



Building a Better Bournemouth

New Hotel next to the Bournemouth International Centre

Market Engagement Document

Background and Objectives

Council Objectives

- Bournemouth Borough Council ("the Council") is the freehold owner of a number of adjoining sites; one known as the former Winterbourne Hotel (including a parcel of land known as the former Georgian Cottage site) and the Beacon Road Public Car Park. Collectively, they form the tender site (the Site)
- The Council was gifted the Winterbourne Hotel site by the former Regional Development Agency (RDA) on the condition that it would deliver a new hotel on the Site
- The Council wishes to promote the development of the Site to construct a hotel with a minimum of 180 bedrooms of which a minimum of 120 must be 4-star rooms (the Hotel). Any additional rooms must be a minimum of 3-star. This opportunity may be the subject of an OJEU public procurement process.
- There is no Council requirement to provide conferencing facilities or events space, although Tenderers will need to ensure that they meet the minimum requirements under their proposed hotel management agreement.
- The Council wishes to appoint a developer and operator to deliver and operate the Hotel on the Site (the Project).
- A primary purpose of the Project is to improve the towns tourism offer by improving the quality of the hotel accommodation in the town.
- The Council is looking for the Project to be delivered by 31 December 2022 but would accept delivery by 31 December 2023.
- Delivery of the Project is part of the Council's 20-year town centre regeneration initiative known locally as the "Town Centre Vision".

Funding and Contract Requirements

- The Council will consider both public and private funding options for the delivery of construction of the Hotel with the provider then responsible for the operation of the Hotel under a hotel management agreement.
- The pre-market engagement exercise will help the Council to decide on suitable commercial, contractual and funding arrangements for a prospective future scheme.

Design and Construction

- The local planning authority has granted outline planning permission for a hotel on the Site with Planning Reference: 7-2015-4917-N- (the Consented Scheme) <http://planning.bournemouth.gov.uk/RealtimeRegister/plandisp.aspx?recno=86872>
 - Please note, the Council does not hold the intellectual property rights (IPRs) for the Consented Scheme.
 - It is also worth making clear that the Council does not require the 105 public parking spaces or retail units to be delivered as detailed in the Consented Scheme.
- The design should accord with Policy A30: Winterbourne Hotel in the Town Centre Area Action Plan – see: [https://www.bournemouth.gov.uk/planningbuilding/PlanningPolicy/PlanningPolicyFiles/TCAAP/AAP-final-adopted-\(2\).pdf](https://www.bournemouth.gov.uk/planningbuilding/PlanningPolicy/PlanningPolicyFiles/TCAAP/AAP-final-adopted-(2).pdf)
- Proposals that fail to provide an active frontage to Exeter Road will not meet the Council's design requirements. This active frontage should include a main entrance to the Hotel. For the avoidance of doubt, this does not preclude an additional main entrance from Priory Road nor is it required to incorporate the main reception area.
- Whilst there is a Consented Scheme for planning purposes in respect of the Site, the details of Consented Scheme should not be taken to represent the Council's requirements for any future opportunity. However, those details may be of interest to participants to inform what is viable in planning terms at that Site.

Pre-Market Engagement

- The Council is intending to hold pre-market engagement meetings with interested parties during December and January 2019. If your company would like to attend a pre-market engagement meeting with the Council, please confirm this within your Message to the Council, through ProContract, in order for a date and time to be arranged.
- Interested parties can express an interest in the opportunity through the Council's eTendering website; www.supplyingthesouthwest.org.uk (ProContract). Interested parties who express an interest through ProContract will be advised of any next stages in the process.
- Interested parties who would like to attend a pre-market engagement meeting with the Council should complete and submit the document 'Further Information Questionnaire – New Hotel next to Bournemouth International Centre' and upload through the Messaging feature of ProContract. This document can be found as an attachment to the ProContract advert.
- This pre-market engagement exercise is not a call for competition and no contract(s) will be awarded at this stage. Interested parties should note that they are responsible for their own costs in participating in this pre-market engagement exercise and the Council shall not be responsible for any costs of any party may incur (directly or otherwise) in attending the event.

Freedom of Information

- The Council is subject to the requirements of the Freedom of Information Act 2000 and the Environmental Regulations 2004, the subordinate legislation made under the Act/Regulations and any guidance and/or codes of practice issued (from time to time) in relation to such legislation.
- Participants are required to:
 - specify (with reasons) those parts of their questionnaire responses which they regard as falling within any of the exemptions from disclosure specified under the Freedom of Information Act 2000 and/or the Environmental Regulations 2004 including (without limitation) information provided in confidence; and
 - state which provisions of the Freedom of Information Act 2000 and/or the Environmental Regulations 2004 apply to the information identified under the bullet point immediately above.
- The Council however, shall be responsible for determining, at its absolute discretion, whether such exemption should apply and participants agree to comply with any such decision taken by the Council.