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Award

Digbeth (Tea Factory) - FIT OUT

BBC (British Broadcasting Corporation)

UK6: Contract award notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-069811

Procurement identifier (OCID): ocds-h6vhtk-051657 ([view related notices](#))

Published 30 October 2025, 3:24pm

Scope

Description

The requirement is summarised below:

The BBC are looking to appoint a contractor to carry out fit-out works at their new home at The Tea Factory in Digbeth. The BBC's current home to its 650 staff is The Mailbox. Staff are expected to move from The Mailbox to The Tea Factory in 2027.

Stoford (with BAM) started redeveloping The Tea Factory from a derelict building to a Shell and Core office¹ in January 2024. They are making good progress and expect to complete their works in late December 2025.

¹ As part of the Shell and Core, Stoford and BAM are also building the walls and lids to the Technical Rooms (i.e., Studios, Edit Suites, etc).

The fit-out works are expected start on site date in early January 2026 and be completed by no later than the end of September 2026.

The fit-out is over four floors (Ground, 1, 2 and 3) with a plant area on the roof. The scope of fit-out works includes:

- Finishes (including acoustics) to the Technical Rooms:

- o 8x Radio Studios.
- o 10x Edit Suites.
- o 1x TV Studio.
- o 1x TV Studio Gallery.
- o 1x Lecture Theatre.
- o 4x Apparatus Rooms.
- Construction of Radio Drama Studio and Control Room including a 'Dead Room'.
- Construction of six meeting rooms with structural lids.
- All M&E to the floor plates and all rooms / spaces.
- Raised access floor.
- Acoustic finishes.
- Wall and floor finishes.
- FF&E (excluding technical rooms).

Design of the works has been progressed to RIBA Stage 4 by BBC Workplace with support from the following consultants:

- J4 Projects Project Managers
- MGAC Cost Consultant
- AWW Architects
- IDSR Interior Designers
- CMB MEP Design
- Arup Structural Engineer
- Ion Acoustics Acousticians

The works will be procured under the JCT 2024 D&B Contract.

The BBC does not intend to novate the designers to the contractor; however, it may be acceptable for the contractor to directly appoint the designers if they (a) deem it to be beneficial for the project and (b) can demonstrate that any associated risks (e.g., conflicts of interest) can be mitigated.

Contract 1. Digbeth (Tea Factory) - FIT OUT

Supplier

- Overbury Plc

Contract value

- £10,400,000 excluding VAT
- £13,000,000 including VAT

Above the relevant threshold

Award decision date

27 October 2025

Date assessment summaries were sent to tenderers

27 October 2025

Standstill period

- End: 10 November 2025
- 8 working days

Earliest date the contract will be signed

30 November 2025

Contract dates (estimated)

- 15 December 2025 to 30 September 2026
- 9 months, 17 days

Main procurement category

Works

CPV classifications

- 45262700 - Building alteration work

Information about tenders

- 2 tenders received
- 2 tenders assessed in the final stage:
 - 1 submitted by small and medium-sized enterprises (SME)

- 0 submitted by voluntary, community and social enterprises (VCSE)
 - 1 supplier awarded contracts
 - 1 supplier unsuccessful (details included for contracts over £5 million)
-

Unsuccessful suppliers

- [Heydon & Carr Ltd](#)
-

Submission

Submission type

Requests to participate

Procedure

Procedure type

Competitive flexible procedure

Suppliers

Heydon & Carr Ltd

- Companies House: 06217178

104 High Street

London Colney

AL2 1QL

United Kingdom

Region: UKH23 - Hertfordshire

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Overbury Plc

- Companies House: 00836946

77 Newman Street London

London

W1T 3EW

United Kingdom

Email: enquiries@msfitout.com

Website: <http://www.overbury.com>

Region: UKI32 - Westminster

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 1. Digbeth (Tea Factory) - FIT OUT

Contracting authority

BBC (British Broadcasting Corporation)

- Public Procurement Organisation Number: PJRB-3233-GTQL

Broadcasting House, Portland Place

London

W1A 1AA

United Kingdom

Email: no_reply@bbc.co.uk

Website: <http://www.bbc.co.uk/supplying/>

Region: UKI32 - Westminster

Organisation type: Public authority - sub-central government