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Contract

NCC1109 Berwick Maltings Theatre Main Contractor

Northumberland County Council

F03: Contract award notice

Notice identifier: 2025/S 000-069623

Procurement identifier (OCID): ocds-h6vhtk-04d698

Published 30 October 2025, 10:03am

Section I: Contracting authority

I.1) Name and addresses

Northumberland County Council

County Hall

Morpeth

NE612EF

Contact

Kerry Davidson

Email

kerry.davidson@northumberland.gov.uk

Country

United Kingdom

Region code

UKC21 - Northumberland

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

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

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

Recreation, culture and religion

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

NCC1109 Berwick Maltings Theatre Main Contractor

II.1.2) Main CPV code

- 45000000 - Construction work
 - IA01 - Design and construction

II.1.3) Type of contract

Works

II.1.4) Short description

Northumberland County Council (NCC) conducted a procurement exercise to appoint a main contractor to carry out the works at The Berwick Maltings Theatre.

Project Aims:

- Provide a landmark cultural attraction at the heart of the town, creating a new focal point for visitors and residents' year-round activity and a cornerstone of destination development
- Broaden the visitor offer by working in partnership with complimentary proposals reflecting the wider, environmental, heritage, commercial and cultural interests of the town
- Develop an improved wet weather daytime facility for residents and visitors
- Develop a year-round festival/events programme to grow the evening economy and lengthen the visitor season
- Raise awareness of Berwick upon Tweed and its diverse assets, maximising its appeal as both a day trip and overnight destination and supporting year-round growth in revenues and employment across the visitor economy
- Facilitate skills development and job creation through the provision of on-site learning activity, apprenticeships, and new jobs.

The overall development budget is £25.9m. The target build cost for the development is £15m (exclusive of Preliminaries, OH&P, PCSA Fee, Risk and Inflation).

The successful contractor will be expected to coordinate a value engineering process with the project team during the PCSA period, to reach an affordable scheme.

PCSA - 31st March 2025 - 19th August 2025 (20 weeks)

Main Contract - 22nd September 2025 - 22nd March 2027 (78 weeks)

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: £883,727

II.2) Description

II.2.2) Additional CPV code(s)

- 43300000 - Construction machinery and equipment
- 44000000 - Construction structures and materials; auxiliary products to construction (except electric

apparatus)

- 45000000 - Construction work
 - IA01 - Design and construction

II.2.3) Place of performance

NUTS codes

- UKC - North East (England)

II.2.4) Description of the procurement

This project is to be developed using a two-stage design and build procurement. The first stage is implemented through a Pre-Construction Services Agreement (PCSA) where the successful bidder will carry out a set of pre-construction services for an agreed fee.

During this stage the design and scope, price and programme for the main works under the building contract will be developed by the successful bidder and provided to the Council for approval. The Council at its entire discretion may then award a building contract by issuing a notice to proceed.

II.2.5) Award criteria

Quality criterion - Name: Q1-Technical Deliverability / Weighting: 20%

Quality criterion - Name: Q2-Site Logistics and Phasing / Weighting: 10%

Quality criterion - Name: Q3-Pre-Construction Services Agreement / Weighting: 15%

Quality criterion - Name: Q4-Programme / Weighting: 10%

Quality criterion - Name: Q5-Decarbonisation & Sustainability Improvements / Weighting: 10%

Quality criterion - Name: Q6-Social Value Methodology Statement / Weighting: 5%

Price - Weighting: 30%

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: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2025/S 000-002768](#)

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

2 April 2025

V.2.2) Information about tenders

Number of tenders received: 2

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

V.2.3) Name and address of the contractor

Willmott Dixon Construction Limited

Gateshead

Country

United Kingdom

NUTS code

- UKC - North East (England)

Companies House

5922246

The contractor is an SME

No

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

Total value of the contract/lot: £883,727

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

The Strand

London

WC2A 2LL

Country

United Kingdom

Internet address

<http://judiciary.uk/highcourt>