

MANCHESTER CITY COUNCIL

COMMITTEE **FINANCE & GENERAL PURPOSES OVERVIEW SCRUTINY
COMMITTEE**

DATE **9TH FEBRUARY 2006**

SUBJECT **LOCAL PLANS**

FROM **DEPUTY CHIEF EXECUTIVE (REGENERATION)**

PURPOSE OF REPORT

The purpose of this report is to provide Members with further details on the use of consultants as part of the development of Local Plans.

RECOMMENDATIONS

It is recommended that Members:

- (i) Note the contents of this report

BACKGROUND REPORTS

Local Plans, Report of the Deputy Chief Executive (Regeneration), Finance & General Purposes Overview Scrutiny Committee, 15th December 2005.

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1.0 Introduction

- 1.1 At the December meeting of Finance & General Purposes Overview Scrutiny Committee Members considered a paper on Local Plans that set out the existing approach to the development of these plans along with details on the use of external consultants to undertake core elements of work associated with the production of local plans. This paper responds to a number of issues raised by Members of the Committee at that meeting in respect of a request for a further paper that provided more detailed information in relation to the use of external consultancy services associated with the development of local plans.

2.0 Background

- 2.1 Local Plans are developed for neighbourhoods or for much larger parts of the city that will undergo significant long-term transformation. They analyse the existing physical, social, economic and environmental conditions in an area. Critically they bring together the physical requirements of a neighbourhood – new and improved housing, new schools, new community facilities, new retail facilities – along with actions to address the social, economic and environmental issues that affect the area. Underpinning the development of the plan is the need to engage with key local stakeholders and ensure that proposals are effectively consulted upon. These common elements run through the development of all local plans though it has to be said that each place in the city where a plan is developed has differing issues and development opportunities that means that no plan is the same.
- 2.2 The development of a Local Plan plays a central and critical role in creating the long term regeneration context within which action and activities will be delivered over a five to ten year period. The integration of investment across a range of services aligned with significant resources to physically transform the neighbourhood, such as housing market renewal, Housing Private Finance Initiative (PFI) or English Partnerships, can only be effectively guided through a local plan. As such the Local Plan plays a crucial role in securing the buy-in from residents and local stakeholders enabling them to see the bigger picture and helping stakeholders to manage difficult choices.
- 2.3 Members will recall that the December report highlighted, as a result of the development of the four strategic regeneration frameworks which have been produced to date, that there were at least twenty six local plans likely to be developed. The Local Plans to be developed include:
 - Within **East Manchester** New East Manchester (NEM) Ltd have highlighted that the following neighbourhoods will be subject to local planning work: Ancoats; New Islington; Miles Platting; Medlock

Valley (Lower); Beswick; Openshaw West; Clayton West; High Legh; Ashton New Road; Toxteth Street; Newton Health; Delamere / Ogden; and Clayton.

- Within **North Manchester** the following areas have been identified as being subject to the development of local plans: Collyhurst; Harpurhey / Lightbowne; Irk Valley, Blackley Village and Higher Blackley.
- In **Wythenshawe** the following areas will be subject to local planning exercises: Wythenshawe Town Centre; Hollyedge Road / Brownley Road; and a West Wythenshawe Local Plan. In addition Manchester Airport will be undertaking a masterplanning exercise for Manchester Airport and its environs.
- Finally in **Central Manchester** local plans will be developed for the following areas: Moss Side and Rusholme; Ardwick; Victoria Park / Longsight; and parts of Gorton.

2.4 The remainder of this report will provide more detail on the overall approach to the engagement and management of external consultants to help support the development of a Local Plan. The report will also provide detailed information on each completed plan and those which are in an advanced stage, nearing completion.

3.0 Local Plans: Procuring and Managing External Consultants

3.1 Members at the December meeting were keen to appreciate how local plans were developed, and within this process, how budgets were determined along with the decisions taken to identify and procure external consultancy support. Members were also keen to understand how the costs of external consultancy were evaluated and subsequently managed across the lifetime of the contract.

Evaluation of the need for External Consultancy Support

3.2 In terms of putting in place proposals for the development of a Local Plan officers commence this process with an evaluation of the key issues and core elements to be addressed within the plan. In doing so officers review the skills and expertise available to deliver the core elements of the plan, review the timescales and critical timelines that need to be adhered to, and evaluate the resource availability and funding options for the work.

3.3 The evaluation stage enables officers to determine what current capability exists in-house to undertake the core elements of the work needed to develop the plan. As can be seen from the individual Local Plan schedules

attached in Annex 1 of this report there are very few plans where in-house capacity has not been utilised. Where in-house capacity is available it is used. However, given the range of core elements needed to be delivered, the range of skills required and the demanding timescales there is usually a need to use external consultancy advice.

- 3.4 In terms of utilising external consultancy support there has been a focus on procuring masterplanning and urban design experience, knowledge in respect of commercial, residential and retail property markets and transport planning skills. Our focus has been on securing the best quality skills, knowledge and experience in these fields to help inform the development of the local plan. We have also used consultancy support to help pull together the Local Plan and to synthesise the considerable knowledge that exists within the City Council and external partners in respect of social, economic and environmental issues.
- 3.5 With regard to the development of budgets for the procurement of external consultancy support officers have used, as a starting point, consultancy rates that have been agreed with the City Council as part of work undertaken to deliver Strategic Regeneration Frameworks, previous Local Plan development or other bespoke activity. To estimate the scale of inputs required for each core element it has to be stated that since local plans, as conceived and implemented within Manchester were relatively unique in combining the physical requirements of a neighbourhood with actions to address the social, economic and environmental issues that affect the area, that there were no benchmarks. As such officers again drew upon the experiences gained through the management and delivery of Strategic Regeneration Frameworks or other bespoke activity. More recently, given the work undertaken already in terms of developing Local Plans across the city this experience is now the principal source of knowledge used to estimate budgets for external consultancy support.

Development of the Commissioning Brief

- 3.6 Much of the work undertaken at the evaluation stage is fed into the development of a Commissioning Brief that is used to engage external consultants. The brief sets out in great detail the core objectives and the outcomes to be secured, along with the skills and experience the City Council is seeking to procure. The development of the Commissioning Brief is a critical step in securing value for money. The more precise and well specified brief the greater the likelihood consultants will provide what is required without additional work and fees.

Procurement of External Consultants

- 3.7 In terms of procuring consultancy support two approaches have been used to date by the City Council. The first has involved identifying the need to develop Local Plans within a Strategic Regeneration Framework

commissioning brief and securing a contract with an external consultancy via an OJEU tendering process. The second approach has been to procure external consultancy support through a select list of contractors who have undertaken similar work for the City Council over the last five years.

- 3.8 The selection of the successful consultancy takes into a range of factors that includes cost but also issues such as the leadership of the team, the composition and skills mix within the team, and an assessment of the capacity of the team to deliver the outcomes that have been set out in the commissioning brief.

The Management of External Consultants

- 3.9 On appointment officers meet with the successful team to discuss their detailed proposals and to review any amendments needed to ensure the commissioning brief is delivered and within budget. Following this inception stage the management of the development of a local plan is overseen through a Steering Group that meets on a regular basis with the successful consultancy team. Regular meetings again enables the City Council to review progress, assess outputs and ensure the plan is being delivered within budget. It is also through this process that any variations to the contract will be discussed and agreed.
- 3.10 When the Local Plan has been delivered the Steering Group reviews the overall outcomes that were set out in the Commissioning Brief and evaluates the key learning points and evaluates the quality of the work undertaken by the consultancy team.

4.0 Local Plans: The costs of using External Consultants

- 4.1 At the December meeting Members also requested further detail on the costs of employing External Consultants. Annex 1 of this report sets out in detail the costs of using external consultants for each Local Plan that has been completed or is nearing completion. Members should note that detailed information for two Local Plans – Ancoats and New Islington that have been undertaken by the Ancoats Urban Village Company and English Partnerships respectively has not been obtained for this exercise.
- 4.2 In respect of the individual schedules set out in Annex 1 Members will note that in East Manchester the local planning processes and the engagement of developers via the East Manchester Developer Panel has led to a more intensive local planning process that has been undertaken to date elsewhere in the city. As Members will see from the schedules the preferred developer is making contributions, in some instances very significant contributions, to the costs of detailed masterplanning activity. These contributions have been shown separately and, in some instances,

do include costs associated with bringing the local plan forward to implementation.

- 4.3 Members should also note that in East Manchester that New East Manchester (NEM) Ltd embarked upon a significant neighbourhood planning programme in 2001. In the early days of the neighbourhood planning work there existed minimum staff capacity to undertake resident survey work and to provide training for residents who were less familiar with processes such as masterplanning, urban design, site assembly/CPO, etc. Therefore a number of consultants were used who had the appropriate skills and expertise to work with NEM and residents to provide additional support. These were appointed through appropriate selection processes, with resident involvement, where at all possible.
- 4.4 With the availability of resources from the Manchester Salford Housing Market Renewal (HMR) Programme, and the critical emphasis placed upon the need to co-ordinate and integrate investment at a local neighbourhood level by the HMR programme, a staff team was established within NEM. This has enabled the development of a level of internal expertise, thereby mitigating the need for the use of external consultants to undertake a range of core elements within the neighbourhood planning process. As such external consultants are now only commissioned in specific circumstances and where possible are funded by and form part of the developer's team. Where appropriate NEM continue to be involved in their selection.
- 4.5 In the North and South of the city Members should note that the costs of co-ordinating and managing the development of local plans along with the costs of undertaking consultation have been borne by the Regeneration Teams, with staff mainstream service Departments making a significant contribution to the consultation processes. In contrast to East Manchester no staff team has been established to undertake such work since the scale of local planning work has and is not of the same order. Moreover, the Regeneration Teams have had the capacity to absorb these key elements of work.

5.0 Recommendations

- 5.1 Recommendations appear at the front of this report.

Annex 1: Local Plans – Background Information

Local Plan	Ashton New Road
Start Date	March 2001
Completion Date	On going
Budget for MCC funded activity	£201,156
Funding Source	Housing Market Renewal Fund
Other Contributions to the development of the Local Plan	New City Vision - £190,000 Inspired Developments – £60,000
Contracting Organisations	NEM Ltd and Preferred Developer
Key Components of the Local Plan Brief	<p>NEM's HMR Team - £160,430</p> <ul style="list-style-type: none"> • Project Management of the Neighbourhood Planning Process. • Developing the master-planning brief. • Recruiting and appointing developer and master-planners. • Overseeing development, revisions and implementation of master plan. • Implementing a consultation strategy including resident steering group meetings, Neighbourhood Planning newsletters, drop -in events, questionnaires, design support training, study visits and telephone enquiries. • Writing up Neighbourhood Plan text. • Developing partnership working through officer and stakeholder meetings. • Liaison with master planners, developers and other key stakeholders through the neighbourhood planning process. • Writing Executive Committee reports to progress the neighbourhood plan. • Working with partner RSLs and other council departments to bring forward 'early win' projects. • Representing NEM interests on multi-agency groups and initiatives in East Manchester (Neighbourhood Wardens, Ward Co-ordination.) • Completing reports and budget monitoring to satisfy HMR audit requirements.

	<p>Sheppard Robson - £35,825</p> <ul style="list-style-type: none"> • Master planning • Production of the Development Framework <p>PS Consultants - £4,901</p> <ul style="list-style-type: none"> • Deliver design support to residents • Deliver training to residents on building Sustainable Homes & Communities • Deliver training on reading plans & elevations • Deliver training on principles of design of neighbourhood, estates & homes • Deliver training on achieving quality & sustainability through design, efficiency, affordability & materials • Facilitate discussion on how they want their neighbourhood to work • Organize trips & visits to points of interest • Help residents come up with a list of issues and questions through which they can articulate their likes, dislikes and concerns about any proposals <p>New City Vision - £190,000</p> <ul style="list-style-type: none"> • Preferred Developer • Master planning • Architectural Services <p>Inspired Developments – £60,000</p> <ul style="list-style-type: none"> • Preferred Developer • Master planning • Architectural Services
Variations in any contract with External Consultants	None
Evaluation of the Contract	Evaluation of Design Support Consultants has been undertaken

Local Plan	Beswick
Start Date	September 2001
Completion Date	January 2005
Budget for MCC funded activity	£160,430
Funding Source	Housing Market Renewal Fund
Other Contributions to the development of the Local Plan	Lovell - £755,000 Gleeson - £600,000
Contracting Organisation	Preferred Developers – Lovell and Gleeson
Key Components of the Local Plan Brief	<p>NEM's HMR Team - £160,430</p> <ul style="list-style-type: none"> • Project Management of the Neighbourhood Planning Process. • Developing the master-planning brief. • Recruiting and appointing developer and master-planners. • Overseeing development, revisions and implementation of master plan. • Implementing a consultation strategy including resident steering group meetings, Neighbourhood Planning newsletters, drop -in events, questionnaires, design support training, study visits and telephone enquiries. • Writing up Neighbourhood Plan text. • Developing partnership working through officer and stakeholder meetings. • Liaison with master planners, developers and other key stakeholders through the neighbourhood planning process. • Writing Executive Committee reports to progress the neighbourhood plan. • Working with partner RSLs and other council departments to bring forward 'early win' projects. • Representing NEM interests on multi-agency groups and initiatives in East Manchester (Neighbourhood Wardens, Ward Co-ordination.) • Completing reports and budget monitoring to satisfy HMR audit requirements.

	<p>Lovell - £755,000</p> <ul style="list-style-type: none"> • Master planning • Architectural Services (including hou <p>Gleeson - £600,000</p> <ul style="list-style-type: none"> • Master planning • Architectural Services
Variations in any contract with External Consultants	Not Applicable
Evaluation of the Contract	To be undertaken

Local Plan	Clayton West
Start Date	September 2003
Completion Date	On going
Budget for MCC funded activity	£90,485
Funding Source	Housing Market Renewal Fund - £90,485
Other Contributions to the development of the Local Plan	Westbury Homes - £100,000
Contracting Organisation	NEM Ltd and Preferred Developer
Key Components of the Local Plan Brief	<p>NEM's HMR Team - £80,215</p> <ul style="list-style-type: none"> • Project Management of the Neighbourhood Planning Process. • Developing the master-planning brief. • Recruiting and appointing developer and master-planners. • Overseeing development, revisions and implementation of master plan. • Implementing a consultation strategy including resident steering group meetings, Neighbourhood Planning newsletters, drop -in events, questionnaires, design support training, study visits and telephone enquiries. • Writing up Neighbourhood Plan text. • Developing partnership working through officer and stakeholder meetings. • Liaison with master planners, developers and other key stakeholders through the neighbourhood planning process. • Writing Executive Committee reports to progress the neighbourhood plan. • Working with partner RSLs and other council departments to bring forward 'early win' projects. • Representing NEM interests on multi-agency groups and initiatives in East Manchester (Neighbourhood Wardens, Ward Co-ordination.) • Completing reports and budget monitoring to satisfy HMR audit requirements. <p>Westbury - £100,000</p>

	<ul style="list-style-type: none"> • Preferred Developer • Master planning • Architectural Services <p>PS Consultants - £10,270</p> <ul style="list-style-type: none"> • Deliver training to residents on building Sustainable Homes & Communities • Deliver training on reading plans & elevations • Deliver training on principles of design of neighbourhood, estates & homes • Deliver training on achieving quality & sustainability through design, efficiency, affordability & materials • Facilitate discussion on how they want their neighbourhood to work
Variations in any contract with External Consultants	None
Evaluation of the Contract	Not Applicable

Local Plan	Miles Platting Housing PFI/ Neighbourhood Plan
Start Date	Neighbourhood Plan: 2003
Completion Date	Neighbourhood Plan due for completion in August 2006
Budget for MCC funded activity	£186,542
Funding Source	NEM - £10,000 HMR - £144,542 Housing Services - £32,000
Other Contributions to the development of the Local Plan	Renaissance Consortium - £500,000
Contracting Organisations	Compact Solutions Groundwork (2004-2005) Chapman Robison (2004) Renaissance Consortium, New City Vision Consortium (since 2004) MPulse (2005/06)
Key Brief Components	<p>MCC Housing Dept</p> <ul style="list-style-type: none"> • Project Management of PFI • Consultation with residents and stakeholders • Implementing a consultation strategy for PFI e.g. resident steering group meetings, newsletters, drop - in events, questionnaires and telephone enquiries. • Completing Housing Needs Surveys with residents affected by any proposed CPO. • Writing Executive Committee reports to progress the PFI Process. <p>Compact Solutions - £32,000</p> <ul style="list-style-type: none"> • Consultation on PFI • Community development <p>NEM's HMR Team - £80,337</p> <ul style="list-style-type: none"> • Project Management of Neighbourhood Plan • Co-ordination of the Neighbourhood Planning Process • Overseeing development, revisions and implementation of neighbourhood plan • Implementing a consultation strategy for Neighbourhood Plan e.g. resident steering group

	<p>meetings, Neighbourhood Planning newsletters, drop -in events, questionnaires, design support training, study visits and telephone enquiries.</p> <ul style="list-style-type: none"> • Writing up Neighbourhood Plan text. • Completing Housing Needs Surveys with residents affected by any proposed CPO. • Developing partnership working through officer and stakeholder meetings. • Liaison with master planners, developers and all other key stakeholders through the neighbourhood planning process. • Writing Executive Committee reports to progress the neighbourhood plan. • Representing NEM interests on multi-agency groups and initiatives in East Manchester (Neighbourhood Wardens, Ward Co-ordination.) • Completing reports and budget monitoring to satisfy HMR audit requirements. <p>Chapman Robinson - £31,442</p> <ul style="list-style-type: none"> • Deliver design support to residents • Deliver training to residents on building Sustainable Homes & Communities • Deliver training on reading plans & elevations • Deliver training on principles of design of neighbourhood, estates & homes • Deliver training on achieving quality & sustainability through design, efficiency, affordability & materials • Facilitate discussion on how the neighbourhood works • Organize trips & visits to points of interest • Help residents come up with a list of issues and questions through which they can articulate their likes, dislikes and concerns about any proposals <p>Groundwork - £1,000</p> <ul style="list-style-type: none"> • Supporting advice on development of the neighbourhood plan <p>Gold Consulting - £30,263</p> <ul style="list-style-type: none"> • Technical assistance to develop first outline business case for the Joint Service Centre <p>Mpulse - £11,500</p> <ul style="list-style-type: none"> • Technical assistance to develop second outline business case for the development of a Joint Service Centre within Miles Platting <p>Renaissance Consortium - £500,000</p> <ul style="list-style-type: none"> • Consultation
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	<ul style="list-style-type: none"> • Master planning • Architectural Services
Variations in any contract with External Consultants	n/a
Evaluation of the Contract	<p>Miles Platting N Plan – work is ongoing</p> <p>Mpulse Joint Service Centre – work ongoing</p> <p>Compact Solutions – work has only just been completed – too early for an evaluation</p> <p>Chapman Robinson – While their impact in Miles Platting wasn't specifically evaluated, the design support role was evaluated in attached report.</p>

Local Plan	Irk Valley Local Plan
Start Date	September 2004
Completion Date	April 2006
Budget	£73,513 external costs.
Funding Source	HMR
Contracting Organisation	Manchester City Council
Key Components of the Local Plan Brief	<ul style="list-style-type: none"> • Production of open space strategy for the North Manchester network of connected open spaces based on the Irk valley and its tributaries. • Production of a strategy for maximizing the Valley network as an asset in support of the Housing Strategy and the aligning of HMR and other investment. • Land use plans to balance the open space/housing/employment functions of the valley • Co ordination with 4 other local plans which overlap with the Irk valley plan • Detailed proposals and costings for proposed improvements across the network • Analysis and recommendations for new management and maintenance regime for the network to make better use of resources <p>Edaw have undertaken virtually all the work. City Council staff input largely in management of Edaw's work with minimal input in early fact finding stages from a range of City Council staff.</p>
Variations in any contract with External Consultants	More detailed design work for one of the largest sites (Harpurhey reservoirs) to enable funding bids for reclamation scheme -- circa £ 5, 000.
Evaluation of the Contract	Contract formed part of wider Edaw commission for Strategic Regeneration Framework and 3 of the other 4 North Manchester Local Plans. Regular reports to Irk Valley Steering Group (chaired by Councillor Paul Murphy). Ongoing, continual overseeing of work by North Manchester Regeneration Team. Consultation ongoing - Draft Plan to be reported to Executive Committee April 06.

Local Plan	Harpurhey / Moston Local Plan (formerly Harpurhey / Lightbowne)
Start Date	September 2003
Completion Date	First draft approved by Executive Committee July 2004 - final draft will be completed Spring 2006
Budget	£191,170 (external costs)
Funding Source	HMRP/NRF
Contracting Organisation	Manchester City Council
Key Components of the Local Plan Brief	<p>Baseline assessment – collection and collation of background information and fieldwork to identify opportunities and constraints</p> <p>Physical Framework</p> <ul style="list-style-type: none"> • Urban master planning / built form, • Housing market/ commercial analysis • Transport movement, • Open space/ landscape design, • Assessment of shops and community facilities including assessment of Harpurhey District Centre. • Detailed work required to level of individual residential properties to identify opportunities for clearance, new build and refurbishment of private homes linked to delivery of HMR programme <p>Economic Infrastructure</p> <ul style="list-style-type: none"> - Detailed socio economic baseline - Employment, training and transport framework <p>Local Plan Production of local plan detailing</p> <ul style="list-style-type: none"> • Final development output • Detailed neighbourhood action plans • Strategy for development sequencing • Risk factors • Market requirements <p>Final plans to be produced at scale of 1:1000 with typical sections at 1:200.</p>
Variations in any contract with External Consultants	Economic infrastructure component of the work was additional to the original scope of work. EDAW collected baseline data: social and economic analysis to be undertaken by MCC Regeneration.
Evaluation of the	Ongoing officer assessment in combination with

Contract

regular meetings held with local Members to consult on progress. 3-stage process of refining and reviewing the plan in response to comments from MCC and other stakeholders and reflecting views expressed through community consultation. Reporting to NM Strategy Group and NM Members.

Local Plan	Collyhurst Local Plan
Start Date	October 04
Completion Date	Spring 06
Budget	£95,000 (EDAW's costs) plus North Manchester Regeneration Team's Officer time
Funding Source	Housing Market Renewal
Contracting Organisation	Manchester City Council
Key Components of the Local Plan Brief	<p>The development of a localised plan for Collyhurst that sits within the North Manchester Regeneration Framework. The plan to include:</p> <p>Social Infrastructure:</p> <ul style="list-style-type: none"> a) A programme to address the educational, social and well being needs of the community. b) A plan to engage residents in the regeneration process (community consultation process undertaken Autumn 04) <p>Economic Infrastructure:</p> <ul style="list-style-type: none"> a) A co-ordinated approach to the delivery of effective employment generation and training initiatives <p>Physical Infrastructure:</p> <ul style="list-style-type: none"> a) A physical plan b) A programme to transform the housing market c) An Environment Strategy
Variations in any contract with External Consultants	<p>Initially intended that all components of the local plan would be undertaken by EDAW. However contract varied so that North Manchester Regeneration Team became responsible for writing Social Infrastructure and Economic Infrastructure components. EDAW has concentrated on production of Physical Infrastructure elements of plan.</p> <p>EDAW's work has been extended with regard identification of costings and development of a funding strategy for public realm and open space works.</p>
Evaluation of the Contract	<p>EDAW appointed through a tendering process. Project steering group established consisting of representatives from Manchester City Council Housing, Planning and North Manchester Regeneration Team to oversee EDAW's work and provide feed back with regard plan production.</p>

Local Plan	Blackley Village Local Plan
Start Date	August 2003
Completion Date	July 2004
Budget	£17,600
Funding Source	Housing Market Renewal Funding
Contracting Organisation	Manchester City Council
Key Components of the Local Plan Brief	<p>MCC Strategic Planning</p> <p>To undertake the development of a local plan for the Blackley Village area involving:-</p> <p>Survey Work of the Physical Environment and uses, Baseline information.</p> <p>Stakeholder Consultation</p> <p>SWOT analysis</p> <p>Draft strategy</p> <p>Estimated Value was £12,600 actual was £16,000</p> <p>MCC – North Manchester Regeneration Team</p> <p>Contributions to identifying baseline information / Ward Plan issues and wider NMSRF links, contributions to text , project identification, consultation involvement, formalising approval of document through the Local Plan Steering Group, Ward Co-ordination , Scrutiny Committee and Executive. Ongoing work in developing programme of activity with other service departments / external partners. Production and print run of approved draft via M4.</p> <p>Estimated Value for production of document £5,000 Actual was £4,300</p> <p>Total Spend = £20,300</p>
Variations in any contract with External Consultants	None
Evaluation of the	Before :- None specific in terms of tendering process

Contract

given small scale nature of the brief however daily rate figure agreed of £350 per officer day broken down across each component above.

During :- NMRT Officer ongoing overview of progress and reporting back to steering group, Strategic planning presentations to Local Plan Steering Group.

End:- Final draft endorsed via Local Plan Steering Group , Scrutiny and Executive.

Local Plan	Higher Blackley East Local Plan
Start Date	April 2004
Completion Date	June 2005 (In terms of Consultants Involvement) Local Plan Approved by MCC Executive in January 06 Production & printing of document by March 2006
Budget	£30,000 for consultants plus - Forward Planning Officer Time £10,000, plus Print and design costs of £5,000. Total Cost = £45,000
Funding Source	Housing Capital Receipts
Contracting Organisation	Manchester City Council
Key Components of the Local Plan Brief	<p>EDAW Consultants – Work to be undertaken in 3 stages :-</p> <ul style="list-style-type: none"> • Stage one to undertake a baseline audit of the area (including consultation exercises with stakeholders and the community). • Stage two to identify key issues, prepare an option appraisal and present recommendations • Stage three to produce an action plan, identify key projects and costs and a strategy for the phasing of activity. • Production of Plan Document <p>At the completion of each stage, the Consultants to present findings to the project steering group.</p> <p>Estimated Value = £30,000 actual costs were £26,500</p> <p>MCC Officers (Project Steering Group)</p> <p>Forward Planning to input officer time on the project steering group and contributions to identifying baseline information/consultation, drafting of text , project identification and planning policy issues.</p> <p>Total Cost £10,000</p> <p>Housing Strategy – the lead on overseeing EDAW work , facilitation of Project Steering Group, contributions to baseline information / consultation, drafting of text , project identification and Housing Strategy input.</p> <p>North Manchester Regeneration Team (NMRT) -</p>

	<p>contributions to identifying baseline information / Ward Plan issues and wider NMSRF links, contributions to text , project identification, formalising approval of document through the Local Plan Steering Group, Ward Co-ordination , Scrutiny Committee and Executive. Ongoing work in developing programme of activity with other service departments / external partners.</p> <p>Final printed document now to be undertaken via North Manchester Regeneration Team and contracted to M4 approximate cost will be £5,000.</p> <p>Total Estimated Expenditure = £41,500 (excluding in kind officer contributions from NMRT and Housing)</p>
<p>Variations in any contract with External Consultants</p>	<p>The emphasis of the brief changed to a Neighbourhood Local Plan in line with other local plans under preparation and this diluted the Action Plan element of the brief to identifying key project areas without the details of projects costs, how they would be funded and the timetable for implementation. This work is now being taken forward by the NMRT (Action Plan established for first 3 years).</p> <p>In the latter stages modifications on text co-ordinated via Housing Strategy .</p> <p>Final printed document now to be undertaken via North Manchester Regeneration Team and contracted to M4 approximate cost will be £5,000.</p> <p>No additional work was added to the consultant's brief</p>
<p>Evaluation of the Contract</p>	<p>Before : Competitive Tendering process undertaken in February 2004, Implementation plan with chosen Contractor agreed in April 2004.</p> <p>During – Via Project Steering Group meetings with EDAW and regular ongoing discussions with lead officer from Housing. Consultation on local plan drafts with the Local Plan Steering Group.</p> <p>Completion – Some work not undertaken and reflected in reduction of fees paid. Final draft endorsed via Local Plan Steering Group , Scrutiny and Executive.</p>

Local Plan	Wythenshawe Town Centre masterplan study
Start Date	April 05
Completion Date	February 06
Budget	£123,575 (external consultant budget)
Funding Source	English Partnerships
Contracting Organisation	English Partnerships via their framework agreement
Key Components of the Local Plan Brief	<p>External Consultants - Jones Lang Lasalle (JLL) lead consultant working with BDP, Faber Maunsell & EKOS undertaking the following components:</p> <ul style="list-style-type: none"> • Market appraisal – retail, leisure, office & residential markets • Employment issues – potential of maximising economic benefits of Airport expansion & other key developments for the Town Centre • Transportation & infrastructure planning & engineering advice • Urban design legibility • Access & parking – issues for pedestrians, cyclists, vehicles, services for retail, businesses & disabled access • Town Centre management & changes required to take forward the improvements • Land ownership – updated info & plans of critical sites • Deliverability – partnership structures & mechanisms, priorities, timescales & phasing, funding strategy & performance measures <p>Deliverables from external consultants:</p> <ul style="list-style-type: none"> • Baseline report • Options report & options appraisal including financial appraisals • Final report which comprehensively addresses all of the study components listed above • Graphic materials for presentation & discussion • A spatial masterplan at 1:500 scale <p>MCC input</p> <ul style="list-style-type: none"> • Context – regeneration, planning & transport • Baseline information on land ownership, leases, partnership arrangements etc • Discussions with key stakeholders &

	negotiations with partners <ul style="list-style-type: none"> • Community consultation (once masterplan has been produced)
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Variations in any contract with External Consultants	No additional work outside of contract
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Evaluation of the Contract	Steering Group comprising of officers from MCC depts: Planning, Valuation & Property, Transport Policy & Regeneration managed the study and met at key stages during the study. Input from this group led to a re-working of the stage 2 and stage 3 reports and the development appraisals. There was a formal evaluation between EP, MCC and JLL in July 05.
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