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Tender

Freshney Place Shopping Centre Asset Manager

North East Lincolnshire Borough Council

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

Notice identifier: 2025/S 000-018434

Procurement identifier (OCID): ocds-h6vhtk-04ed3e ([view related notices](#))

Published 1 May 2025, 1:53pm

Scope

Reference

98949

Description

North East Lincolnshire Council (The Owner) is seeking to appoint and asset manager to manage the Freshney Place Shopping Centre, DN31 1ED.

Total value (estimated)

- £750,000 excluding VAT
- £900,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 August 2025 to 1 August 2028
- Possible extension to 1 August 2030
- 5 years, 1 day

Description of possible extension:

2 x 12 month periods

Options

The right to additional purchases while the contract is valid.

While no further modifications are anticipated at this time, the Owner reserves the right to modify the Agreement at any point within its term, in line with Section 74 of the Procurement Act 2023 in any of the following ways: The Owner may vary the Agreement to incorporate the management of the Food Hall and Market into the scope of the Agreement and/or, If agreed in the business plan, the Asset Manager's duties and services may be varied to include additional duties in relation to development of the Centre. Further details can be found in the associated tender documents.

Main procurement category

Services

CPV classifications

- 70332200 - Commercial property management services
- 79993000 - Building and facilities management services

Contract locations

- UKE13 - North and North East Lincolnshire

Participation

Legal and financial capacity conditions of participation

Economic Financial Standing Information - Pass/Fail Confirmation is required that the tenderer has up-to-date economic and financial standing information available on the Find a Tender Service. Insurance - Pass/Fail Confirmation is required that the tenderer will have the following levels of insurance cover in place from the commencement of the contract: Employer's (Compulsory) Liability Insurance = £10m Public Liability Insurance = £5m Professional Indemnity Insurance = £5m Product Liability Insurance = £5m There is a legal requirement for certain employers to hold Employer's (Compulsory) Liability Insurance of £5 million as a minimum. Further details about the conditions of participation and the award criteria can be found in the associated tender documents.

Technical ability conditions of participation

General Data Protection Regulations - Pass/Fail The tenderer must confirm the following: That they have implemented appropriate technical and organisational measures to ensure and demonstrate that the processing of personal data and sensitive personal data is performed in accordance with the GDPR. Are able to provide copies of your data protection policies. If they have been subject to any enforcement action(s) by the ICO, in respect of data protection compliance in the last three years. Modern Slavery - Pass/Fail The tenderer must confirm if they are a relevant commercial organisation or not and if they are: Confirm that they have published a statement as required by Section 54 of the Modern Slavery Act. Confirm that the statement complies with the requirements of Section 54. Professional Registration - Pass/Fail The tenderer must confirm that should they be successful they will be a registered asset manager, IE, Institute of Asset Management, or equivalent at the point of contract commencement. Further details about the conditions of participation and the award criteria can be found in the associated tender documents.

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

3 June 2025, 4:00pm

Tender submission deadline

9 June 2025, 12:00pm

Submission address and any special instructions

https://uk.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=93530&B=

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

15 July 2025

Recurring procurement

Publication date of next tender notice (estimated): 2 May 2028

Award criteria

| Name | Type | Weighting |
|----------------------------------|---------|-----------|
| Management of the Centre | Quality | 35% |
| Cost | Cost | 25% |
| Business Plan | Quality | 20% |
| Engagement with Key Stakeholders | Quality | 10% |
| Social Value | Quality | 10% |

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Justification for not publishing a preliminary market engagement notice

This is a reissuing of the opportunity published on the 30th January 2024, Find a Tender reference 2024/S 000-003009.

Documents

Associated tender documents

<https://yortender.eu-supply.com/login.asp?B=YORTENDER>

All associated tender documents are available via YORtender - <https://yortender.eu-supply.com/login.asp?B=YORTENDER> Click on the link, then click on current tender opportunities, then search using the reference number.

Technical specifications to be met

<https://yortender.eu-supply.com/login.asp?B=YORTENDER>

The technical specification is available via YORtender - <https://yortender.eu-supply.com/login.asp?B=YORTENDER> Click on the link, then click on current tender opportunities, then search using the reference number.

Contracting authority

North East Lincolnshire Borough Council

- Public Procurement Organisation Number: PXNN-3676-XCQV

Municipal Offices, Town Hall Square

Grimsby, North East Lincolnshire

DN31 1HU

United Kingdom

Email: procurement@nelincs.gov.uk

Website: <https://www.nelincs.gov.uk>

Region: UKE13 - North and North East Lincolnshire

Organisation type: Public authority - sub-central government