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**Preliminary Market Engagement Brief**

**High Rise Tower Refurbishment**

**Project Reference T098/2023**

1. **Introduction**

**Overview of the Pioneer Group**

The Pioneer Group is a partnership of people and organisations who have come together to enable people and communities to thrive. We use our years of collective regeneration expertise to help people and communities flourish in an ever-changing social and economic landscape. Working closely with other local partners, service providers and stakeholders, we deliver community-driven, bespoke traditional and non-traditional housing solutions, and essential support services such as youth, family support, health and employment.

The Pioneer Group family members are:

**Castle Vale Community Housing**

Castle Vale Community Housing (CVCH) is a brand name for housing and community services provided by the Pioneer Group.

**Compass Support**

Compass Support provides services targeting young people, families, vulnerable groups and older people from their base at The Sanctuary. They began as youth work providers but have grown their remit and locations.

We are a value-driven charitable organisation:

* We are community and customer focused
* We are innovative, making good things happen
* We always deliver quality, and achieve value for money
* We act with integrity and take personal responsibility
* We treat people with dignity and respect

Our Strategic Goals:

* Provide great homes and excellent services
* Help people to reach their true potential
* Empower communities and identify community driven solutions
* Build a strong and value driven organisation

You can read more about the Group [**here**](https://www.pioneergroup.org.uk/)

1. **Overview of High Rise Blocks**

The Pioneer Group are responsible for 2 high rise towers. These fall in to the category of 18meter + buildings under the Building Safety Act 2022 and will need to be treated in accordance with this new and stringent legislation.

The towers were constructed around 1960 and have since been externally wrapped with insulation and render finish in the late 90’s.

* 1. **Location**

Topcliffe House, Castle Vale, B35 6BT - [Topcliffe House - Google Maps](https://www.google.co.uk/maps/place/Topcliffe+House,+Hawkinge+Dr,+Birmingham+B35+6BT/@52.5207372,-1.7944823,19z/data=!4m6!3m5!1s0x4870a552882fa675:0x9aaf994e9eafa845!8m2!3d52.5209483!4d-1.794196!16s%2Fg%2F1vy7g06h?entry=ttu)

Chivenor House, Castle Vale, B35 7HY - [Chivenor House - Google Maps](https://www.google.co.uk/maps/place/24+Drem+Croft,+Birmingham+B35+7HY/@52.5157679,-1.7919174,19.75z/data=!4m6!3m5!1s0x4870bbe854f1c5c1:0x18e9ab762c83abdd!8m2!3d52.5159184!4d-1.7917823!16s%2Fg%2F11kpkc23fq?entry=ttu)

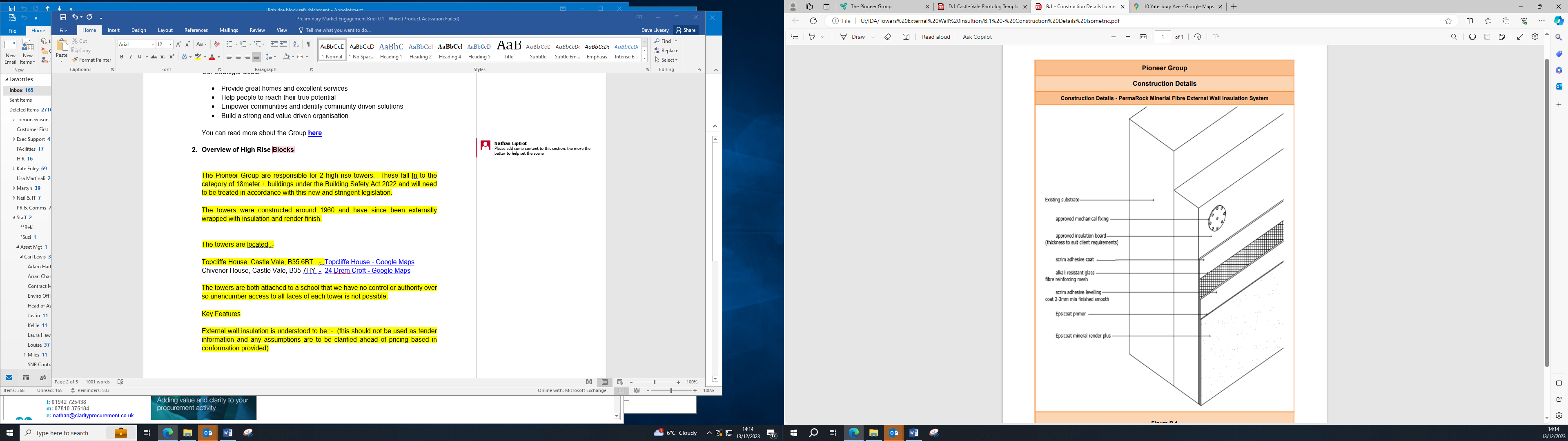
The towers are both attached to a school that we have no control or authority over so unencumber access to all faces of each tower is not possible without an agreement being reached.

Both towers have elevations that are in close proximity to the schools playgrounds.

* 1. **Key Features**

External wall insulation is understood to be as set out in image 1 below. This should not be used as tender information for any procurement that may arise following this Pre Market Engagement, and any assumptions are to be clarified ahead of any tender submission.

**Image 1**



Further photographic information on the elevations and render make up can be found at Appendix 1

* 1. **Tenure**

The towers have a deliberate and target tenure type designed to remove antisocial behavior and sustain the great quality of the block internals.

* Both towers are 100% affordable rents with no leaseholders.
* Both towers are let on an over 50’s basis
* Both Towers have active and engaged resident panels.
  1. **Other Stakeholders**

In addition to the residents group, the towers have extensive telecommunications to the roof area. These include:

* EE Telecommunications
* West Midlands Ambulance Service (Radio antenna critical for communications)

Both of which cannot be interrupted at all for obvious reasons.

* 1. **Aims**

We are looking to update the communal internal and external envelops of these buildings, making them look and feel like modern tower blocks where people would want to live. These are prominent buildings that can be seen from some distance and as a result are landmark features that speak to the estate and we want to make a statement about the improvements that have been made to Castle Vale over the last 20 years.

* 1. **Potential Works Packages**

**Render**

We are advised that this may now be reaching the end of its useful life and as such we want to ensure that we carryout works that not only continues to provide warm homes, but meets the future requirements of Net Zero and modernizing the look of the towers at the same time.

**Windows**

As in the render, we are looking to replace the windows with modern looking products that mean the towers meet the challenges of Net Zero going forward.

In addition, especially Chivenor House, the configuration is strange, with external windows to balconies that have then had the balconies enclosed, and making a space that is neither indoor nor outdoor.

**Internal Communal Doors**

We want to upgrade the internal doors to all communal areas to ensure that they continue to meet the Fire Safety and Building Safety regulations but at the same time provide a modern feel to their operation.

**Flat Front Doors**

We want to upgrade the internal doors to all individual flats ensuring that they continue to meet the Fire Safety and Building Safety regulations as well as providing a modern facility with a strong lean towards security.

**Alarm**

Our recent Building Safety Case has identified that the buildings would benefit from a modern linked and monitored smoke alarm system. We are keen to avoid drilling holes throughout the building to achieve this and welcome ideas on how this might be achieved.

**Entrance / Porch**

We are welcoming ideas on the approach, porch and vestibule areas and what improvements can be made in design and appearance.

**Common Rooms**

Both towers have a number of communal spaces on the ground floors and we are welcoming ideas on how these could be best used to meet the needs of the residents including the provision of mobility scooter storage, communal rooms and welcoming community spaces.

**Roof Covering**

We are aware that the roof covering will need attention in the future and want to take advantage of access equipment to carry out treatments that look to extend the life of this attribute.

1. **Future requirements**

Pioneer is in the early planning stages of procuring a contract to refurbish both towers with an estimated go-live date of Autumn 2024. Prior to this, Pioneer is undertaking a Preliminary Market Engagement exercise.

1. **Objectives of the Preliminary Market Engagement**

The objectives of the Preliminary Market Engagement are to:

* Determine market capacity and drivers
* Establish potential Bidder interest in the new contract
* Discuss supply, solution and technology options
* Assist with budget planning
* Explore the potential for innovation and added value
* Explore the potential to deliver social value
* Establish key risks, constraints and opportunities
* Establish the optimum number of works packages and tender lotting structure
* Shape the content of the tender documentation

1. **Preliminary Market Engagement Process**

The Preliminary Market Engagement process shall be conducted via a 1-hour Teams meeting with Participants on the following dates:

* Week commencing 22nd January 2024
* Week commencing 29th January 2024

A maximum of 12 meeting slots are available. Meetings shall be allocated on a first come first served basis to Interested Parties responding to this Brief.

Interested Parties wishing to attend shall register their interest by no later than 12.00 hours on Friday 12th January 2024 to our appointed Procurement Advisors, Clarity Procurement Solutions:

[nathan@clarityprocurement.co.uk](mailto:nathan@clarityprocurement.co.uk)

Interested Parties shall also indicate the names and positions of those wishing to attend.

Subject to availability, meeting dates shall be confirmed to Participants on Monday 15th January 2024.

1. **Important Notes**

In accordance with Regulation 40 of the Public Contracts Regulations 2015, the deliverables from this Preliminary Market Engagement may be used in the planning and conduct of the future Service procurement procedure, provided that it does not have the effect of distorting competition and does not result in a violation of the principles of non-discrimination and transparency.

Where a Participant has advised Pioneer, whether in the context of this Preliminary Market Engagement or not, or has otherwise been involved in the preparation of the procurement procedure, Pioneer shall take appropriate measures to ensure that competition is not distorted by the participation of that Participant.

Such measures shall include:

* The communication to the other Participants and Bidders of relevant information exchanged in the context of or resulting from the involvement of the Participant in the preparation of the procurement procedure
* The fixing of adequate time limits for the receipt of tenders

Participants shall only be excluded from the procurement procedure where there are no other means to ensure compliance with the duty to treat economic operators equally in accordance with regulation 18(1) of the Public Contracts Regulations 2015.

Prior to any such exclusion, Participants shall be given the opportunity to prove that their involvement in preparing the procurement procedure is not capable of distorting competition.

Participants shall bear their own costs and under no circumstances whatsoever shall Pioneer become liable for any participation costs associated with this Preliminary Market Engagement. Pioneer shall similarly not be liable in the event that a procurement process following to this Preliminary Market Engagement is not undertaken, whatever the reason.

1. **Definitions**

“Bidder” – shall refer to the organisations formally invited to participate in the Tender

“Pioneer” shall refer to the Pioneer Housing and Community Group

“Interested Parties” shall refer to providers who express an interest in participating in the Preliminary Market Engagement

“Participants” shall refer to the providers that Pioneer has invited to participate in this Preliminary Market Engagement

“Preliminary Market Engagement” shall refer to this exercise, undertaken in accordance with Regulations 40 and 41 of the Public Contracts Regulations 2015

“Tender” shall refer to any Tender that Pioneer may issue subsequent to this Preliminary Market Engagement

**Appendix 1 – Photographic Information**

See separate attachment