

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/017680-2025>

Tender

Operator for Great Yarmouth Winter Gardens

Great Yarmouth Borough Council

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

Notice identifier: 2025/S 000-017680

Procurement identifier (OCID): ocds-h6vhtk-050430

Published 29 April 2025, 3:09pm

Changes to notice

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

Time aligned with Intend documentation to 12:00pm (noon) for closure deadline.

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

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

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.

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

- 92000000 - Recreational, cultural and sporting services

Contract locations

- UKH15 - Norwich and East Norfolk

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, all other services as described above and in documents accompanying the PSQ in East Suffolk Council's tender portal.

Lot value (estimated)

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

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

Lot value (estimated)

- £0 excluding VAT
- £0 including VAT

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

Enquiry deadline

17 April 2025, 2:00pm

Submission type

Requests to participate

Deadline for requests to participate

1 May 2025, 12:00pm

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

Lot 1. Full operation of the Winter Gardens

Name	Description	Type	Weighting
Quality Questions	Questions will be included at the tender stage	Quality	70%
Value	Questions will be included at the tender stage	Price	30%

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

Name	Description	Type	Weighting
Quality Questions	Quality Questions will be included in the tender at time of publication.	Quality	70%
Value	Quality Questions will be included in the tender at time of publication.	Cost	30%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure 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.

Justification for not publishing a preliminary market engagement notice

Previously published in error as UK3: Planned procurement notice

Total value including VAT: £40,176,000

Contract location: UKH15 - Norwich and East Norfolk

Notice identifier: 2025/S 000-012745

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

Published 3 April 2025, 11:20am

This UK4 directly replaces and supersedes the erroneous UK3 described above.

Documents

Associated tender documents

[2583-PPT-R PSQ Guidance GY Winter Gardens Op94.docx](#)

[2583-PPT-R PSQ GY Winter Gardens9425.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

Email: procurement@eastsuffolk.gov.uk

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

Region: UKH14 - Suffolk

Contact organisation

Contact East Suffolk Council for any enquiries.