

Date: 31/1/19

Your ref:

Our ref: ADPH/PM

Please ask for: Louise Hawkins

Extension: 5302

Direct Dial Tel: 01772 (62) 5302

Email: [lhawkins@southribble.gov.uk](mailto:lhawkins@southribble.gov.uk)



Civic Centre, West Paddock,  
Leyland, Lancashire PR25 1DH  
Tel: 01772 421491  
Fax: 01772 622287  
Email: [info@southribble.gov.uk](mailto:info@southribble.gov.uk)  
Website: [www.southribble.gov.uk](http://www.southribble.gov.uk)

## South Ribble Borough Council – Market Investment Opportunity: Main Hall at Worden Park, Leyland.

South Ribble Borough Council (the Council) is seeking views from potential parties on an investment opportunity relating to the Main Hall at Worden Park, Leyland. This is great investment opportunity for organisations and business to invest and/or occupy in an iconic local community asset which is greatly valued by both residents and visitors.

Worden Hall Park is a 60 Acre, Grade 2 listed park located 0.25 miles from Leyland Town Centre. The park includes the following features:

- Playground
- Hedge maze
- Walled garden
- Model railway (run by Leyland Society of Model Engineers)
- Miniature golf (run as a concession)
- Café (operates on a lease)
- Ice cream kiosks (operates on a lease)
- Football pitches
- Business units (occupied under rolling leases)
- Main car park plus main Hall

The park generates approximates 300,000 visitors each year and the Council on occasions holds specific events on the park which generate considerable footfall.

The aim of this investment opportunity is to present to the open market and source the following:

1. To receive market proposals and understand the full range of options available and interest in investment and/or occupation for the Main Hall. All submissions should be on best proposal basis with all financials clearly outlined within.
2. To enable the council to assess the level of market interest and understand the appetite for investment (and/or occupation) from interested parties either on a standalone basis or in other structures (ie) joint investment with SRBC.
3. To identify options for delivering value for money and reduced costs to the Council. Whilst the Council's priority will be to seek and achieve full Best Value, it will also consider proposals



Peter McHugh – Assistant Director of Property & Housing

under Best Value subject to the balance of wider outcomes to be achieved from the proposal (within legislative parameters).

4. To identify the benefit to the community from each of the proposed options and complimentary to the wider location and surroundings of the site.
5. To assess whether or not potential parties have experience of being involved in and delivering similar projects either directly or indirectly. .

\*Please note the Council **WILL NOT** consider any offers or proposals for Freehold Disposal.

Feedback from all interested parties shall be assessed using the 5 criteria mentioned above and could lead to further discussion and engagement with parties to help shape next steps of consideration including that of exclusivity periods and/or contractual negotiations and completion (subject to formal Cabinet approval). .

For the avoidance of doubt, the Council is under no obligation to accept any proposals received and/or to continue with the market exercise and can withdraw at any-time within the process at its own discretion. In addition, any decision to be undertaken by the Council will be fully subject to Cabinet process & Cabinet approval. For the avoidance of doubt, this market investment opportunity is not and will not formally begin a procurement exercise or constitute any commitment by the Council to undertake any procurement exercise under Public Contracts Regulations 2015 ("PCR 2015").

This investment exercise will also provide an opportunity for the Council to obtain insight into how potential investors might approach the Hall as well as the level of interest from the market.

### **Supporting Documentation**

There are a number of supporting documents available upon request and upon completion of a signed confidentiality agreement. The documents available are:

1. Stock Condition Survey
2. Habitat & Bat Survey
3. Conservation Statement

### **Confidentiality and Freedom of Information**

We do ask that all interested parties sign a Non-Disclosure Agreement before we release any information to you. The purpose of the agreement is to protect both our and your confidential information. It also allows us to engage in a meaningful dialogue and to make decisions based on the best information available. Please be aware that we are subject to the disclosure requirements of the Freedom of Information Act (FoIA) and that potentially any information we hold is liable to disclosure under that Act. For this reason, we would strongly advise that any information you consider to be confidential is labelled as such. In the event that a request is subsequently made for disclosure under the FoIA that request will be dealt with in accordance with the legislation and giving full regard to the Non-Disclosure Agreement.

A copy of the Non-Disclosure Agreement can be found [here](#), please send this to Louise Hawkins at [lhawkins@southribble.gov.uk](mailto:lhawkins@southribble.gov.uk). Should you wish to arrange a visit to inspect the property then please contact Louise Hawkins on 01772 625301 or email [lhawkins@southribble.gov.uk](mailto:lhawkins@southribble.gov.uk).

In order to submit a proposal in this exciting opportunity potential parties are required to complete the questionnaire below which shall gather a range of qualitative data and information. The information collected during this market exercise will not be used for any other purpose.



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To complete the questionnaire please follow the link below:

<https://www.surveymonkey.co.uk/r/7BHD9CT>

Please read this document and if you feel that your organisation is able to submit then please complete the above questionnaire. Please can you email Louise to confirm that you have completed the questionnaire by 5.00pm on Thursday 28<sup>th</sup> February 2019.

Should you have any queries regarding the scheme or require any further information or clarification then please contact Louise Hawkins on 01772 625301 or email [lhawkins@southribble.gov.uk](mailto:lhawkins@southribble.gov.uk). Please can you email Louise with your expression of interest by 5.00pm on Thursday 28<sup>th</sup> February 2019.

Yours sincerely,



**Peter McHugh BA (Hons) MCIH**  
Assistant Director of Property & Housing  
South Ribble Borough Council

01772 (62) 5228|07583 072247  
Civic Centre, West Paddock, Leyland, PR25 1DH  
[pmchugh@southribble.gov.uk](mailto:pmchugh@southribble.gov.uk)  
[www.southribble.gov.uk](http://www.southribble.gov.uk)



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