



**Haigh Woodland Park.**

**Business Opportunity:**

**STATIC DOG WASH FACILITY.**

**OUTLINE SPECIFICATION AND INVITATION TO TENDER:**

The following paper introduces an opportunity for interested parties to make a proposal to Wigan Council and Haigh Woodland Park for the establishment and provision of a commercial Dog Wash facility located under License for a period of no less than 3 years within Haigh Woodland Park.

All interested service providers must complete the attached form and return to:

[keith.bergman@wigan.gov.uk](mailto:keith.bergman@wigan.gov.uk) by 5.00pm on Friday 14<sup>th</sup> July 2023.

**1.0 Introduction:**

Haigh Woodland Park is a visitor attraction of regional significance. The 350 acre Park benefitted from £3.5M of investment from Wigan Council in 2015. The funding provided; Woodland Adventure Play Parks, Adventure Golf Course, High Ropes Adventure, Kitchen Courtyard and improved visitor infrastructure including car park facilities and a Visitor Centre. This added to the existing 9 hole and 18 hole Golf Courses, Walled Gardens and 25 mile of way marked paths and trails. Sitting at the centre of the Woodland Park is the Georgian Haigh Hall, the historic seat of Lord Crawford – Earl of Balcarres.

Haigh Woodland Park (the Site) is operated by Wigan Council (the Council). Haigh is visited by over 580,000 visitors annually placing it in the top 10 outdoor visitor attractions in the North West. Many of these visitors travel from outside of Wigan Borough whilst the Park remains a firm favourite with local residents.

The Park is a popular destination for visitors with dogs. As such, there is an opportunity for an individual or company (the Operator) to introduce and operate a Dog Wash facility (the Service) on the site.

The Service will be independent of Park Management and Wigan Council. It will be introduced and operated at the expense and risk of the Operator. The Service will be operated commercially, and a financial contribution provided to the Council in return for operating space and a License to Operate.

## **2.0 Aim of Specification:**

Wigan Council and Management of Haigh Woodland Park now seek an Operator to develop and deliver a static Dog Wash Facility.

The aim of this specification is to outline the requirements and expectations of the Service. Then, invite tenders and appoint a provider to deliver the specification.

## **3.0 The Service:**

The Service will be a static automated Dog Wash facility. The Service and all allocated areas will not be used for any other purpose.

The Service will operate on a 3 Year - License to Operate (to be confirmed) provided by Wigan Council. Commencing on the appointment of the Operator.

The Service will charge a fee to customers for use of the facilities. Such fees will be with the agreement of the Council to ensure that the Service fits with the overall offer and experience provided to Haigh Woodland Park Day Visitors.

It will be located to the rear of the current Visitor Centre and connected to the services (electric, water and waste water) of the Visitor Centre.

The Operator will bare all costs of development and associated fees.

The Operator will have responsibility including costs for any Planning consents and pre-planning applications.

All associated services including electricity, water and waste water must be monitored and measurable. All associated costs of services will be recovered by the Council. This may be through a standard recharge or incorporated into any financial consideration paid to the Council.

The Service area and surrounding areas will be kept clean, tidy and presentable. There shall be minimal intervention required of Park staff and its management in the operation of the Service.

The Service will be fully maintained by the operator. The Operator will provide regular servicing and attend to all reported faults within 24 hours.

The Service will be safe. The Service will be provided with full maintenance and service records and comply with all relevant health and safety legislation, practice and policy.

The Operator will indemnify the Council against all actions, claims, costs and liabilities incurred. The Service will be fully insured providing a minimum of £5M public liability insurance cover.

The Service will be regularly cleaned ensuring that it is welcoming and provides a quality facility for the visitors of Haigh Woodland Park.

The Service will be supported by quality signage and branding.

#### **4.0 Commercial Return.**

The Service will be operated commercially or in such a way that the Council receive a financial return for the License to Operate.

The return must be deemed of value to the Council. A commercial contribution must provide a net profit over and above all costs associated with the Council's facilitation of the Service (e.g. supply of staffing, water and electricity).

The Council is open to the structuring of any commercial return. Including share of customer fees, net turnover or standard license fees. Or, a combination thereof.

#### **5.0 Process (Tender).**

All interested service providers must in the first instance request a Specification Questionnaire. Please contact: [keith.bergman@wigan.gov.uk](mailto:keith.bergman@wigan.gov.uk) .

All completed Questionnaires must be returned to the above email address by: 5.00pm on Friday 14<sup>th</sup> July 2023.

The target appointment date is: Week Commencing 4<sup>th</sup> September 2023.

#### **6.0 Contact Information.**

##### **Service Lead.**

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