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Tender

Innovation Hub, Watford Borough Council

Watford Borough Council

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

Notice identifier: 2025/S 000-061098

Procurement identifier (OCID): ocds-h6vhtk-05a563

Published 30 September 2025, 7:05pm

Scope

Description

Tenders are invited to develop, deliver and operate an Innovation Hub within part of the Watford Town Hall Building, with the aim of generating income over the longer term for Watford Borough Council (WBC), accelerating growth in the local economy and securing worthwhile use of space within the Town Hall.

The Innovation Hub project is part of a wider programme: the Town Hall Quarter – an ambitious and comprehensive 10-year programme of activity at the northern end of Watford High Street to realise a vision of:

‘a vibrant and thriving hub in the heart of the town, creating exciting new opportunities for our residents, businesses and community, contributing to Watford’s prosperity and success’

In September 2021 the Council approved a Strategic Business Case to develop an Innovation Hub. Following further development work, including wide market engagement, the Council has been successful in receiving government funding to develop an Innovation and Incubation Hub within the Town Hall. Since then, the Council has concentrated on the development of an Innovation Hub in the first instance, with scope in the future to expand this to include business incubation as well.

The vision of the Innovation Hub is to:

‘act as a centre for the successful generation and exploitation of new ideas, to transform creative thinking into new products, and develop new and improved processes and technologies to support new ways of doing business.’

It is intended that the Innovation Hub will:

- Make better use of Watford’s historic Town Hall, opening it up for greater community and business use, securing its long-term future and putting it firmly at the centre of the life of the town
- Boost high quality jobs, offering an inspiring, dynamic and well-connected new space for people to work, start and grow their businesses
- Generate work opportunities for our young people, providing attractive career paths and links to local employment

The Council now wish to enter into a contract with a suitably experienced operator who would manage and deliver the services in the Hub. The intention is to appoint an operator in early 2026, in order that the operator can be involved, as early as possible, in the design process for the Hub.

Please note the published contract value is an estimated income generating contract centred around profit share rather than an expenditure contract value.

For more information about this opportunity, please visit the Delta eSourcing portal at:

<https://www.delta-esourcing.com/tenders/UK-UK-Watford:-Provision-of-services-to-the-community./4P7UK8PD44>

To respond to this opportunity, please click here:

<https://www.delta-esourcing.com/respond/4P7UK8PD44>

Total value (estimated)

- £4,500,000 excluding VAT
- £5,400,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 February 2026 to 29 February 2036
- 10 years, 1 month

Main procurement category

Services

CPV classifications

- 75200000 - Provision of services to the community
- 85322000 - Community action programme
- 98000000 - Other community, social and personal services
- 98133100 - Civic betterment and community facility support services

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

31 October 2025, 12:00pm

Submission type

Tenders

Tender submission deadline

11 November 2025, 11:59pm

Submission address and any special instructions

<https://www.delta-esourcing.com/delta/project/buyer/editTenderNotice.html>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

19 January 2026

Award criteria

Name	Description	Type	Weighting
Technical Expertise	Refer to Attachments	Quality	65%
Cost Model	Refer to Attachments	Price	35%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Special regime

Concession

Competitive flexible procedure description

The first stage will be to submit supplier proposals. This will be evaluation according to the set criteria and successful suppliers will be invited to the second stage which will involve supplier presentations.

Contracting authority

Watford Borough Council

- Public Procurement Organisation Number: PDGQ-4877-NMGQ

Town Hall, Three Rivers House Northway,

Watford

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Region: UKH23 - Hertfordshire

Organisation type: Public authority - sub-central government