



Redruth Civic Centre, Alma Place, Redruth, Cornwall TR15 2AT

Tel No: 01209-210038 e-mail: admin@redruth-tc.gov.uk

Town Mayor: Cllr Alison Biscoe

Town Clerk: Mrs Charlotte Williams

**Invitation to Quote
The Chambers, Redruth Town Centre Feasibility Study**

Value of the Commission:	£30,000
Lead Officer:	Cheryl Welsh, Strategic Projects Officer
Contact Details:	projects@redruth-tc.gov.uk
Deadline for submission:	Wednesday 15 October 2025
Full Report Required by:	Friday 19 December 2025
Award Date:	By the end of October 2025
Address of The Chambers:	Penryn Street, TR15 2SP
Payment Terms:	25% upon award of contract 75% upon completion of contract

Appointments to view the property can be made by contacting the email address detailed above.

Background

The largest bank building in Redruth is the former Barclays Bank of 1907-7, designed by the Penzance architect Oliver Caldwell (1861-1910). His design used the same details and materials which he employed for several branches of the Consolidated Bank of Cornwall, which was taken over by Barclays in 1905. Part of the upper floors of the building were initially used as the managers living accommodation but from the 1930s the upper floors were rented out.

The Chambers is a Grade II Listed building owned by Redruth Town Council. As of the current day, there is only one paying tenant, Kernow Credit Union and on the top floor a Council led initiative. For the commission, we ask applicants to consider the property empty.

Place Based Context

Redruth is a town in Cornwall. The approximate population of Redruth is 16,000. Households as per Council Tax data is 7680.

Useful links: [History - Redruth Town Council](#)

[Neighbourhood Plan - Redruth Town Council](#)

[Council car parks in Redruth - Cornwall Council](#)

[Appendix 5 Redruth Vision and Investment Plan Exec Summary.pdf](#)

[Redruth High Street Heritage Action Zone | Let's Talk Cornwall](#)

[WE LOVE REDRUTH](#)

Section 1 Introduction

Redruth Town Council has secured funding from Cornwall Council Town Regeneration and Investment Programme (TRIP) to support the commission of a feasibility study to consider the future of The Chambers building, Penryn Street, Redruth TR15 2SP.

The feasibility study should consider the physical and financial implications of bringing back into use three floors of The Chambers building, through exploring concept design options for use based on an understanding of the local property market.

The study should recognise the importance of movement and connectivity for both the Council and prospective investors and operators, including parking and the use of sustainable forms of transport.

Section 2 – Baseline research & consultation requirements

This section will draw together the results of the baseline research. It will include a review of the past and current activities taking place at The Chambers as well as best practice taking place in Cornwall (or wider).

It will highlight the key findings from consultations undertaken with existing building user(s), the local community, Councillors, town centre traders, organisations and individuals attending network events, other key stakeholders and consultation with Redruth Town Council.

Section 3 – Architectural Review

The brief for the architectural input into this commission can include the following;

- Any immediate investment to slow down the decline of the building (temperature regulation, water ingress etc)
- Maximising the capacity of the building and the impact (sanitation, emergency exits etc)
- Connectivity to the town centre and parking
- Investigation and costings of options for low carbon energy provision – EPC C
- Improved accessibility and an Accessibility audit
- Reconfiguration of the building- not to consider existing tenancies and to consider the building as vacant
- Costed suggestions for utilising the building to its full potential (commercial office space for single/multiple tenants/ Serviced co-working spaces/Hotel/Accommodation/Events/Wedding venue/food and beverage/bakery, independent traders/Post Office/Community Hub)
- Improved kerb appeal
- May require a Heritage Impact Assessment
- Need and demand
- Residential – local property-based market analysis (demand for retail vs housing vs meanwhile space, out of town provision)
- Funding opportunities

Section 4 – Business Case Development

- Need and demand study (for example banking hub, post office, community hub, cultural centre, residential)
- Competitor analysis
- Target audience
- Management options/ Business operating models
- Alignment with local and national priorities/strategies
- Financial viability and sustainability (income and expenditure profile, budget estimate for capital works and revenue sustainability plan)

Section 5 - Management of The Chambers – advantages, disadvantages and key risks for each option including case studies

- Business as usual
- Town Council led development and project.
- Facilitate the development of a new CIC.
- Contract with established groups and organisations
- Sale through market disposal

In the study report, this section should set out further work RTC may need to carry out in order to better inform its decision-making process and sets out next steps to ensure that an outline route map on the way forward is available whichever option is taken up by RTC.

Section 6 Options Appraisal

At the end of the options appraisal there will be an overall score for each option. This should interpret carefully the preferred option and a rationale prepared which explains why this is the preferred option.

This stage allows for several different delivery model options to be explored and evaluated leading to the selection of the preferred option. This stage can commence once the function(s) of The Chambers has been clearly defined.

- **Desirability** – the degree to which each option meets the strategic objectives of Redruth Town Council and priorities of stakeholders and the community.
- **Viability** – the degree to which each option is financially viable and sustainable.
- **Feasibility** – the degree to which each option can be implemented.

Section 7 Conclusion and next steps/recommendations

- Need and demand study
- Target audiences
- The building
- Future strategy
- The bottom line
- Next steps (planning permission, building control, listed building consent)
- Business plan
- Continued consultation

Submission:

- Your proposed fee, including all expenses (travel and any associated costs).
- Please provide a clear and detailed breakdown of costs, detailing the number of days you anticipate assigning to the project.
- Your, and your colleagues or partners, CV(s)
- Details of two referees
- Three to five examples of previous projects, outlining their relevance to this project [max 2 sides of A4]
- A personal statement (no more than 3 sides A4) detailing:
 - Your, and any partners, relevant knowledge, skills and experience, to demonstrate your capability of undertaking in depth audience consultation and market research and how you would apply this to our feasibility study.
 - Your innovative approach, methodology and interest in this project, demonstrating how you will support us in challenging preconceived norms for what The Chambers could be.
 - What questions do you imagine we should be asking?

Scoring Criteria

Scope/Quote criteria	Score out of 5
Experience of undertaking feasibility studies in a town centre setting	
Experience of undertaking community and business consultation and research	
Bidder has described their approach to the requirement stated in the brief	
Capability/qualification of team undertaking the work including track record	
Demonstrated ability to deliver within the timescales set out	
Demonstrates value for money and detailed financial breakdown	
Total	/30

This project is part-funded by the UK Government through the UK Shared Prosperity Fund. The funding was allocated through Cornwall Council's Town Regeneration and Investment Programme, which is part of the Cornwall and Isles of Scilly Good Growth Programme.