

**LEASE OF VETERINARY
PRACTICE IN THE NEW
ANIMAL CARE BUILDING
INVITATION TO APPLY.**

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INTRODUCTION

The TEC Partnership, formerly the Grimsby Institute Group, is one of England's largest providers of further and higher education. With a rich history of developing innovative training and education solutions for the community, the Partnership comprises the Grimsby Institute, University Centre Grimsby, East Riding College, Scarborough TEC (formerly Yorkshire Coast College), Skegness TEC (formerly Lincolnshire Regional College), The Academy Grimsby and Career 6. More recently, it has expanded to offer exceptional training provision through National Employer Training and Modal Training.



PART A: INSTRUCTIONS TO APPLICANTS

Further to your Interest, the TEC Partnership invite you to apply to lease the Veterinary Practice in our new animal care facility currently being built at Nuns Corner campus due to be completed in Q4 2024.

The application must be received no later than **Friday 3rd May**.

The College shall not be under any obligation to accept any applicant.

The TEC Partnership does not accept any liability for any expenses incurred by any supplier in the preparation of application, portfolios or attendance at any meetings or presentations.

Queries: Where applicants have any queries about the documentation which may have a bearing on the offer to be made, these should be raised as soon as possible. Where any such enquiry has been made, the TEC Partnership may circulate to all applicants a copy of the enquiry and the written reply, although anonymity will be preserved.

Please send any queries to: thompsonda@grimsby.ac.uk

All application submissions should be sent to thompsonda@grimsby.ac.uk

PART B: TIMETABLE

Below are the key dates for the tender exercise and subsequent appointments:

Applications issued	Monday 11th March
Date for Q/A Open day	Thursday 18th April 5-6pm
Applications to be returned	Friday 3rd May
Interviews	W/C 20th May
Appointment	Friday 14th June
Pre-Commencement of lease meeting	Q4 2024
Commencement of lease	Q1 2025

Please note that all the dates referred to above are currently anticipated and may be subject to change.

PART C: SELECTION CRITERIA

The TEC Partnership will be evaluating your responses in the following key areas:

Criteria
Experience of operating a Vet practice
Qualifications & CPD
Vision for Partnership development
Added value
Financial

Successful applicants will be invited to present their applications and discuss the opportunity to gain a better understanding of how we will together achieve our goals.

PART D: VETERINARY PRACTICE

This is an exciting opportunity for a commercial partner to work in partnership with the institute delivering further and higher education programmes. As an institute we are currently in the process of developing a Foundation Degree in Veterinary Nursing and are looking to seek accreditation from the Royal College of Veterinary Surgeons. We are keen to seek a partner to support us on this journey offering high quality industry placements in the proposed facility.

The facility has been specifically designed as a veterinary practice and offer two theatre spaces, 3 consult rooms, wards for cats, dogs and exotics with overnight accommodation and office space for staff. The practice has been carefully designed to ensure that workflow is efficient and high levels of hygiene can be maintained.

We require opportunities for a minimum of 3 learners per day to undertake work experience in the on-site practice, however any external opportunities to provide placement to our learners in branch practices would be of advantage.

We require high standard industry placements that provide our learners opportunity to gain experience and confidence ready for their next steps and would look for a partner who carried a shared passion for education and developing learners to achieve their aspirations.

All learners in placement would require clinical supervisors who would be responsible for completing any relevant related paperwork associated with the qualification, e.g the "Nursing Progress Log" in addition the practice would be required to allow their staff time to maintain the training required to be a clinical nurse supervisor.

As the practice would be one of the key features of promoting our animal related programmes, we would require access to the facility for marketing purposes and to showcase as part promotional events.

We have no restriction to out of hours care but would suggest a 6 day per week service is preferable to accommodate the maximum number of placement opportunities. The Veterinary partner would be responsible for cleaning and waste disposal however provision for waste disposal has been carefully considered in the design and appropriate space has been provided for this.

The practice will have its own designated parking and entrance district separate from the college animal facility but will be part of the adjoining elements, including the Dog Grooming, Dog Boarding, and Animal House facilities. These facilities will be accessed by clients and students. The practice will be situated on the grounds of the campus, which has over 5000 learners attending weekly and a workforce of over 600 located on the campus, providing a unique opportunity for daily engagement with commercial clientele. The building offers easy access for clients and provides designated parking for both clients and staff specifically for the practice.

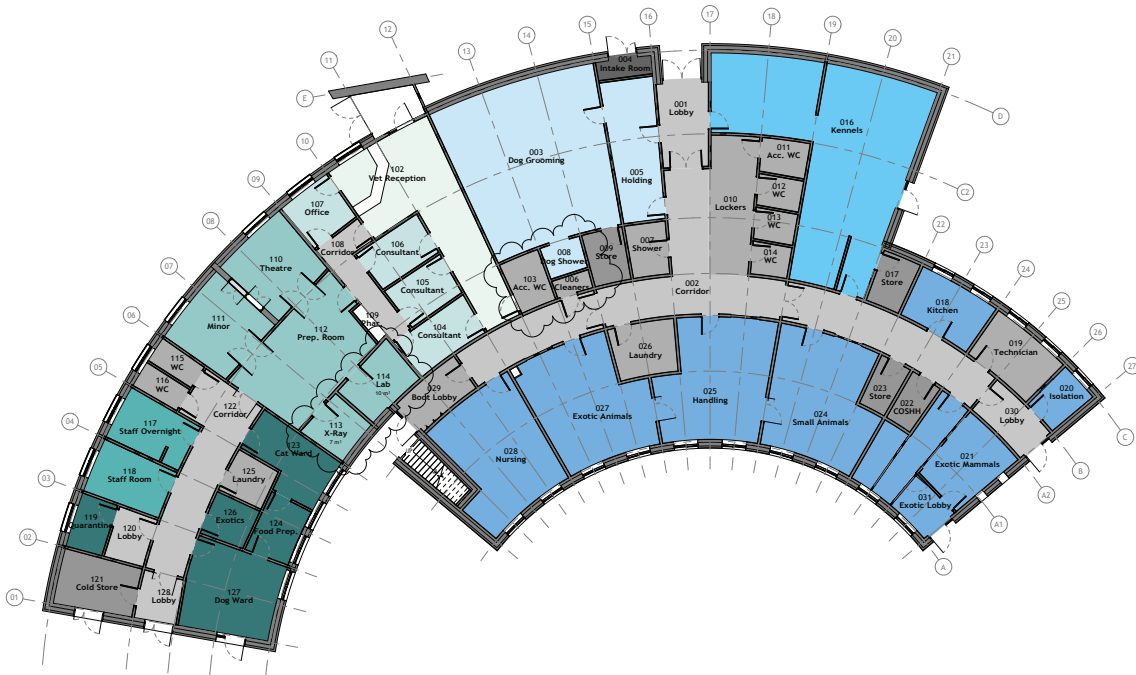
The building hosts a design which will promote clinical cleanliness and all fixtures and fittings have been carefully considered providing an efficient clinical model. Please be aware that there will be no specialist equipment provided.

We envisage that the build will be completed late 2024 and that we would look for a commercial partner to have access to the build from January 2025 with the first Cohort of learners accessing placements from September 2025

LEASE AGREEMENT

- **Gross internal area of the premises subject to the proposed letting is approximately 320 sq m (3,443 sq ft).**
- **The proposed accommodation will provide reception, office, 3 consultation rooms, theatres, wards plus ancillary accommodation including staff overnight stay.**
- **The premises will be let on an internal repairing basis plus a service charge for the repair and maintenance of the main fabric of the building, insurance etc.**
- **Separate charge for utilities based on separate metering.**
- **The tenant will be responsible for all waste disposals.**
- **The tenant will be responsible for the security of the premises.**
- **The incoming tenant will be responsible for the fit out of all specialist equipment and the usual fixtures and fittings.**
- **The Rent is £47,500 per Annum with reviews in line with inflation every 3 years.**
- **The final details of the lease will be negotiated with the successful bidder through agreed Heads of Terms and final contract.**

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Rev.	Description	Date	By
01	Issue for Construction	11.12.22	ED
P2	Revised and setting out of room 103.000 to be as well as 113 & 114 above for reference.	22.12.23	ED



Ground Floor Plan
1 : 100

FOR APPROVAL

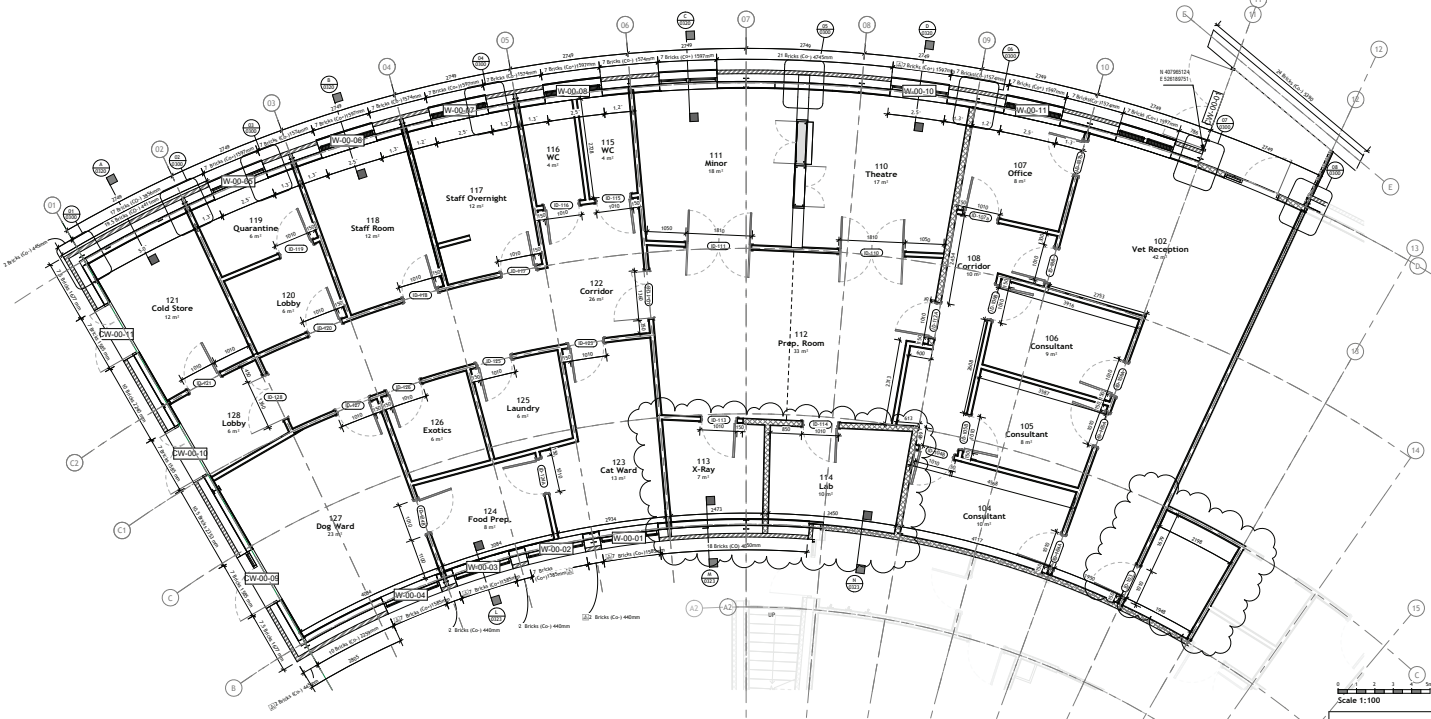
Scale 1:100

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Status:	CONSTRUCTION	A4
Client:	TEC Partnership Grimsby Institute	
Project:	Animal Management Centre Nuns Corner, Grimsby	
Title:	Proposed Ground Floor Plan	

Drawn:	AMN	Date:	November 2023
Check:	PJ	Scale:	1 : 100 @A1
Information Name:		Rev:	
463003-FCA-01-00-DR-A	0200	P2	

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Rev.	Description	Date	By
01	Issue for Construction	11.12.22	ED
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Veterinary Detailed Plan
1 : 50

Scale 1:100

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Status:	CONSTRUCTION	A4
Client:	TEC Partnership Grimsby Institute	
Project:	Animal Management Centre Nuns Corner, Grimsby	
Title:	Detailed Floor Plan Veterinary Surgery	

Drawn:	AMN	Date:	November 2023
Check:	PJ	Scale:	1 : 50 @A1
Information Name:		Rev:	
463003-FCA-01-00-DR-A	0205	P2	

FOR APPROVAL

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