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Tender

## **Leisure Services Contract**

Woking Borough Council

F02: Contract notice

Notice identifier: 2025/S 000-001650

Procurement identifier (OCID): ocds-h6vhtk-04d411

Published 17 January 2025, 11:05am

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Woking Borough Council

Civic Offices

WOKING

GU216YL

#### **Contact**

Laura Curme

#### **Email**

[laura.curme@woking.gov.uk](mailto:laura.curme@woking.gov.uk)

#### **Telephone**

+44 1483755855

#### **Country**

United Kingdom

**Region code**

UKJ25 - West Surrey

**Justification for not providing organisation identifier**

Not on any register

**Internet address(es)**

Main address

<https://in-tendhost.co.uk/wokingboroughcouncil.aspx/Tenders/Current>

**I.3) Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://in-tendhost.co.uk/wokingboroughcouncil.aspx/Tenders/Current>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://in-tendhost.co.uk/wokingboroughcouncil.aspx/Tenders/Current>

**I.4) Type of the contracting authority**

Regional or local authority

**I.5) Main activity**

General public services

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Leisure Services Contract

#### **II.1.2) Main CPV code**

- 92000000 - Recreational, cultural and sporting services

#### **II.1.3) Type of contract**

Services

#### **II.1.4) Short description**

2.1.1 The Contract is for the operation of the Authority-owned leisure facilities (the "Facilities"), including:

> Eastwood Leisure Centre

> Woking Leisure Centre

> Pool in the Park

> Woking Sportsbox.

2.1.2 The Contract also includes the design and delivery of a new Active Communities Programme. A brief description of each facility is provided below, and Table 2 includes further details of specific facility areas.

#### **II.1.5) Estimated total value**

Value excluding VAT: £140,000,000

#### **II.1.6) Information about lots**

This contract is divided into lots: No

### **II.2) Description**

#### **II.2.3) Place of performance**

NUTS codes

- UKJ25 - West Surrey

Main site or place of performance

Woking

#### **II.2.4) Description of the procurement**

The Authority is inviting tenders from suitable partners who wish to be considered to manage and operate the Authority's Leisure Services. This procurement falls under Schedule 3 of the Public Contract Regulations - Social and Other Specific Services and the Council is using the Competitive Procedure with Negotiation ("CPN").

The Contract is for the operation of the Authority-owned Woking Leisure Centre, Pool in the Park, Eastwood Leisure Centre and Woking Sportsbox. The Contract also includes provision of a Neighbourhood-based Active Wellbeing Service. Management of the Facilities is based shared responsibility for repair and maintenance between the Operator and the Authority.

A brief description of the Facilities is included below.

##### **Woking Leisure Centre**

Woking Leisure Centre was originally constructed in 1976 and is the oldest of the Council's leisure assets. Since its opening, the centre has had to continuously evolve, supported by a major £2M refurbishment in 2013.

The facility includes an 8-court sports hall, 120 station gym, exercise studios, spin studio, soft play, 5 squash courts, 4 six-a-side artificial turf pitches and a health suite (not currently in use).

##### **Pool in the Park**

Pool in the Park was built in 1989, replacing the town's historical outdoor lido which had closed in 1984 having originally opened in 1935. The facility is located adjacent to Woking Leisure Centre in the town's largest park and is only a c. 5-minute walk from the town centre.

The facility includes a 6-lane 25m main pool, 16m x 8m teaching pool and lagoon / leisure pool with rapids / wave machine and flume.

The Council delivered a £2 million investment programme in 2020 to improve existing

facilities and the structure of the building. This included full refurbishment of the changing facilities and replacement of the flume.

#### Eastwood Leisure Centre

Eastwood Leisure Centre, located in Sheerwater, opened for public use in October 2021. The centre was developed at a total capital cost of £26M. It is a shared community dual-use facility with Bishop David Brown School.

The facility includes a 6-lane 25m main pool. 13m x 7m teaching pool. 5 court sports hall, 80 station gym, exercise studios and spin studio, health suite, full size artificial grass pitch, outdoor tennis / netball courts, grass pitches and function room.

#### Woking Sportsbox

Woking Sportsbox opened for public use in July 2018 having been developed at a total capital cost of £17.5 million. It is a shared community dual-use facility with Hoe Valley School.

The facility includes 5-court sports hall, 80 station gym, studios, 3 seven-a-side artificial grass pitches, 8 lane 400m athletics track, MUGA and grass pitches.

### **II.2.5) Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

180

This contract is subject to renewal

No

### **II.2.10) Information about variants**

Variants will be accepted: Yes

### **II.2.11) Information about options**

Options: No

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## **Section III. Legal, economic, financial and technical information**

### **III.1) Conditions for participation**

#### **III.1.2) Economic and financial standing**

Selection criteria as stated in the procurement documents

#### **III.1.3) Technical and professional ability**

Selection criteria as stated in the procurement documents

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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Competitive procedure with negotiation

#### **IV.1.4) Information about reduction of the number of solutions or tenders during negotiation or dialogue**

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated

#### **IV.1.5) Information about negotiation**

The contracting authority reserves the right to award the contract on the basis of the initial tenders without conducting negotiations

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

The procurement is covered by the Government Procurement Agreement: No

### **IV.2) Administrative information**

#### **IV.2.2) Time limit for receipt of tenders or requests to participate**

Date

27 March 2025

#### **IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates**

28 March 2025

#### **IV.2.4) Languages in which tenders or requests to participate may be submitted**

English

#### **IV.2.6) Minimum time frame during which the tenderer must maintain the tender**

Duration in months: 6 (from the date stated for receipt of tender)

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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: Yes

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

High Court

London

Country

United Kingdom