development construction work
- 70110000 - Development services of real estate
- 70000000 - Real estate services
- 70120000 - Buying and selling of real estate
- 70123000 - Sale of real estate

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

Main site or place of performance

UNITED KINGDOM

II.2.4) Description of the procurement

Development Partner at Duxford AvTech on behalf of Imperial War Museum and Gonville & Caius

II.2.5) Award criteria

Price

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

Please see final paragraph of "II.1.4) Short description" in respect of the contract value.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive dialogue

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

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2024/S 000-019282](#)

Section V. Award of contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

20 February 2025

V.2.2) Information about tenders

Number of tenders received: 3

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

V.2.3) Name and address of the contractor

Henry Boot Developments Limited

Isaacs Building, 4 Charles Street

Sheffield

S1 2HS

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

01390361

The contractor is an SME

No

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

Initial estimated total value of the contract/lot: £1

Total value of the contract/lot: £1

Section VI. Complementary information

VI.3) Additional information

To view this notice, please click here:

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=979059871> GO

Reference: GO-2025918-PRO-32391216

VI.4) Procedures for review

VI.4.1) Review body

Imperial War Museum

London

SE1 6HZ

Country

United Kingdom