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Planning

## **Great Yarmouth Winter Gardens Operator procurement update**

Great Yarmouth Borough Council

F01: Prior information notice

Prior information only

Notice identifier: 2024/S 000-014834

Procurement identifier (OCID): ocids-h6vhtk-045854

Published 9 May 2024, 2:29pm

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

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

Great Yarmouth Borough Council

Town Hall Hall Plain

Great Yarmouth

NR30 2QF

#### **Contact**

Stacy Cosham

#### **Email**

[stacy.cosham@great-yarmouth.gov.uk](mailto:stacy.cosham@great-yarmouth.gov.uk)

#### **Country**

United Kingdom

**NUTS code**

UKH15 - Norwich and East Norfolk

**Internet address(es)**

Main address

<https://www.great-yarmouth.gov.uk>

Buyer's address

<https://www.in-tendhost.co.uk/eastsuffolk.aspx/Home>

**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

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Great Yarmouth Winter Gardens Operator procurement update

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

- 92000000 - Recreational, cultural and sporting services

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

Services

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

The Winter Gardens is a Grade II\* listed building situated in Great Yarmouth, Norfolk. It is the last surviving example of a Victorian ironwork glasshouse in the UK that sits on a seaside promenade. The Winter Gardens has been awarded Heritage Horizon Award from the National Lottery Heritage Fund and has also received funding from the Town Deal Fund. As a result, Great Yarmouth Borough Council (the "Council") is fully restoring and repurposing the building in order to:

- save, restore and repurpose the Winter Gardens
- be a powerful commercial contributor to the regeneration of Great Yarmouth's seafront
- be an innovative environmental project. The project has reached RIBA Stage 3, concept design and has achieved planning permission. The building will reopen in Spring 2027 as an all-year-round venue that will be accessible to the public free of charge. It will offer food, drink and restaurant/café dining as well as flexible community, exhibition and educational activity space an

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

Value excluding VAT: £45,000,000

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

This contract is divided into lots: Yes

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

#### **II.2.1) Title**

Full operational model for the Winter Gardens

Lot No

1

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

- 79952100 - Cultural event organisation services
- 79952000 - Event services
- 92320000 - Arts-facility operation services
- 55520000 - Catering services
- 79993000 - Building and facilities management services
- 79993100 - Facilities management services
- 55300000 - Restaurant and food-serving services
- 75125000 - Administrative services related to tourism affairs
- 92000000 - Recreational, cultural and sporting services

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

NUTS codes

- UKH15 - Norwich and East Norfolk

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

The Council is seeking to appoint an operator or operators for the Winter Gardens and the purpose of this Prior Information Notice (PIN) is to alert potential suppliers of the Council's intention to launch a procurement for its requirements in September 2024. The Council is considering a number of options for the operation of the Winter Gardens including: 1. A full operational model for the Winter Gardens which will include: a. Visitor welcome and visitor services b. Food and beverage offering c. Corporate events operation and management d. Public engagement activities e. Facilities management including health and safety compliance f. Maintenance and operation of public realm and equipment g. Operation of a sinking fund for the ongoing maintenance of the building 2. The provision of a food and beverage offering and events operation and management only. The Council is anticipating conducting the procurement using the Competitive Procedure with Negotiation in accordance with Regulation 29 of the Public Contracts Regulations 2015. With reference to Section II.1.6 (Information about lots), the Council is considering structuring its procurement in more than one lot as described in options 1) and 2) set out in Section II.1.4 and above. With reference to the estimated total value of the procurement in Section II.1.5, the Council has included an indicative figure which is based on a

potential contract period of 15 years with an estimated annual turnover of three million pounds (£3,000,000) in the event that the Council awards a contract for the full operation of the Winter Gardens as described in 1) in Section II.1.4 and above. Potential suppliers that are interested in this opportunity should register their interest for the market engagement session with Stacy Cosham - [stacy.cosham@great-yarmouth.gov.uk](mailto:stacy.cosham@great-yarmouth.gov.uk) by 5pm on 14 May 2024. The Council anticipates conducting the market engagement with potential suppliers during late May to early June 2024. The intention is for the Council to conduct an initial briefing session with all potential suppliers in late May 2024. Following the initial briefing session, the Council will then issue invitations for individual sessions with each interested potential supplier which will take place in early June 2024. The sessions will be conducted remotely via Microsoft Teams. There may also be an opportunity for potential suppliers to carry out an in-person site visit to Winter Gardens although this cannot be guaranteed by the Council. Further information about the market engagement sessions will be issued to potential suppliers who have registered their interest. Potential suppliers are also referred to: Winter Gardens restoration - Great Yarmouth Borough Council ([great-yarmouth.gov.uk](http://great-yarmouth.gov.uk))

## **II.2) Description**

### **II.2.1) Title**

Food and beverage offering and events and management only

Lot No

2

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

- 79952100 - Cultural event organisation services
- 79952000 - Event services
- 92320000 - Arts-facility operation services
- 55520000 - Catering services
- 79993000 - Building and facilities management services
- 79993100 - Facilities management services
- 55300000 - Restaurant and food-serving services
- 75125000 - Administrative services related to tourism affairs

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

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- UKH15 - Norwich and East Norfolk

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

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#### **II.3) Estimated date of publication of contract notice**

12 September 2024

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## **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