



CHANCE  
HERITAGE  
TRUST

## INVITATION TO TENDER

for

### Concept Design and Feasibility Study – Soho Foundry

February 2022

## Soho Foundry and Mint

### 1. Introduction

- 1.1. On behalf of Chance Heritage Trust (CHT) you are invited to assemble a team to tender for the provision of a conceptual design and feasibility report to support an options appraisal and outline business case for the restoration and redevelopment of the former Soho Foundry and Mint, Smethwick.
- 1.2. The Soho Foundry and Mint site together with the former Chance Brothers Glassworks, in which CHT also has an interest, anchor the ends of the Galton Valley Conservation Area, part of the Black Country Unesco Geo Park, representing two important phases in Sandwell's story. The Chance Heritage Trust plans to restore both sites to new working life. Because CHT is a community-owned and led organisation leading on large-scale, urban regeneration, the community is at the heart of our work. The projects we work on address the issues arising from multiple deprivation, including the impact of the pandemic. The regeneration of these two sites will have enormous positive impact on the whole area.
- 1.3. Established in 1796 by Matthew Boulton, James Watt and sons beside the Birmingham Canal, Soho Foundry was the world's first purpose-built steam engine manufactory, pioneering new techniques and work processes. The partnership of Boulton and Watt supplied the steam engines that powered the Industrial Revolution: it has been said that the modern world was invented in their Soho works. Their employee, James Murdoch, made this the first factory in the world to be lit by gas. In 1848 a new partnership took over, constructing a new Mint building in 1860 and producing steam engines until 1895. In 1895 W&T Avery took over, and the site is now operated by Avery Weigh-Tronix, representing 225 years of continuous use.
- 1.4. The Foundry is Grade 2\* Listed and a Scheduled Monument. It is on the Heritage at Risk Register. The site covers around 6 acres within the larger AWT site and the buildings have been unused for over 50 years. The Foundry building has

been protected by a temporary roof since 2008. No access has been possible since then for safety reasons.

CHT has tendered separately for a cultural heritage assessment of Soho Foundry and Mint buildings and site including a review of the planning background, desk-based assessment, archival research, Historic Environment Record search of the Sandwell HER, field survey, and impact assessment.

## **2. Chance Heritage Trust**

- 2.1 CHT is a charitable Community Benefit Society registered under the Co-operative and Community Benefit Societies Act 2014 having initially been incorporated as a charity and company limited by guarantee 2015.
- 2.2 The aim of the Trust is to enrich the community with the restoration and protection of buildings and assets of cultural and heritage importance.

## **3. Background**

### **3.1 Soho Foundry and Mint**

- 3.1.1 Avery Weigh-Tronix (AWT) is the freehold owner of the site which is shown at Appendix B. The areas shown in Yellow and Red are in full operational use by AWT. The area shown as Blue is occupied by the Foundry and Mint.
- 3.1.2 CHT have been in discussion with AWT since September 2018 with a view to potentially acquiring that part of the site occupied by the heritage buildings. There are no firm proposals at this point in terms of potential use but various historical reports have considered options for redevelopment, usually focusing on potential business start-up use with an element of community cultural/heritage provision. CHT, having recently been awarded Community Renewal Funding (CRF), is now in a position to progress feasibility work to consider options in the current political, planning, funding and market context and develop an outline business case for repurposing of these important heritage assets.
- 3.1.3 We intend to commission the following strands of work in relation to the Soho Foundry and Mint site.
  - Master planning to RIBA Stage 2 - Feasibility design work including feasibility study led by Conservation Architect led team
  - Preparation of Outline Business Case following the principles of the Green Book five case model (Separate tender)
  - Further specialist investigation and recording of the historic structures and below-ground archaeology as required by Sandwell Planning and Historic England (Appointed)

- Commercial market appraisal
- Community Engagement programme covering both Soho Foundry and the Chance Glassworks site. (Appointed)
- Planning consultancy at a strategic level to advocate for change of use and inclusion of both Soho Foundry and Chance Glassworks as significant heritage-led regeneration opportunities within the emerging Black Country Plan. (Appointed)

#### **4. Community Renewal Fund (CRF)**

4.1 In May 2021 CHT submitted an application to the Community Renewal Fund for grant funding via the West Midlands Combined Authority to take forward further feasibility work across both the Chance Brothers Glassworks and Soho Foundry and Mint sites. The outcome of the application process announced on 3 November confirmed that we had been successful and a grant agreement is currently being put in place between CHT and the West Midlands Combined Authority, the accountable body for the purposes of awarding and administering the grant. **The grant must be spent by 30<sup>th</sup> June 2022.**

#### **5. Planning Context**

5.1 The site is in the setting of the Smethwick Summit Galton Valley Conservation Area.

5.2 The local planning policy is provided in the Black Country Core Strategy adopted in 2011.

5.3 Relevant policies will include those below with others subject to the nature of the proposals that emerge e.g. housing, relationship with sensitive uses, highways etc.

##### **The National Planning Policy Framework**

##### **Black Country Core Strategy**

ENV2 Historic Character and Local Distinctiveness

ENV4 Canals

##### **Sandwell Site Allocation Document DPD**

HE1 Listed Buildings

HE2 Conservation Areas

HE5 Archaeology and Development proposals

5.4 The four Black Country local authorities (Dudley, Sandwell, Walsall and Wolverhampton) are currently reviewing and updating the strategy in the form of the Black Country Plan. Although the initial consultation period is now closed there is still an opportunity to make representations and influence the plan which is due for adoption in 2023.

- 5.5 In parallel with the appointment of an Architect-led design team the Trust will appoint a planning consultant to engage with the Planning Authority and advocate for change of use and the recognition and inclusion of Soho Foundry and Mint (with Chance Glassworks some 2.5 miles away, in which the Trust also has an interest) within the emerging Black Country Local Plan.
- 5.6 In considering options for redevelopment of the site the appointed Architect will need to liaise and work iteratively with the planning consultant and Historic England to determine appropriate uses, the nature of any new build on the site and highways and canal amendments that may be required.

## **6. Requirement**

- 6.1 We are seeking to appoint a suitably qualified and experienced Conservation Architect to form and lead a design team and manage activities relating to feasibility study and concept design for Soho Foundry and Mint
- 6.2 The appointed Architect-led design team will be required to establish the brief as envisaged at RIBA Stages 0/1 of the RIBA plan of work and develop conceptual proposals broadly in line with RIBA Stage 2, although it is recognised that budget constraints are likely to mean this is relatively high level. The design team is expected to include the following:

### **6.3 Stage 1 Master planning**

- 6.3.1 An assessment of the planning and conservation status of the Soho Foundry and Mint buildings and site and plans for development of the immediately surrounding area, including the remainder of the Avery's site. This will cover Sandwell MBC planning policies and take into account issues such as public transport, vehicle, canal and pedestrian access, parking, the wider environment (for example, the future of the scrap yard), noise pollution, contamination and timescales. Planning consultancy services have been appointed for this element of the project and reviews of the Black Country Strategy and local plan are taking place along with the design of a framework to support the development of the site.

### **6.4 Stage 2 Options appraisal**

- 6.4.1 Within the framework of the masterplan, the options appraisal will assess how the Foundry buildings and site and their eventual use will relate to the adjacent uses, infrastructure and physical and economic context. This study will look much more closely at the Foundry and Mint buildings and site and will have two main elements:
- a. The uses for which there is a demand, need and market that might occupy the buildings and site
  - b. The uses that can be safely and practically accommodated without a significant impact on the historic fabric and below-ground archaeology. This will require an evaluation of the age and significance of each element of fabric on the site and of the archaeology. This will be done with the involvement of Historic England, Sandwell MBC, and appropriate historical

and archaeological specialists in accordance with HE/CIfA standards and guidance. The costs of this element cannot be determined until the completion of the surveys in Stage 1.

- c. CHT has tendered separately for a cultural heritage assessment of Soho Foundry and Mint buildings and site including a review of the planning background, desk-based assessment, archival research, Historic Environment Record search of the Sandwell HER, field survey, and impact assessment. Depending on the outcome of this assessment, further investigation of the historic structures and below-ground archaeology is likely to be required.

6.5 This assessment will be resolved into a number of development options. It will include calculation of the construction and development costs, comparative order of magnitude construction costs and a definition of the constraints within which a successful solution will be found.

## **7 Team Overview**

7.1 The Design Team will be led by the Architect and will report to the client via the project manager.

7.2 The multidisciplinary team of suitably qualified and experienced specialists is envisaged to include input from a civil and structural engineer as well as building service engineers. In addition, collaboration with separately appointed specialists; cost consultant, business planners, historic building and archaeological consultants as well as planning consultants will be required to complete the study. Further input from heritage consultants may be required but this cannot be costed until the surveys identified above have been completed.

7.3 The following outputs will be required from the appointed team: Measured building survey, fabric and structural condition report, Feasibility study (RIBA Stage 0/1) and concept design report including costings (RIBA Stage 2)

7.4 Tenderers are at liberty to include additional specialists within their team should it be considered necessary to deliver the required outputs.

7.5 A schedule of background information available to the appointed team is included at Appendix 4.

## **8 Opportunities and constraints**

8.1 The appointed design team will be expected to explore opportunities and examine site constraints with a constraints plan being a specific output of the study.

## 8.2 Consideration is to be given to the following:

- Ownerships – based upon information to be provided by the Trust.
- Planning, Listed Building and Scheduled Monument (SM) consents and constraints – based on information to be provided by the Trust and dialogue with Sandwell Metropolitan Borough Council (SMBC), Historic England (HE) and other potential consultees
- Highways – based on dialogue with SMBC Highways
- Servicing and infrastructure – based on enquiries of statutory utility suppliers and anticipated re-development capacity requirements
- Environmental sustainability – to meet planning and other regulatory requirements as a minimum but the Trust aspires to go beyond this wherever possible.
- Cost – the need to generate fundable and affordable proposals demonstrating value for money in terms of both initial capital and whole life running costs

## 9. Required services

- 9.1 Working collaboratively with others appointed by CHT, particularly those commissioned for strategic planning consultancy advice and outline business case preparation (including options appraisal).
- 9.2 Attend a briefing and familiarisation meeting with CHT and visit the Soho Foundry and Mint site. Note: as the site is owned by AWT their permission will be required for all visits to and activities undertaken on the site.
- 9.3 Review previous reports prepared and work undertaken in relation to the site (list at Appendix C)
- 9.4 Prepare a project plan showing the overall timescale for preparation of the outputs, milestones, dependencies on other work streams and interim and final approvals for our agreement
- 9.5 Early engagement with the following:
- Planning Authority and appointed planning consultant to determine the context within which any emerging proposals are likely to be viewed and likely permissible extent of a redevelopment including mix of uses.
  - Historic England to establish the approach required to SM and Listed building consents
  - Utility companies to establish any likely capacity constraints or specific restrictions on re-development or particular requirements.
  - Highways and Transportation department of SMBC to determine the context within which any emerging proposals are likely to be viewed.
  - Canals & Rivers Trust
  - Other stakeholders including Sandwell Metropolitan Borough Council, Black Country LEP and West Midlands Combined Authority. 7

9.6 Support the project manager in preparing scope of work/specification documents to procure competitive quotations for asbestos and measured surveys, making recommendations to CHT as to the most suitable companies for appointment by CHT.

9.7 Preparation of the outputs below, as may be modified in agreement with the Trust at the commencement of the study. All outputs should be produced initially in draft for client review and acceptance prior to formal issue.

- Site constraints plan including boundaries
- A conservation statement indicating how the heritage assets could be developed and its subsequent impact on the heritage significance.
- Draft layouts and diagrams to facilitate discussions on options and feasibility.
- Final layouts and diagrams indicating the amount and configuration of different uses.
- A Vision Statement (maximum 4 sides of A4) reflecting the preferred option to be developed with input from the planning consultancy advocating for inclusion of the site within the emerging Black Country Plan.
- A minimum of three high quality images that could be used to further the consultation process with a variety of stakeholders. A display of the vision in presentation style to present to potential funders would be desirable.
- A high-level sustainability statement to guide future thinking as the brief development process continues.
- An initial assessment of site utility capacity requirements
- A phasing and sequencing strategy showing how the development might be brought forward
- An indicative construction programme for the re-development assuming it were unconstrained by funding.
- A design report/feasibility study broadly in line with RIBA Stage 2 commensurate with an outline planning application.

9.8 Attendance at meetings of the Board of Trustees to present work in progress and final study proposals

9.9 Issue 'draft' report by Friday 20<sup>th</sup> May 2022 for comment and feedback.

9.10 Issue final report by Friday 3<sup>rd</sup> June 2022 having received feedback on draft report.

- 9.11 Tenderers should allow for participation at a consultation event toward the end or shortly after completion of the study.
- 9.12 In addition to any meetings that the tenderer considers necessary progress meetings will be held fortnightly either in person or online (Zoom or Teams) as considered appropriate
- 9.13 Liaise and work collaboratively with the appointed planning consultancy and business case adviser.
- 9.14 Co-operate with the QS to enable budget costings to be prepared and take into account advice provided by the Trust's appointed commercial property agent.

## **10. Timetable**

A period of 10 weeks has been allocated for the concept design and feasibility. The study is expected to commence on Monday 28<sup>th</sup> March 2022 and be completed by Friday 3<sup>rd</sup> June 2022. There is no potential for slippage due to deadlines imposed by CRF funding.

## **11. Budget**

The maximum budget available is up to £55,000 inclusive of expenses and excluding VAT.

## **12. Selection criteria**

12.1 The criteria below will be used to score tenders and appointing a consultant. An overall 70:30 quality: price weighting will be applied to the assessment of tenders with the quality weighting of 70% being further broken down as shown below (see percentages in brackets). 'Quality' in this instance includes other non-price criteria listed below including approach and experience.

- *Demonstrable experience of bringing heritage assets such as Scheduled Monuments and Listed Buildings back into use to deliver a financially and environmentally sustainable outcome (20%).*
- *Experience of team assembled and individuals. Their qualifications, experience, and extent of involvement in the project (25%)*
- *A clear methodology for managing the commission which will deliver a robust and effective output whilst indicating how you will co-ordinate activities with other work streams, in particular planning and business case activity (25%)*



- *Fee – Representing value for money and including a breakdown for each discipline within the proposed design team (30%)*

12.2 Tenderers are invited to demonstrate their capabilities against the above requirements on no more than ten sides of A4 (individual CV's additional).

### **13 Information to be supplied with tender**

13.1 In addition to the above, tenderers are requested to supply the following:

- Confirmation of PI insurance cover of at least £ 1 million and Employers Liability insurance of at least £10 million.
- Details of the key individuals to be involved in the project and their respective roles, together with full CV's.
- Fee and Resource schedule indicating the person days input for different design disciplines within your team and grades of staff

### **14. Terms of Appointment**

14.1 Please provide or suggest suitable terms and conditions of appointment for our consideration when submitting your proposal.

### **15. Fee submission**

15.1 Please complete the Form of Tender attached to this document. Hourly rates are to be provided for different grades of staff for use in the event that services fall outside the scope of the schedule of services.

15.2 The fee will be payable in three instalments, the first being £10,000 at the point at which CHT is in receipt of an initial tranche of CRF funding (anticipated end of January 2022); the second at the point CHT is in receipt of a further tranche of CRF funding (anticipated end of March) and the third upon completion of the commission.

15.3 Fees should be tendered as lump sums inclusive of printing costs and all travelling and out of pocket expenses but excluding VAT.

### **16. Submission details**

16.1 Please submit your tender in PDF format by 12 Noon on Friday 18<sup>th</sup> March 2022 to the Project Managers, at the e mail address below:

[Simon.piaia@greenwoodprojects.com](mailto:Simon.piaia@greenwoodprojects.com)

- 16.2 Any questions during the tender period should be addressed to Simon Piaia, at the email address above.
- 16.3 Questions and responses during the tender period may be shared with other tenderers.
- 16.4 CHT does not bind itself to accept the lowest or any tender and reserves the right to cancel the tender process and reject all bids at any time prior to award of contract without incurring any liability to the affected bidders.
- 16.5 We reserve the right to interview if deemed necessary
- 16.6 Under no circumstances will CHT be held liable for costs incurred in connection with this tender process.

CHANCE HERITAGE TRUST

**Soho Foundry and Mint**

FORM OF TENDER

We, the undersigned, having read the Invitation to Tender document dated xxxxxxxx hereby offer to provide **concept design and feasibility study in support of options appraisal and an outline business case**

For the lump sum of **(inclusive of expenses but exclusive of VAT)**:

£.....  
(insert amount)

Our hourly rates for different grades of staff are set out below:

Grade of staff & Design Discipline	Hourly rate (£)

This tender remains open for acceptance for a period of 60 days from the date of this tender

Signed.....

On behalf of .....

Capacity in which signed.....

Date.....

## APPENDICES

Appendix A – Soho Foundry site boundary

Appendix B – Overall AWT site plan including Soho Foundry

Appendix C – Schedule of background information available (not exhaustive)

Appendix A – Soho Foundry site boundary





Appendix B – Overall AWT site plan including Soho Foundry



## Appendix C – Schedule of background information available (not exhaustive)

Demidowicz, G 1998 *The Soho Foundry Mint, Smethwick: a documentary and archaeological study*

Demidowicz, G 2002 *The Soho Foundry, Smethwick, West Midlands: a documentary and archaeological study*

Demidowicz, G forthcoming *The Soho Complex* University of Liverpool press/Historic England

Finn, Neil 2000 *The Mint Building, Soho Foundry, Smethwick: archaeological evaluation and photographic survey* University of

Leicester Archaeological Services Report Number 2000/142

Upton, Anne 2003 *Soho Foundry, Smethwick, West Midlands: conservation plan*