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Tender

ESPH Wealden District Council - Leisure and Active Wellbeing Service Contract (ESPH696)

Wealden District Council

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

Notice identifier: 2025/S 000-084365

Procurement identifier (OCID): ocds-h6vhtk-05698e ([view related notices](#))

Published 18 December 2025, 1:00pm

Scope

Reference

ESPH696

Description

The Contract is for the operation of Crowborough Leisure Centre, Hailsham Leisure Centre and Uckfield Leisure Centre. The Contract also includes the design and delivery of a new Active Wellbeing Service of facility-based and neighbourhood-based programmes.

Crowborough Leisure Centre is a wet and dry side leisure facility that was built in 1986. It is located within Goldsmiths Recreation Ground in Crowborough. The facility is owned by Crowborough Town Council and is on a long term lease to the Authority. It is situated in the north of the district and attracts visitors from nearby settlements including Buxted, Mayfield and Rotherfield in addition to those living and visiting the town itself. Dry side facilities at Crowborough Leisure Centre include a 70-station gym, a 4-court sports hall, 2 multipurpose studios, 1 spin studio and a café. Wet-side facilities include a 6-lane, 25m swimming pool with a movable pool floor and an 84-seat spectator viewing area. There is also a health suite with a sauna and steam room.

Hailsham Leisure Centre is owned by the Authority. Originally built in 1985, it is situated in the town centre of Hailsham and consists of both wet and dry-side facilities. Dry side facilities include an 80-station gym, 3 multipurpose activity studios, 1 spin studio, a soft play centre, 3 treatment rooms, 1 meeting room, an 8-lane ten pin bowling alley and a café. Wet-side facilities include a 4-lane 25m swimming pool with an integrated teaching pool and a sauna.

Uckfield Leisure Centre is owned by East Sussex County Council and managed by the Authority on a long-term lease basis. Built in 1987, Uckfield Leisure Centre is a dual-use site shared with Uckfield College, a secondary school and sixth form for pupils aged 11 to 18. The centre contains both wet and dry leisure facilities. Dry side facilities include a 46-station fitness gym, 1 squash court, 2 multipurpose activity studios, 1 spin studio and a 4-badminton court sports hall. Wet-side facilities including a 4-lane leisure pool, a 5m splash pool and a flume with water catch.

The Operator shall deliver an Active Wellbeing Service of Facility-Based and Neighbourhood-Based programmes. This will support the Authority's strategic objectives for the service and contribute towards its wider local strategic priorities, extending the reach and impact of the Services beyond the Core Facilities. The Active Wellbeing Service shall meet the following required outputs:

1. An increase in the number of residents from target groups participating regularly in sport and physical activity.
2. A range of high-quality facility-based and neighbourhood-based programmes aimed at residents who are inactive or not engaging regularly in sport and physical activity
3. A decrease in physically inactive residents
4. An increase in the number of volunteers and volunteering opportunities
5. Increased opportunities for access to sport and physical activity opportunities within priority localities
6. Increased opportunities for access to sport and physical activity opportunities in community settings outside of the core leisure facilities

Commencing on 1 April 2027, the Contract is for 10 years, with an option to extend, which may be exercised by the Authority in consultation with the Operator, for a period or periods of up to 5 years. The total possible Contract duration, including extension provision, will therefore be 15 years.

Total value (estimated)

- £67,500,000 excluding VAT
- £81,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2027 to 31 March 2037
- Possible extension to 31 March 2042
- 15 years

Description of possible extension:

Commencing on 1 April 2027, the Contract is for 10 years, with an option to extend, which may be exercised by the Authority in consultation with the Operator, for a period or periods of up to 5 years. The total possible Contract duration, including extension provision, will therefore be 15 years.

Main procurement category

Services

CPV classifications

- 92000000 - Recreational, cultural and sporting services

Contract locations

- UKJ22 - East Sussex CC

Submission

Enquiry deadline

13 March 2026, 12:00pm

Submission type

Tenders

Tender submission deadline

27 March 2026, 12:00pm

Submission address and any special instructions

All return documents for Conditions of Participation and Invitation to Submit Initial Tenders, and any subsequent tender stages, must be submitted via the council's eProcurement Portal, In-Tend. The Council's procurement portal is available here: <https://in-tendhost.co.uk/esph.aspx/Home>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

2 December 2026

Award criteria

Name	Description	Type
Simple description	<p>The award criteria will be based on a split between cost and quality as 40 percent and 60 percent respectively. Quality will be assessed using the following criteria: Service Quality - 8% Facility Development - 8% Active Wellbeing Service - 8% Asset Management - 8% Programme Development and Innovation - 7% Sustainability - 7% Marketing and Pricing - 4% Staffing, Training and Development - 4% Performance Monitoring - 3% Social Value - 3% For the 40% allocated to cost the Tender Price submission for the Initial Tender Base Bid will be evaluated on the basis of the annual average Management Fee for the whole Contract term and scored to reward Bidders offering the most favourable management fee payment to the Authority</p>	Price

Weighting description

The award criteria will be based on a split between cost and quality as 40 percent and 60 percent respectively.

Quality will be assessed using the following criteria:

Service Quality - 8%

Facility Development - 8%

Active Wellbeing Service - 8%

Asset Management - 8%

Programme Development and Innovation - 7%

Sustainability - 7%

Marketing and Pricing - 4%

Staffing, Training and Development - 4%

Performance Monitoring - 3%

Social Value - 3%

For the 40% allocated to cost the Tender Price submission for the Initial Tender Base Bid will be evaluated on the basis of the annual average Management Fee for the whole Contract term and scored to reward Bidders offering the most favourable management fee payment to the Authority

Other information

Description of risks to contract performance

Depending on the basis of award of contract (traditional or agency) the Council reserves the right to vary the contract at its discretion or if updated guidance is received from HMRC on the validity of the agency model for the services provided.

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Special regime

- Concession
- Light touch

Competitive flexible procedure description

The Authority is using a Competitive Flexible Procedure, (Section 20 PA23). A staged procedure has been devised consisting of up to two stages.

Stage One of the process comprises a combined Procurement Specific Questionnaire (PSQ) and Invitation to Submit Initial Tender (ISIT). The Authority will assess the Initial Tenders and reserves the right, at its sole discretion and subject to receiving a satisfactory Initial Tender Base Bid in response to the ISIT, to award the Contract at this stage.

Notwithstanding the Authority's right to award the Contract, on the basis of an Initial Tender Base Bid, following assessment of Initial Tenders the Authority may consider that negotiation is necessary in order for the Authority to receive the best and most comprehensive proposals from the Bidders. If this is the case a maximum of three Eligible Bidders will be progressed to Stage Two. If there are fewer than three Eligible Bidders the Authority reserves the right to proceed with any number less than that.

Pursuant to Section 24 PA2023, the Authority reserves the right to refine the award

criterion for this procurement, as set out in Section 7, as part of this competitive flexible procedure, and this may include refining the indication of the relative importance of the award criteria. The Authority may also modify the procurement in accordance with the provisions of Section 31 PA 2023.

Documents

Associated tender documents

<https://in-tendhost.co.uk/esph/asp/Home>

Full tender documents are available from the Council's e-tendering portal.

Contracting authority

Wealden District Council

- Public Procurement Organisation Number: PXRN-7814-TGXG

Vicarage Lane

Hailsham

BN27 2AX

United Kingdom

Email: esph@wealden.gov.uk

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

Region: UKJ22 - East Sussex CC

Organisation type: Public authority - sub-central government