

## **Invitation to express interest in producing BOLSOVER REGENERATION FRAMEWORKS**

Bolsover District Council (BDC) is seeking expressions of interest from suitably qualified and inspirational consultant teams to lead in the production of two complementary framework studies. If you can assemble a team with the flair and enthusiasm necessary to excite us and are interested in competing for some or all of this work please read and consider the following brief before submitting expressions of interest in strict accordance with the requirements set out below. We are most likely to select different teams for each of the studies but an exceptional submission may persuade us to award both contracts to one team.

### **Context**

The Bolsover District finds itself in an interesting and challenging position in respect of its economic performance and growth potential. In very simple terms, proximity to the M1 corridor has encouraged natural growth but collapse of the coalmining industry and its attendant scars have governed the rate and distribution of economic benefits, resulting in marked contrasts between some parts of the District and others.

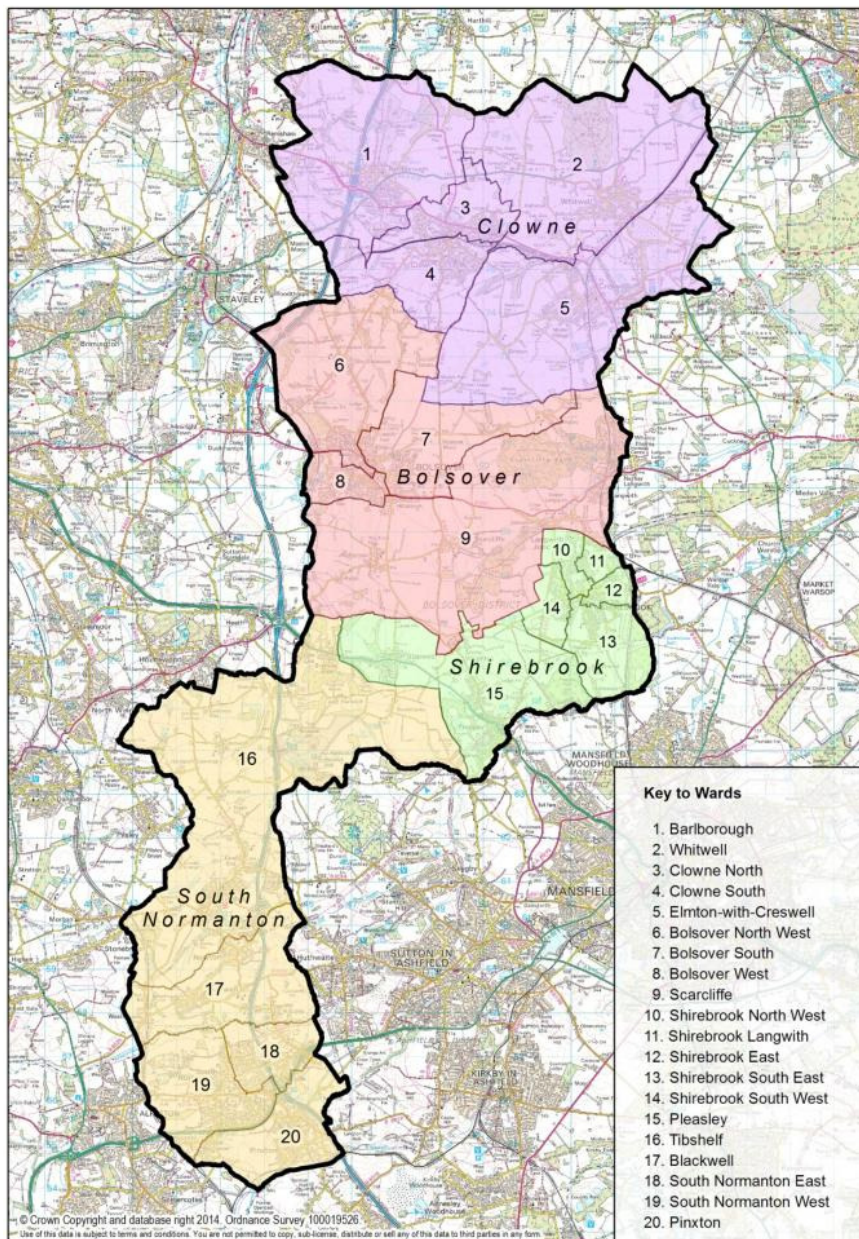
The Council has an appetite for growth overall but is keen to explore the importance of PLACE in matching the pace and nature of growth with the receptiveness of citizens and physical characteristics of each discrete part of the District. The successful teams will therefore be experts in analysis of place and fluent in modes of engagement with stakeholders.

As Planning Authority, BDC is progressing a new single Local Plan to replace the Bolsover District Local Plan (February 2000). The consultation period on the

Scoping Report recently closed (3 July 2015). These regeneration frameworks will become important companion documents and need to integrate with and underpin the emerging Local Plan. Whilst the Local Plan consultation invited representations on, amongst other things, 'visions for places' it is intended that the regeneration frameworks address this issue in a more strategic and holistic manner that benefits from the expert eye and creative energy of specialist design consultants.

## Study areas

Below is a map of the District showing the four main subdivisions adopted by the Council for Planning purposes.





Each of these four subdivisions is focussed on and named after one of the four principal settlements of the District. They are further subdivided according to electoral wards, reflecting the diverse structure of the District, which includes several small villages and extensive rural areas.

The linear extent of the District suggests a North/South split if the workload is to be divided into two. Consequently the two studies will be referred to as:

- Bolsover North (comprising Clowne and Bolsover)
- Bolsover South (comprising Shirebrook and South Normanton)

You are invited to submit a separate expression of interest for either one or both studies.

### **Schedule of actions**

There follows a list of actions that will be expected to take place in the course of completing the studies. They are listed in a rough sequence thought to be most effective but submissions should elaborate on how your team will approach the sequence and include the possibility of doubling back where necessary to review impressions and conclusions. You may also suggest additional actions or amended descriptions provided the fee budget is not exceeded as a result and that the general spirit of place analysis and 'therapy' is reflected.

1. **OBSERVATION:** A critical and detached analysis of your chosen study area is required. You should identify the qualities that distinguish and differentiate the respective subdivision areas and make observations on relative positive or negative characteristics, making it clear whether these are the product of natural factors or human actions. Strengths and weaknesses will be detected and an outsider's view should be formed on whether intervention is desirable and practical.
2. **ENQUIRY:** This action comprises two complementary forms of enquiry. First is the scrutiny and digestion of documentary information about the study area and its context – a list of Council documents relevant to this desk study action is included at **Appendix A**. The parallel exercise

involves engaging with stakeholders in dialogue about the observations in 1 above – what could be termed ‘exchange of perceptions’. Council staff can help with identifying appropriate stakeholders but the skills of the successful consultants are expected to include means of identifying and establishing contact with stakeholders, so your submission should elaborate on this.

3. IDENTIFICATION OF DECAY AND MALFUNCTIONS: Image is regarded to be a major, if not the predominant, factor in the receptiveness of places to both spontaneous and managed regeneration. In the context of a shifting economic climate, especially the decline of signature industries of an area, decay is often extensive and conspicuous. We need to identify where this is putting the brake on regeneration. There may be other malfunctions, for instance brutal highway configurations and impaired pedestrian environments, that contribute to poor image and stresses in the urban environment. These need to be mapped and understood.
4. IDEAS AND OPTIONS: Based on a synthesis of objective observation and analysis by the consultants and responding to the feedback from stakeholders, a series of ideas and options should be devised. These should be tested for fit with our definition of regeneration, namely *“the nurture of natural regrowth, by careful pruning of redundant and unhealthy fabric and preparation of the ground, building towards a healthy and robust, sustainable organism/entity.”* Particular focus should be applied to the key image generators, especially the town centres and gateways.
5. GROWTH IMPACT APPRAISAL: An objective assessment of each settlement’s receptiveness to growth is invited, again focussing particularly on the town centres. Potential for harm to be caused by inappropriate growth should be identified but we are mainly interested in situations where benefits can be extracted as a result of growth, for instance where viability of town centre services can be bolstered and where capital receipts from growth may contribute to environmental improvements in the centres.

6. CONSULT AND DEBATE: We regard the essential value of objective and detached analysis by consultants to be its potential to stimulate imagination and reaction amongst local people, who often accept the *status quo* as being unchangeable. A primary thrust of these studies is therefore to take creative thinking into the community in order to test the acceptability of ideas and to stimulate positive action by the citizens of the study areas. Submissions should elaborate on how you will set about this vital phase of work and how you will draw out of the consultation a set of deliverable actions.
7. SCOPING AN ACTION PLAN: Once a consensus has been reached on which ideas and options have the greatest potential to stimulate regeneration, a realistic appraisal will be required to determine the resources needed and describe the mechanisms by which delivery can be achieved. One test of how effective the consultation phase has been will be how many of the actions can be mobilised using the voluntary and private enterprise resources within the community itself – a sort of DIY agenda. Beyond that, public sector resources should be identified and recommendations made for how to secure these resources.
8. SET DESIGN PARAMETERS: The resources available to these studies will not stretch to production of a full design guide but key themes and principles should be laid down by which the actions emerging can be guided to achieve optimum results in terms of image.

## **Timescales**

All work on these studies must be completed by March 2016 at the latest and an actual working period of about four months is seen as a reasonable target for completion of the work. With that in mind the following key dates have been set:

Submission of expressions of interest ?  
 Interviews of shortlisted teams (one day for each study area) ?  
 (NB You need to be available on this day. If a problem is envisaged you need to contact Allison Westray-Chapman immediately)

Contract(s) awarded	?
Submission of draft reports	?
Client feedback	? + 1 week
Final reports and completion of studies	?

### **Eligibility for the work**

Expressions of interest are being invited from firms who we believe possess some or all of the skills and resources necessary to complete this work to a high standard. Where you believe you need to supplement the skills available within your own organisation we welcome the formation of multi-disciplinary consortia on the condition that all services are supplied by sub-consultancy arrangements through the firm invited. A change of lead-consultant may be acceptable to the Council but this is subject to checks and must be agreed prior to submitting an expression of interest.

The skills envisaged are likely to come from within the disciplines of Landscape and Urban Design, Architecture, Planning, Transport and Community Engagement. The inclusion of Artists would also be welcomed.

Lead-consultant firms must carry PI Insurance cover to a minimum of £X,000 and a full set of contract terms is enclosed at Appendix B.

### **How to apply for consideration**

Please submit expressions of interest electronically to [Allison.westray-chapman@ne-derbyshire.gov.uk](mailto:Allison.westray-chapman@ne-derbyshire.gov.uk) no later than 16.00 hrs on X.X.2015. In addition submit six printed and bound copies to Allison Westray-Chapman, Joint Assistant Director Economic Growth, Bolsover District Council, The Arc, High Street, Clowne, S43 4JR no later than 10.00 hrs on the next working day.

Your submission must indicate whether it relates to Bolsover North or Bolsover South. You may submit two separate expressions if you wish to be considered for both.

### Shortlisting and final selection

Submissions will be assessed against the quality of response to the following:

TOPIC	EXPLANATION	MARKING
Track record	Set out in no more than two sides of A4 the experience of similar work held by the lead-consultant firm and all sub-consultants. Please include the names and contact details of two referees willing to report on the firm's performance on work of this type.	25%
Personnel	Provide, in no more than two sides of A4, pen-portraits of the individuals who will be deployed on this work, describing their qualifications and previous experience, the role they will perform on this study and why they are especially suitable.	25%
Approach	Devote no more than two sides of A4 to sharing your impressions of the brief, the study area you are applying for, and how you will structure your approach to achieving optimum results. Pay attention to how you will identify and engage with stakeholders and particularly how you merge their aspirations with your own advocacy.	30%
Costs/value	<b>£40,000 is available for each of these studies.</b> Please explain how you will manage this budget and tabulate allocation of personnel to the key stages of work (using either the schedule in the brief or your own interpretation). Show their individual hourly charge-out rates and totals. Separately include allowances for expenses, bearing in mind that we will only pay for essential travel and subsistence (original receipts will be required as evidence of expenditure and alcohol costs are not allowable). Quote all rates exclusive of VAT.	20%



A minimum of three and a maximum of five teams for each study area will be selected by the marking above and invited to interview on ?..... The interviews will be held at The Arc in Clowne and the panel will comprise officers of BDC, possibly an elected Member, and the Council's retained Enabler (Tom Lonsdale). You should bring the key personnel named in the submission and prepare a presentation lasting no more than 20 minutes to explain the key components of your submission, following which there will be a further 20 minutes of questions and discussion. The successful firm's representative will be notified by telephone and unsuccessful interviewees will be notified by email with the offer of feedback if requested. Firms not shortlisted will have already been notified by email and regrettably detailed feedback cannot be entered into beyond anything stated in the email.

## **Questions**

If you have questions about this invitation please contact the following:

### **Town centres**

Sudipta Ghosh  
Senior Economic Development Officer  
01246 242589  
or  
07776 454871  
Sudipta.ghosh@bolsover.gov.uk

### **Procurement process**

Allison Westray-Chapman  
Joint Assistant Director Economic Growth  
01246 242222  
or  
01246 217199  
Allison.westray-chapman@ne-  
derbyshire.gov.uk

### **Planning Policy**

Helen Fairfax  
Planning Policy Manager  
01246 217 168  
Helen.fairfax@ne-derbyshire.gov.uk

**Design and community  
engagement process**

Tom Lonsdale  
Enabler  
07968 107270  
tom@placecraft.co.uk