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Tender

NRW/21581 Sloughbottom Park Operator Concessions

Norwich City Council

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-006803

Procurement identifier (OCID): ocds-h6vhtk-060eef

Published 26 January 2026, 4:19pm

Scope

Reference

NRW/21581

Description

The council seeks experienced operators to manage, operate, and maintain newly refurbished facilities at Sloughbottom Park, including a sports hub with 3G pitch and FA-standard changing rooms, a community pavilion with café, and enhanced park amenities, under long-term lease agreements.

Lot 1: Pavilion (Café and Community Hub)

Lot 2: Sports Hub, 3G pitch and grass pitches

Total value (estimated)

- £6,179,000 excluding VAT

- £7,414,800 including VAT

Above the relevant threshold

Main procurement category

Services

Contract locations

- UKH15 - Norwich and East Norfolk

Lot constraints

Description of how multiple lots may be awarded:

The successful supplier may be awarded both lots if scoring the highest on separate bids for each lot.

Not the same for all lots

CPV classifications and contract dates are shown in Lot sections, because they are not the same for all lots.

Lot 1. Pavilion (Café and Community Hub)

Description

Operate the Pavilion café and community hub, manage bookings, maintain public toilets, and ensure compliance with food hygiene and sustainability standards

Lot value (estimated)

- £2,535,312 excluding VAT
- £3,042,375 including VAT

Contract dates (estimated)

- 20 March 2026 to 19 March 2031
- Possible extension to 19 March 2036
- 10 years

Description of possible extension:

8.1 At the time of considering an option to extend the performance of the contract shall be taken into account.

8.2 The council may request the supplier to demonstrate improvements and/or price reductions before considering an extension.

8.3 If the option to extend is agreed then the supplier may request that the tendered sum be adjusted by the following:

8.4 The annual CPI rate taken from the January prior to the start date of the new extension period

8.5 any changes to the national living wage rate that has taken place in the preceding contract period to that of the new extension period.

CPV classifications

- 55300000 - Restaurant and food-serving services
- 92000000 - Recreational, cultural and sporting services

Same for all lots

Contract locations are shown in the Scope section, because they are the same for all lots.

Lot 2. Lot 2: Sports Hub, 3G pitch and grass pitches

Description

Manage Sports Hub, 3G and grass pitches to FA standards, cricket NTP, run booking systems, maintain facilities, and contribute annually (£27k) to the Football Foundation sinking fund for pitch replacement.

Lot value (estimated)

- £3,643,688 excluding VAT
- £4,372,425 including VAT

Contract dates (estimated)

- 20 March 2026 to 19 March 2036
- 10 years

CPV classifications

- 92610000 - Sports facilities operation services

Same for all lots

Contract locations are shown in the Scope section, because they are the same for all lots.

Participation

Particular suitability

Lot 1. Pavilion (Café and Community Hub)

Lot 2. Lot 2: Sports Hub, 3G pitch and grass pitches

- Small and medium-sized enterprises (SME)
- Voluntary, community and social enterprises (VCSE)

Submission

Tender submission deadline

20 February 2026, 11:59pm

Submission address and any special instructions

<https://in-tendhost.co.uk/norwich/aspx/ProjectManage/386>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

20 March 2026

Award criteria

Name	Type	Weighting
Quality	Quality	100%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Special regime

Concession

Documents

Associated tender documents

<https://in-tendhost.co.uk/norwich/aspx/ProjectManage/386>

Contracting authority

Norwich City Council

- Public Procurement Organisation Number: PWRB-7245-GVXQ

City Hall, St Peters Street

Norwich

NR2 1NH

United Kingdom

Email: procurement@norwich.gov.uk

Website: <https://www.norwich.gov.uk/site/>

Region: UKH15 - Norwich and East Norfolk

Organisation type: Public authority - sub-central government