

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/016017-2025>

Planning

## Operator for Great Yarmouth Winter Gardens

Great Yarmouth Borough Council

UK3: Planned procurement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-016017

Procurement identifier (OCID): ocds-h6vhtk-04fc89

Published 17 April 2025, 3:48pm

### Changes to notice

This notice has been edited. The [previous version](#) is still available.

Dates changed to match UK4 which supersedes this notice. Please ignore this UK3 notice.

### Scope

## Reference

2583-PPT-R

## Description

The Procurement Specific Questionnaire ("PSQ") is made available by Great Yarmouth Borough Council (the 'Authority') to Applicants wishing to express an interest in its procurement for an operator for the Great Yarmouth Winter Gardens (the "Project") in the Find a Tender Service ('FTS') Tender Notice.

The Authority invites economic operators to express interest in the following lots:

- (a) Lot 1 - Full operation of the Winter Gardens;
- (b) Lot 2 - Provision of a food and beverage offering and events at the Winter Gardens.

## Total value (estimated)

- £33,480,000 excluding VAT
- £40,176,000 including VAT

Above the relevant threshold

## Contract dates (estimated)

- 7 November 2025 to 6 November 2035
- 10 years

## Main procurement category

Services

## **CPV classifications**

- 70330000 - Property management services of real estate on a fee or contract basis

## **Contract locations**

- UKH15 - Norwich and East Norfolk

## **Lot constraints**

Maximum number of lots a supplier can be awarded: 1

---

## **Lot 1. Full operation of the Winter Gardens**

### **Description**

Under Lot 1, the Provider would be responsible for the full operation of the Winter Gardens covering:

- Internal building maintenance
- Visitor experience

- Food and beverage operation

Under both Lots 1 and 2 the Authority will retain responsibility for the external maintenance of the Winter Gardens

## **Same for all lots**

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

---

## **Lot 2. Provision of a food and beverage offering and events operation and management at the Winter Gardens.**

### **Description**

Under Lot 2:

the Provider would be responsible for food and beverage operations including F&B for events,

the Authority will retain responsibility for all areas outside of the Provider's demise as defined in the Lease,

the Authority will require the Provider to pay an operator fee which will include a contribution to hard and soft facilities management and structural maintenance costs for the building

Under both Lots 1 and 2 the Authority will retain responsibility for the external maintenance of the Winter Gardens

## **Same for all lots**

CPV classifications, contract locations and contract dates are shown in the Scope section,

because they are the same for all lots.

---

## **Submission**

### **Publication date of tender notice (estimated)**

18 April 2025

### **Enquiry deadline**

17 April 2025, 12:00pm

### **Submission type**

Requests to participate

### **Deadline for requests to participate**

1 May 2025, 11:59pm

### **Submission address and any special instructions**

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

**Tenders may be submitted electronically**

Yes

## Languages that may be used for submission

English

## Award decision date (estimated)

7 November 2025

---

## Award criteria

Name	Description	Type
Simple description of Criteria	The Authority is conducting the procurement for the Project in accordance with the Procurement Act 2023 under the Competitive Flexible Procedure comprising a Participation Stage followed by the issue of an Invitation to Participate in Negotiations ("ITPN") to shortlisted Applicants. Interested economic operators may express interest in Lot 1 or Lot 2. All tenders received for Lot 1 and Lot 2 will be evaluated in accordance with the same evaluation criteria set out in the ITPN	Quality

Name	Description	Type
	(to be posted on the web portal) and the lease / contract will be awarded to the most advantageous tender, whether that is for Lot 1 or Lot 2. In the event the most advantageous tender is for Lot 2, the Authority will retain responsibility for the internal buildings maintenance and visitor experience. In the event the Authority identifies that the most economically advantageous tender is for Lot 1 , it will not award a lease/ contract for Lot 2.	

## Weighting description

The Authority is conducting the procurement for the Project in accordance with the Procurement Act 2023 under the Competitive Flexible Procedure comprising a Participation Stage followed by the issue of an Invitation to Participate in Negotiations ("ITPN") to shortlisted Applicants.

Interested economic operators may express interest in Lot 1 or Lot 2. All tenders received for Lot 1 and Lot 2 will be evaluated in accordance with the same evaluation criteria set out in the ITPN (to be posted on the web portal) and the lease / contract will be awarded to the most advantageous tender, whether that is for Lot 1 or Lot 2. In the event the most advantageous tender is for Lot 2, the Authority will retain responsibility for the internal buildings maintenance and visitor experience. In the event the Authority identifies that the most economically advantageous tender is for Lot 1 , it will not award a lease/ contract for Lot 2.

## Procedure

### Procedure type

Competitive flexible procedure

---

## Documents

### Associated tender documents

[2583-PPT-R PSQ Guidance - GY Winter Gardens Operator.pdf](#)

[2583-PPT-R PS Questionnaire\\_GY Winter Gardens.docx](#)

### Documents to be provided after the tender notice

All documents will be posted on East Suffolk Council Intend web portal: <https://www.intendhost.co.uk/eastsuffolk.aspx/Home>

---

## Contracting authority



## Great Yarmouth Borough Council

- Public Procurement Organisation Number: PXDC-1245-VQNN

Town Hall

Great Yarmouth

NR30 2QF

United Kingdom

Email: [procurement@eastssuffolk.gov.uk](mailto:procurement@eastssuffolk.gov.uk)

Region: UKH15 - Norwich and East Norfolk

Organisation type: Public authority - sub-central government

---

## Other organisation

These organisations are carrying out the procurement, or part of it, on behalf of the contracting authorities.

## East Suffolk Council

Summary of their role in this procurement: Posting procurement on Intend platform on behalf of GYBC

- Public Procurement Organisation Number: PLPP-1174-BHLX

East Suffolk House, Station Road, Melton

Woodbridge

IP12 1RT

United Kingdom

Contact name: Iain Wilkinson

Email: [procurement@eastsoffolk.gov.uk](mailto:procurement@eastsoffolk.gov.uk)

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

Region: UKH14 - Suffolk

---

## Contact organisation

Contact East Suffolk Council for any enquiries.