

<b>Project Name:</b>	<b>Druids Heath Housing Masterplan and Investment Options Strategy</b>
<b>Issue Date:</b>	15 July 2016
<b>Deadline and address for response</b>	<p><b>Monday 12<sup>th</sup> September 2016 at 13.00</b></p> <p><b>To:</b></p> <p><b>Tendering Opening Panel,</b>  <b>HOMES &amp; COMMUNITIES AGENCY</b>  <b>St George’s House ,Kingsway,</b>  <b>Team Valley, Gateshead</b>  <b>TYNE &amp; WEAR</b>  <b>NE11 0NA</b></p>

### **1. Invitation**

This Mini Competition Brief has been issued by the Homes and Communities Agency (HCA) to you as one of 4 consultants shortlisted through the first stage sifting brief. This second stage of the tender process will be used to select a consultant team, who will be asked to produce a Druids Heath (DH) Masterplan & Investment Options Strategy. The HCA are working in partnership with Birmingham City Council (BCC) and a duty of care is required to be provided at all times throughout this commission to BCC. The project will be managed jointly by HCA and BCC, although the contract will be through the HCA panel framework.

### **2. Introduction**

Druids Heath has been identified by Birmingham City Council as an area that requires significant investment and regeneration. There is a real need to improve the character and quality of the physical environment of Druids Heath as a whole, and permanently address a number of anti-social behaviour and housing management issues in the area. Consequently Druids Heath has been identified a priority area for action by the Birmingham City Council Asset Management, Housing Management, Housing Development, Planning & Regeneration and Elderly Services. It is important that all initiatives across all service area’s working in Druids Heath are brought together to ensure effective and efficient use of all public resources.

### **3. Location and Built Character**

Druids Heath is approximately six miles south of the city centre and lies within the Selly Oak District and Brandwood Ward, on the southern boundary of Birmingham. It borders green belt land to the south which is within the local authority area of Bromsgrove District, Worcestershire. The area has good access to the motorway network and bus services, rail services are 3 miles and 4.5 miles away at Cotteridge (Kings Norton) and Shirley. Druids Heath is predominantly a residential area, mostly developed in the 1960’s by the City Council to provide a mixture of low rise and high rise accommodation. The majority of homes and roads are a Radburn style layout, largely cul du sacs, and there are substantial areas of incidental open space permeating the area which are largely unused and have no identified recreational purpose. The area has remained largely unchanged since it was built. Druids Heath remains the only large Municipal Estate in Birmingham that has received no major regeneration; it is an area that represents a significant housing market and regeneration opportunity, as detailed in Appendix 1 preliminary assessment.

#### 4. Aim

The aim of this study is in the first instance to produce a high level Masterplan and Option Investment Strategy for the area, based on the vision statement, technical, financial and background information that is provided as part of the briefing pack.

The Masterplan and Option Investment Strategy will be supported by 3 options appraisals detailing the impact on the Housing Revenue Account (HRA), a viability statement and a Housing Revenue Account Investment Plan that will be used to inform strategic investment decisions of the City Council, Homes and Communities Agency and Partner Agencies.

The Masterplan and Option Investment Strategy will include costs and a method statement explaining the preferred delivery process. It will provide a sound financial analysis on the various options proposed and how it can be delivered through the Council's HRA, General Fund, prospective developer(s) and other funding agencies, with sufficient intervention to address core issues and meet current policy.

It is anticipated that the preferred option will be delivered by Birmingham City Council with a developer partner, although other delivery models should be considered to ensure the scheme is financially viable.

#### 5. Scope of Work

1. The successful consultant will be expected to co-ordinate the services of a multi-disciplinary team.
2. Undertake an assessment of the strategic context of Druids Heath and a review of the baseline information (to be provided by BCC) and preliminary planning and urban design assessments contained in appendix 1.
  - i) The findings of the assessment and review will be distilled into the key factors that will drive regeneration and address identified core issues and will in turn inform the options appraisals.
  - ii) The findings, key factors, core issues and methodology of the assessment and review will be set out in an illustrated report.
  - iii) Desktop studies will be required to support options.
3. Produce two Masterplans and two option appraisals within the red line boundary, provide development layouts; clearance and refurbishment plan a report outlining the benefits and disadvantages of each a cost plan and a delivery method statement.
4. Produce a third Masterplan and option appraisal whereby the DH site and land to the south of Birmingham's boundary would come forward as one wider site should Bromsgrove District Council revise the Green Belt boundary in this area. Consideration should be given to the infrastructure that would be required to facilitate this, the benefits / opportunities of combining the two projects and the timescales for the two projects to ensure opportunities for collaboration aren't missed. Information on the extent of the land available to the south of Birmingham's boundary will be provided. **Please note that this element of work is to be kept highly confidential due to sensitivities with the current status of the Bromsgrove DC Local Plan.**

Option 1	Druids Heath	Maximum Intervention
Option 2	Druids Heath	Minimum Intervention
Option 3 ( <b>This option will be private &amp; confidential</b> )	Druids Heath & Maypole Green Belt land	Maximum Intervention

5. Agree a Preferred Masterplan that includes a more detailed development layout; clearance and refurbishment plan a report outlining the benefits and disadvantages of each, a cost plan and a delivery method statement.
6. Production of a Delivery Programme commencing April 2019, which takes into account the elements highlighted in section 12 of this brief.
7. The consultant will be required to produce a 30 year Housing Revenue aligned investment Plan that allows sensitivity analysis to be undertaken. The plan will provide a sound financial analysis on the various options proposed and how it can be delivered through the Council’s HRA, General Fund, prospective developer(s) and other funding agencies, and provides a basis against which Birmingham City Council can apply for funding; this will be based on one of the options appraisals. The plan must address all this issues in the finance and delivery model in section 11 of this brief.
8. Undertake consultation on the documents in line with the working arrangements and study process in section 10 of this brief.
9. Critical to delivering workable layouts will be background technical information relating to highway, site levels (the estate has varying topography, severe in places), flooding, ground conditions and contamination, tree surveys, areas where development is restricted and areas where non-residential uses may be required including public open space.

## 6. Study Area

### **South Birmingham Area**

Druids Heath is located in south Birmingham; this wider area (see attached plans in appendix 2) will be assessed to provide a strategic context and base against which the more detailed option appraisals can be undertaken. Strategic considerations include

- Accessibility to the motorway network
- Location next to existing attractive and desirable residential neighbourhoods
- Position on the City’s strategic green open space network
- Access to the City’s canal network
- Proximity and accessibility to Birmingham City Centre, Solihull and good district and local centres
- Access to education and medical facilities by sustainable transport mode.
- Proximity to the green belt

## 7. Options Appraisals and Core Issues;

The options appraisals will be expected to identify ways that they can take advantage of and enhance the areas locational characteristics in a way that will influence the commercial development potential of Druids Heath in an area where there has been little new residential development since the estate was first built.

Option appraisals will be undertaken within the detailed study area as shown on the attached plan. They will address the following core issues;

- Properties that require investment and modernisation
- A high concentration of Large Panel System Blocks (LPS) high rise blocks (15 out of 49 across the City are in Druids Heath).
- Anti-social behaviour particularly around the high rise blocks and around Gomeledon avenue
- Low levels of owner occupation despite occupiers taking advantage of the “Right to Buy”
- Overcrowding and under occupation in houses
- Future provision of housing options for the large elderly community taking into account existing providers.
- Isolated poorly connected neighbourhoods and local facilities
- Below average levels of economic activity
- Poor layout of the various residential neighbourhoods
- Poor quality of the public realm generally and public open space and play facilities
- Poor quality and overall character of Bells Lane
- Birmingham Canal and River network -link to the northwest of Chinn brook thorough the estate towards Monyhull Hall Road.

Improvements to the physical environment, diversification of residential tenure, greater housing choice and a better connected transport network will contribute to higher levels of economic activity and reducing anti-social behaviour.

All options must comply with current Council policy and legislation

- Council Business Plan 2016+
- Birmingham Development Plan (draft) 2031
- HRA Business Plan 2016+
- Housing Prospectus 2015
- Strategic Housing Market Assessment
- Bromsgrove District Plan 2011-2030
- Greater Birmingham and Solihull LEP Strategic Housing Study 2015
- LPS Study & requirements 2015
- West Midlands Force Intelligence Report 2015
- Building for Life
- Lifetime Homes
- Places for Living
- Birmingham Connected
- Birmingham’s Green Vision Statement 2013
- Birmingham’s Carbon Roadmap 2013
- Movement for Growth
- The Birmingham Parks and Open Spaces Strategy, 2006
- The Nature Conservation Strategy for Birmingham 1997.
- The Playing Pitches Strategy
- UDP policy – standard provision 2 hectares per 1000 population
- SPD for Public Open Space in Residential development including compensation for the loss of POS open space and playing fields.
- Section 77 Policy

**NB:** *These documents will be provided separately or can be found online at [www.birmingham.gov.uk](http://www.birmingham.gov.uk)*

**The areas identified will be the focus of the options appraisals.**

#### **Druids Heath East**

There are approximately 1012 properties and of those 70% are Council tenants, 25% are Owner Occupiers and 5% are RSL. This area is seen as requiring major intervention due to the quality of the existing stock/layout and high levels of anti-social behaviour, as detailed in appendix 3.

#### **Druids Heath South**

There are approximately 932 properties and of those 70% are Council tenants and 30% are owners. This area is seen as requiring major intervention due to the quality of the existing stock/layout and high levels of anti-social behaviour, as detailed in appendix 4.

#### **Pennyacre**

There are approximately 212 properties in Pennyacre and of those 38% are Council tenants, 53% owners and 9% are RSL. This is a stable, mainly owner-occupied area that requires little or no intervention, other than to address its interface with the rest of the estate and some potential development on under-used open space to improve security, as detailed in appendix 5.

#### **Bells Farm**

There are 474 properties in Bells Farm and of those 53% are Council tenants and 47% are owner occupiers. This is a stable and popular housing area requiring little or no intervention, as detailed in appendix 6.

Of these areas Druids Heath South and East are the areas where significant intervention will be needed to deliver regeneration. It is anticipated less intervention will be needed at Bells Farm and Pennyacre although it is important to carry out an assessment of these areas to determine any intervention that may be necessary, particularly in the public realm, and Council land that requires rationalisation, to ensure the areas are safe, secure, legible, and accessible and connected with the wider area especially to local facilities and public transport.

#### **Land to the south of Birmingham's boundary**

This land could come forward in the future as one wider site should Bromsgrove District Council revise the Green Belt boundary in this area in the future.

The options appraisals will each include all areas and each take a different approach / show different levels of intervention that can be broadly costed but will each demonstrate meaningful regeneration in line with the Place Making / Vision Statement set out below.

## **8. Place Making / Vision Statement**

Druids Heath is a large residential neighbourhood on the city boundary neighbouring the greenbelt and much sought after residential areas. It is bounded by Alcester Road (A435) to the east a primary route into Birmingham City centre linking to the M42 in the south. Bus route No.50 links the city centre and Druids Heath, and is one of the busiest and most frequent bus services in the city. There are swathes of public open space to the west including the Stratford upon Avon Canal and Chinn Brook. Chinn Brook flows into the River Cole to the east via a network of green space with public footpaths. The Stratford upon Avon canal provides a link to the Worcester & Birmingham Canal, providing a direct link via the canal network into Birmingham city centre. The Worcester & Birmingham Canal passes major employers Cadburys, Birmingham University and the Queen Elizabeth and Birmingham Women's Hospitals in Bournville and Selly Oak and is popular with cyclists. To the south the residential areas are bisected by Bells Lane which links the district centre of Maypole with the historic village centre of Kings Norton, both of which are important shopping centres.

Druids Heath has significant sub-regional locational advantages such as the existing green network, proximity to Birmingham city centre, Solihull, the motorway network and major local employers. There is good district shopping at Maypole and Kings Heath. Local primary schools are good and outstanding and there are good and outstanding secondary schools nearby in Kings Heath. However the residential offer within the Druids Heath estate is poor, property values are significantly less than the surrounding area and it suffers from a poor development layout, lack of direct vehicular access to some properties, a proliferation of segregated often isolated public footpaths and large areas of underused or unusable public open space. Additionally Bells Lane that bisects the area is notably semi-desolate and uninviting and is bounded by large areas of poorly used open space; it has no built enclosure or interest and is difficult to cross. So whilst the location is excellent, the immediate environment and character of the residential properties is poor, as is the quality, design and layout of many of the properties themselves.

The vision is to create a 'Sense of Place' a desirable place where people would choose to live and are prepared to buy into. This will involve.

- Reviewing, redesigning and redeveloping residential neighbourhoods to create perimeter block developments that are secure and accessible and integrated within the wider area. The scale mass and density should relate to location and take advantage of the topography and views.
- Reviewing the open space provision, quality and location to ensure it is usable, continues to support the strategic green network, provides formal and informal leisure and play space for all residents and enhances the setting of new residential development. A plan of the Public Open Space requirements is detailed in appendix 1.
- Reviewing, rationalising and recreating an integrated network of routes, pedestrian, cyclist and vehicular, that facilitate safe easy travel by all modes, including public transport. New roads should improve permeability but also avoid creating new rat runs to create better links both within Druids Heath and the wider area. Please note any new infrastructure will attract a commuted sum and should be reflected in the financial modelling.
- The vision for Active Travel will be to establish walking and cycling as default modes across the city. People will choose active modes because they will be safe, fast, healthy and affordable. Reconsidering Bells Lane as a centre of activity within the estate, introduce cycle lanes, properly and positively address the road with new buildings, that, along with tree planting create

enclosure that will in turn slow traffic and encourage greater use by pedestrians and enhance the link for all users between Maypole and Kings Norton.

- It is important to note that there must be an alternative offer for the older community if any of the above housing is taken out during the Masterplanning. Funding is limited and the involvement of Elderly Services and Adults and Communities is essential to maximise opportunities for provision. Working with partners and service providers in the area is also crucial to improve the offer of accommodation in the area.
- Redevelopment and regeneration proposals should also bear in mind the need to ensure adequate education, open space, health and social provision for a new resident population. It is anticipated that retail and associated uses will continue to be focused at Maypole and Kings Norton. As part of any redevelopment proposals the need for additional bus routes should be considered, to make public transport more accessible to residential areas, similarly additional cycle routes should be included where appropriate.
- There are 5 schools within the Druids Heath Masterplanning area. Bells Farm Junior & Infants, St Jude's RC School and The Oaks School are all OFSTED rated good & outstanding and are keen to remain at the heart of the community. Baverstock School and Sports College is in special measures, lacks outside facilities and suffers from low demand. Land is leased to academy on 125 year lease. Sufficient school places are required in good and outstanding schools if there is to be housing growth. Lindsworth School provision is targeted to meets the special educational needs of young people, aged 11 - 16, who experience social, emotional and mental health difficulties. Many of them have experienced multiple changes of school and periods out of full-time education. Early year's provision needs to be provided for the area if there is to be housing growth.
- The Council wishes to look at opportunities for Baverstock and Lindsworth schools within the Masterplan area.
- Consider an option whereby the Druids Heath site and land to the south of Birmingham's boundary would come forward as one wider site should Bromsgrove District Council revise the Green Belt boundary in this area.
- Birmingham Green Agenda must be considered therefore Green infrastructure and natural capital should be considered carefully as part of the design process. Consider energy provision to the homes in this area and potential for a district heating scheme. BCC would like to explore the Eco Districts Protocol.

#### 9. Commission Time frame

**Commission Start Date:** October 2016

**End Date:** June 2017

**End Date & Tolerance:** 10 Working Days

## **10. Working Arrangements / Study Preparation Process**

The production of the masterplan will be an interactive process, requiring regular input and on-going testing of emerging plans and financial models with the Project Management Team and stakeholders including;

1. Attend an inception meeting with Birmingham City Council, HCA, and Project Management Team to review and agree the scope of work, tasks and timetable.
2. Hold 4 focus group meetings with Housing Finance & Asset Management to ensure financial & Asset Management aligned information is presented taking into account the impact on the Councils HRA and General Fund.
3. Hold 4 focus group meetings with a design team to ensure the cities design principles are adhered to.
4. Deliver a final presentation to the Project Management Team to ensure sign off.
5. Deliver two Information sessions with residents & stakeholders will be required.

## **11. Finance and Delivery Models**

- The financial plan must detail implications for each option and full financial Implications to the HRA (including rent, management, and maintenance and capital investment costs) rest of the Council and Developers.
- The financial plan needs to cover a minimum of 30 years.
- Financial models must be provided to the Council in a format that allows sensitivity analysis to be undertaken.
- Costs to acquire, rehouse, dispose, demolish land and property to support any regeneration must be provided (BCC to provide data set)
- A budget for CPO must be provided
- Consider financial and time implications for the removal of roof top licences (telecommunications on blocks)
- Assumptions for house and land values must be accurate and up to date with data source provided.
- Must be based on tenure mix as detailed in the SHMA section and provision of minimum 35% affordable rents. Furthermore show sensitivities and how this may move to ensure the scheme is financially viable.
- Cost estimates for undertaking surveys, remedial works, stopping up, roads and footpaths and all remedial work including flood defences and other infrastructure costs must be provided
- Provide costs for construction / provision of POS public realm.
- Estimates for construction of each house type
- Identify the cost of each housing output.
- Forecast for likely proceeds from sale of each unit / properties.
- Identify future investment costs to maintain new properties to a standard required by the Council.
- The cost options for each option must identify ongoing management and maintenance costs for the Council.
- Identify any shortfall and how this can be bridged or reduced through other forms of public and private finance.
- The assumptions for each option must be agreed with the Council.
- Provide information, sensitivities and benefits for inclusion of the green belt for development and how it can support the masterplan.
- Include timescales and phasing and programming for site assembly and development.

- Identify key risks and provide mitigations financial and non-financial.

## **12. Delivery Programme for a preferred option**

The consultant will be required to produce a delivery programme commencing in April 2019 and should consider the following;

- Identify interventions & land acquisitions that can start earlier
- Identify impact on:
  - Supply & Demand of BCC stock
  - Rehousing
  - Impact of rehousing – displacement
  - Financial Viability of future development and possible increase in Land Value & House prices
  - Allow residents to remain and identify new properties to do this
- Consideration should be given to the following dependencies:
  - Clearance and Acquisitions
  - BCC Governance & Approvals
  - Planning requirements
  - Partner Procurement
  - Indicative Construction phase
  - Stopping up highway / public rights of way
  - Land Appropriation, swaps and acquisitions
  - Site investigation and remedial works
  - Financial plan to support delivery plan
  - Key issues and challenges
  - Impact on the local economy and HB
  - The reduction & increase in projected pupil numbers need to be modelled to ensure the schools remain viable during the regeneration.

## **13. The Client(s) and any other known interested parties**

- Project Board (Housing Development Board)
- Project Management Team
- Ward Members
- HCA
- Bromsgrove District Council
- Private Sector

## **14. Interfaces**

Communication will be maintained throughout the project with;

- The Project Board
- Project Management Team & Focus Groups
- HCA
- Stakeholders (as instructed)

## **15. Project Management Team Structure**

Please see the Project Board and Project Management Team Structure as detailed in appendix 7.

## **16. Confidentiality**

All information provided is strictly confidential

## **17. Project Sign off**

Progress will be signed off at each Project Management Team Meeting

## **18. Viewing/site visits**

The sites can be accessed from existing highways and panel members are encouraged to view the sites.

## **19. Budget**

The budget for this commission will be no more than £150,000 and on a fixed fee, lump sum basis.

## **20. Submission Requirements**

Panel Members are asked to submit the following information and have due consideration for the questions outlined in the evaluation form;

- a. A clear proposal and detailed methodology of how you will approach the scope of works and meet the aim of this brief. In addition, identify any other additional works you will require to undertake.
- b. Your proposal for communicating and meeting the LPA, Statutory bodies and Stakeholders including the number of meetings.
- c. Project Management proposal, structure, including sub-consultant team and appointments.
- d. Identification of staff and a brief outline of their experience and project worked on. Please include a one page CV for all staff to be used on the project.
- e. A project programme plan that aligns to the commission's timeframe in section 9.
- f. Provision of a fixed fee for the items identified in the scope of works identified in section 5, broken down into the individual elements with a resource plan to back up the fee proposal.
- g. Confirmation you will provide a duty of care to Birmingham City Council.
- h. Any other pertinent information.

The main response to the tender brief should be **no more than 10 A4 pages** (sections a,b,c,e,f,g and h) with additional pictorial illustrations where appropriate, plus CV's demonstrating experience (section d. above). Responses must be relevant and specific to the opportunity presented but can draw on previous experience of the Panel Members in order to illustrate the answer. Answers should not simply reiterate corporate information that formed part of the panel selection process.

The selection of the consultant will be done by assessing responses to the questions set out below and marked against the allocated marks for that question.

## 21. Clarifications

Enquires and clarifications regarding this sifting brief should be put in writing/e-mail to [REDACTED] in the first instance. Where appropriate the HCA will then liaise with BCC to provide answers to any questions or obtain clarifications. Clarifications will be provided to all potential bidders

## 22. Evaluation criteria

Evaluation of the mini competition responses will be based on the following process. Bids will be evaluated on a 50:50 basis for price and quality. Each question in the evaluation form will be scored individually.

## 23. Mini competition – Evaluation Form

Ref no	Mini Competition Evaluation Matrix	Submission Source	Total Marks (100)
1.	<p><b>Experience, Management and Communication</b></p> <p>The successful consultant will be expected to co-ordinate the services of a multi-disciplinary team. Please provide written details on;</p> <ul style="list-style-type: none"> <li>• How you will manage the project and team</li> <li>• Who are the lead consultants, what elements of the project will they specialise in, and what experience do you have</li> <li>• Who will be your sub consultants what elements of the project will they specialise in, and what experience do you have</li> <li>• Roles each part of the team will undertake.</li> <li>• How you will communicate progress with the Stakeholders</li> </ul>	Submission elements <b>b,c,d</b>	25
2.	<p><b>Methodology and Technical Merit - 1</b></p> <p>Please detail your methodology and the approach you will be taking;</p> <ul style="list-style-type: none"> <li>• How will you assess the baseline information and urban design assessments?</li> <li>• How will you approach the Masterplanning and Options Appraisals and how will this information be presented?</li> <li>• How will you deal with the sensitivities in relation to the green belt</li> <li>• Can you provide any examples / good practice of how you have done this before?</li> <li>• Some early decisions need to be made, explain how you would reach these in a short timeframe?</li> <li>• How will you approach the consultation / information provision detailed within the working arrangements and study process?</li> </ul>	Submission element <b>a</b>	30

3.	<p><b>Methodology and Technical Merit - 2</b></p> <p>As part of the commission you will be required to undertake viability testing and produce a 30 year Housing Revenue Account (HRA) investment plan.</p> <ul style="list-style-type: none"> <li>• Please confirm your ability to provide the format in which this required?</li> <li>• How this will be presented?</li> <li>• How you will address the issues in the Finance and Delivery model requirements?</li> </ul>	Submission Element a	30  (5)  (5)  (20)
4.	<p><b>Programme</b></p> <p>Provision of a robust and detailed programme outlining the work required to meet the June 2017 deadline.</p>	Submission Element e	15
5.			Total 100 Marks
6.	<p><b>Price</b></p> <p>The price offered should be within the identified budget. Please ensure a resource plan is submitted to back up the lump sum calculation.</p> <p>A maximum score of 100 points will be allocated to the lowest fixed fee lump sum bid.</p> <p>All other bids will be scored on a pro-rate basis against the lowest bid. Scores will be undertaken using the following equation;</p> <p>100 marks – (((Competitors bid – Lowest Bid)/ (Lowest Bid) * 100 ) = Number of marks allocated</p> <p><b>Example</b>                  Lowest bid is 125k = 100 marks                  Competitor’s bid is £140k</p> <p>100 – (((140 -125)/125)*100 ) = <b><u>88 Marks allocated to competitor’s bid</u></b></p>		100
			Total 100 Marks

**Scoring Matrix**

**Quality Elements 1 to 4 on the evaluation form will be scored using the following scoring matrix.**

Score	Description	Characteristics
100% of marks available	Excellent	The evaluator has been able to identify that the Respondent has an excellent understanding of the requirements, demonstrating a particularly clear understanding of commission; is site / context specific; is linked to relevant previous experience and exceeds expectations to demonstrate an ability to deliver the HCA's and BCC's requirements to an excellent standard.
75% of marks available	Good	The evaluator has been able to identify that the Respondent demonstrates understanding of the commission; relevant previous experience is highlighted; is site / context specific; and gives an impression that particular thought has been given to the response to demonstrate an ability to deliver the HCA's and BCC's requirements.
50% of marks available	Satisfactory	The evaluator has been able to identify that the Respondent meets expectations, but the responses appear to be 'off the shelf' or bland without thought being expressed. Less relevant to site / context with little references to previous experience to demonstrate an ability to deliver the HCA's and BCC's requirements to an acceptable standard.
25% of marks available	Poor	The evaluator considers that the Respondent doesn't fully meet expectations with little reference to site / context or previous experience.
Zero	No Submission identified	The evaluator does not feel the submission contains enough information to the answer to be scored.

**24. Mini competition response**

Please submit 3 x hard copies using the following instructions:

You must use the Tender Label attached to this tender brief:

Responses must be received no later than **Monday 12 September 2016 at 13:00 Noon** and sent to the following address:

**HOMES & COMMUNITIES AGENCY  
St George's House ,Kingsway,  
Team Valley, Gateshead  
TYNE & WEAR  
NE11 0NA**

Evaluation of submissions will start during the week commencing 12<sup>th</sup> September 2016. With a view to make an appointment by the end of September.

There may be a requirement for interviews to be undertaken if scoring of the bids is close. Please note it may be the case that not all bidders will be invited to the interviews.