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Planning

## **TD2317 - Preliminary Market Engagement Management of Derby City Council Leisure Centres**

Derby City Council

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-057021

Procurement identifier (OCID): ocds-h6vhtk-059b61

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### **Scope**

### **Reference**

TD2317

### **Description**

The Authority is planning to undertake a Tender for the "Management of Derby City Council Leisure Centres"

This is a Preliminary Market Engagement exercise and not a call for competition.

The intention of this notice is to inform the market and gather feedback in relation to a potential future procurement for the Management of Derby City Council Leisure Centres.

The Scope of the service includes Derby Arena; Springwood Leisure Centre; and

potentially the Waterside Café, community room and sports facilities at Alvaston Park, and the Orangery and Kiosks at Markeaton Park.

### **Total value (estimated)**

- £82,000,000 excluding VAT
- £98,400,000 including VAT

Above the relevant threshold

### **Contract dates (estimated)**

- 2 January 2027 to 1 January 2037
- Possible extension to 1 January 2047
- 20 years

### **Main procurement category**

Services

### **CPV classifications**

- 92610000 - Sports facilities operation services

### **Contract locations**

- UKF11 - Derby
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## Engagement

### Engagement deadline

8 October 2025

### Engagement process description

Preliminary Market Engagement - Management of Derby City Council Leisure Centres

#### 2. Contracting Authority Details

Name: Derby City Council

Address: Council House, Corporation St, Derby, DE1 2FS

Contact Point: Derby City Council procurement

Website: <https://www.eastmidstenders.org/>

Contract Type: Service /Concession

#### 3. Purpose of the Notice

This Notice is published to inform the market and gather feedback in relation to a potential future procurement for the Management of Derby City Council Leisure Centres.

This is a Preliminary Market Engagement and not a call for competition.

#### 4. Description of the Requirement

The Authority is planning to undertake a Tender for the "Management of Derby City Council Leisure Centres"

The Scope of the service includes Derby Arena; Springwood Leisure Centre; and potentially the Waterside Café, community room and sports facilities at Alvaston Park, and the Orangery and Kiosks at Markeaton Park. The Services Specification will be based on the Sport England template, made bespoke to this project.

## 5. Requirement

The objective of the procurement will be to secure the most advantageous tender considering the Authority's strategic outcomes (set out in paragraph 3 below) whilst maximising the payment to the Authority.

In undertaking this procurement, the Authority wishes to achieve the following outcomes

- Establish a long-term partnership with an experience operator
- Financial stability for the Centres through reduced costs and increased income due to a more commercial approach
- Capital investment for backlog maintenance and future investment and operator)
- Planned and funded lifecycle investment, given age of facilities and future requirements
- Increased participation of the Centres
- Increased participation by those residents who are normally less likely to use a leisure centre
- Promotion of improved wellbeing for residents
- Positive impact on reducing physical activity and health inequality in the City
- Maximise Derby Arena's primary focus as a regional, national, and international, sports venue that supports the City's sporting aspirations.

It is anticipated that the Contract will commence in early 2027.

Prior to undertaking the formal procurement process, which is targeted to commence November 2025, Derby City Council is seeking to undertake Preliminary Market Engagement (PME) with the leisure operator market to enable the Authority to better define its service requirements and the procurement process. We are seeking engagement with potential suppliers to:

- Test with the market some of the contractual terms and conditions including use of an agency model.
- Consider how improvement works, and equipment replacement could be delivered and funded as part of the Contract.
- Test the market's appetite to include within the scope of tender, the management of

park's catering and sports facilities.

- Understand the market's experience of working with library services as part of a leisure contract.
- Understand the level of interest from the market to tender for this contract.

## 6. Response Instructions

If you wish to participate in this preliminary market engagement exercise, please follow the link to [www.eastmidstender.org](http://www.eastmidstender.org) and search for TD2317 - Preliminary Market Engagement Management of Derby City Council Leisure Centres. This will enable you to download and complete the Questionnaire.

Please return the questionnaire together with any relevant information to support this process through the procurement portal [www.eastmidstender.org](http://www.eastmidstender.org) by midday on 8th October 2025.

## 7. Disclaimer

This notice is not a call for competition.

Participation in this engagement will not confer any advantage or disadvantage in any future procurement process.

The Contracting Authority is under no obligation to proceed with any procurement.

No Contract will be awarded as a result of this market engagement exercise.

## 8. Transparency and Equal Treatment

Any relevant insights or clarifications arising from this engagement will be made available to all potential Suppliers as part of any future tender documentation, to ensure transparency and a level playing field.

## 9. Anticipated Procurement Timeline

Market engagement: 15th September - 8th October 2025

Procurement notice publication (anticipated): November 2025

Invitation to submit Tender: January 2026

Evaluation of Tenders: April 2026

Dialogue - May 2026

Final Tenders: June / July 2026

Preferred Bidder Recommended: September 2026

Contract commencement: early 2027

Please note, this timetable may be altered.

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## **Submission**

### **Publication date of tender notice (estimated)**

1 November 2025

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## **Procedure**

### **Special regime**

Concession

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## **Contracting authority**

### **Derby City Council**

- Public Procurement Organisation Number: PQVM-1383-ZBXP

The Council House - Corporation Street

Derby

DE1 2FS

United Kingdom

Email: [procurement@derby.gov.uk](mailto:procurement@derby.gov.uk)

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

Region: UKF11 - Derby

Organisation type: Public authority - sub-central government