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Tender

Wyre Council Leisure Operating Contract

Wyre Borough Council

F02: Contract notice

Notice identifier: 2024/S 000-039116

Procurement identifier (OCID): ocds-h6vhtk-04872c

Published 4 December 2024, 4:08pm

Section I: Contracting authority

I.1) Name and addresses

Wyre Borough Council

Civic Centre, Breck Road

Poulton-le-Fylde

FY6 7PU

Contact

Mr Ben McCabe

Email

ben.mccabe@wyre.gov.uk

Telephone

+44 1253887313

Country

United Kingdom

Region code

UKD4 - Lancashire

Internet address(es)

Main address

<https://www.wyre.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

Tenders or requests to participate 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

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Wyre Council Leisure Operating Contract

Reference number

DN750362

II.1.2) Main CPV code

- 92000000 - Recreational, cultural and sporting services

II.1.3) Type of contract

Services

II.1.4) Short description

The Authority is inviting tenders from suitable partners who wish to be considered to manage and operate the Authority's Leisure Services. This procurement falls under Schedule 3 of the Public Contract Regulations - Social and Other Specific Services and the Council is using the Competitive Procedure with Negotiation ("CPN").

The Contract is for the operation of the Authority-owned (unless otherwise stated) Fleetwood Leisure Centre, Garstang Leisure Centre, Garstang Swimming Pool (currently owned by Lancashire County Council and leased by the council), Poulton Leisure Centre and Thornton Leisure Centre. The Contract also includes provision of a Beach Patrol Service at bathing beaches in Fleetwood and Cleveleys at weekends and school holidays during the summer period.

II.1.5) Estimated total value

Value excluding VAT: £63,177,200

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKD4 - Lancashire

II.2.4) Description of the procurement

The Contract is for the operation of the Authority-owned (unless otherwise stated) Fleetwood Leisure Centre, Garstang Leisure Centre, Garstang Swimming Pool (currently owned by Lancashire County Council and leased by the council), Poulton Leisure Centre and Thornton Leisure Centre. A brief description of each facility is provided below:

Fleetwood Leisure Centre

Built in 1974, Fleetwood Leisure Centre is a popular facility within the local community. Situated on the seafront in the north-eastern corner of Fleetwood, the facility offers convenient access to the waterfront. The town centre is a c.10-minute walk away, making it easily accessible for both residents and visitors.

The centre contains dry-side leisure facilities including a 48-station fitness gym, cycle studio, 5-court sports hall and a café, as well as wet-side facilities including a 6-lane 25m swimming pool, 20m x 7.5m teaching pool and an outdoor splashpad. The Authority invested £134,000 in new health and fitness equipment in 2015, replaced the sand filters in the same year and undertook a complete boiler replacement in 2020 costing over £160,000.

Prior to the Covid-19 pandemic, Fleetwood Leisure Centre attracted c. 197,758 visits per year and had a total of 1,705 annual or direct debit members. This had recovered to 166,091 visits per year and a total of 1,958 annual or direct debit members by March 2024.

The Authority successfully secured £141,212 of funding from the Government's Swimming Pool Support Fund in January 2024, which was allocated to Fleetwood Leisure Centre for shower-flow restrictors and solar PV Panels at the centre.

The Authority has developed outline plans and costings for a remodelled Fleetwood Leisure Centre and is seeking to test the business case for this investment as part of this procurement.

Garstang Leisure Centre

Built in 1985, Garstang Leisure Centre has established itself as a valuable community asset. The facility is located in the heart of the town centre, with Garstang library situated opposite the site.

The centre contains indoor dry-side leisure facilities including a 17-station fitness suite, a 12m x 15m exercise studio and a 4-court sports hall. The wider site encompasses outdoor facilities including a skate park and a half-court outdoor football pitch (not in scope of the Contract). Fitness equipment was upgraded in 2020 costing £30,000

Prior to the Covid-19 pandemic, Garstang Leisure Centre attracted c. 63,310 visits per year and had a total of 499 annual or direct debit members. This has recovered to c. 46,988 visits per year and a total of 491 annual or direct debit members by March 2024.

Garstang Swimming Pool

Built in 1974 and located c. 0.5 miles from Garstang Leisure Centre, Garstang Swimming Pool consists of a 3-lane 20m pool. The site is particularly well used by schools.

The Authority has spent c. £200,000 on improving male and female changing rooms and the reception / foyer area layout at Garstang Swimming Pool.

Prior to the Covid-19 pandemic, Garstang Swimming Centre attracted c. 55,632 visits per year. This had recovered to c. 42,761 visits per year by March 2024.

Poulton Leisure Centre

Also built in 1974, Poulton Leisure Centre is situated alongside golf and tennis facilities that are operated by local clubs. The centre consists of dry-side facilities including a 43-station gym and an 8m x 15m exercise studio. The site also features wet-side facilities including a 3-lane 20m pool and a separate spa.

In 2014, the Authority invested c. £2.5m at the site on new health and fitness equipment, development of a purpose-built group fitness studio and the installation of a spa facility which includes a 3m spa pool, sauna, steam room, aromatherapy room, salt room and two monsoon showers. The spa facility has not been operational since the Covid-19 pandemic but remains in working order. Bidders should assume that the spa facility will be operational within 6 months of the start of the Contract.

Prior to the Covid-19 pandemic, Poulton Leisure Centre attracted c. 129,749 visits per year and had a total of 1,601 annual or direct debit members. This had recovered to 122,887 visits per year and 1,349 annual or direct debit members by March 2024.

Thornton Leisure Centre

Thornton Leisure Centre is the Authority's oldest leisure facility having opened in 1973. It underwent a significant redevelopment and refurbishment in 1989 to expand the site and then again in 2015. The c. £4m investment in 2015 saw the development of an indoor skate park, 10 pin bowling alley and café, and 3G football pitches as well as

improvements to the health and fitness suite.

The indoor facilities now include a 100-station fitness suite, three exercise studios (15.3m x 10m, 7.5m x 10m, and 7.5m x 10m), a 5-court sports hall, two glass-backed squash courts, café, an activity room with 13 station Innerva Suite and a 10-lane ten pin bowling and diner. The space formerly occupied by the indoor skate park is currently vacant. The outdoor facilities include two 5-a-side 3G football pitches. Spinning bikes were upgraded in 2024 for Thornton, Poulton and Fleetwood Leisure Centres costing £94,000.

Prior to the Covid-19 pandemic, Thornton Leisure Centre attracted 284,379 visits per year and had a total of 1,805 annual or direct debit members. This had recovered to 243,719 visits per year and 2,308 annual or direct debit members by March 2024.

The Contract also includes provision of a Beach Patrol Service at bathing beaches in Fleetwood and Cleveleys at weekends and school holidays during the summer period.

Additionally, the contract requires management of bookings for playing pitches at four Authority-owned sites - King George V Playing Fields in Fleetwood, the Civic Centre pitches, Cottam Hall Playing Fields in Poulton and King George's Playing Fields in Thornton. The Operator shall manage pitch bookings and take income from hirers but will not be responsible for the maintenance of the pitches.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £63,177,200

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Start date

1 April 2026

End date

31 March 2036

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Maximum number: 4

II.2.10) Information about variants

Variants will be accepted: Yes

II.2.11) Information about options

Options: Yes

Description of options

The contract is for 10 years, with an option to extend for up to two additional periods of up to 5 years each. The total possible contract duration, including extension provisions will be 20 years. The Authority would also like to explore the benefits of a 15-year contract with the option to extend for up to an additional 5 years through a variant bid submission.

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

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

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive procedure with negotiation

IV.1.5) Information about negotiation

The contracting authority reserves the right to award the contract on the basis of the initial tenders without conducting negotiations

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2024/S 000-024307](#)

IV.2.2) Time limit for receipt of tenders or requests to participate

Date

24 January 2025

Local time

5:00pm

IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates

17 February 2025

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

English

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

High Court

London

Country

United Kingdom