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# Soft Market Test

For

Kings Heath All-Weather Pitch Business Opportunity

West Northamptonshire Council

Ref WNC 00000163

## General Requirements

* 1. The purpose of this document is to briefly explain to suppliers the business and technical requirements and the expected scope of proposals, in order that suppliers can explain the relevance of products, services and their experience to the requirements.
  2. **Please note:** this market testing exercise is **not** an invitation to tender or a request for formal expressions of interest. This document does not form any part of an invitation to tender. West Northamptonshire Council (WNC) is issuing this request for **information only**. Any supplier invited to present to WNC is doing so to support market research only and to help make any potential procurement process more focused and efficient. No supplier selection or supplier preference is implied.

## Confidentiality and Freedom of Information (FOI)

* 1. **Please note:** all information included in this Soft Market Test is confidential and only for the recipients’ knowledge. No information included in this document or in discussions connected to it may be disclosed to any other party without prior written authorisation.
  2. All responses will be treated confidentially. However, please be aware that we are subject to the disclosure requirements of the FOI Act and that potentially any information we hold is liable to disclosure under that Act. For this reason, we strongly advise that any information you consider to be confidential is labelled as such. In the event a request is subsequently made for disclosure under FOI, the request will be dealt with in accordance with the legislation.

## Background / Summary

3.1 WNC is in the process of reviewing sports facilities and sports delivery throughout the authority. The Kings Heath all-weather pitch has been identified as a facility which needs to be brought back into sporting use giving the best value for money / community orientated option for the authority.

## Soft Market Test Timetable

4.1 Please read this document and if you feel that your organisation is able to contribute to this exercise, please complete the questionnaire at the end of this document and return, via email to [procurement@westnorthants.gov.uk](mailto:procurement@westnorthants.gov.uk)

4.2 Following receipt of the questionnaires, a maximum of 4 respondents will be invited to attend separate workshop sessions to present and discuss their responses. A decision will then be made internally on the best procurement approach. The timetable is provided below:

|  |  |
| --- | --- |
| **Stage** | **Date** |
| Deadline for receipt of responses to Soft Market Test. | 29/07/2022 |
| Clarification / Evaluation based upon 6.1 | Within 5 weeks of receiving responses date |
| Workshop sessions | To be determined depending upon the project proposals / clarifications |
| Decision on way forward. | To be determined depending upon the project proposals |

4.3 Potential responders will not be prejudiced in any future procurement processes by either responding or not responding to this soft market test exercise.

**5.0 Current Situation**

5.1 The sand based all-weather pitch is located at Kings Heath Recreation Ground, Nene Way, Northampton, NN5 7NE

The age of the facility is unknown, however, it is understood that the facility was built prior to 2004 and therefore is over 18 years old. The all-weather pitch was last used around 2010. There is an excessive amount of moss growing over the pitch carpet. The carpet has significant patchwork repairs and is not in a usable condition.

The facility is sized 101.4m x 65m fence to fence with a carpet sized 97.5m x 61m. This offers 95m x 58m with line-markings for both hockey and football. The playing surface comprises of a sand dressed artificial turf which was installed to hockey requirements.

There are currently no buildings on site. The site is unmanned with no neighbouring facilities to monitor the pitch nor provide any form of security. There is a car park on site.

There was floodlighting, but the current condition of lights, cables, columns, supply would need to be assessed by the developer.

A survey of the AWP was undertaken by Surfacing Standards Limited in November 2021. Any proposals / information contained within the report are indicative only.

The All-Weather Pitch / Car Park is always accessible, so can be viewed without prior appointment with WNC.

5.2 The AWP was used for sports activities and the Council wishes it to be used again for sports activities.

* On site management to support and deliver services is preferred
* Proposals for developing a sense of community for the area would be welcomed.
* **Exclusions:** The grass pitches on the site (booking and maintenance) are not part of the project, but any proposals need to acknowledge working with the grass pitch users. Any proposals must not include the loss of any grass pitches.

## 6. Our Requirements

6.1 WNC is looking for a solution that will:

* Demonstrate best value for money for the Council
* Demonstrate the best sporting option for the site 7 days a week
* Demonstrate effective management of the site (including bookings, promotion and maintenance of any proposed facilities)
* Offer WNC up to a 25-year proposal
* Outline a realistic business plan for the initial five years
* Provide a realistic project timescale to implement

These areas will be used for the evaluation of any proposals, offering the Council a practical, realistic solution.

The proposal may include but not limited to new building(s) or facilities.

6.2 The proposal must meet the following standards:

* Any proposed new buildings / sports facilities will need to have facilities which meet sport’s National Governing Body guidelines
* Any successful proposals would need the Developer to address at their cost / labour the planning application / lease requirements
* Any proposals would need the Developer to address all utilities / supply / maintenance

## 7. Organisation and Contact Details

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| --- |
| **Question** |
| **Name of your organisation** |
|  |
| **Registered office (if applicable)** |
|  |
| **Trading address (if different from office)** |
|  |
| **What if any local connections do you have with the authority?** |
|  |
| **Name of person to whom any queries relating to this questionnaire should be addressed** |
|  |
| **Telephone Number(s)** |
|  |
| **Email** |
|  |
| **Address if different to above** |
|  |
| **Any additional information?** |
|  |

## 8. What is your proposal / solution

|  |  |  |
| --- | --- | --- |
| **What is the solution you propose? (500 words maximum)** | | |
|  | | |
| **How will your proposal meet the needs of WNC? (300 words maximum for each section)** | | |
| Demonstrate best value for money for the Council | | |
|  | | |
| Demonstrate the best sporting option for the site 7 days a week | | |
|  | | |
| Demonstrate effective management of the site (including bookings, promotion and maintenance of any proposed facilities) | | |
|  | | |
| Offer WNC up to a 25 year proposal | | |
|  | | |
| Outline a realistic business plan for the initial five years | | |
|  | | |
| Provide a realistic project timescale to implement | | |
|  | | |
|  | | |
| **If your proposal is already in use elsewhere, please give examples and state how a similar proposal meets the requirements of WNC** | | |
|  | | |
| **Please provide at least two references of current customers / authorities** | | |
| 1.  Name  Telephone  Email | |  |
| 2.  Name  Telephone  Email | |  |
| **If you have any questions, please list them below?** | | |
| 1. |  | |
| 2. |  | |
| 3. |  | |
| 4. |  | |
| 5. |  | |