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Tender

2122-0396 – 27 Dingley Place Community Affordable Workspace

Islington Council

F02: Contract notice

Notice identifier: 2022/S 000-005712

Procurement identifier (OCID): ocds-h6vhtk-031ce9

Published 2 March 2022, 1:41pm

Section I: Contracting authority

I.1) Name and addresses

Islington Council

7 Newington Barrow Way

London

N7 7EP

Email

Procurement@islington.gov.uk

Telephone

+44 2075278118

Country

United Kingdom

NUTS code

UKI - London

Internet address(es)

Main address

<http://www.islington.gov.uk/>

Buyer's address

<http://www.islington.gov.uk/>

I.3) Communication

Access to the procurement documents is restricted. Further information can be obtained at

<https://procontract.duenorth.com/Advert/Index?advertId=ab6001b6-7599-ec11-8112-005056b64545>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://procontract.duenorth.com/Advert/Index?advertId=ab6001b6-7599-ec11-8112-005056b64545>

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

2122-0396 – 27 Dingley Place Community Affordable Workspace

Reference number

DN600215

II.1.2) Main CPV code

- 70000000 - Real estate services

II.1.3) Type of contract

Services

II.1.4) Short description

The council is seeking to partner with a socially focused Operator to deliver 27 Dingley Place as a community-focused affordable workspace that supports local voluntary and community organisations, Community Interest Companies (CICs), charities and individuals working in the VCSE sector, through the provision of affordable workspace facilities and allowing them to embed their offer into the local community.

We also anticipate the space will act as an early incubator workspace for local people and aspiring entrepreneurs at the initial stages of developing a business idea, in training and/or developing their skills. The council hopes to see a mix of local people bringing their ideas to fruition within the space, testing, learning, growing and moving on to the next stage of their business journey or professional life.

Rather than competing, this space will complement the rest of the council's workspace portfolio – providing the first stepping stone for entrepreneurs, start-ups and established small and medium-sized enterprises (SMEs). Through an incubator programme and with other early-stage support provide a professional supportive environment from which users will transition to other spaces when they are ready – to allow them to grow, sustain and thrive in the borough.

Through the provision of affordable desk space and facilities to the VCSE sector there are clear opportunities for creating a collaborative space for the sector, and to engage with

service users to encourage participation in the wider activities and programmes that will be delivered through the space.

The Operator will be expected to work with the council and its partners (including other affordable workspace Operators) to deliver programmes and activities that benefit local people, businesses and wider communities. Examples include employment and skills initiatives, early stage business support, networking, events and community engagement to connect local people to the affordable workspace programme – with a particular focus on under-represented groups.

The council will play a key role to introduce the Operator to key teams, local stakeholders and networks to support the delivery of the spaces and associated social value outputs. We require the Operator to take a relationship-based approach to deliver sustainable and meaningful relationships in the local area, and to harness its existing partners and networks to provide real opportunities of local people, businesses and communities.

Throughout the term of the concession agreement, the Operator will be required to:

- a) Operate a high-quality multiple tenant, incubator and/or co-working space, with a focus on supporting local Voluntary and Community Sector (VCS) organisations, individuals working in the sector, CIC's and charities – to embed their offer into the community;
- b) Support the growth and development of local aspiring entrepreneurs through early stage business support and training – including incubator programmes, 121 mentoring, workshops, networking and events;
- c) Work with council services (iWork and Adult Community Learning), VCS partners and the local community to deliver employment and skills initiatives, with a focus on supporting under-represented individuals and those facing barriers to work;
- d) Inspire the next generation by supporting Islington's 100 hours World of Work programme, offering an authentic insight for young people into the VCS;
- e) Undertake meaningful community engagement by working with the council, the VCS and other partners to connect local people to the space, associated programmes and activities – with a particular focus on under-represented and marginalised groups;
- f) Participate in additional social value initiatives, including championing the council's Net Zero Carbon Vision, volunteering activities and supporting COVID-19 recovery.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKI - London

II.2.4) Description of the procurement

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- d) Inspire the next generation by supporting Islington's 100 hours World of Work programme, offering an authentic insight for young people into the VCS;
- e) Undertake meaningful community engagement by working with the council, the VCS and other partners to connect local people to the space, associated programmes and activities – with a particular focus on under-represented and marginalised groups;
- f) Participate in additional social value initiatives, including championing the council's Net Zero Carbon Vision, volunteering activities and supporting COVID-19 recovery.

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

120

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

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

Open procedure

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

31 March 2022

Local time

12:00pm

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

English

IV.2.7) Conditions for opening of tenders

Date

31 March 2022

Local time

12:00pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.4) Procedures for review

VI.4.1) Review body

Islington Council

London

Country

United Kingdom