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Tender

## **The Provision of Leisure Services Management**

Buckinghamshire Council

F02: Contract notice

Notice identifier: 2023/S 000-013185

Procurement identifier (OCID): ocds-h6vhtk-03c74d

Published 9 May 2023, 4:27pm

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

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

Buckinghamshire Council

Walton Street Offices

Aylesbury

HP20 1UA

#### **Contact**

Ms Sarah Deyes

#### **Email**

[sarah.deyes@buckinghamshire.gov.uk](mailto:sarah.deyes@buckinghamshire.gov.uk)

#### **Telephone**

+44 1296585871

#### **Country**

United Kingdom

**Region code**

UKJ13 - Buckinghamshire CC

**Internet address(es)**

Main address

<https://www.buckinghamshire.gov.uk/>

Buyer's address

<https://www.buckinghamshire.gov.uk/>

**I.3) Communication**

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

<https://www.supplybucksbusiness.org.uk>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.supplybucksbusiness.org.uk>

**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**

The Provision of Leisure Services Management

Reference number

DN668095

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

- 92000000 - Recreational, cultural and sporting services

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

Services

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

This is a notice for the provision of Leisure Services Management. Buckinghamshire Council

are seeking suitably qualified and experienced organisations to provide this service.

The contract opportunity includes the Buckinghamshire Leisure Services Management Contract (the Contract) which comprises the following leisure centres:

- Aqua Vale Leisure Centre, Aylesbury a leisure pools site with fitness and outdoor 3G pitches
- Swan Pool and Leisure Centre, Buckingham, a pool and fitness site, with outdoor 3G
- Beacon Sports Centre & Theatre, Beaconsfield, a sports hall and fitness site, with mini soccer outdoor pitches.
- Evreham Centre, Iver – small sports hall and fitness site, with outdoor 3G and grass pitches.
- Little Marlow Running Track – 8 lane athletics track

The Council is also interested to understand the Operator's view of the opportunities presented by including the management of the South Buckinghamshire Golf Course as a

Variant Bid Option. The Council is developing a new outdoor hub in Winslow and this facility may be included in the Contract once built.

The Contract term will be 5 years, 3 months, (with an optional extension of up to 12 months) intended to commence 1st April 2024.

The Facilities are currently managed by several operators, Everyone Active (SLM), GLL and More Leisure, whose contracts expire on the 31st March 2024.

The annual turnover of the centres is - £3.6m. Therefore, the value of the contract is the annual turnover x 5.25 (years) = £18.9m (approximately)

TUPE & Pensions - This Procurement may be subject to the transfer of employees under the Transfer of Undertakings (Protection of Employment) Regulations 2006 ("TUPE") as amended by the Collective Redundancies and Transfer of Undertakings (Protection of Employment) (Amendment) Regulations 2014. The application of TUPE will always be a matter of law. The Council will assist Candidates by making TUPE information available where possible. It is recommended that Candidates seek their own legal advice regarding this area of employment law. There are a small number of employees who are members of the Local Government Pension Scheme (LGPS). Further information and risk profile between the parties will be provided at ISIT stage.

To access the tender documentation, you will need to register via the Buckinghamshire Business Portal

<https://www.supplybucksbusiness.org.uk/buckscc/portal.nsf/content/DEVA-A4NC3Z>

A Competitive Procedure with Negotiation process is being used;

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

Value excluding VAT: £18,900,000

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

This contract is divided into lots: No

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

#### **II.2.2) Additional CPV code(s)**

- 92600000 - Sporting services

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

NUTS codes

- UKJ13 - Buckinghamshire CC

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

This is a notice for the provision of Leisure Services Management. Buckinghamshire Council

are seeking suitably qualified and experienced organisations to provide this service.

The contract opportunity includes the Buckinghamshire Leisure Services Management Contract (the Contract) which comprises the following leisure centres:

- Aqua Vale Leisure Centre, Aylesbury a leisure pools site with fitness and outdoor 3G pitches
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- Evreham Centre, Iver – small sports hall and fitness site, with outdoor 3G and grass pitches.
- Little Marlow Running Track – 8 lane athletics track

The Council is also interested to understand the Operator's view of the opportunities presented by including the management of the South Buckinghamshire Golf Course as a Variant Bid Option. The Council is developing a new outdoor hub in Winslow and this facility may be included in the Contract once built.

The Council intends to request a variant bid to be submitted for the management of the centre to gauge market interest and understand the likely cost to manage it, given the outline information available to date about the centre. The Council can provide no guarantee that the centre will be delivered, and the inclusion of such facility will be via the change protocol in the Contract.

The Contract term will be 5 years, 3 months, (with an optional extension of up to 12 months) intended to commence 1st April 2024.

The Facilities are currently managed by several operators, Everyone Active (SLM), GLL and More Leisure, whose contracts expire on the 31st March 2024.

The annual turnover of the centres is - £3.6m. Therefore, the value of the contract is the annual turnover x 5.25 (years) = £18.9m (approximately)

Capital Investment – given the medium term length of the contract, the Council is not intending that significant works are undertaken as part of the contract. However, if operators deem that small scale improvements can be made (and will payback during the contract term), to improve the financial position and meet the Council's outcomes, this would be welcomed.

Buckinghamshire Physical Activity Strategy 2018-23: Making physical activity a priority - The Council has developed its Physical Activity Strategy. The aims of the strategy is to increase levels of activity by encouraging inactive residents into regular activity throughout their lives and to increase the number of residents achieving the Chief Medical Officer guidelines for physical activity throughout life. The specification includes outcomes from the strategy which the Contractor will be expected to deliver as part of the management of the leisure centres.

TUPE & Pensions - This Procurement may be subject to the transfer of employees under the Transfer of Undertakings (Protection of Employment) Regulations 2006 ("TUPE") as amended by the Collective Redundancies and Transfer of Undertakings (Protection of Employment) (Amendment) Regulations 2014. The application of TUPE will always be a matter of law. The Council will assist Candidates by making TUPE information available where possible. It is recommended that Candidates seek their own legal advice regarding this area of employment law. There are a small number of employees who are members of the Local Government Pension Scheme (LGPS). Further information and risk profile between the parties will be provided at ISIT stage.

To access the tender documentation, you will need to register via the Buckinghamshire Business Portal

<https://www.supplybucksbusiness.org.uk/buckscportal.nsf/content/DEVA-A4NC3Z>

A Competitive Procedure with Negotiation process is being used;

? Stage one of this process comprises this Standard Selection Questionnaire (SSQ) designed as an initial assessment to identify and shortlist suitable potential Candidates – this document. The shortlist will include a minimum of three organisations.

? Stage two will be the Invitation to Submit Initial Tenders (ISIT), involving those organisations identified and selected from stage one.

? It is intended that Candidates will be deselected at this stage as the Council enters a Revised Tender (ISRT) stage.

? However, the Council reserves the right to award the Contract on the basis of initial tenders and reserves the right not to negotiate.

? Stage three will be the Invitation to Submit Revised Tenders (ISRT) for those bidders successful at ISIT stage. If requested by the Council, ISRT stage shall comprise a number of negotiation meetings to explore with Candidates their ISIT solution (or specific parts thereof) followed by the opportunity for bidders to submit Revised Tenders.

? The Council is using as a basis of its contract, the template Sport England 'Leisure Operating Contract'. This has been amended to be project specific and is supplied at this SSQ stage for information

? The Contractor will be granted leases to have rights of access to the facilities. The leases will be co-terminus with the expiry of the Contract.

? All tender documentation will be made available on the Buckinghamshire Business Portal.

? Short-listed Candidates as a result of this SSQ stage, will be required to provide a structured response to the initial tender documents via method statements at the relevant stages of the process.

? Candidate Information Day – To provide Candidates further information on the scope of services, a "Candidates Information Day" is being held on 5th July 2023, following the selection of Candidates who will be invited to submit an Initial Tender. This will allow Candidates to meet the Council and view the facilities. Further information will be provided within the Invitation to Submit Initial Tender documentation.

? Facility Visits - During the Tender stages Candidates will have the opportunity to arrange further visits to the Leisure Centres within contract scope by making arrangements via the Buckinghamshire Business Portal.

The deadline for stage one and submitting completed Standard Selection Questionnaire is 12 noon on 12th June 2023.

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

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

### **II.2.6) Estimated value**

Value excluding VAT: £18,900,000

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

Duration in months

63

This contract is subject to renewal

Yes

Description of renewals

Option to extend for a further 12 months

## **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

## **II.2.14) Additional information**

Total contract 5 years and 3 months with the option to extend for a further 12 months.  
Start Date 1st April 2024.

The annual turnover of the centres is - £3.6m. Therefore, the value of the contract is the annual turnover x 5.25 (years) = £18.9m (approximately)

Award criteria is available in the procurement documents accessed via  
<https://www.supplybucksbusiness.org.uk> DN668295

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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: Yes

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

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

Date

12 June 2023

Local time

12:00pm

#### **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: 4 (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: No

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

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

High Courts of Justice

The Royal Courts of Justice, The Strand

London

WC2A 2LL

Country

United Kingdom