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Pipeline

UK Leisure Framework 2026-2034

Denbighshire Leisure Ltd
Denbighshire County Council

UK1: Pipeline notice - Procurement Act 2023 - [view information about notice types](#)

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Scope

Description

Following the success of previous iterations of the UK Leisure Framework, Denbighshire Leisure Limited (DLL) is again seeking to appoint a development partner to undertake feasibility studies and work with clients to deliver the findings including those findings that increase the sustainability and efficiency, develop business plans, plan, manage, operate and perform, or procure the performance of all works, supplies and services in respect of leisure, sport, recreation, well-being, health and cultural related projects. Proposed projects are to include, but not be limited to: multi-use, single use or any combination of uses of developments ranging from leisure, sport, recreation, well-being, health and cultural, indoor, outdoor, recreation, theatre, hotels, restaurants, office, museums, spas etc.

This Framework will be the fourth iteration of UK Leisure Framework and will seek to improve and build upon the successes of the earlier iterations. The previous iterations of the Framework have had an outstanding reputation to-date, and the selected bidder will need to demonstrate how they will deliver this Framework in partnership with DLL to achieve even greater successes in the future.

The Framework is to be for a period of eight years with the potential for extension for a further 2 years on a year-by-year basis.

The Framework will be available to a wider range of clients, with a wider range of services than in previous iterations. The Framework will be accessible to a national UK audience, consisting not just of public sector entities, but also the following entities:

- Central government departments on a nationwide basis
- Public sector arm's length organisations and other Public Private Partnerships
- Private Finance Initiatives as they are coming up for refresh
- Third sector clients (e.g. not-for-profit, charities etc.)
- Universities
- Quasi Autonomous Non-Governmental Organisations (Quango's) / Non-Departmental Public Bodies (NDPB's)
- Non-Ministerial Departments
- Ministerial Departments
- Agencies and Other Public Bodies
- National Governing Bodies
- The Fire Service
- The Health Service including the Health Trusts
- The Ministry of Defence (MoD)
- The Police
- Schools
- Colleges
- Academy Trusts
- Sports England
- Any other organisation in receipt of direct government funding

The appointed development partner will have significant and demonstrable experience in

the wellbeing, health, leisure, recreation, and multifunctional development market, and in delivering services and projects in a 'turnkey' package for their clients. The scope of services required under the Framework should be considered significant for the appointed development partner. Based on lessons learned from previous iterations of the framework the development partner will be requirement to have the organisation structure, quality sub-contractor supply chain and internal resources in place to deliver a UK wide framework at the commencement of the commission.

The successful bidder will not simply be responsible for the delivery of facilities, but they will need to provide the client with:

- A procurement structure and strategy for their project which gives the client cost certainty before they commit to proceeding with their development and enter into contract.
- Developing client designs working as necessary with an appropriate design team.
- Sourcing and arranging finance or funding packages as necessary for the Client and their project.
- Taking the risk of the Client Project, site investigations and surveys until such a time that the client has achieved cost certainty and is able to enter into contract.
- Project Managing the Project on behalf of the Client until final handover of the Turn-Key Solution.
- Act as the Employer under the build contract and take some of the risk of the Project until Practical Completion and provide customer support to the Client even after the achievement of Practical Completion chasing rectification of defects and any other issues.
- Support the client in the long-term strategic planning of the facility and wider leisure provision to ensure a viable and sustainable facility is developed and managed.
- Provide the expertise to assist the client to develop a business model, considering the wider community and the provisions that are already available within that arena.
- Provide and pro-actively find marketing opportunities for the Framework and the wider DLL offer.
- Deliver and project manage the whole project up to the point of handover to the ultimate client and take on board some of the associated risks.
- Service an income back to DLL through its Framework Management processes.

Commercial tool

Establishes a framework

Total value (estimated)

- £6,000,000,000 excluding VAT
- £7,200,000,000 including VAT

Contract dates (estimated)

- 1 May 2026 to 30 April 2034
- Possible extension to 30 April 2036
- 10 years

Main category

Works

CPV classifications

- 45212000 - Construction work for buildings relating to leisure, sports, culture, lodging and restaurants
- 45211350 - Multi-functional buildings construction work
- 66120000 - Investment banking services and related services
- 37480000 - Machinery or apparatus for leisure equipment
- 66000000 - Financial and insurance services
- 45215130 - Clinic construction work

- 71200000 - Architectural and related services
- 79340000 - Advertising and marketing services
- 92610000 - Sports facilities operation services
- 92620000 - Sport-related services
- 30100000 - Office machinery, equipment and supplies except computers, printers and furniture
- 30200000 - Computer equipment and supplies
- 37400000 - Sports goods and equipment
- 45112000 - Excavating and earthmoving work
- 48100000 - Industry specific software package
- 51100000 - Installation services of electrical and mechanical equipment
- 71420000 - Landscape architectural services
- 73000000 - Research and development services and related consultancy services
- 80511000 - Staff training services
- 79410000 - Business and management consultancy services

Contract locations

- UK - United Kingdom

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

12 January 2026

Procedure

Procedure type

Competitive flexible procedure

Above or below total value threshold

Above or equal to threshold

Contracting authorities

Denbighshire Leisure Ltd

- Companies House: 12178578

8-11 Trem-y-Dyffryn

Denbigh

LL16 5TX

United Kingdom

Contact name: Andy Moreland

Telephone: 01824 712499

Email: andy.moreland@dll.co.uk

Website: <http://www.denbighshireleisure.co.uk>

Region: UKL13 - Conwy and Denbighshire

Organisation type: Public undertaking (commercial organisation subject to public authority oversight)

Devolved regulations that apply: Wales

Denbighshire County Council

- Public Procurement Organisation Number: PTPG-8659-JMCD

Wynnstay Road

Ruthin

LL15 1YN

United Kingdom

Email: leisure@denbighshire.gov.uk

Region: UKL13 - Conwy and Denbighshire

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Wales

Contact organisation

Contact Denbighshire Leisure Ltd for any enquiries.