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Tender

Management of Cambridge City's leisure estate

Cambridge City Council

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

Notice identifier: 2025/S 000-071012

Procurement identifier (OCID): ocds-h6vhtk-050998 ([view related notices](#))

Published 4 November 2025, 4:32pm

Scope

Reference

DN796085

Description

The Authority is seeking to appoint a suitably experienced long-term operator to undertake management services of the following Facilities as the Authority's agent:

Abbey Leisure Complex (CB5 8NT)

Cherry Hinton Village Centre (CB1 9EJ)

Jesus Green Lido (CB4 3AX)

Kings Hedges Learner Pool (CB4 2XH)

Parkside Pool and Gym (CB1 1LY)

Splashpads at Abbey Leisure Complex, Kings Hedges Learner Pool and Coleridge

Recreation Ground (CB1 3QW)

Paddling pools at Cherry Hinton Hall (CB1 8DW), Lammas Land (CB3 9EY) and Sheep's Green learner pool (CB3 9EY)

Fitness suite and studio, 4 court sports hall, 3G pitch and 2 netball court MUGAs at Trumpington Community College (CB2 9HB)

Any additional leisure or sports facilities that may be built within the Authority's administrative area (that may also be part of educational sites), or that become the Authority's responsibility during the Contract Period.

Once appointed, the operator will manage the Facilities as an Agent to the Authority and will have day-to-day responsibility for doing so. Please refer to the Specification which sets out the Authority's Core Requirements (Sections 1 and 2), Service Requirements (Section 3), Asset Management Requirements (Section 4) and Performance Management and Reporting Requirements (Section 5).

For all Facilities, the Agent will be responsible for lifecycle replacement and all day-to-day repairs and maintenance of fixtures and fittings. The Authority / Academy Trusts will be responsible for all fixed structural assets at the Facilities. The Agent will additionally take responsibility for lifecycle replacement of all plant and equipment at the Facilities.

Total value (estimated)

- £15,000,000 excluding VAT
- £18,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 26 June 2026 to 25 June 2036
- Possible extension to 25 June 2041
- 15 years

Description of possible extension:

The Contract will be awarded for an initial term of ten years. The Contract may subsequently be extended for one period of no more than five years. The maximum allowable Contract Period is 15 years.

Options

The right to additional purchases while the contract is valid.

Over the Contract Period, the scope may be amended to allow for the addition or removal of leisure facilities as required. Any changes to the Contract will be made using the Change Protocol within the Contract and as a result, the value of the Contract may be amended accordingly.

The following is a non-exhaustive list of potential leisure and sport facilities that may be added to / removed from the scope in the future:

Swimming pools & lidos

Gymnasiums, fitness studios & sports halls

Changing facilities

Physio & rehabilitation facilities

Yoga & wellbeing centres

Soft play facilities

Climbing walls

Skate parks

BMX tracks

Pitches & courts (including artificial surfaces) - football, rugby, hockey, basketball, netball, tennis, badminton, squash, volleyball, padel, baseball, American football, Gaelic football, etc.

Golf courses (including Pitch & Putt and Crazy Golf provisions)

Ski centres

Ice rinks

Cafés

Indoor & outdoor bowling

Main procurement category

Services

CPV classifications

- 45212100 - Construction work of leisure facilities
- 45212290 - Repair and maintenance work in connection with sports facilities
- 79400000 - Business and management consultancy and related services
- 79900000 - Miscellaneous business and business-related services
- 92600000 - Sporting services
- 98300000 - Miscellaneous services

Contract locations

- UKH12 - Cambridgeshire CC

Participation

Particular suitability

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

Submission

Enquiry deadline

30 January 2026, 12:00pm

Submission type

Tenders

Tender submission deadline

9 February 2026, 12:00pm

Submission address and any special instructions

please register at <https://procontract.due-north.com/ProjectManagement/ProjectDashboard?projectId=17b7c392-3fb6-f011-813a-005056b64545>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

4 June 2026

Award criteria

Name	Type	Weighting
Quality	Quality	70%
Price	Price	30%

Other information**Applicable trade agreements**

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Special regime

Light touch

Competitive flexible procedure description

The Authority has decided to use a three-stage Competitive Flexible Procedure (CFP) for the Procurement with the following Stages:

The following provides a summary of the Stages of the Procurement:

Stage 1 - Bidders will be asked to submit Initial Tender and Procurement Specific Questionnaire (PSQ) Responses. The Authority will then assess Bidders' PSQ Responses and confirm which Bidders will proceed to Stage 2. This Stage focuses on shortlisting Bidders that meet the necessary technical, financial, and operational capabilities required by the Contract through consideration of current experience, capacity, systems, accreditations, financial standing, etc. Qualification will be determined through a series of pass/fail questions.

Stage 2 - for those Bidders who proceed to Stage 2, the Authority will then assess Bidders' Initial Tenders and confirm which Bidders will proceed to Stage 3. The Authority intends to invite a maximum of 3 Bidders to Stage 3 of the Procurement.

Stage 3 - for those Bidders who proceed to Stage 3, Bidders will be invited to attend up to 2 rounds of negotiation. Following the close of negotiation, Bidders will then be invited to submit their Final Tenders and the Authority will assess Final Tenders to identify the Most Advantageous Tender (MAT).

Award - once Final Tenders have been assessed, the Authority will provide assessment summaries to all Bidders who submitted Final Tenders and will publish a Contract Award Notice to commence a voluntary standstill period. Subject to the completion of the voluntary standstill period, the Authority intends for Stage 3 to end with the Authority entering into the Contract with the Successful Bidder.

Documents

Associated tender documents

<https://procontract.due-north.com/ProjectManagement/ProjectDashboard?projectId=17b7c392-3fb6-f011-813a-005056b64545>

Contracting authority

Cambridge City Council

- Public Procurement Organisation Number: PCBT-6819-NDPJ

The Guildhall

Cambridge

CB2 1BY

United Kingdom

Email: procurement@cambridge.gov.uk

Region: UKH12 - Cambridgeshire CC

Organisation type: Public authority - sub-central government