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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](mailto: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.due-north.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.due-north.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

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**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 associate 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**

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.

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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.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

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## **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