



GLOSSOP  
MARKET HALL



Funded by  
UK Government

CLAIRE WARD  
MAYOR OF THE  
EAST MIDLANDS



East Midlands  
Combined County  
Authority

**PROJECT REF: GMH- Outdoor-2026**

Outdoor seating and Public realm development at  
Glossop Market Halls

Specification of Requirement

Contracting Party:  
Market Hall Ventures

**ISSUED DATE:** Thursday 11<sup>th</sup> December 2025

**CLOSING DATE:** Monday 12<sup>th</sup> January 2026 12:00 (Noon)

# Introduction

This project is funded by @East Midlands Combined County Authority and the UK Government through the UK Shared Prosperity Fund.

[UKSPF webpage](#)

The UK Shared Prosperity Fund is providing £25.17 million of funding for local investment across Nottinghamshire and Derbyshire in 2025/26. This funding, distributed by the East Midlands Combined County Authority (EMCCA), aims to boost pride in place and increase life chances in the region. The investment will focus on supporting communities and businesses, as well as developing skills for individuals.

## PROCUREMENT

### 1. Guidance Notes and Instructions:

#### Instructions for Completion

All tender responses **MUST** be returned to [info@markethallventures.com](mailto:info@markethallventures.com), **HARD COPIES WILL NOT BE ACCEPTED.**

Late submissions will not be accepted,

There is no penalty for submitting your application early, you are advised to do this allowing plenty of time before the closing deadline.

Bidders should answer all questions as accurately and concisely as possible.

Supporting information should be presented in the same order as the questions and should be referenced to the relevant question.

Questions **MUST** be answered in English

Failure to furnish the required information, make a satisfactory response to any question or supply documentation referred to in responses, may result in your tender being disregarded.

To enable the evaluators to treat all tenders equally please ensure that you provide all the information requested, any omissions or failure to provide the requested information on a tender response may render your bid non-compliant.

A check list has been provided; it is recommended that all bidders check off the response required and ensure all items detailed are included.



## 2. Purpose

Market Hall Ventures are advertising an open tender opportunity to invite suitably qualified and experienced providers to design and install an attractive outdoor seating area to accommodate socialisation, dining and drinking area to complement the recently renovated market halls in Glossop.



The site is within a conservation area and there are several considerations required to ensure the delivery partner meets the design requirements and sensitivities for the area as detailed within the specification.



### **3. Background**

Glossop Market Hall has recently undergone significant redevelopment. The next phase focuses on activating the adjacent external cobbled area to create a high-quality public realm featuring outdoor dining and flexible event spaces. Currently, the area experiences low footfall and occasional anti-social behaviour.

The design objective is to deliver a sympathetic activation that draws inspiration from the heritage and distinctive character of Glossop and the Market Hall building. To enhance the lighting, encourage activity, and increase the footfall are key priorities for this stage of the re-development project.



#### **4 Specification of requirements**

##### **Required Outputs:**

The design, delivery and installation of a 14m x 14m outdoor public realm seating area adjacent to Glossop Market Hall. The space should incorporate pergolas and weather-proof seating structures, providing a mix of covered and uncovered seating for approximately 150–200 covers.

Additional features include planters and heritage-appropriate boundary treatments, a mobile yet semi-permanent bar or catering provision, and integrated lighting with electrical and water routing solutions to support functionality taking into consideration the essential conservation requirements for the site.

Providers must ensure the area is attractive, durable, and safe, complementing the heritage of Glossop Market Hall and its conservation setting. All structures should comply with permitted development criteria and enable year-round usability with weather resilience.

The design should celebrate Glossop's local distinctiveness and cultural heritage, using appropriate materials, colour palettes, and lighting. Collaboration with local makers and artisans is encouraged to deliver a unique, high-quality space that enhances activity and footfall in the area.

All proposals, works and installation recommendations must meet the permitted development requirements for the conservation area, proposals that fail to demonstrate this has been an essential consideration in the design proposals will not be considered for award.

All proposals must present adequate utilities, power and water connection considerations, the design proposal must detail the utilities and planned connection requirements including load calculations for all connections.

Proposals should consider the costs and requirements of any required site surveys in their response including the time lines to obtain the surveys which may be required.

#### Site and ground considerations

Bid responses should have consideration for the ground conditions including being sloping cobbled ground, the levelling and stabilisation for the proposed fixtures, fittings and furniture should be included into the design response.

Proposals are required to provide solutions with minimal or no penetration into the existing cobble surface, and proposed penetration must be fully reversible, be approved by a heritage officer where appropriate and be fully detailed in the design proposal.

#### Bar / Hospitality requirements

The response should include the provision of high-quality backbar equipment and fittings to support efficient bar operations. This should comprise a range of backbar shelving units in various sizes, complemented by stainless-steel fittings for durability and ease of maintenance.

The installation must also include ice wells and cocktail station units to facilitate service, along with a dedicated hand-wash basin and appropriate plumbing connections to ensure compliance with hygiene standards.

The bar area should feature upright glass-fronted bottle coolers and a refrigerated worktop counter for optimal storage and accessibility. An ambient gantry or overself system should be incorporated to maximize space and functionality, alongside a robust stainless-steel worktable or bench to support preparation and operational needs.

All elements should be designed for practicality, resilience, and alignment with the overall aesthetic of the venue.

#### Seating area

The design should include structural fixed seating integrated with planters, accommodating approximately 150–200 covers. All materials must be consistent with the heritage aesthetic of the area and, resistant to anti-social behaviour and vandalism.

Fixings should be removable or non-invasive to the cobbled ground, ensuring compliance with permitted development requirements. Additionally, all seating and structures must be weatherproof, heavy-duty, and graded for public realm use, with the ability to sit securely on a cobbled surface.

Tenders should consider the accessibility of the site. For example some provision for accessible benches that allow a wheel chair/ mobility scooters/ buggy users to pull up to a table. The spacing between tables is another key consideration.

The design should incorporate shelter solutions, as Glossop is a typically rainy destination, to provide coverage for around 50% of the seating area. Each area should include integrated dimmable lighting to create a flexible and inviting atmosphere.

Infra-red (or viable alternative, avoiding gas) heaters with automatic shut-off features must be installed to ensure comfort and safety. Additionally, the structural base or foundation for these elements should be designed to be removable and non-invasive, ensuring that the cobbled surface remains undamaged as required.

#### Boundary requirements

The design should include multiple external planters to create a desirable and sustainable space. Plant selection must focus on locally appropriate, hard-wearing species such as heather to reflect the natural surroundings and enhance the character of the area. Planters should range in height from 25 to 50 centimetres to provide visual interest and complement the overall design.

The space must incorporate a licensing-compliant boundary that meets police requirements while maintaining a soft and welcoming appearance. This boundary should be formed using planters, seating, and other barriers to create a clearly defined yet accessible area that remains suitable for public realm purposes. It should be robust enough to deter anti-social behaviour but should not be tall fencing or permanent walls.

The layout must preserve visual permeability, ensuring the space feels open and integrated with its surroundings. Provision for dogs, cyclists, hikers, busking areas will score highly.

#### Shelters/ pergolas and overhead structures

The shelter design must use materials that are compatible with the industrial heritage of Glossop Market Hall. All structures should be supported and assessed by a qualified structural engineer to ensure safety and compliance. The securing system should be removable or non-invasive to protect the cobbled surface, and the design must take into account slope and wind load conditions. Contractors are also required to propose options for integrating heaters within the pergola structure.

Lighting within the conservation area must adhere to strict guidelines. Neon or backlit signage and harsh floodlights are not permitted. Instead, the design should incorporate warm, heritage-appropriate lighting such as festoon or swan-neck external fixtures. All lighting solutions must comply fully with conservation regulations to maintain the character and integrity of the setting.

#### Site safety and security

Proposals should include a site and waste management plan from the point of site works commencing. Safety and security of the site should be given consideration and detail of the site management plan during installation should be included under the design response section.

### **5 Budget**

The estimated budget cost for the project is between £50,000 and £75,000, bid responses received above this value may not be considered for award.

### **6 Evaluation and award of tender response**

Each tender response will be evaluated in accordance with the below evaluation criteria,

Technical Evaluation:	Allocated Score	Guidance
<p><b>Q1 Technical</b></p> <p><b>Experience:</b></p> <p>Please demonstrate your experience in the delivery of projects of a similar nature scale and size.</p> <p>.</p>	20%	<p>Please detail the projects undertaken, the value of the contracts and the individuals and their expertise that would be proposed for this project</p>
<p><b>Q2 Technical</b></p> <p><b>Design and Heritage Compatibility:</b></p> <p>Please provide a visual of the proposed site with accompanying design and drawings, visual in full colour of the proposed installation.</p> <p>Your response should address each of the following:</p> <ul style="list-style-type: none"> <li>*Full design drawings Inc structural calculations and any limitations</li> <li>*Seating capacity plan</li> <li>*Demonstrate how the design meets the essential conservation area requirements and limitations, with specific reference to the cobbled surface and planned stabilisation or penetration, or trenching, ducting or infrastructure plans</li> <li>*Provides detailed plans for the utility's connections including water./waste and electrical provision</li> <li>*The proposed products specifications, care and maintenance requirements and expected useful life of recommended products and fixtures</li> <li>*Detail on how the proposed products will discourage anti social behaviour</li> <li>*A detailed lighting plan</li> </ul>	40%	



<p>*Services routing plan</p> <p>*Waste and site management plan during installation to completion</p> <p>* Product guarantee/ warranty offered</p>		
<p><b>Q3 Technical</b></p> <p><b>Programme and Lead time:</b></p> <p>Please provide a detailed timeline and progress plan for the proposed project,</p>	10%	<p>Include any required lead times, planned start and completed dates including milestone points and contract management meetings at regular intervals.</p>
<p><b>Q4 Technical</b></p> <p><b>Social value:</b></p> <p>We welcome proposals to include social value benefits within their proposals which directly contribute towards benefiting the local economy, community and environmental benefits.</p>	5%	<p>Please detail the social value your response can deliver in relation to social value benefits, this may include using local suppliers to support the project or any carbon reduction or energy efficiency advantages proposals in the proposed products.</p>
<p><b>Commercial (Price) Evaluation</b></p> <p>Please provide a detailed price schedule detailing the full tender bid price</p> <p>Including:</p> <ul style="list-style-type: none"> <li>Installation, inc site works, waste removal and safety during the installation stage</li> <li>Pergolas</li> <li>Seating and tables</li> <li>Planters</li> <li>Bar system</li> <li>MEP works</li> <li>Waste management</li> <li>Project management</li> </ul>	25%	<p>A Full schedule of rates must be provided to support the tender bid, this can be either an Excel or PDF document.</p> <p>Consideration that open skips may not be permitted due to anti-social behaviours risk</p>

Answers to relevant questions will be scored using the below rationale:

0	Unacceptable	The information is either omitted or fundamentally unacceptable.
1	Poor	The information submitted has some omissions or demonstrates only limited technical, ability and/or capacity.

2	Satisfactory	The information submitted just meets the expectations in demonstrating technical experience, ability and/or capacity to deliver the services. There are significant reservations, but not sufficient to warrant rejection
3	Good	The information submitted meets the expectations in demonstrating technical experience, ability and/or capacity to deliver the services. There are minor reservations, but not sufficient to warrant rejection
4	High Standard	The information submitted meets the expectations and provides strong evidence of technical experience, ability and/or capacity to deliver a quality service.
5	Excellent	The information submitted exceeds the expectations and provides evidence of high-quality technical experience, ability and/or capacity to deliver a quality service.

All bids will be sealed until after the closing deadline, post of the closing deadline a process of sealed parallel opening will be applied.

Clarifications may be required during the evaluation period, any clarification request should be provided within two working days of request, failure to response to a clarification request may result in your response being excluded for further evaluation.

Bid responses will be scored by the project team

#### **Provisional Award:**

Upon evaluation a provisional award offer will be made to the bidder with the highest-ranking score. The provisional offer will only be confirmed as a formal award offer once the bidder has confirmed against detailed competencies. These may include:

- Health and safety documentation
- Sub-contractor verification assurances,
- CDM,
- RAMS
- Method statements and risk assessments
- Appropriate levels of insurance,
- Financial stability
- Conflicts of interest declaration
- Certificate of non-canvassing and non collusion

Any bidder that is unable to satisfy the basic requirements or upon conditional offer unable to demonstrate acceptable levels of Insurances and supporting competencies may not progress onto formal award.

#### **Debrief**

A debrief of the tender evaluation and outcomes will be shared with all compliant bidders upon completion of the process.

## 7 Proposed timetable of events

Tender advertised	11th December 2025
Closing date for applications	12th January 2026 12:00 (Noon)
Tender awarded	14th January 2026
Initial Meeting/Site visit	19th January 2026
All construction and install works to be completed	6th March 2026

## 8 Contract terms

The contract is intended to commence on 19/01/2026 and be for a period of 3 months, the standard terms and conditions of the contract can be found within the tender information below.

## 9 Fees payments and Arrangements

Upon completion of the work to the satisfaction of the Market Hall ventures the supplier will submit a compliant invoice for payment. Staged payments may be considered to support SME's at key stages in the programme, these can be negotiated at the point of award offer.

## 10 Contact details

Any enquiries or clarifications about this tender must be emailed to [info@markethallventures.com](mailto:info@markethallventures.com) to ensure that there is an audit trail of all discussions / clarifications.

Clarifications about the tender opportunity must allow a reasonable period for a response to be provided in relation to the complexity of the clarification. Please ensure to send all clarifications with a minimum of **2 working days** in advance of the tender deadline. Clarifications received within **2 working days** tender closing deadline may not be provided with a response before the deadline.

## 11 Fees and Payment Arrangements

Upon completion of the work to the satisfaction of the Market Hall ventures the supplier will submit a compliant invoice for payment. All Invoices must reflect the approved payment model and be timely.

## Terms and Conditions

### Eligibility to Tender

Tenderers must:

Be legally constituted and registered to operate in the relevant jurisdiction

Possess all required licenses, permits, and professional accreditations

Not be subject to insolvency, litigation, or debarment from public procurement

### **Tender Submission**

Tenders must be submitted:

In the prescribed format

By the specified deadline

Through the stated submission method

Late, incomplete, or non-compliant tenders may be rejected without evaluation.

Tenderers bear all costs associated with preparing and submitting a tender.

### **Validity of Tender**

All tenders shall remain valid for a minimum period stated in the Tender Documents from the submission deadline.

### **Clarifications and Addenda**

Tenderers may request clarifications in writing before application deadline, allowing 48 hours for a response.

Responses and addenda issued shall form part of the Tender Documents.

Verbal information shall not be binding.

### **Site Inspection**

Tenderers are deemed to have:

Inspected the site (where permitted)

Familiarised themselves with site conditions, constraints, utilities, access, and surroundings

Accounted for all foreseeable risks in their tender price

### **Evaluation of Tenders**

Tenders will be evaluated based on criteria such as:

Technical quality and methodology

Design quality

Experience and capability

Programme and delivery approach



Price and value for money  
Sustainability and social value  
Market Hall Ventures is not obliged to accept the lowest or any tender.

### **Right to Reject or Cancel**

The Authority reserves the right to:

Reject any or all tenders  
Cancel or amend the tender process at any time  
Re-issue the tender or negotiate with one or more tenderers  
No compensation shall be payable for such actions.

### **Confidentiality**

Tenderers shall treat all information provided as confidential.  
Information may not be disclosed to third parties without prior written consent.  
This obligation survives the tender process.

### **Conflict of Interest**

Tenderers must declare any actual or potential conflicts of interest.  
Failure to disclose may result in disqualification.

### **Ethical Conduct and Anti-Corruption**

Tenderers must comply with:

Anti-bribery and anti-corruption laws  
Fair competition and procurement regulations  
Ethical business practices  
Any attempt to influence the tender process may result in exclusion.

### **Sustainability and Environmental Requirements**

Tenderers shall:

Comply with environmental laws and standards  
Demonstrate sustainable materials, methods, and lifecycle considerations  
Minimize environmental impact during construction

### **Health and Safety**

Tenderers must:

Comply with all applicable health and safety legislation  
Submit risk assessments and method statements if required  
Ensure the safety of workers, the public, and adjacent properties

### **Insurance**

Prior to contract award, the successful tenderer shall provide evidence of:

Public liability insurance  
Employer's liability insurance  
Professional indemnity insurance  
Minimum cover level of £10million

### **Subcontracting**

Subcontracting is permitted only with prior approval and working with partners who comply with the terms of the Tender.  
The main contractor remains fully responsible for all subcontracted works.

### **Intellectual Property**

All drawings, designs, and documents submitted become the property of Market Hall Ventures upon payment.  
MHV retains the right to use tender submissions for evaluation and record purposes.

### **Errors and Omissions**

Tenderers shall notify the Authority of any errors or inconsistencies discovered.  
The Authority shall not be liable for tenderers' assumptions or misinterpretations.

### **Governing Law and Jurisdiction**

The tender process and any resulting contract shall be governed by the laws of the applicable jurisdiction, and disputes shall be subject to its courts.

### **Acceptance of Terms**

Submission of a tender constitutes unconditional acceptance of these Terms & Conditions.

<b>Tender response Checklist:</b>			
Please use this to ensure all essential requirements are included within your response, any omissions may impact on both the score and consideration of the response			
<b>Question</b>	<b>% Weighting</b>	<b>Details</b>	<b>Attachment</b>
Company Name	N/a		N/a
Company Registration Number	N/a		N/a
Name of person submitting bid	N/a		N/a
Contact details for Bid Submission Name	N/a		N/a

Email Telephone			
<b>Technical Evaluation:</b> It is essential that the response is correctly referenced against the response criteria			
Q1 Technical Quality	40%	Response to the criteria	PDF or similar attachment – Named Q1 Technical Response
Q2 Technical – Design	20%	Response to the criteria	PDF or similar attachment – Named Q2 Technical Response
Q3 Programme and Lead time	10%	Response to the criteria	PDF or similar attachment – Named Q3 Technical response
Q4 Social value	5%	Response to the criteria	PDF or similar attachment – Named Q4 Technical Response
<b>Commercial Evaluation:</b>			
<b>Commercial (Price) Evaluation</b>	25%	Price submission Including a full schedule of rates for review and evaluation	Excel/ PDF or similar attachment – Named Commercial Price