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Tender

Swale Leisure Centres Contract

Swale Borough Council

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

Notice identifier: 2025/S 000-041183

Procurement identifier (OCID): ocds-h6vhtk-0527ff ([view related notices](#))

Published 18 July 2025, 9:49am

Scope

Reference

PA14

Description

Swale Borough Council is inviting Expressions of Interest to tender for Leisure Service Provision in Swale, Kent.

The contract will involve Management & Operation of the Swale Leisure Facilities for the contract term.

The contract shall commence on 01/04/2027 and terminate on either 31/03/2037. The council may extend the opportunity for a further 5 years. The tenderer/s who submit/s the Most Advantageous Tender will be awarded the contract.

Expressions of Interest and the Procurement Specific Questionnaire (PSQ) document must be submitted / uploaded on the Council's e-tendering portal. The closing date for submission of Expressions of Interest and the closing date for the PSQ is 18 August 2024 at 12:00 noon.

Swale Borough Council currently owns two wet and dry leisure facilities, Sheppey Leisure Complex, Sheerness (incorporating Sheppey Healthy Living Centre and Sheerness Swimming Pool) and Swallows Leisure Centre, Sittingbourne. There is planned major investment into the dryside facilities at Sheppey Leisure Complex in Sheerness which commenced in February 2025 and due for completion in June 2026.

There are two lots, Lot 1 includes both facilities plus the addition of Faversham Swimming pool (indoor and outdoor pools) Lot 2 only includes Swallows and Sheppey Leisure Complex.

We are looking for bidders to provide a tender return for both Lots and complete all three financial returns.

Total value (estimated)

- £23,750,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2027 to 31 March 2037
- Possible extension to 31 March 2042
- 15 years

Description of possible extension:

The council may extend the contract by up to 5 years.

Options

The right to additional purchases while the contract is valid.

The Contracting Authority reserves the right to directly award additional or repeat, goods,

works or services in accordance with Schedule 5, paragraph 8 of the Act.

Main procurement category

Services

CPV classifications

- 92000000 - Recreational, cultural and sporting services

Contract locations

- UKJ4 - Kent

Lot constraints

Maximum number of lots a supplier can be awarded: 1

Description of how multiple lots may be awarded:

Only 1 Lot will be awarded

Lot 1. Sheppey, Swallows and Faversham

Description

Lot 1 includes Sheppey Leisure Complex, Sheerness (incorporating Sheppey Healthy Living Centre and Sheerness Swimming Pool), Swallows Leisure Centre, Sittingbourne and Faversham Swimming pool (indoor and outdoor pools).

Lot value (estimated)

- £14,750,000 including VAT

Same for all lots

CPV classifications, contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

Lot 2. Swallows and Sheppey

Description

Lot 2 only includes Swallows and Sheppey Leisure Complex.

Lot value (estimated)

- £9,000,000 including VAT

Same for all lots

CPV classifications, contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

Participation

Legal and financial capacity conditions of participation

Lot 1. Sheppey, Swallows and Faversham

Lot 2. Swallows and Sheppey

Legal Capacity - GDPR

- Satisfactory credit check (low or very low risk score)
- Net reserves sufficient to cover 6 months of net operating expenditure
- Positive cash flow from operations
- Average invoice payment days 30 days or less
- No reported uncertainty regarding going concern status.

Confirmation that the tenderer already has, or can commit to obtain, prior to the award of the contract, the levels of insurance cover indicated.

Technical ability conditions of participation

Lot 1. Sheppey, Swallows and Faversham

Lot 2. Swallows and Sheppey

Technical Ability including contract examples and safeguarding.

Particular suitability

Lot 1. Sheppey, Swallows and Faversham

Lot 2. Swallows and Sheppey

Voluntary, community and social enterprises (VCSE)

Submission

Submission type

Requests to participate

Deadline for requests to participate

21 August 2025, 12:00pm

Submission address and any special instructions

Expressions of Interest and Procurement Specific Questionnaires must be submitted via ProContract: <https://procontract.due-north.com/>

Clarifications during the PSQ stage must be submitted via the Portal. Any requests for clarification relating to the Procurement during subsequent stages must be submitted via email to LeisureClarifications@swale.gov.uk

Tenders must be submitted via email to: LeisureTenders@swale.gov.uk

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Suppliers to be invited to tender

Lot 1. Sheppey, Swallows and Faversham

Lot 2. Swallows and Sheppey

Maximum 6 suppliers per lot

Selection criteria:

per lot

Award decision date (estimated)

31 October 2025

Recurring procurement

Publication date of next tender notice (estimated): 14 July 2035

Award criteria

Name	Type	Weighting
Quality	Quality	60%
Price	Price	40%

Other information

Payment terms

Payments made within 30 days for valid, undisputed invoices.

Invoices should be submitted to exchequer@swale.gov.uk

Description of risks to contract performance

Identified contract risks will be managed throughout the term of the Contract.

The age of the existing buildings and associated plant/equipment is an identified contract risk. Swallows Leisure centre was built in 1989, Sheerness Pool 1980, and Faversham outdoor pool 1964, with the indoor pool facility added in 1993. Building condition surveys for each site are available for Bidders to view, identifying priority works.

Where relevant, identified risks will be subject to negotiation e.g. level of capital investment, delay in opening of new Sheppey Healthy Living Centre, new pool is not developed at Sheppey, planning permission cannot be achieved at Faversham etc. The cost of these risks will be discussed by the Authority and the Bidder and made clear through submitted tenders.

The risks will be reflected in the Contract to enable permitted modifications under the Act.

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

Stage 1 - Invitation to participate / Procurement Specific Questionnaire

Stage 2 - Invitation to submit Initial Tenders

Stage 3 - Invitation to participate in dialogue (and/or negotiate)

Stage 4 - Invitation to submit a final tender

Documents

Documents to be provided after the tender notice

Either on <https://procontract.due-north.com/> via email or on <https://www.delta-esourcing.com/>

Contracting authority

Swale Borough Council

- Public Procurement Organisation Number: PJVX-4924-XHDQ

Swale House, East Street

Sittingbourne, Kent

ME10 3HT

United Kingdom

Email: procurement@swale.gov.uk

Region: UKJ43 - Kent Thames Gateway

Organisation type: Public authority - sub-central government