

# GREATER **LONDON** AUTHORITY

## **London Plan Viability Study – Consultation and Examination**

### **SPECIFICATION**

#### **Summary of Study and Objectives**

The Greater London Authority (GLA) is commissioning a suitably qualified consultant team to provide advice and evidence on development viability following the consultation stage of the London Plan and to inform the submission and Examination in Public stages of the plan.

The objectives and expected outcomes of this project are to:

- Provide further advice and evidence on development viability as required during the consultation and Examination in Public stages of the plan.
- Assist the GLA in reviewing and responding to consultation comments on viability matters and issues related to it.
- Provide a review of market conditions and the regulatory framework to assess whether updates to the London Plan Viability Study are required and to undertake this as necessary.
- To provide oral evidence at the Examination in Public Hearings and related events on viability matters to assist the examination process.
- To provide expert viability advice and evidence to inform the Examination in Public of MCIL2 if required.

#### **1. Background and Policy Context**

- 1.1 The Mayor published the draft London Plan for consultation in December 2017, which provides a framework for more inclusive growth in the City. The Plan policies cover a range of issues including land use, housing, transport, economic development, infrastructure, heritage, culture and health. The London Plan Viability Study forms part of the evidence base for the Plan.
- 1.2 The NPPF sets out that the primary objective of planning is to secure sustainable development through a plan-led system. Planning authorities are required to consider a range of issues including supporting and promoting strong economies, town centres and sustainable transport, meeting housing

needs, delivering good design, supporting healthy communities, protecting and enhancing the natural and historic environment, and addressing climate change.

- 1.3 Plan makers are required to consider whether the scale of planning policy obligations would be achievable and viable and to what extent policy requirements would risk undermining the viability and deliverability of the quantum of development proposed. This requires a degree of planning judgement, informed by robust and proportionate evidence. Planning requirements and costs should be assessed collectively to understand their cumulative impact. PPG sets out general principles for considering viability and guidance for testing for local plans. A draft NPPF and PPG are out to consultation.
- 1.4 The London Plan Viability Study addresses the requirements of national policy and guidance. The draft London Plan has been subject to consultation, will be submitted to the Planning Inspectorate in Summer 2018 and will be subject to an Examination in Public in Autumn 2018. Further expert advice and evidence is required relating to the Study to inform the Submission and Examination stages of the Plan.

## **2. Project Requirements & Methodology**

- 2.1 The objectives and expected outcomes of this project are to:
  - Provide further advice and evidence on development viability as required to inform the Submission and Examination in Public stages of the plan.
  - Assist the GLA in reviewing and responding to consultation comments on viability matters and issues related to it.
  - Provide a review of market conditions and the regulatory framework to assess whether updates to the London Plan Viability Study are required and to undertake this as necessary.
  - To provide oral evidence at the Examination in Public Hearings and related events on viability matters to assist the examination process.
  - To provide expert viability advice and evidence to inform the Examination in Public of MCIL2 as required.

## **3. Project management**

- 3.1 The project will be managed by the GLA Viability Team with input from other GLA officers. The consultant team will attend meetings at City Hall and may be required to attend events with stakeholders as part of the consultation process and Examination of the London Plan. The consultant team may be required to carry out additional research and analysis following consultation on the draft plan and will provide expert support and evidence before, during and following Examination of the London Plan, as necessary.

## 4. Project Outputs

- 4.1 **Consultation response** to comments relating to the London Plan Viability Study or other relevant matters received as part of the consultation process on the plan.
- 4.2 **Updated appraisal models** that enable the testing of policies for different development types, densities, inputs and scenarios as required.
- 4.3 **Workshop sessions** with members of the client team to enable the testing of different policy scenarios, sites, typologies and inputs, where necessary.
- 4.4 **An interim presentation** to the client team and other relevant GLA officers of the draft findings.
- 4.5 **A draft report/s** that sets out and clearly explains the results of any updated testing or research, fulfilling the requirements of this specification. This should include an Executive Summary and should contain all tables, graphs and maps.
- 4.6 **A final report/s** fulfilling the requirements of this specification should be presented in five bound copies and one unbound copy, as well as an electronic copy of the report in Microsoft Word.
- 4.7 **Examination in Public (EiP)** – consultants may be required to present a summary of the main report findings at an EiP Technical Seminar and will provide support to the GLA including oral evidence and any additional written evidence required before, during or following EiP sessions on matters relating to viability.

## 5. Process and Timetable

- 5.1 Tenderers should devise a programme of work and resourcing to reflect the following timetable.

Stage	Detail	Dates
1	Issue of ITT to Suppliers	March 2018
2	Tender deadline	April 2018
3	Successful consultant appointed	April 2018
4	Response to consultation comments	24 <sup>th</sup> April 2018
5	Modelling/viability testing delivery/ discussion of draft findings.	13 <sup>th</sup> June 2018
6	Draft report	11 <sup>th</sup> July 2018
7	Final report	16 <sup>th</sup> August 2018
8	Technical seminar (as required)	September 2018
9	Further written evidence (as required)	September 2018
10	Examination	Autumn / Spring 2018 (dates tbc)

- 5.3 This process will be refined as necessary to take account of timetabling for the Examination in Public.

## **6. Resources**

- 6.1 A consultant team will be appointed with the necessary experience and expertise to carry out the project. Additional expertise may be sought where necessary to address particular issues arising through the consultation and Examination process. This will ensure that the most effective approach is taken to deliver the project objectives. Prices quoted must be competitive but realistic for the work to be undertaken.

## **7. Submissions**

- 7.1 The submission should detail the consultants' proposals in response to the specification of requirements set out in this brief and detail the proposed approach.
- 7.2 The submission should show an indicative work programme with a breakdown of the costs for different components of the project where details are available, who will be undertaking each part of the work, the number of days each consultant will work on the project, their daily rates and their core responsibilities.
- 7.3 Upon award of contract, the client will finalise the brief and other details of the project, including the timetable.

## **8 Quality Assurance**

- 8.1 Written reports produced should be of publishable standard. They should be proof read, edited and well presented with the use of figures, tables, and graphics as appropriate.

## **9 Payment and stage payments**

- 9.1 Payment will be made in instalments linked to specific milestones:
- (1) Responses to consultation comments and updated testing
  - (2) Sign-off of final report
  - (3) Completion of Examination
- 9.2 Further payment will be made for support relating to other components of works required as a part of this brief. Payment will be made subject to satisfactory completion of each project milestone.

## **10 Responsible Procurement Policy**

Responsible Procurement is an essential factor in all the Authority's contracts. Please see link to the Responsible Procurement Policy for more information: [https://www.london.gov.uk/sites/default/files/gla\\_group\\_rpp\\_v7.12\\_final\\_template\\_for\\_web.pdf](https://www.london.gov.uk/sites/default/files/gla_group_rpp_v7.12_final_template_for_web.pdf)

## **11 Conflict of Interests**

Consultants bidding for this project will need to declare any actual or potential conflicts of interest, and ensure that no conflicts of interest arise during the duration of the project.