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Tender

Fineshade Campsite

Forestry Commission

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

Notice identifier: 2025/S 000-053005

Procurement identifier (OCID): ocds-h6vhtk-0591c7

Published 2 September 2025, 9:40am

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Scope

Reference

FCCN003766

Description

Concession agreement for the operation of Fineshade Campsite, located in Fineshade Wood between Corby and Stamford in the Midlands.

Total value (estimated)

- £5,652,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 5 February 2026 to 4 February 2046
- Possible extension to 4 February 2056
- 30 years

Description of possible extension:

There will be options to extend the lease, and the lease will also contain break clauses.

The option to extend / break the contract will be at the sole discretion of Forestry England and be conditional on:

- a) good performance in KPI's and compliance with lease/management regs/ offer and service standards and branding guidelines;
- b) The Operator having carried out capital investment in the Property, in line with the business plan submitted in the tender, ideally within the first three years and no later than within the first ten years of the lease; and
- c) the Operator having complied with all statutory requirements and legislation and with the requirements of any Public Authority affecting the Property.
- d) Forestry England future plans for the site

Main procurement category

Services

CPV classifications

- 55220000 - Camping-site services
-

Participation

Particular suitability

- Small and medium-sized enterprises (SME)
- Voluntary, community and social enterprises (VCSE)

Submission

Enquiry deadline

10 October 2025, 12:00pm

Submission type

Tenders

Tender submission deadline

30 October 2025, 12:00pm

Submission address and any special instructions

<https://app.panacea-software.com/>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

5 December 2025

Award criteria

Name	Type	Weighting
Accommodation Offer	Quality	15%
Financial Offer	Price	15%
Branding and Marketing	Quality	14%
Vision	Quality	10%
Initial Capital Investment Plans	Quality	10%
Ongoing Capital Investment Plans	Quality	10%
Environmental Sustainability	Quality	10%
Booking System	Quality	4%
Target Market	Quality	4%
Staffing	Quality	4%
Customer Service	Quality	4%

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Special regime

Concession

Competitive flexible procedure description

- Written tender submissions
- Bidder clarification interviews (unscored)

Contracting authority

Forestry Commission

- Public Procurement Organisation Number: PLRM-7846-HGLG

620 Bristol Business Park

Bristol

BS16 1EJ

United Kingdom

Email: commercial.service@forestryengland.uk

Region: UKK12 - Bath and North East Somerset, North Somerset and South Gloucestershire

Organisation type: Public authority - sub-central government