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Tender

## **Operator for the Tropicana in Weston-super-Mare**

North Somerset Council

F24: Concession notice

Notice identifier: 2024/S 000-027998

Procurement identifier (OCID): ocids-h6vhtk-049764

Published 2 September 2024, 4:24pm

### **Section I: Contracting authority/entity**

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

North Somerset Council

Town Hall, Walliscote Grove Road

Weston-super-Mare

BS23 1UJ

#### **Contact**

Alice Griffin

#### **Email**

[alice.griffin@n-somerset.gov.uk](mailto:alice.griffin@n-somerset.gov.uk)

#### **Country**

United Kingdom

#### **Region code**

UKK12 - Bath and North East Somerset, North Somerset and South Gloucestershire

**Justification for not providing organisation identifier**

Not on any register

**Internet address(es)**

Main address

<https://n-somerset.gov.uk/>

**I.3) Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://www.supplyingthesouthwest.org.uk/>

Additional information can be obtained from the above-mentioned address

Applications or, where applicable, tenders must be submitted electronically via

<https://www.supplyingthesouthwest.org.uk/>

**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**

Operator for the Tropicana in Weston-super-Mare

Reference number

DN740601

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

- 92000000 - Recreational, cultural and sporting services

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

Services

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

North Somerset Council (NSC) is seeking to procure, by way of a concession, an experienced and successful venue operator to manage the redeveloped Tropicana in Weston-super-Mare.

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

This concession is divided into lots: No

## **II.2) Description**

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

- 50000000 - Repair and maintenance services
- 55410000 - Bar management services
- 55520000 - Catering services
- 70332000 - Non-residential property services
- 79900000 - Miscellaneous business and business-related services
- 92300000 - Entertainment services

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

NUTS codes

- UKK12 - Bath and North East Somerset, North Somerset and South Gloucestershire

Main site or place of performance

Tropicana, Marine Parade, Weston-super-Mare, BS23 1BE

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

North Somerset Council (NSC) is seeking to procure, by way of a concession, an experienced and successful venue operator to manage the redeveloped Tropicana in Weston-super-Mare. NSC is seeking a long-term operator to lease the site following a major refurbishment project under a 20+ year lease. The Tropicana is uniquely located on the beach at Marine Parade, Weston-super-Mare, BS23 1BE.

The Tropicana is an iconic landmark in Weston-super-Mare, currently operated by the council; hosting over 100 events a year and attracting 50,000 people in the indoor gallery and outdoor arena. The venue most recently hosted internationally acclaimed art installations Banksy's Dismaland and the SEEMONSTER.

Following funding from the UK government, the refurbishment project will increase the whole site's capacity to over 5,000; rebuild a new highly flexible, purpose-built indoor event space with a minimum capacity of 1,000; introduce sustainable energy and operating systems and make major repairs and improvements to the heritage promenade building and outdoor arena. Designs by award winning architecture firm RCKa will be submitted for planning approval in October 2024.

The Council has also recently applied for an additional capital grant from the Arts Council of £2m capital and £700k revenue to contribute to cultural activity on site, should it be successful.

The new operator will have significant experience in operating successful entertainment venues to provide an exciting programme of year-round entertainment in the newly refurbished venue to attract visitors to the seafront and help raise the profile of Weston-super-Mare as an ideal town to live, visit, work and invest.

The Concession Contracts Regulations 2016 ("CCR") apply to this contract.

This tender opportunity is available on the Supplying the South West procurement portal at <https://www.supplyingthesouthwest.org.uk/>

#### **II.2.5) Award criteria**

Concession is awarded on the basis of the criteria stated in the procurement documents

#### **II.2.7) Duration of the concession**

Duration in months

240

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## **Section III. Legal, economic, financial and technical information**

### **III.1) Conditions for participation**

#### **III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions, indication of information and documentation required

Conditions for participation as outlined in the procurement documents.

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## **Section IV. Procedure**

### **IV.2) Administrative information**

#### **IV.2.2) Time limit for submission of applications or receipt of tenders**

Date

4 October 2024

Local time

11:00am

#### **IV.2.4) Languages in which tenders or requests to participate may be submitted**

English

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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

North Somerset Council

Town Hall, Walliscote Grove Road

Weston-super-Mare

BS23 1UJ

Country

United Kingdom