

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): ocids-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	<p>The Authority is conducting the Quality 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.</p>	Quality

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-VQNQ

Town Hall

Great Yarmouth

NR30 2QF

United Kingdom

Email: procurement@eastsuffolk.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@eastsuffolk.gov.uk

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

Region: UKH14 - Suffolk

Contact organisation

Contact East Suffolk Council for any enquiries.