

INSTRUCTIONS TO TENDERERS

A fully completed Form of Tender and Anti-Collusion Certificate must be submitted along with full details of your proposal by email to pstenderbox2@tendringdc.gov.uk

In addition to submitting a fully completed Form of Tender and Anti-Collusion Certificate, tenderers are required to submit in the same submission a proposal that identifies the details of the proposed use for the property. Tenderers are also invited to include any changes in the draft lease that they want considered and any further information that can be assessed and evaluated to assist with the consideration of any non-financial benefits that are proposed by the tenderer.

Terms and Conditions

1. Canvassing directly or indirectly will disqualify the tenderer.
2. The disposal shall be in accordance with the Council's duty under Section 123 of the Local Government Act 1972 to secure the best consideration reasonably obtainable. This normally means the highest price, unless stated otherwise. However, the Council may elect to use its discretionary powers to grant a tenancy at a lower amount if this can be fully justified as contributing to the economic, social or environmental wellbeing of the area. If this power is used the proposed benefits will have to be legally secured by covenant or other means in the lease.
3. The property includes all the area shown edged red on the plan available on the website, which incorporates the building only.
4. Tenderers will be given details of any mathematical errors that may be found, but not of the placing of the tender with regard to other tenders or of the effect of any correction, and afforded the opportunity of confirming, amending or withdrawing their offer. However, the Council offers no warranty that tenders will be checked, or that any checking will accurately detect errors in any tender.
5. The Council accepts no responsibility for any expense the tenderer may incur in preparing their tender. The Council are not bound to accept the highest or any tender submitted.
6. Where any doubt or obscurity as to the meaning of any item in the details or instructions occurs, the tenderer is to seek immediate clarification and confirmation in writing from the Council before sending in their tender in order that such doubt or obscurity may be removed. Where appropriate the Council will provide written clarification on any questions raised by individual prospective tenderers and where appropriate, these will be placed on our website. Tenderers are advised to check the website for any updates or clarifications before submitting their tender.

For generic information about the tender or the process, please contact the Property Team on propertyservices@tendringdc.gov.uk

7. The tenderer is advised to prepare the tender having regard to all details whether or not set out in this document or in any other documents or correspondence issued by Tendring District Council. Whilst every care has been taken in the preparation of details these are offered without warranty, representation or guarantee on the part of

the Council as to their accuracy or completeness. Tenderers should ensure that they satisfy themselves with regard to any information required.

8. The tender figure is to be exclusive of VAT. **NB:** It is not the intention of the Council at this time to charge VAT on the transaction.
9. Deadline for receipt of your submission is **Friday 18th April 2025** and must be sent to our locked email address: pstenderbox2@tendringdc.gov.uk - Submissions will only be accepted by this method and before the deadline.
10. As the above email address will remain locked until after the above deadline, please direct any clarification questions or queries to propertyservices@tendringdc.gov.uk
11. Additional copies **MUST NOT** be submitted in hard copy to any other recipient or member of the Council, or email copied or forwarded to additional email recipients. This is likely to disqualify your submission and could nullify the tender exercise.
12. There is a receipt limit of 20 megabytes per email on the Council email system. We do not accept files from download sites. For large files you may like to send zip files up to the 20 megabytes per email. (We have a large file rejection automated notice set up.)
13. An automated delivery receipt is provided on our secure email accounts. If you do not receive this response from the Property Services Team, it is likely that your submission has failed to reach our server so please resend and failing that, before the deadline, contact propertyservices@tendringdc.gov.uk.
14. Allow enough time before the deadline for any delays or errors reaching our server or rejection for oversize etc.
15. The onus is on you, the responder, to ensure that emails are received by us before the deadline.
16. Your bid will only be accepted if the Form of Tender and Anti-Collusion Documents are completed and returned with your submission.
17. You will receive a bounce back e-mail confirming receipt of your tender submission; however, you will only receive this once, regardless of the amount of e-mails that you send to the tender submission inbox.