

Invitation to Tender

Temporary Padel Court, Griffin Park, Porthcawl

Licence for temporary occupation in 2026



BIDS INVITED FROM INTERESTED PARTIES

This form is available in Welsh / Mae'r ffurflen hon ar gael yn Gymraeg



1. Background

Porthcawl is a coastal county in Bridgend, South Wales with a long-standing funfair provision within the town acting as a key draw for visitors whilst also providing a leisure destination for locals. With the closure of the existing permanent funfair in Autumn 2025, Bridgend County Borough Council and Welsh Government wish to bring a range of temporary meanwhile uses to Porthcawl as part of the wider regeneration strategy.

2. Licence

An exciting opportunity has arisen for a licence to operate a temporary Padel Court within Griffin Park, Porthcawl. The Council is offering the licence on land that is comprised of the former Tennis Courts at the southern end of the park with the location and extent shown outlined red on the plan. These courts are now surplus to requirements as new courts have been installed at the northern end of the park and the old courts will be removed in the future to allow for the construction of a new access road as part of the wider regeneration plans. Trading shall not be permitted under any circumstances from any location other than that indicated on the plan. However, the Council reserves the right to relocate the provision to another position.

The Licence would be from 1st of April to 1st of October 2026

3. Requirements

The provision should include the following:

- A minimum of 1 and up to 2 Padel Courts
- Padel courts to be fully demountable
- Licensee to be responsible for providing their own power and water supply (if needed)

4. Licence Terms

Detailed licence terms are to be agreed by both the Licensor and the Licensee. Headline terms are expected to include the following:

- The Licensee shall ensure that the courts are subject to appropriate management including use of booking systems as required
- The permitted use shall be to operate the temporary Padel Court during the Licence period only and for no other purpose whatsoever. No other use or user will be permitted in any circumstances.
- The Licence would be for a maximum period of 6 months

- The Licensee shall indemnify Bridgend County Borough Council against any and all third party claims, actions, demands, costs or proceedings, including for all injuries whether fatal or not, whatsoever or howsoever arising as a result of the granting of the proposed Licence.
- The Licensee shall produce documentary evidence of such policies of insurance effected with a reputable Insurance Company, as may be required by Bridgend County Borough Council.
- N. B. Insurance documents, including public liability insurance, will be required before any licence is granted
- The Licensee shall be responsible for the payment of Bridgend County Borough Council's surveyors' fees in the sum of £650 (six hundred and fifty pounds) exclusive of VAT, and the Council's proper Legal costs of £650 (six hundred and fifty pounds) for the preparation of the Licence and the counterpart thereof.

5. Licence Fee

The Licence Fee shall be the amount stated on the successful tender form (expressed as the total Licence fee amount) and shall be exclusive of all rates, taxes and other outgoings that may be levied on the concession.

6. Bid Submission Material, Deadline & Address for Submitting Bids

Bidders will be required to submit a detailed bid comprising:

A. Fee Bid

B. Statement of Intent – Please refer to Appendix A for further details

Bids must be received by **12 Noon 26 February 2026**.

Interested parties should respond by providing bids within this time scale to the following secure email address:

griffinparkpadel@bridgend.gov.uk

This e-mail address will not be accessible by Council officers until after the bid deadline. Bids will not be deemed to be received until bidding parties have received an acknowledgement of receipt of their e-mail.

Selection of preferred bidder & weighted scoring criteria

The Preferred Bidder will be selected following the Council reviewing and assessing each bid.

The Council will score and rank each of the bids on the following basis:

- a. Rental offer proposed (40% weighting) based on the “Rental Bid” submitted by the bidder;
- b. Statement of intent (60% weighting) based on the quality of the proposal, the unique selling point of the proposed business and how well it complements the surrounding area. Please refer to Statement of Intent guidance and assessment criteria attached as appendix A.

Misrepresentation Act

The property is offered subject to contract and on a without prejudice basis. The Council reserves the right to refuse any offer made and is not bound to accept the highest offer or any offer for the property.

Whilst every effort is made to ensure that these particulars are correct, the Council cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Any interested party must satisfy themselves as to the accuracy of these details. The particulars are set out as a general guide only and do not form any part of an offer or contract.