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Tender

## **Concession Contract for the Operational Management of Glossop Markets and adjacent Commercial Business spaces**

High Peak Borough Council

F24: Concession notice

Notice identifier: 2022/S 000-028263

Procurement identifier (OCID): ocds-h6vhtk-0373f0

Published 7 October 2022, 2:13pm

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

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

High Peak Borough Council

Town Hall

BUXTON

SK176EL

#### **Email**

[procurement@highpeak.gov.uk](mailto:procurement@highpeak.gov.uk)

#### **Telephone**

+44 3451297777

#### **Country**

United Kingdom

**Region code**

UKF13 - South and West Derbyshire

**Justification for not providing organisation identifier**

Not on any register

**Internet address(es)**

Main address

[www.highpeak.gov.uk](http://www.highpeak.gov.uk)

**I.3) Communication**

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

<https://procontract.due-north.com>

Additional information can be obtained from the above-mentioned address

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

<https://procontract.due-north.com>

**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**

Concession Contract for the Operational Management of Glossop Markets and adjacent Commercial Business spaces

Reference number

P4811

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

- 55000000 - Hotel, restaurant and retail trade services

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

Services

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

High Peak Borough Council (the 'Council') wish to invite applications through a competitive tendering procedure from suitably qualified and experienced organisations that wish to be considered for the Operational Management of Glossop Indoor and outdoor markets AND management of commercial lettings for office, events, shop units spaces located in the Municipal Buildings, Town Hall and Arcade, under a Concession Contract arrangement and lease as per the Invite to Tender (ITT) and related documents.

In addition this Concession notice will include provision for High Peak Borough Council's Strategic Alliance partner Staffordshire Moorlands District Council to access contract arrangements. Subject to the agreement of parties, the contract will be available to the Staffordshire Moorlands District Council for any future requirements for the Local Authority to access the contractual arrangements which are not material change to the basis of which this contract is awarded against.

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

This concession is divided into lots: No

### **II.2) Description**

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

NUTS codes

- UKF1 - Derbyshire and Nottinghamshire

Main site or place of performance

Glossop Derbyshire SK13 8AF

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

Concession for the operation and management of Glossop Indoor market hall, outside market (inc. Public conveniences), internal shop unit Arcade, Town hall assembly rooms / offices and Municipal Buildings vacant office and meeting spaces.

We are looking for a dynamic partner to support the Council in its aspirational objectives and outputs for the future operating model for the Indoor / outdoor markets (inc Public Conveniences), Town hall, Arcade and Municipal Buildings business spaces.

The Council is looking to enter into a commercial partnership arrangement with an Operator with specific experience and track record in delivering refreshed traditional markets and has the commercial awareness of business space rentals, retail and hospitality. Specifically the Council wishes to achieve the following key principles for the Concession arrangement;

- To deliver a vibrant, high quality and attractive facility for residents and visitors, which provide value for money and supports tourism and business growth
- Offer something new and innovative to add diversity and choice for the consumer
- Must be consistent in its offer, quality and opening hours and a commercially viable offer
- Offer a customer experience that is of a high quality and leaves a positive impression of the area
- Promote a value for money experience for visitors, ensuring variety and affordability are at the heart of the operation.
- Identify and make 'best use' of the complex, maximising on income generation opportunities.
- Provide a high standard food service, offering fresh sustainably sourced and local produce.
- Ensure that the facilities and activities are available to ALL, emphasising on Equalities,

Accessibility and initiatives to engage and support the diverse population.

- Top choice venue serving both local residents and the wider visitor economy

The Operators and lease contracts will be for an initial term of five years with a further option to extend (dependant on investment terms and performance) for an additional period of upto five years

The Council wishes to enter into dialogue as part of this procedure with prospective participants to fully explore feasible proposals that bidders present and invite proposals that are innovative, attractive and supports tourism, business growth and local engagement (residents and businesses) for Glossop Town Centre achieving the desirable outputs as detailed.

This is an exciting phase in the project of the re-development investment in the Civic buildings, which has achieved £2m contribution funding from D2N2 and the Council totalling £7.3m.

Construction works have now started to the Indoor Market and Arcade which will transform this building to a modern space complimenting its historical features and provide wider access to areas to support micro business start ups and provide suitable areas for conferencing and events.

Adjacent areas include the Municipal Buildings which is partly vacant office and meeting spaces available for business rentals and hire and Town hall which has office and Assembly room areas as part of the development opportunity.

This procedure is being managed though the Councils e-tendering portal Procontract - <https://procontract.due-north.com>

Project reference: DN636805

Prospective bidders may need to register if not already registered on this portal.

Bidders must ensure they read and understand the requirements as set out for tendering in the ITT documents.

Expressions of interest to participate will be managed through the project ref on the portal. The Council will be holding an open day for prospective bidders to attend site and have opportunity to discuss the requirements of this opportunity with Council representatives and associated stakeholders w/c 07/11/22 (exact date to be confirmed).

Prior to the bidders event, a virtual tour will be available on request to inform registered participants of the current ongoing internal works to the Market Hall redevelopment.

Non compliant bids will be rejected.

Applicants should note that this application is solely for the provision of the requirements outlined in the Tender specification. If there is any aspect of the specification or contract conditions with which you will not comply this must be raised, in writing, with the Procurement Unit prior to submitting your application response. It is advisable to involve your Legal representative at this stage in the process.

The Council will not be liable for any costs incurred by any respondent in the preparation and /or submission of their tender, nor for any costs which may arise from any subsequent meetings, presentations or demonstrations that respondents may be required to attend. It is the responsibility of each respondent to obtain for themselves at their own expense any additional information necessary for the preparation of their tender.

The Council reserve the right to consider alternative procurement options, suspend or call-off the process, terminate any proceedings and is not bound to accept any offer submitted

### **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

60

### **II.2.14) Additional information**

The contract will include options for an extension period for up to an additional 60 months - dependable and justified against the calculation of the Operator's return on investment through the life of the contract ie subject to the provisions set out in regulations 18 (3) and 18 (4) of the concessions contract Regulations 2016.

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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

Bidders will be reviewed in accordance with Regulation 57 Public Contract Regulations 2015 for grounds of Mandatory and Discretionary exclusions.

Accredited professionals in following sectors:

Retail markets, Hospitality, Catering, Lettings

#### **III.1.2) Economic and financial standing**

Selection criteria as stated in the procurement documents

#### **III.1.3) Technical and professional ability**

Selection criteria as stated in the procurement documents

### **III.2) Conditions related to the concession**

#### **III.2.2) Concession performance conditions**

Performance will be measured in accordance with provisions included in the concession contract agreement. A performance bond or parent company guarantee will be required to be in place for this contract to equal 10 % of the total contract value.

#### **III.2.3) Information about staff responsible for the performance of the concession**

Obligation to indicate the names and professional qualifications of the staff assigned to performing the concession

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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

9 December 2022

Local time

12:00pm

#### **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: Yes

Estimated timing for further notices to be published: 48 months (in 4 years) if permitted extensions are not applied to extend the initial term

### **VI.2) Information about electronic workflows**

Electronic ordering will be used

Electronic payment will be used

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

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

High Court of England and Wales

Royal Court of Justice, The Strand

London

WC2A 2LL

Country

United Kingdom

### **VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

Applicants must submit all required information by the stated deadline via the council's electronic tendering portal.

A minimum of 10 calendar days standstill period at the point information on the award of the contract is communicated to participants.

### **VI.4.4) Service from which information about the review procedure may be obtained**

High Peak Borough Council

Town Hall

Buxton

SK17 6EL

Email

[procurement@highpeak.gov.uk](mailto:procurement@highpeak.gov.uk)

Country

United Kingdom

Internet address

[www.highpeak.gov.uk](http://www.highpeak.gov.uk)