

REDRUTH TOWN VITALITY FUND SCHEME – REQUEST FOR QUOTE

BRIEF: Combined tender brief for a consultant to prepare two Options Appraisals based on an understanding of the historic significance and structural condition of two derelict properties on the former Redruth Brewery site

1.1 Introduction

Redruth Town Council seeks to appoint a suitably experienced consultant to undertake an options appraisal for two derelict buildings on the former Redruth Brewery site in Redruth as part of a wider Town Vitality Fund (TVF) scheme. The TVF scheme is being delivered in partnership with the Redruth High Street Heritage Action Zone (HSHAZ) scheme and the work being undertaken for the Redruth Neighbourhood Development Plan.

Redruth is one of ten places in the South West to benefit from the national £95m HSHAZ scheme, being led by Historic England and running until March 2024. The Redruth HSHAZ scheme will see derelict and underused historic buildings in the town centre revitalized, public realm and access improvements, investment in key buildings and a programme of cultural commissions. To inform this investment a Redruth Town Centre Master Plan has recently been completed and there is an emerging Neighbourhood Plan.

1.2 Towns Vitality Fund Scheme Description

Cornwall Council has established the Town Centre Revitalisation Fund (TCRF) to support the development of investment proposals for towns in Cornwall. The TCRF represents an important opportunity to support the development and delivery of place shaping objectives in Cornwall's towns, whilst assisting in the recovery from the impact of the Covid-19 pandemic.

Within the TCRF, funding of up to £1m for 'Town Vitality' activities is being made available to towns in Cornwall, with allocations dependent on population size and need. Redruth Town Council has been awarded a grant under this scheme based on an agreed set of deliverables.

It is essential therefore that this contract to look at the future of Chymbbla House and Winklow House on the former brewery site also takes into account the other elements of the TVF scheme that are being progressed alongside this contract, namely:

- Redruth Vision & Investment Plan: building on the Redruth Town Centre and Brewery Master Plans, to bring together a Vision & Investment Plan, identifying through consultation specific individual regeneration projects to inform future strategic investment in Redruth
- Digital Connections: investment in interactive footfall monitoring to provide data and intelligence on how the town centre is being used and as a platform that can be developed to interact more effectively with visitors, including scoping potential for the high street to become WIFI enabled, supporting local businesses, markets and events. Support for the business community using the footfall data reports to inform

building a more resilient town centre offer that meets the needs of the local community and visitors. Supporting local businesses collaborate, share information and intelligence, help reduce antisocial behaviour and improve everyone's experience of the town centre

- Destination Redruth: investing in the promotion of Redruth as a stage for large events, festivals and markets, building on the existing four annual festivals and regular markets and relaunching Lowender Peran in Redruth for 2022. Commission a strategy for enhancing the venues and locations across the town centre – bringing together a 'brochure' of venues, places and spaces across the town with information on facilities, charges, how to book, insurances, risk assessments and supporting greater use by young people and local entrepreneurs, including of empty shops and premises
- Redruth Brewery – Plen an Gwari R&D: contribution to the next phase of Redruth Brewery Site's master plan by funding the R&D for a National Plen an Gwari, an outdoor performance space based on the historic format of Cornwall's Plens (such as found at St Just).

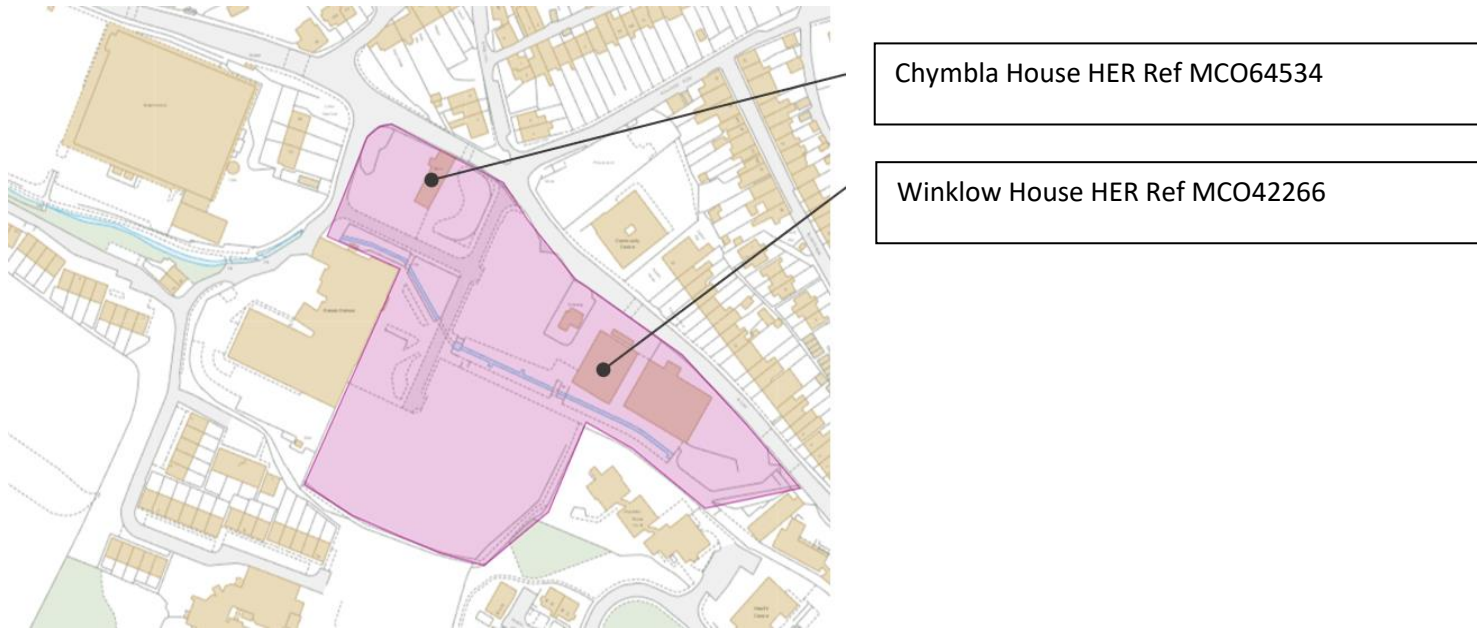
This investigation into the future of these two historic buildings on the former brewery site will be an important element in the overarching Vision & Investment Plan for Redruth and as such, an essential aspect will be engagement with key stakeholders, local businesses and the community facilitated by Redruth Town Council and the Redruth HSHAZ Project Board. We are aiming to have a draft of the overarching Vision & Investment Plan, which will include the preferred options for the future of these two buildings, at the planned Generation EXPO event on 1 April 2022.

1.3 Redruth High Street Heritage Action Zone & Redruth Neighbourhood Plan

Redruth is one of ten places in the South West to benefit from the national £95m HSHAZ scheme, being led by Historic England and running until March 2024. The Redruth HSHAZ scheme will see derelict and underused historic buildings in the town centre revitalized, public realm and access improvements, investment in key buildings and a programme of cultural commissions. To inform this investment a Redruth Town Centre Master Plan has recently been completed and it is an expectation of this brief that the Vision & Investment Plan will build on this piece of work and the emerging Neighbourhood Plan.

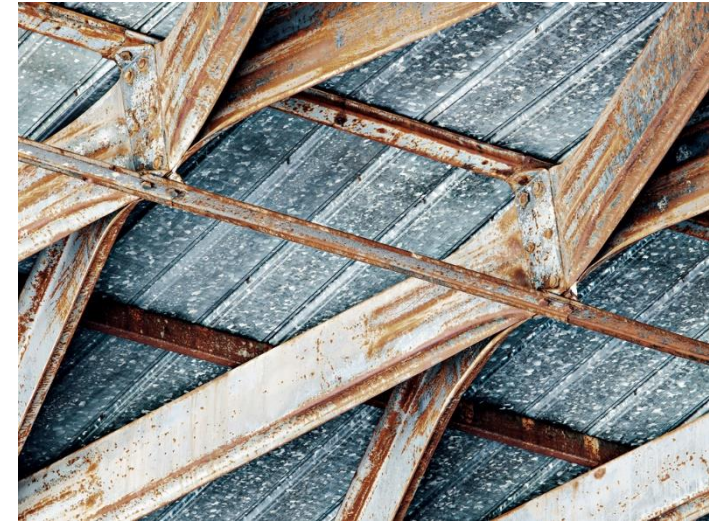
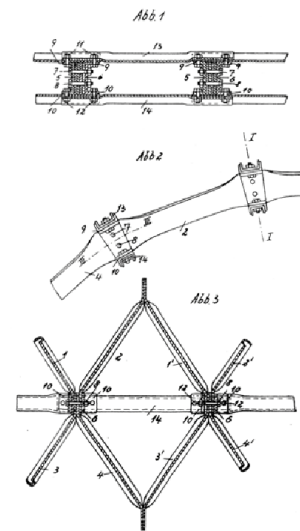
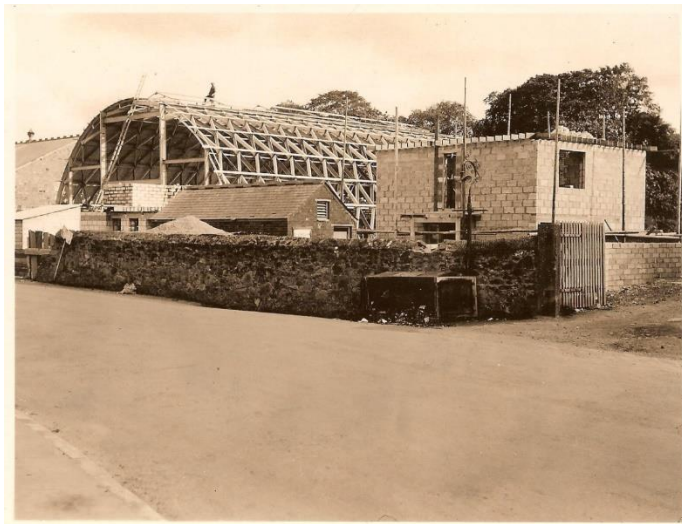
Redruth Neighbourhood Plan, through Locality has been awarded a Masterplan Technical support package from AECOM to develop a master plan for the redevelopment of the former Redruth Brewery site. Work has taken place in 2020 and was then put on hold as the Neighbourhood Plan was advised it needed to undertake an SEA. A further Locality Technical support package has been awarded to do the SEA. Both packages will consider 3 options for the Brewery site, commercial, residential and open space. This contract will provide more in-depth consideration of the two remaining historic buildings for the Redruth Neighbourhood Plan.

2.0 REQUIREMENTS FOR EACH BUILDING



The two buildings are located within the Cornwall & West Devon Mining Landscape World Heritage Site and the Redruth Conservation Area and are non-designated heritage assets. Considerable research has already been undertaken into the history of the former brewery site as part of the Kresen Kernow project and flood alleviation scheme by Cornwall Archaeological Unit and reports can be made available as background information; Chymbla House and Winklow House have not been looked at in detail to date. As part of the proposed redevelopment of the former Brewery Site the Redruth Town Vitality Fund Working Group are exploring options which include the redevelopment of these two historic buildings and the possible dismantling of Winklow House and re-erection on an alternative location. The purpose of these reports is as an evidence base for the Neighbourhood Plan and the Redruth Vision & Investment Plan. To inform development on the site, it is required to understand the significance and condition of the two heritage assets which could be affected and to consider all potential options, the costs involved as well as risks. For this reason, a two-stage process is proposed to understand the significance and condition of the buildings and then utilise this information to consider the options available.

2.1 Winklow House



Left: The building during construction © Cornwall Archaeological Unit, Centre & Right: details of construction.

The Winklow building was built for the Territorial Army in the 1930s as a Drill Hall and had associated buildings, including 'Kimberley' to the North. It is a Llamella type building, made from short sections of steel, patented by the German company Junckers in the early C20. The TA regiment based at the site was the 165th Battery of the 56th (Cornwall) Heavy Anti-Aircraft Regiment, Royal Artillery. During WW2 this was involved in the air defence of Plymouth during the Blitz. After the TA regiment was disbanded in the mid C20, the building was used for various purposes including the Brewery shop and a toyshop. Ground contamination and asbestos likely to be risks.

2.2 Chymbla House

Safety fuses were first produced by William Bickford and Thomas Davey in 1831 by combining a textile cord with a core of black powder. Chymbla House is referred to as the Vauxhall Fuse factory. In 1848, a fuse factory belonging to Alfred Lanyon is listed in Plain an Gwarry as the British and Foreign Safety Fuse Co. After its use as a fuse factory had expired, it become the offices for Redruth Brewery, before becoming ruinous with the closure of the brewery in the late C20. Ground contamination and asbestos likely to be risks.



2.3

BUILDING	HER Ref	STATEMENT OF SIGNIFICANCE*	CONDITION REPORT	OPTIONS APPRAISAL	Notes
Winklow House (Junckers Drill Hall)	MCO42266	✓	✓	✓	Rare example of modular lamella building previously used as a Drill Hall, Cinema & shop. Most other examples are Grade II Listed. Within CA and a NDHA. Proposal is repurposing, demolition or relocation.

Chymbbla House (Vauxhall Fuse Factory)	MCO64534	✓	✓	✓	The building is in a derelict state but has Outstanding Universal Status within the WHS, is within the CA and is a NDHA. Proposal is repurposing or stabilisation in its derelict state.
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*There are a number of existing studies which can be used to assist in the assessment of significance, and we can supply this to any successful bidder.

3.0 STATEMENTS OF SIGNIFICANCE

Given the research that is already available relating to the former Redruth Brewery and the information that the WHS team will have available on Chymbbla House, we anticipate that this element of the contract will only form 20-30% of the overall time allowance. The Statements of Significance, with the overview of the condition of the buildings, will underpin the options appraisals.

We require a separate Statement of Significance for Chymbbla House (HER ref MCO64534) and for Winklow House (HER ref MCO64534).

The requirement is for an assessment of the significance of the buildings rather than an assessment of the impact of proposals on the significance (which would be part of the assessment of various options for each site.). It would not be a Heritage Impact Assessment.

The Statement of Significance should take into account sections 1 & 2 of Historic England HEAG12 *“Statements of Heritage Significance: Analysing Significance in Heritage Assets”* (i.e. excluding Impact) and to the 2014 CfA *“Standard and guidance for historic environment desk-based assessment”* and the Historic England document: *“Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment Historic Environment”*.

This should include:

- An assessment of the significance of the site both in general terms and in terms of its different components. This should use the categories laid down in the 2008 Historic England document ‘Conservation Principles’
 - Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits
 - Understand the significance of the asset(s)
- An assessment of Vulnerability: what are the factors that are posing a threat to the significance of the building(s)
- Policies: briefly outline considerations for protecting and enhancing the significance of the asset through management, use and change

It should be:

- sufficient, though no more, for an understanding of the impact of the proposal(s) on the significance, both positive and negative
- sufficient for the LPA to come to a judgment about the level of impact on that significance and therefore on the merits of any proposals for each site.

Any study should include:

- A desk-based assessment to ClfA standards, including a review of primary and secondary sources (including existing studies of each building such as HIAs) and an HER search
- A site to visit
- A review of the immediate context of each building, considering how it relates to its surroundings and any buildings which are functionally and historically related to them
- A review of how each building relates to others of their type, putting the building in context regionally and nationally.

Please note that it is for the consultant to carry out a risk assessment prior to visiting both buildings.

The consultant carrying out the work should be a ClfA or IHBC chartered member.

4.0 Structural condition report

Chymbbla House and Winklow House are both in private ownership and permission is currently being sought by Redruth Town Council for access to the buildings; given the level of uncertainty around the safety of both buildings, the recommendation is that a structural condition report is based primarily on what can be seen from an external examination and from photographs of the interiors with no intrusive investigations. We therefore expect that this element of the contract will only be up to 20% of the time allowance.

The survey and report should be prepared by a Surveyor accredited in Building Conservation (ICE CARE Register):

www.ice.org.uk/ICEDevelopmentWebPortal/media/Documents/Careers/specialist-registers/ICE-CARE-Register-leaflet.pdf)

- Carry out non-intrusive visual inspection upon the existing condition of the buildings' fabric and finishes, providing advice on the condition of the structure. This excludes the inspection of building services and external works including outbuildings and boundary treatments
- Describe Structural Defects
- Make recommendations for remedying defects.

In addition, for Winklow House, this should include:

- In-situ non-destructive testing of representation area of the steel structure to determine load bearing capability of structure for reuse or dismantling and re-erection at an alternative site (providing access is allowed by owner)
- Provision of appropriate safe internal access to assess the roof structure (providing access is allowed by owner)
- Analysis of options for potential strengthening of lamella structure if required, such as isolated replacement of elements, use of a stressed skin etc.

For the Chymbra House this should include an appraisal of the works required to ensure that the existing structure is structurally sound for roofing, flooring and reuse.

Care should be taken about the possibility of the presence of asbestos. The consultant carrying out the survey should carry out their own risk assessment prior to entering either building.

5.0 Options Appraisals

The consultant will need to take into consideration consultation to date on the brewery site master plan being undertaken by AECOM for the emerging Redruth Neighbourhood Plan, Redruth Town Centre Master Plan produced by Lavigne Lonsdale and the wider Vision & Investment Plan that is evolving also as part of the Towns Vitality Fund project in Redruth. The primary aim should be to conserve and enhance the significance of the heritage assets by providing a sustainable beneficial use for the two historic buildings.

We anticipate that the Options Appraisals will account for around 50% of the time allowance.

The options appraisal should be in line with the latest guidance from the National Lottery Heritage Fund on viability and development appraisals (<https://www.heritagefund.org.uk/funding/heritage-enterprise/appraisals#heading-9>) and the HM Treasury Green Book, which puts forward guidelines for the appraisal of policies, programmes and projects.

The key stages are as follows, working closely with the project team and other partners:

1. Identification of Aims and Objectives
2. Development of Long List of Options
3. Short Listing of Options to three preferred options for each building
4. Identification of a preferred option
5. Outline costs for the preferred option informed by the structural surveys
6. Test the overall feasibility of the preferred option.

The consultant would be expected to work closely with the Towns Vitality Fund officer working group and other consultants bringing together the Towns Vitality Fund project. This will include: Redruth High Street Heritage Action Zone officer team, Lavigne Lonsdale for the Redruth Vision & Investment Plan, Golden Tree Productions for the R&D stage of the Plen-an-Gwari project, consultants (to be appointed) for the digital ambition of the town and consultants (to be appointed) for the Destination Redruth Strategy. The consultant will also be expected to liaise with the World Heritage Site team with regards Chymbla House and for both properties, Cornwall Council's Historic Environment Planning team.

6.0 Tender process, award criteria and timetable

6.1 Timescales

The TVF scheme is a 12-month programme of investment to be completed by the end of October 2022.

The Neighbourhood planning team will be carrying out consultation on the future of the brewery site in December 2021 and it will be necessary to coordinate consultation on the options for Chymbla House and Winklow House in this public consultation.

Key dates are therefore:

- Initial desk research commences after inception meeting (assuming November 2021)
- Structural surveys and research into options commence December 2021
- Neighbourhood Plan consultation on Brewery Site in December 2021
- **Draft statements of significance and results of structural surveys by end February 2022**
- **Draft options appraisals by end February 2022**
- Generation EXPO consultation event on 1 April 2022 on the Redruth Vision & Investment Plan
- **Final reports end May 2022**

6.2 Fee

We are anticipating the fee for the three elements of the project to be approximately £8,000 plus VAT if applicable, inclusive of all expenses. We expect the allocation of time to be approximately 20-30% for the Statements of Significance, 20-30% for the structural condition report and approximately 50% for the Options Appraisals.

6.3 Conditions of Tender

This is a Request for Quote.

We are looking for a multi-disciplinary approach to the delivery of the three elements of this tender and you will also be expected to work collaboratively with the wider TVF projects, the Redruth HSHAZ and Neighbourhood Planning teams and contribute to specific and more general consultation events.

6.4 Timetable

The provisional timetable for awarding this contract will be as follows:

Tender published	25/10/2021
Deadline for Questions	08/11/2021
Deadline for Quotes	12 noon on 22/11/2021
Award	Week commencing 6/12/2021

6.5 Site Visits

The two properties are privately owned. Access to the interiors of the buildings is currently being sought.

6.6 Submission

Redruth Town Council undertakes all procurement processes in compliance with its procurement regulations. All tenders received will be considered based on the information submitted in an open, fair and transparent process.

Tenders must be submitted by email to Peter Bennett, Town Clerk: townclerk@redruth-tc.gov.uk

The email must have the subject line: '**Tender submission for TVF Vision & Investment Plan**'

Tenders must be received by 12 noon on 22/11/2021

Please provide:

- **Summary list of recent relevant projects** quoting client, service provided, approximate contract value and completion date
- **CVs for the consultant/s** which should comprise no more than 2 sides of A4
- **2 x References** provided within the last 3 years
- **Information on relevant insurance such as professional indemnity**
- **Brief details of:**
 - Your response to the brief, including methodology and resourcing
 - Your proposed work stages

- Key risks and challenges
- **Fixed price fee** that includes all fees and disbursements and show VAT separately
- **Day rates**

6.7 **Opening of tenders**

Tender documents will remain unopened until after the closing deadline, after which time they will be opened, printed and signed off at one time, witnessed by a representative of the town council.

All tenders submitted by the deadline will be verified to ensure that the information requested has been provided.

6.8 **Award Criteria**

It is proposed that the contract will be awarded based on:

- Price (45%)
- Understanding of and ability to meet the specification and adequately resource the work (45%)
- References (10%)

Redruth Town Council reserves the right not to award the contract.

6.9 **Interview**

Tenderers may be requested to attend an interview with the Client; interview format will be TBC in light of Covid-19 safe working.

6.10 **Decision and Award**

Redruth Town Council reserves the right to negotiate with the preferred bidder and to award all, part or none of the contract.

6.11 **Debriefing**

All unsuccessful bidders will be given written feedback if requested.