



THREE OPERATORS SHORT LISTED FOR BOGNOR REGIS 'ENTERTAINMENT CENTRE'

Three leisure operators have now been short listed for the management and operation of St Modwen's proposed 'Entertainment Centre' on the Regis Centre site, part of the £100m regeneration proposals with Arun District Council for Bognor Regis town centre.

Seven local and national companies had been invited to submit detailed proposals for the new operation. The final three operators were short listed last Friday (7 March) by a procurement group (*consisting of representatives from St Modwen, Arun District Council, Bognor Regis Town Council, The Vision Group and Locum Consulting*) and will now be interviewed over the coming weeks. Each short listed operator will have the opportunity to meet up with KSS Design, St Modwen's scheme architects, prior to the interviewing process.

The proposal for the 'Entertainment Centre' followed a study by Locum Consulting into leisure and entertainment provision and demand in the town. The study established the need for a financially self-sustaining and flexible 'destination' venue to accommodate a range of uses including live performance, film and conference facilities.

Following a nationwide advertising campaign to promote the management opportunity, a number of initial 'expressions of interest' were received in autumn 2007. Seven operators were then invited to submit detailed proposals, resulting in the final short-listing of the current three bidders for interview.

Sean Young, Director of Locum Consulting, said: "All of those involved are committed to delivering a first-class entertainment and leisure venue to Bognor Regis. The short listed operators have all shown that they understand the leisure needs of the town and have presented strong proposals. The final successful operator will need to demonstrate how it can effectively manage a range of flexible uses for the Entertainment Centre whilst maintaining the highest quality service for

each use, providing a unique attractive environment and ensuring the long-term financial viability of the Centre.

“When the preferred operator is selected, we will work with them during a period of exclusivity to finalise the design and all financial and contractual arrangements.”

Richard McMann, Coordinator of the Bognor Regis Regeneration Task Force, said: “The Entertainment Centre has always been one of the integral parts of the Bognor Regeneration scheme as a whole, both for us and the public, and we are determined to select a proposal of the very highest calibre. Careful consideration will now be given as to which bid is successful and in who’s hands this exciting task is placed.”

The recommendation of the procurement group will be passed to St Modwen and Arun District Council who will jointly determine the Preferred Operator by the end of April.

- ENDS -

Notes to editor

Background

St Modwen’s represents a £100m regeneration of two key town centre sites in Bognor Regis, West Sussex.

After a competition between developers and extensive public consultation, St Modwen was chosen by Arun as its preferred developer in July 2006 on the strength of its proposals to deliver a comprehensive mixed-use scheme – to include an entertainment centre and bowling alley, plus a new health centre and library, along with shops, restaurants, cafés/bars, homes and extensive works to the promenade and the pedestrianisation of The Esplanade.

A key aspect of the proposals is the Entertainment Centre; a ‘destination’ film and performance venue, including a cinema and flexible performing arts space. St Modwen is currently marketing the opportunity to interested managing operators UK wide. The developer is also looking to build a unique ‘building on the beach’ as an architectural landmark, which could house a high profile restaurant.

St Modwen is hoping to start on site in late 2009 / early 2010 with completion in 2013/4.

The sites

The two sites, as identified in the masterplan adopted by Arun District Council in 2004, are the ‘Leisure Heart’ site, now referred to as the Regis Centre and the ‘Healthy Living’ site now referred to as the Hothamton site. The Regis Centre site is located between Clarence Road, Belmont Street and the seafront. The Hothamton site is located west of London Road and bounded by Queensway, West Street and Steyne Street.

The developer

St. Modwen is the U.K.’s leading regeneration specialist operating in all sectors of the property industry, focusing on town centre regeneration, brownfield land renewal and heritage

restoration. St Modwen works extensively in partnership with private and public sector organisations, continually mindful of the impact of their developments on the communities in which they operate. More information can be found at www.stmodwen.co.uk

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