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Tender

Leisure Management Contract for Tides Leisure Centre

Dover District Council

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

Notice identifier: 2025/S 000-014112

Procurement identifier (OCID): ocds-h6vhtk-04ed0e ([view related notices](#))

Published 9 April 2025, 5:59pm

Scope

Reference

DN765272

Description

Dover District Council is procuring a leisure management contract to operate the new Deal Leisure Centre. The new facility will replace Tides Leisure Centre on the same site (CT14 9UU) and will retain the existing 4-court sports hall and indoor tennis centre. In addition, it will provide the following new facilities:

- 25m, 6 lane pool
- Splashpad
- 100-station health & fitness gym
- 2 exercise studios

- Spin studio
- Innerva fitness suite
- Cafe

The management contract will commence in April 2026. It will be for a period of 14 years to expiry in March 2030.

On commencement, the new facilities will still be under construction. Therefore, for the first 13 months of the contract, the operator will be responsible for managing the sports hall and indoor tennis centre only. The new facilities will join the contract in May 2027.

Expressions of interest will only be accepted via the Kent Business Portal www.kentbusinessportal.org.uk . Completed Response Documents are to be submitted electronically via the Kent Business Portal by no later than 17.00 hrs on the 18th July 2025.

Total value (estimated)

- £5,400,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 31 March 2040
- 14 years

Main procurement category

Services

CPV classifications

- 92610000 - Sports facilities operation services

Contract locations

- UKJ44 - East Kent

Submission

Tender submission deadline

8 July 2025, 5:00pm

Submission address and any special instructions

Expressions of interest will only be accepted via the Kent Business Portal www.kentbusinessportal.org.uk . Completed Response Documents are to be submitted electronically via the Kent Business Portal by no later than 12.00 hrs on the 14th March 2025.

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

7 October 2025

Award criteria

Name	Type	Weighting
Quality	Quality	70%
Commercial Evaluation	Price	30%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Contracting authority

Dover District Council

- Public Procurement Organisation Number: PWJX-1894-TZPX

Council Offices, White Cliffs Business Park

Whitfield, Dover

CT16 3PJ

United Kingdom

Email: procurement@dover.gov.uk

Website: <http://www.dover.gov.uk>

Region: UKJ44 - East Kent

Organisation type: Public authority - sub-central government