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Planning

Leisure Management Operator Services

The Royal Borough of Kingston upon Thames

F01: Prior information notice

Prior information only

Notice identifier: 2024/S 000-013471

Procurement identifier (OCID): ocds-h6vhtk-04552d

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Section I: Contracting authority

I.1) Name and addresses

The Royal Borough of Kingston upon Thames

Guildhall 2

Kingston upon Thames

KT1 1EU

Contact

Ms Sara Walton

Email

commissioning@kingston.gov.uk

Telephone

+44 2085475000

Country

United Kingdom

Region code

UKI63 - Merton, Kingston upon Thames and Sutton

Internet address(es)

Main address

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

Buyer's address

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

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.3) Communication

Additional information can be obtained from the above-mentioned address

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

Leisure Management Operator Services

Reference number

DN719464

II.1.2) Main CPV code

- 92610000 - Sports facilities operation services

II.1.3) Type of contract

Services

II.1.4) Short description

This notice is for Prior Information Only for potential applicants and is not a call of competition.

The Royal Borough of Kingston anticipates releasing the opportunity to market late May 2024 for the provision of Leisure Management Operator Services for six leisure facilities:

- The Malden Centre
- Weir Archer Athletics & Fitness Centre
- Tolworth Recreation Centre
- Kingston Leisure Centre
- Chessington Sports Centre
- Albany Outdoors

It is anticipated the management contract will be for a period of 10 years with the option of an extension of up to five years at the Council's discretion.

There will be a staggered start to the contract as follows:

- October 2025: Chessington Sports Centre and Albany Outdoors
- April 2026: The Malden Centre, Weir Archer Athletics & Fitness Centre, Tolworth Recreation Centre
- Spring 2027: Kingston Leisure Centre (new build facility scheduled to open).

The Council is using the Competitive Dialogue Procedure under Regulation 30 of the PCR for the procurement of this Contract as it considers that it can best meet the Council's objectives for the service requirements and commercial terms in accordance with Regulation 26(4)(a)(i) to (iii). Bidders are expected to have a major role in defining the solution which can not be specified at this stage, as the Council is unable to assess without in-depth dialogue on what the market can offer.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 92000000 - Recreational, cultural and sporting services

II.2.3) Place of performance

NUTS codes

- UKI63 - Merton, Kingston upon Thames and Sutton

II.2.4) Description of the procurement

The Royal Borough of Kingston anticipates releasing the opportunity to market late May 2024 for the provision of Leisure Management Operator Services for six leisure facilities.

At Albany Outdoors, a Community Infrastructure Levy funding has been secured to develop an above ground outdoor 8m x 8m pool with an integrated dynamic flow. The successful bidder will be required to take on management responsibility for it when it has been delivered. Therefore, that company will be expected to provide a costed proposal for taking on management responsibility once the Council has agreed a delivery programme and has a detailed technical specification for it.

The Council has an aspiration to develop its outdoor leisure provision. An outdoor leisure facilities strategy, incorporating a playing pitch strategy, has been produced to ensure the Council has a robust evidence base in place for informing decisions on planning and investment in outdoor sports facilities. At this stage, the Council does not have approval to progress any of the schemes named in the strategy, so they are not included from the outset in the contract scope. However, the Council may wish to discuss with the successful bidder the possibility of adding responsibility for managing some outdoor sites to the contract during the contract term and the implications on the management fee and contract so that these could potentially be included in the contract in the future.

The contract and its associated schedules (including the Services Specification) will follow the principles of Sport England's Leisure Services Delivery Guidance.

It is anticipated the management contract will be for a period of 10 years with the option of an extension of up to five years at the Council's discretion.

The Council is using the Competitive Dialogue Procedure under Regulation 30 of the PCR for the procurement of this Contract as it considers that it can best meet the Council's objectives for the service requirements and commercial terms in accordance with Regulation 26(4)(a)(i) to (iii). Bidders are expected to have a major role in defining the solution which can not be specified at this stage, as the Council is unable to assess without in-depth dialogue on what the market can offer.

It is our intention to discuss during dialogue solutions across the scope of the service requirements to identify efficiencies and service improvement opportunities that could be included in the final service delivery plans. Following the recent ruling that local authorities can now treat leisure services as non-business for VAT purposes the Council is also interested in exploring the agency model as a non-mandatory variant option.

The turnover requirement for this contract will be £16,000,000 (being two times the annual contract value). Applicants must also meet certain financial ratios, which are to be set out in more detail in the guidance for completion of the Selection Questionnaire.

The procurement documents will be available for unrestricted and full direct access, free of charge at <https://procontract.due-north.com/>

Selection criteria and evaluation criteria as stated in the procurement documents.

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

This contract is subject to renewal

Yes

Description of renewals

It is anticipated the management contract will be for a period of 10 years with the option of an extension of up to five years at the Council's discretion.

II.3) Estimated date of publication of contract notice

20 May 2024

Section IV. Procedure

IV.1) Description

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes