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Tender

Leisure Services Operating Contract

Cumberland Council

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

Notice identifier: 2025/S 000-031056

Procurement identifier (OCID): ocds-h6vhtk-04e91d ([view related notices](#))

Published 9 June 2025, 4:26pm

Scope

Reference

DN765091

Description

The Authority is seeking to procure a specialist leisure operator to operate, maintain and deliver leisure services, as set out in the Tender Notice, Specification, Contract and supporting procurement documents provided on the procurement portal.

The Authority is seeking Suppliers with suitable experience to operate and maintain the facilities on behalf of the Authority. This is an exciting opportunity for an innovative and strategic organisation to develop a vision for the further enhancement to the delivery of leisure services in Cumberland.

The Authority's expectation is that this opportunity will suit sector specialists with the capability of self-operating all required elements of the service (e.g., sport and leisure service delivery and technical and facilities management) but will be prepared to consider and assess any mixed economy bid that may involve sub-contracting certain elements with the Authority's consent.

The Council is seeking bids at Initial Tender ('ISIT') stage through appropriately qualified and experienced operators of facilities that can deliver community health and wellbeing outcomes through the operation of services. This Tender is split into two Lots and Suppliers must bid for both lots.

Total value (estimated)

- £1,000,000 excluding VAT
- £1,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 31 March 2036
- Possible extension to 31 March 2041
- 15 years

Description of possible extension:

The contract to operate and maintain the facilities will be for an initial period of 10 years commencing on 1st April 2026 with an option to extend by up to a further 5 years at the discretion of the Authority.

Main procurement category

Services

CPV classifications

- 92610000 - Sports facilities operation services

Contract locations

- UKD1 - Cumbria

Lot constraints

Description of how multiple lots may be awarded:

This Tender is split into two Lots and Suppliers must bid for both lots.

Lot 1 (was 765091). LOT A Operation of Services proposals.

Description

A leisure Services Operating Contract as per the specification at the following:

- Workington Leisure Centre
- Cockermouth Leisure Centre
- Whitehaven Sports Centre
- Copeland Swimming Pool
- Cleator Moor Sports Centre
- Millom Leisure Centre
- Maryport Activity Centre

- Community Active Wellbeing Outreach Programme with Council Funding of £50,000 per annum

Lot value (estimated)

- £750,000 excluding VAT
- £750,000 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. LOT B Operation of Services proposals.

Description

- Keswick Leisure Centre - operation of the gym/fitness facility only from 1st April 2026 to 31st March 2028.

Lot value (estimated)

- £250,000 excluding VAT
- £250,000 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.

Participation

Legal and financial capacity conditions of participation

Lot 1 (was 765091). LOT A Operation of Services proposals.

Lot 2. LOT B Operation of Services proposals.

Please see PSQ and associated documents

Technical ability conditions of participation

Lot 1 (was 765091). LOT A Operation of Services proposals.

Lot 2. LOT B Operation of Services proposals.

Please see PSQ and associated documents

Submission

Enquiry deadline

27 June 2025, 11:59pm

Submission type

Requests to participate

Deadline for requests to participate

4 July 2025, 12:00pm

Submission address and any special instructions

The documents are available via The Chest - <https://www.the-chest.org.uk/>

For support using the chest please contact Proactis, using the supplier support area.

For clarifications, please ensure all correspondence is via The Chest using the message area.

Suppliers wishing to express an interest and obtain access to the tender documents should go to www.the-chest.org.uk and click on current opportunities from the navigation area on the left of the screen. On the next screen enter the contract Reference (DN765091) in the box labelled 'contains' then click search.

Click on the Blue link for the contract title to view the opportunity.

To express an interest you will need to login. If you are not already

registered on the www.the-chest.org.uk you will need to return to the home page and click on Register. Register FREE link in the navigation area on the left of the screen. Registration is free of charge and your username and password will be emailed to you.

Cumberland Council is fully supportive of all aspects of diversity including ethnicity, race, religion, age, disability and sexual orientation. In this respect Cumberland Council welcomes expressions of interest from ethnic minority, disabled and other diverse business communities and the voluntary sector.

Economic operators are therefore required to fully comply with all statutory obligations/applicable legislation and there will be a requirement to participate in the Authority's supplier audits on all aspects of diversity.

The Contracting Authority expressly reserves the right:

- (i) not to award any contract as a result of the procurement process commenced by publication of this notice; and
- (ii) to make whatever changes it may see fit to the content and structure of the tendering competition; and in no circumstances will the Contracting Authority be liable for any costs

incurred by the candidates. Any expenditure, work or effort undertaken prior to contract award is accordingly a matter solely for the commercial judgement of potential suppliers.

The contracting authority reserve the right to use any electronic portal during the life of the agreement.

The value provided in this notice is only an estimate. details of how the contract will be costed is detailed in the tender documents.

The initial contract term is for 10 years, with an optional extension of up to a further 5 years, at the discretion of the Council.

The Invitation to Submit an Initial Tender (ISIT) and additional documentation is provided for information only at the PSQ stage. Only those invited to participate following the PSQ stage will be required to submit an ISIT.

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

7 January 2026

Recurring procurement

Publication date of next tender notice (estimated): 1 April 2035

Award criteria

Name	Description	Type	Weighting
Commercial	Please see Tender documents for a breakdown of the award criterion. We reserve the right to refine any specific award criteria during the Procurement in accordance with section 24 of the Procurement Act 2023.	Price	50%
Quality	Please see Tender documents for a breakdown of the award criterion. We reserve the right to refine any specific award criteria during the Procurement in accordance with section 24 of the Procurement Act 2023.	Quality	45%
Social Value	Please see Tender documents for a breakdown of the award criterion. We reserve the right to refine any specific award criteria during the Procurement in accordance with section 24 of the Procurement Act 2023.	Quality	5%

Other information

Payment terms

Please refer to Tender documentation

Description of risks to contract performance

Please refer to Tender documentation

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

Stage 1 - Conditions of Participation

After checking supplier's eligibility, based on their supplier information supplied on the Central Digital Platform, and Part 1 & 2 of the PSQ, Part 3 of the PSQ will be used to evaluate a Suppliers suitability to meet the council's conditions of participation. Only eligible suppliers that meet the conditions of participation will be invited to the second stage.

Stage 2 - Competitive Tendering Process

Following the conclusion of Stage 1 PSQ, eligible suppliers will be invited to participate in this stage. This stage will encompass an invitation to submit an initial tender (ISIT), which will involve evaluating suppliers based on an assessment of both cost and non-cost

factors, to find the most advantageous initial tenders. The Council will negotiate with the 3 (three) highest ranked suppliers based on the evaluation of the initial tender submissions prior to a request for final tenders. In the event of a tied scoring, the Authority reserves the right to negotiate with more than 3 (three) suppliers.

Documents

Associated tender documents

<https://www.the-chest.org.uk/>

The documents are available via The Chest - <https://www.the-chest.org.uk/>

Ref : DN765091

Documents to be provided after the tender notice

The documents are available via The Chest - <https://www.the-chest.org.uk/>

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Technical specifications to be met

<https://www.the-chest.org.uk/>

The documents are available via The Chest - <https://www.the-chest.org.uk/>

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Contracting authority

Cumberland Council

- Public Procurement Organisation Number: PJGX-9191-DYLV

Cumbria House, 107-117 Botchergate

Carlisle

CA1 1RD

United Kingdom

Email: Procurement.Mailbox@cumbria.gov.uk

Region: UKD12 - East Cumbria

Organisation type: Public authority - sub-central government