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Tender

Rawtenstall Market Operator

Rossendale Borough Council

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

Notice identifier: 2025/S 000-053923

Procurement identifier (OCID): ocds-h6vhtk-0583f5

Published 4 September 2025, 1:29pm

Changes to notice

This notice has been edited. The [previous version](#) is still available.

Scope

Description

Rossendale Borough Council is excited to offer the unique opportunity to lease and operate Rawtenstall Market. Rawtenstall Market is already a vibrant and popular tourist and leisure destination in the heart of Rossendale. Utilising Levelling Up and matched funding from Rossendale Borough Council, the building and surrounding public realm are to undergo extensive refurbishment and remodelling works, making the historic building fit

for purpose, long into the future, extending its appeal beyond traditional market hours.

Established in 1906, Rawtenstall Market stands as a testament to the town's enduring heritage and community cohesion.

This historic marketplace serves as a vital hub, fostering local commerce and connectivity. By day, it's perfect for those exploring Rossendale's fantastic outdoor scenery and by night, it offers unique experiences. Rawtenstall Market is a cornerstone of the town's cultural and economic fabric, bringing together a diverse array of local vendors, artisans, producers and retailers; and provides an engaging experience for all visitors seeking a taste of the town.

Opened in 1906, Rawtenstall Market sits at the heart of Rawtenstall town centre - perfectly positioned as the gateway to the South Pennines, Greater Manchester, West Yorkshire and Lancashire, offering access to some of the most attractive areas and compelling landscapes the UK has to offer. The town boasts an impressive 96% occupancy rate, significantly outperforming the national average and demonstrating strong commercial confidence.

Rawtenstall Market is undergoing an exciting transformation with completion expected in 2026. The Council is now seeking a dynamic new partner to unlock the market's full potential. This refurbished market is central to Rossendale's ambitious regeneration strategy, creating a thriving sustainable destination that celebrates both community and commerce.

Building on the successful investment in Haslingden Market and with exciting plans for Bacup Market, this presents a unique opportunity for an innovative operator to develop a unified, market-leading approach across all three venues. The transformation will create a vibrant retail and food destination that captures the area's heritage while embracing modern visitor expectations.

The refurbishment plans include new fabric improvements, new heating and ventilation systems, layout remodelling and cosmetic improvements. Works are due to complete in late summer 2026 with the market opening soon afterwards.

Wider Development Context - Rawtenstall and Rossendale

The market is already a popular destination with good occupancy rates and visitor numbers.

Over 3 million people live within 20 miles of Rawtenstall further demonstrating the vitality of the area as a semi-rural tourist destination. Across Rawtenstall and beyond, a major programme of regeneration is underway to create thriving, vibrant town centres that serve local communities and attract new visitors.

In Rawtenstall, the town centre is being transformed. Major investment is being made in the Rawtenstall Gyratory to improve traffic flow, pedestrian access, and connectivity.

Alongside this, significant improvements to the public realm are creating an attractive, welcoming environment where businesses, markets, and events can flourish.

The redevelopment of Rawtenstall Market is therefore not a standalone initiative but a key part of a coordinated and ambitious strategy to transform Rossendale's economy, infrastructure, and visitor offer. The selected market operator will play a critical role in delivering an excellent experience that supports these wider objectives, strengthens Rawtenstall's growing reputation, and contributes to the area's long-term success.

EXISTING TRADERS AND MARKET STAFF

Rossendale Borough Council is making an additional investment to house the existing 20+ market traders into temporary market stalls on a town square within Rawtenstall.

It is hoped that this will assist with ensuring traders remain active and vibrant, with a view to bringing them back into the refurbished market. Rossendale Borough Council envisages the existing traders having the opportunity to return to the new market, subject to meeting the operator's financial and operational requirements.

Rossendale Borough Council would encourage the selected operator to engage proactively with the existing trader base. This is to ensure every opportunity is given for the existing traders to be part of the market moving forward.

There is currently a Market Manager employed on a fixed term contract to manage Rawtenstall Market.

Scope of the Opportunity

The Council invites tenders from qualified organisations to:

Enter a 10+ year lease and management/operator agreement for Rawtenstall Market.

Assume full responsibility for PPM, health and safety compliance, and market operations.

Lead community engagement and deliver local events.

Take on financial and commercial liability, including rent collection and marketing.

Potential to include Haslingden and Bacup Markets within the contracts, subject to detailed negotiations and approval.

The appointed operator will be expected to oversee and grow the market as a vibrant retail and community destination, while ensuring high standards of service, cleanliness, and safety are maintained.

Rawtenstall Market offers a unique opportunity for an operator with a passion for place making, independent retail, and community engagement to play a key role in the continued regeneration of the town centre.

Key responsibilities will include:

Curate and manage the market traders

Management of any required Alcohol Licences

Management of all lettings and trader relationships

Delivery of a proactive PPM schedule and maintenance responsibilities

All health and safety requirements

All day to day operations including but not limited to cleaning / waste / recycling etc

Strategic and operational development of the market offer

Marketing and promotion of Rawtenstall Market as a valued local asset

Attract additional market traders and develop an events/pop-up trader plan

Total value (estimated)

- £20,000 excluding VAT
- £24,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 1 January 2026 to 1 January 2036

- Possible extension to 1 January 2046
- 20 years, 1 day

Description of possible extension:

Proposed term: 10 years, with scope for extension subject to performance and agreement.

Main procurement category

Services

CPV classifications

- 79420000 - Management-related services

Contract locations

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)

Submission

Enquiry deadline

5 September 2025, 12:00pm

Tender submission deadline

19 September 2025, 12:00pm

Submission address and any special instructions

<https://www.rossendale.gov.uk/business/working-council-1/3>

Submissions should be emailed to: tenders@rossendalebc.gov.uk with subject line: ITT - Rawtenstall

Market Operator Tender (*Organisation Name*)

Tenders may be submitted electronically

Yes

Award criteria

The Preferred Bidder will be selected on the basis of the Most Advantageous Tender, taking into account quality, vision, financial return, risk management, and community integration.

All tender submissions will be evaluated by a multi-disciplinary evaluation panel made up

of Council officers and external advisors (as appropriate). The panel will assess both written submissions and interview presentations using the following weighted criteria:

Scoring Weighting:

A. Vision and Community Value - 30%

B. Operational Model, Commercial Offer & Lease Terms - 70%

Procedure

Procedure type

Below threshold - open competition

Special regime

Concession

Documents

Associated tender documents

[Rawtenstall Market - Operator ITT Pack.zip](#)

Operator Tender Pack

Building Design Details

List of current businesses trading at Rawtenstall Market

Contracting authority

Rossendale Borough Council

- Public Procurement Organisation Number: PTNM-4478-CMGT

Futures Park

Bacup

OL13 0BB

United Kingdom

Email: chriswarren@rossendalebc.gov.uk

Website: <https://www.rossendale.gov.uk/>

Region: UKD46 - East Lancashire

Organisation type: Public authority - sub-central government