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Planning

Management of Hotel and Guest House Portfolio

Dorset Council

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-002099

Procurement identifier (OCID): ocds-h6vhtk-06035c

Published 12 January 2026, 8:52am

Scope

Reference

DN801445

Description

This Preliminary Market Engagement Notice is not a call for competition. It is being published to give notice to the market of an upcoming procurement anticipated for release in March 2026.

Dorset Council is undertaking preliminary market engagement, with the aim of requesting feedback from the property and estate management sector, about aspects of the Council's proposed procurement for the management of the hotel and guest house portfolio.

The Market Engagement exercise is intended to allow interested organisations with appropriate experience to outline their views and ideas about the future provision of these services.

The operational service delivery elements would commence in Quarter 3 of 2026/27.

Dorset Council anticipate that the contract will run for an initial period of 4 years, with 2 x optional 12-month extension periods, giving a total of 6 years. The £2.96m Total Contract Value includes all possible extensions. Please note these extensions are optional and so this Total Value is not guaranteed.

No information provided in response to this questionnaire will be used by the Council in assessing providers during the procurement process, which is scheduled to commence March 2026.

Potential bidders are all encouraged to register on the Central Digital Platform, as well as the Council's e-tendering portal, Supplying the South West - please follow this link to this opportunity:

<https://procontract.due-north.com/Advertiser?advertiserId=15a3797c-aaec-f011813c005056b64545&p=696a9836-1895-e511-8105-000c29c9ba21>

GENERAL NOTES

Any procurement for the supply and services required by the Council will be carried out strictly in accordance with Procurement Act 2023 and associated regulations.

This Preliminary Market Engagement Notice is not a call for competition and is published with the intention of informing the market of an upcoming procurement process.

Dorset Council reserves the right not to commence any procurement in respect of this notice.

Dorset Council shall not be liable for any losses incurred by any party as a result of reliance on the information contained/linked herein.

The information contained in this Preliminary Market Engagement Notice is preliminary in nature and may be subject to further amendment and revision. Accordingly, no representation or warranty, expressed or implied, will be made and no liability is, or will be, accepted by the Council as to the adequacy, accuracy or completeness of this document. Any liability however arising is expressly disclaimed.

No expense in responding to this soft market testing will be reimbursed by the Council.

Total value (estimated)

- £2,400,000 excluding VAT
- £2,960,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 September 2026 to 31 August 2030
- Possible extension to 31 August 2032
- 6 years

Main procurement category

Services

CPV classifications

- 70000000 - Real estate services

Contract locations

- UKK25 - Dorset

Engagement

Engagement deadline

30 January 2026

Engagement process description

Dorset Council (the Council) is undertaking early market engagement with the aim of providing information to and requesting feedback from the organisations within the property and estate management sector. This engagement relates to the Council's potential future procurement of services for the management of its portfolio of hotels and guest houses, as well as a review to determine the long term strategic direction of that portfolio.

The operational service delivery elements are intended to commence in Summer 2026.

The Council wishes to seek feedback from the market in the following areas;

- Deliverability of this procurement exercise
- Services to be included
- The relationship between day-to-day management and the initial strategic study on the future of the portfolio
- Contract length
- Payment mechanisms
- Terms and conditions
- Any further comment

The process will involve relevant companies and organisations responding to the market engagement questions provided on the Council's e-tendering portal Supplying the South West Portal - <https://procontract.due-north.com/AdvertiserId=15a3797c-aaec-f011-813c-005056b64545&p=696a9836-1895-e511-8105-000c29c9ba21>

The soft market testing exercise is intended to allow interested organisations with appropriate experience to express an interest in the opportunity and outline their views and ideas about the future provision of these services.

The deadline for responses to the Market Engagement Questionnaire is 12 noon on 30th January 2026. Please note that all responses are to be submitted via the ProContract e-tendering portal.

Any clarification questions should be submitted via the Council's e-tendering portal

(ProContract) no later than 12 noon on January 23rd 2026.

It is not a requirement that all sections are completed by all respondents.

Please be aware that no information submitted will be treated as confidential and may be disclosed to ensure a level playing field for all participants in any procurement process that may follow. Additionally, the council will only sign Non-Disclosure Agreements (NDAs) using its standard terms and conditions if subsequently requested.

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Contracting authority

Dorset Council

- Public Procurement Organisation Number: PHCY-8926-WVVM

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Region: UKK25 - Dorset

Organisation type: Public authority - sub-central government