

REFURBISHMENT OPPORTUNITY – ALL ENQUIRIES

FORMER SMITHS WOOD YOUTH AND COMMUNITY CENTRE, MULL CROFT, SMITHS WOOD, BIRMINGHAM, B36 0QG

- Long leasehold disposal by way of Informal Tender
- Site area — 414 sq m (0.1 acres) approx.
- Suitable for a range of potential alternative uses (subject to planning permission)
- Extensively vandalised and in need of complete refurbishment
- Any interested parties must have finance available for immediate investment

For more information, please contact:

John Halton
Regeneration Director
North Solihull Partnership
T 0121 704 8773
johnhalton@solihull.gov.uk

or

David Waterson
Development Surveyor
T 0121 704 6154
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Solihull Metropolitan Borough Council
Council House
Manor Square
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West Midlands
B91 3QB
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Location

The property comprises a disused former gymnasium located at Mull Croft, Smiths Wood, North Solihull, approximately 9 miles north of Solihull Town Centre and 10 miles east of Birmingham City Centre.

The building is located in a residential area near to local retail and community services at Smiths Wood Village Centre (B36 0UG), and is served by local buses to Chelmsley Wood Town Centre, Solihull and Birmingham City Centre. The property is within easy commuting distance of Solihull and Birmingham.

Description

A substantial two storey building constructed of facing brickwork under a pitched profile sheet roof.

The ground floor comprises a large double-height sports hall, reception area, kitchen with café servery, male, female and disabled WCs, two activity rooms and sports equipment storage space.

On the first floor are male and female changing rooms, two further multi-purpose/weight training rooms, sauna and solarium.



Basis of Disposal

North Solihull Partnership (NSP) and Solihull Metropolitan Borough Council are seeking interest from bidders in respect of the long leasehold disposal of the property by way of informal tender.

These marketing particulars have been prepared to provide interested parties with guidance for the site. This advice seeks to deliver the strategic aspirations of NSP and the Council to secure a high quality, sustainable refurbishment of the property, subject to planning permission.

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Key Objectives

The key objectives of the long leasehold disposal can be summarised as follows:

1. To secure an appropriate individual or organisation to deliver a high quality, sustainable refurbishment of the property;
2. To demonstrate that the proposal is financially viable and has regard to the context and uses of the surrounding area;
3. To achieve a premium payment that represents the best consideration obtainable for the property.

The Council requires parties tendering for the premises to demonstrate how their proposals will support the objectives outlined above.

Tenure

The Council owns the freehold interest in the site. The premises are being offered on a long leasehold basis for a term of 125 years at a peppercorn rent, with an Agreement for Lease granted initially.

A draft set of Heads of Terms for the Agreement for Lease and Lease are detailed on **Page 4**. You are invited to submit any comments that you may have on the proposed draft Heads of Terms with your submission. In the absence of any comments on any part of these Heads of Terms it will be assumed that this part is agreed.

Financial Structure

NSP and the Council are seeking a premium payment following practical completion of an agreed design and specification of works within an agreed time period.

Development Obligations

Within 3 months of completion of the Agreement for Lease, entirely at its own expense in all respects the appointed party shall use reasonable endeavours to diligently prepare all necessary drawings, designs and specifications for the proposed refurbishment and prepare and submit a planning application if required. The appointed party is to obtain the approval of the Council (in its capacity as Landlord) to the application prior to its submission to the Local Planning Authority.

If planning is required, within 3 months of the grant of planning permission, the appointed party is to diligently procure the commencement of the proposed refurbishment in a good and workmanlike manner using good quality materials and in accordance with all necessary statutes and regulations so that it is practically completed and fit and ready for occupation within a further 6 months.

Viewings

Viewings are by prior appointment only and will be held on **8th October 2014** and **21st October 2014**. Please contact John Halton or Jo Watson on 0121 704 8773 / 0121 704 8793 to schedule an appointment for the 8th October session. To schedule an appointment for the 21st October session, please contact David Waterson on 0121 704 6154 after 14th October (due to annual leave).

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Submission Requirements

NSP and the Council are proposing to select a preferred individual or organisation following a single stage tendering process to secure the long leasehold disposal of the site.

Scoring of Tenders

The submissions will be evaluated by the criteria set out in the scoring matrix below and a decision will be made on the selection of the preferred bidder.

CRITERIA	MARKS AVAILABLE
Compliance Requirements	
Tender submitted on time.	PASS/FAIL
Tender information complete.	PASS/FAIL
A. Individual or Organisation Details	5
Satisfactory responses to individual or organisation identity-related questions.	
B. Proposed Professional Team	5
Suitable make-up of project advisory team and relevant track record.	
C. Financial Information	10
Details of how the company would fund any development including experience in raising finance.	
D. Scheme Plans	40
Scheme delivering a high quality, sustainable refurbishment of the property that has regard to the context and uses of the surrounding area.	
E. Financial Proposal	40
Premium payment financial offer.	
TOTAL	Out of 100 marks

Deadline for Offers

Bidders' submissions must be completed in writing, together with all best and final financial offers, using the Expressions of Interest form set out on **Pages 5 to 8** of this document to: David Waterson, Strategic Land and Property, Council House, Solihull, B91 3QB, by **12.00pm on Friday 31st October 2014**.

Disqualification

NSP and the Council will consider only bona fide bids, which do not refer to any other bid. They shall be entitled to disqualify any application if it is suspected that: the amount of the bid has been adjusted in respect of another; the applicant enters into agreement with or colludes with another in relation to bidding; the applicant offers to pay a sum or inducement for another's omission; or the approximate amount of the proposed bid is communicated to another applicant.

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Heads of Terms for Agreement for Lease and Lease

- Landlord:** The Metropolitan Borough of Solihull of Council House, Manor Square, Solihull, B91 3QB
- Tenant:** [Name and Company Reg Number (if applicable)] of [Address]
- Property:** All those premises comprised in Land Registry title WM202938 and formerly known as Smiths Wood Youth and Community Centre, Mull Croft, Smiths Wood, Birmingham, B36 0QG.
- Term:** The Council will grant the appointed party a lease for a term of 125 years at a peppercorn rent, with an Agreement for Lease granted initially.
- Premium:** The purchase price for the property is: [£] [plus VAT].
- User:** The property shall be used as [].
- Prohibited Use:** Not to do cause permit or suffer to be done upon the property anything illegal, immoral, anti-social, offensive or dangerous or which is an actionable nuisance or causes damage to the Landlord or any neighbouring occupiers.
- Conditionality:** If applicable, the Council and the appointed party shall enter into the Agreement for Lease subject to the following condition precedent:
 - The appointed party receiving a satisfactory full planning permission for the refurbishment of the property for the agreed development.
- Consultation:** The appointed party will undertake, at its cost, public consultations on the proposed development in line with any agreed communications strategy.
- Repair and Insurance:** The appointed party shall keep the premises and external areas clean and tidy and in good and tenable repair and condition throughout the term on a full repairing basis and effect all necessary insurances for the structure of the building and its contents and against third-party risks.
- Outgoings:** The appointed party shall pay and discharge all outgoings relating to the premises such as electricity, gas and water charges, business rates, taxes, etc.
- Alienation:** The appointed party shall not assign the whole or part of the property without the Landlord's consent, such consent not to be unreasonably withheld or delayed. Sub-letting of whole or part without consent provided such lettings are on normal market terms and at arm's length.
- Costs:** Each party shall bear their own legal and surveyors fees.

These Heads of Terms are **Subject to Contract** and **Without Prejudice**.

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Expressions of Interest (EOI)

Submission Deadline: 12.00pm on Friday 31st October 2014

1a		INDIVIDUAL OR ORGANISATION CONTACT DETAILS
1.1	Individual or Organisation	
1.2	Address	
	Post Code	
1.3	Telephone number	
1.4	Fax number	
1.5	E-mail address	
1.6	Website address	
1.7	Contact name for enquiries to whom all communications are to be sent	
1.8	Job Title	
1b		ORGANISATIONAL INFORMATION (not applicable if an individual)
1.9	What is the current legal status of the lead organisation? If the legal form of the organisation is not yet determined, this should be stated with an indication of the legal form likely to be adopted.	
	(a) public limited company	Yes / No
	(b) private limited company	Yes / No
	(c) partnership	Yes / No
	(d) other	Yes / No
	If YES to (d) please specify	
1.10	Are you registered for VAT?	Yes / No
	If YES, please provide your VAT Registration number	

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1.11	Company Registration Details (if applicable)	
	Date of formation	
	Place of formation	
	Date of registration	
	Company registration number	
	Registered Office	
	Principal place of business	
1.12	If your organisation is part of a subsidiary please confirm the full legal name and address of Parent Company (if applicable)	
	Company Name	
	Address	
	Postcode	
	Country	
1.13	Is your organisation a consortium joint venture or other arrangement?	Yes / No
	If yes, and it is available, please provide details of the constitution and percentage shareholdings.	
2 FINANCIAL INFORMATION		
Please note that NSP and the Council reserve the right to request audited accounts and details of guarantors.		
2.1	Please provide the following information in relation to the respondent's principal bankers.	
	Bank Name	
	Address	
	Postcode	
2.2	If requested, would you be willing to provide a banker's reference at no cost to NSP and the Council?	Yes / No

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3	INSURANCE
3.1	<p>Please provide details of public liability and professional indemnity insurance and attach copies of relevant insurance certificates.</p> <p>Please note that NSP and the Council require a minimum public liability insurance cover of £10 million, a minimum professional indemnity liability of £5 million and a minimum employer's liability of £10 million.</p>
4 RELEVANT EXPERIENCE AND REFERENCES	
4.1 Please provide up to 3 examples of similar projects undertaken in the last 5 years with public sector partners. Please insert extra pages as required.	
PROJECT [1 / 2 / 3]	RELEVANT EXPERIENCE
Project Name	
Project Description (Max. 500 words)	
Explanation of the respondent's approach to the development of the project and how their approach improved the final scheme. As part of your answer, please include any reference to how a high quality, sustainable development was delivered, and how it had regard to the context and uses of the surrounding area. (Max. 500 words)	
Project Value	
Timescale	
Names of supply chain members (sub contractors) and / or consortium members and their role (where relevant)	
Images	
PROJECT [1 / 2 / 3]	REFERENCES
Organisation and Contact Name	
Telephone No.	
Email Address	

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4.2	Has your organisation, within the last 5 years:	
	(a) Withdrawn from a contract after the contract has been awarded (either before or after commencement of the contract)?	Yes / No
	(b) Had a contract terminated by the client earlier than the originally intended date, or ended early by mutual agreement following allegations of default?	Yes / No
	(c) Been a party to legal, arbitration or alternative disputes resolution proceedings arising out of an alleged breach of contract?	Yes / No
	(d) Been subject to investigation (whether leading to proceedings or not) by the Trading Standards Department of any local Council including Solihull Metropolitan Borough Council?	Yes / No
	(e) Been the subject of an investigation (whether leading to proceeding or not) by the Office of Fair Trading under the Restrictive Trades Practices Acts 1976 and 1977 or the Competition Act 1980?	Yes / No
	(f) Had any complaints made against your organisation or any of its employees to any professional body?	Yes / No

5 DECLARATION

5.1 I/We declare that to the best of my/our knowledge the answers submitted in this document are correct. I/We understand that the information will be used in the process to assess my/our organisation's suitability to be selected as Preferred Developer for the former Smiths Wood Youth and Community Centre site. I/We understand that NSP and the Council may reject the submission if there is a failure to answer all relevant questions fully or if I/we provide false/misleading information.

When you have completed this document please read and sign the section below.

TO: NORTH SOLIHULL PARTNERSHIP AND SOLIHULL METROPOLITAN BOROUGH COUNCIL

I/We certify that the information supplied is accurate to the best of my/our knowledge and I/we accept the conditions and undertakings requested in the EOI. I/We understand that false information could result in my/our exclusion from further participation in this process.

Signed	
Full Name	
Position	
For and on behalf of	
Date	

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