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Contract

St George's Guildhall & Creative Hubs Main Contractor

Borough Council of King's Lynn & West Norfolk

F03: Contract award notice

Notice identifier: 2025/S 000-074632

Procurement identifier (OCID): ocds-h6vhtk-0491d6

Published 18 November 2025, 10:05am

Section I: Contracting authority

I.1) Name and addresses

Borough Council of King's Lynn & West Norfolk

Kings Court, Chapel Street

King's Lynn

PE30 1EX

Contact

Jane Mitchell

Email

procurementtenders@west-norfolk.gov.uk

Telephone

+44 155361200

Country

United Kingdom

Region code

UKH16 - North and West Norfolk

Internet address(es)

Main address

www.west-norfolk.gov.uk

Buyer's address

<https://www.west-norfolk.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

St George's Guildhall & Creative Hubs Main Contractor

Reference number

BCKLWN337

II.1.2) Main CPV code

- 45000000 - Construction work
 - IA41 - Restoration
 - IA40 - Renovation

II.1.3) Type of contract

Works

II.1.4) Short description

St George's Guildhall in Kings Lynn is the largest surviving medieval Guildhall in the UK and the oldest theatrical space in the UK still in use, with performances occurring every century since the 1400s. The Borough Council of King's Lynn & West Norfolk, the National Trust and Norfolk Museums Service are working in partnership with the Town Deal Board to redevelop the site. Upon completion, it will be operated by the St George's Guildhall and Creative Hub CIO, a charitable organisation established with the objective of preserving and conserving the historic Guildhall. The client is seeking a main contractor with:

- considerable experience/ expertise in carrying out works on historic/ listed buildings, e.g. conservation packages
- theatre/ performing arts project experience advantageous
- National Trust/ English Heritage project experience advantageous
- experience managing construction logistics in constrained sites. Construction works will include the following key packages:
- concrete foundations & slabs
- structural steelwork
- structural carpentry
- roofing – zinc sheet, clay pantile, corrugated steel
- external walling – block/ brickwork
- external walling – timber cladding
- architectural metalwork
- joinery
- internal partitions & ceilings
- internal finishes
- internal doors
- external windows & doors
- curtain wall glazing
- building services
- theatre technical services including stage engineering
- firestopping
- sanitaryware
- FFE
- Signage
- hard landscape & planting
- asbestos removal works

Contract terms to be JCT Standard Building Contract with Quantities

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: £20,327,463

II.2) Description

II.2.2) Additional CPV code(s)

- 45212350 - Buildings of particular historical or architectural interest
- 45453000 - Overhaul and refurbishment work
- 45454000 - Restructuring work
- 45454100 - Restoration work

II.2.3) Place of performance

NUTS codes

- UKH16 - North and West Norfolk

Main site or place of performance

North and West Norfolk

II.2.4) Description of the procurement

The Guildhall site is managed by the Borough Council of Kings Lynn & West Norfolk (BCKLWN), also the client body for the refurbishment project, and owned by the National Trust. BCKLWN intend to procure the works via the Open Market. The works are to be procured via a two stage Restricted Procedure (Selection Questionnaire and Tender). The design will be completed up to RIBA Stage 4 with minor areas specified as Contractors Design Portion. The works are to be awarded to a single supplier. The successful contractor will work in conjunction with the Client/Design Team to discharge all planning/listed building consent conditions as part of the contract award whilst also undertaking the role as Principal Designer for the duration of their appointment. St. George's Guildhall is a unique heritage asset with enormous potential to become a major visitor attraction and education resource, a landmark performance venue and a vibrant campus for culture, creativity, and local enterprise. As the largest surviving medieval Guildhall in the UK, the refurbishment project gives the opportunity to restore the historic and theatrical potency of this unique space. The ambition for the Guildhall site is to be a thriving heritage attraction by day, helping to tell the story of medieval Guilds in King's

Lynn and beyond, and the theatrical history of the site including likely performances by Shakespeare and Robert Armin. The site will cater for self-directed visitors, guided tours and educational groups with a varied programme of events, workshops and festivals. By night, the main Guildhall becomes an intimate and distinctive performance space for drama, spoken word, comedy, music and more for audiences of over 300 people, as well as other private hire events. The Undercroft, Fermoy Gallery and White Barn can be used for exhibitions, workshops and performances for more informal shows such as comedy, cabaret, band nights, open-mic or stand-up events. The Creative Hub aims to establish a flourishing community of local creative enterprises, craftspeople, artists, makers and start-ups housed in a range of re-purposed historic warehouses and barns, stretching from King Street to the Great Ouse. The refurbished White Barn has the potential to become a nationally recognised gallery space for touring exhibitions as well as local shows. A new foyer at the heart of the site in the north range and Red Barn contains a cafe bar to animate the whole site by day and night. The Riverside restaurant is retained and refurbished with new level access. The entire site aims to be an exemplar of sustainable heritage redevelopment and regenerative design with landscaped courtyards, biodiverse gardens and low-carbon building service systems.

The project has approved Planning Permission and Listed Building Consent. Details of the applications can be found at:

<https://online.west-norfolk.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Cost criterion - Name: Price / Weighting: 40

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

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Restricted 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: [2024/S 000-026342](#)

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

29 October 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

Messenger Construction Ltd

Collyweston Heritage Centre, Main Road, Collyweston

STAMFORD

PE9 3PQ

Country

United Kingdom

NUTS code

- UKF30 - Lincolnshire

National registration number

07608158

The contractor is an SME

Yes

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

Total value of the contract/lot: £20,327,463

Section VI. Complementary information

VI.3) Additional information

To view this notice, please click here:

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=990734224> GO

Reference: GO-20251118-PRO-33289548

VI.4) Procedures for review

VI.4.1) Review body

Borough Council of King's Lynn and West Norfolk

King's Court, Chapel Street

King's Lynn

PE30 1EX

Email

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+44 1553616200

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