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Contract

Leisure Management Operator Services

Nuneaton and Bedworth Borough Council

F25: Concession award notice

Notice identifier: 2025/S 000-033488

Procurement identifier (OCID): ocids-h6vhtk-045482

Published 18 June 2025, 5:30pm

Section I: Contracting authority/entity

I.1) Name and addresses

Nuneaton and Bedworth Borough Council

Town Hall, Coton Road

NUNEATON

CV115AA

Contact

Matthew Wallbank

Email

matthew.wallbank@nuneatonandbedworth.gov.uk

Country

United Kingdom

Region code

UKG13 - Warwickshire

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

<https://www.nuneatonandbedworth.gov.uk/>

Buyer's address

<http://www.csw-jets.co.uk/>

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Leisure Management Operator Services

Reference number

NUN - 19035

II.1.2) Main CPV code

- 92610000 - Sports facilities operation services

II.1.3) Type of contract

Services

II.1.4) Short description

The Council is seeking to procure an Economic Operator for the management and operation of sport facilities such as Bedworth Physical Activity Hub, Pingles Leisure Centre and Jubilee in Nuneaton and Bedworth borough.

The Council is targeting the appoint of an Economic Operator in 2025 for a period of 15 years (10 year initial term with an option to extend for 5 years).

The Council intends to undertake a procurement process in line with the Concession Contract Regulations 2016. Whilst this service falls within the Light Touch Regime, the Council will be undertaking the procurement via the Find a Tender Service (FTS) and applying the principle of the Competitive Procedure with Negotiation under the Public Contract Regulations 2015.

Please note, the Council issued a F23: Social and other specific services - concessions (prior information notice) in March 2024. Notice Reference: 2024/S 000-008913

Council issued a F24: Concession notice (Notice identifier: 2024/S 000-013153) on 23rd April 2024 on Find a Tender platform.

II.1.5) Estimated total value

Value excluding VAT: £52,000,000

II.1.6) Information about lots

This concession is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £53,500,000

II.2) Description

II.2.2) Additional CPV code(s)

- 45212290 - Repair and maintenance work in connection with sports facilities
- 45236290 - Repair work on recreational areas
- 45453000 - Overhaul and refurbishment work
- 50700000 - Repair and maintenance services of building installations
- 55300000 - Restaurant and food-serving services
- 79993000 - Building and facilities management services
- 90911000 - Accommodation, building and window cleaning services
- 92000000 - Recreational, cultural and sporting services

II.2.3) Place of performance

NUTS codes

- UKG13 - Warwickshire

Main site or place of performance

x 3 sites:

Bedworth Leisure Centre / Bedworth Physical Activity Hub (Bedworth)

Pingles Leisure Centre (Nuneaton)

Jubilee Centre (Nuneaton)

Potential future variation site during the contract term, known as Top Farm as per tender documentation issued in tender process.

II.2.4) Description of the procurement

The Council acknowledges there can be a lot of change during a longer term contract therefore it is possible that during the term of the contract, future facilities may be built or decommissioned within the borough which may have an impact on this contract whether that be a reduction or increase in the number of facilities covered under the contract.

One site that may included during the term of the contract is Top Farm which is located in the north of Nuneaton but this is not confirmed or guaranteed.

II.2.5) Award criteria

Concession is awarded on the basis of the criteria described below:

- Criterion: Price - 40%
- Criterion: Quality (11 sub-criteria) - 60%

II.2.7) Duration of the concession

Duration in months

180

II.2.14) Additional information

The Council propose a 15 year contract term including extensions (180 months) but excluding mobilisation. The 15 year term therefore commences from formal operational for members of the public to utilise the service.

It must be noted that the Council envisage the contract award taking place in 2025 with a contract go live date post award followed by a mobilisation period and then the 15 year term commencing from the formal operational go live date scheduled to be early 2026.

It is the Council's view that the object of the contractual arrangements are classified as a service concession contract under the Concession Contract Regulations 2016 and furthermore, fall under the scope of the Light Touch Regime services listed under Schedule 3 of the regulations.

In the interests of transparency, fairness, equality of opportunity, best value and future development flexibility, the Council will undertake a FTS advertised procurement process which encompasses the aspects and core principles of the Competitive Procedure with Negotiation as set out within the Public Contract Regulations 2015.

The process shall therefore involve:

- Pre-selection stage

- A tender stage
- Negotiation and dialogue (if required)
- A second tender stage noted as Best and Final Offer (if required)

Please note, should initial bids be received and deemed acceptable, the Council may award on this basis without the need to undertake any negotiation. Therefore, prospective bidders should consider submitting an initial bid that could be acceptable without any need to negotiate. Alternatively, if the Council is unable to award, it may include an additional dialogue/negotiation stage(s) and tender stage(s) but the bidders will all be updated based on any change.

For full details, please view Document 1 - Information Pack.

There may be an option to include Top Farm as a leisure offer/site as a potential during the contract term but there is no guarantee of this. This hasn't been factored into the Estimated Total Lifetime Value. There may also be during the term of the contract additional sites, site enhancements, refurbishments and/or the removal of sites during the term.

Section IV. Procedure

IV.1) Description

IV.1.1) Form of procedure

Award procedure with prior publication of a concession notice

IV.1.11) Main features of the award procedure

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In the interests of transparency, fairness, equality of opportunity, best value and future development flexibility, the Council will undertake a FTS advertised procurement process which encompasses the aspects and core principles of the Competitive Procedure with Negotiation as set out within the Public Contract Regulations 2015.

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IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2024/S 000-013153](#)

Section V. Award of concession

A concession/lot is awarded: Yes

V.2) Award of concession

V.2.1) Date of concession award decision

28 May 2025

V.2.2) Information about tenders

Number of tenders received: 4

Number of tenders received from SMEs: 0

Number of tenders received by electronic means: 4

The concession has been awarded to a group of economic operators: No

V.2.3) Name and address of the concessionaire

Sports and Leisure Management Limited

2 Watling Drive, Sketchley Meadows

Hinckley

LE10 3EY

Country

United Kingdom

NUTS code

- UKF2 - Leicestershire, Rutland and Northamptonshire

Companies House

02204085

The concessionaire is an SME

No

V.2.4) Information on value of concession and main financing terms (excluding VAT)

Total value of the concession/lot: £53,500,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Nuneaton and Bedworth Borough Council

Town Hall, Coton Road

Nuneaton

CV11 5AA

Email

procurement@nuneatonandbedworth.gov.uk

Country

United Kingdom

Internet address

<https://www.nuneatonandbedworth.gov.uk/>

VI.4.2) Body responsible for mediation procedures

Cabinet Office - Public Procurement Review Services

Cabinet Office 70 Whitehall

London

SW1A 2AS

Email

publicprocurementreview@cabinetoffice.gov.uk

Country

United Kingdom