



Portfolio Holder Report

The portfolio holder will make a decision on this item after seven days have elapsed (including the date of publication).

Report of:	Portfolio Holder	Date of publication
Michael Ryan, Corporate Director of People and Places	Cllr Alan Vincent, Resources Portfolio Holder and Cllr Peter Murphy, Planning and Economic Development Portfolio Holder	27 August 2015

Provision of specialist consultancy services for the Wyre Addendum II to the Fylde Coast Strategic Housing Market Assessment

1. Purpose of report

- 1.1 To seek agreement for an exemption to the Council's contract procedures to commission Turley for the provision of specialist consultancy services in connection with an Addendum to the 2014 Fylde Coast Strategic Housing Market Assessment (SHMA) to taking account of the 2012 Household Projections and the results of the 2015 Wyre Employment Land and Commercial Leisure Review (ELR) update.

2. Outcomes

- 2.1 Best value for the Council would be achieved.
- 2.2 Delivery of the Local Plan programme in accordance with timescales.

3. Recommendations

- 3.1 That approval is given for the procurement of Turley to provide specialist consultancy services to prepare an Addendum to the 2014 Fylde Coast Strategic Housing Market Assessment (SHMA) which will consider the 2012 Household Projections published earlier in the year and the results of the ELR update (August 2015).

- 3.2** That approval is given to proceed under the exemption to Contract Procedures contained within the Financial Regulations and Financial Procedure Rules (Appendix F) on the grounds that exceptions may apply where “goods, works or services are of a specialist nature carried out by only one or a limited number of firms with no reasonably satisfactory alternatives available.”

4. Background

- 4.1** Turley were commissioned jointly by the three Fylde Coast Authorities to undertake a Strategic Housing market Assessment (SHMA) which was completed in February 2014. Subsequently the three authorities also commissioned Turley to prepare an Addendum to the 2014 SHMA to take account of the 2012 population projections. Addendum I was completed in December 2014. The cost to Wyre of the joint SHMA and Addendum I was £20,390 and £5,228 respectively.
- 4.2** Earlier this year the Government published the 2012 Household projections. It is necessary to consider the implications of the 2012 Household projections to ensure that the Local Plan is prepared on an up-to-date and robust evidence base.
- 4.3** The Council has also commissioned NLP to provide an update to the ELR Study. It is necessary to ensure that the evidence in the updated ELR and the 2014 SHMA is aligned. Recent Inspectors’ decisions in relation to the examination of draft local plans, such as Cheshire East Council, emphasise that it is essential to align a local plan’s economic and housing evidence base. An update to the ELR and the 2014 SHMA Addendum II would enable this alignment in Wyre. The ELR considers the most recent economic forecasting of future job creation for the area which will inform the various scenarios in the 2014 SHMA and ultimately inform the determination of housing growth in Wyre.
- 4.4** Failure to align the emerging Wyre Local Plan’s economic and housing evidence base would risk the Local Plan being found unsound. It is therefore necessary to undertake further work in relation to the 2014 SHMA.
- 4.5** Whereas Addendum I to the 2014 SHMA was a single joint document for all three Fylde Coast authorities it was considered appropriate that separate documents are prepared in order to fit in with different timescales and requirements by the three authorities. Turley has already prepared Addendum II for Blackpool and Fylde.
- 4.6** Addendum II will reconsider the different scenarios in identifying the objectively assessed needs for housing using up to date information. It is a key piece of evidence for the emerging Wyre Local Plan and in the determination of planning applications. The Council is required to objectively assess and meet its development needs otherwise the Local Plan will be found unsound.

5. Key issues and proposals

- 5.1** It is important that all evidence to support the emerging Wyre Local Plan is in place promptly in order to inform the drafting of it. The 2014 SHMA Addendum II will help to ensure that emerging local plan policies are sound, positively prepared, justified, effective and consistent with national policy.
- 5.2** Addendum II will not review or replace the 2014 SHMA but rather consider the implications of the recently published 2012 Household projections and the job creation forecasting in the ELR update. There is also the opportunity to carry out further sensitivity testing.
- 5.3** There is neither the capacity nor the expertise in house to carry out this specialist and technical work. As Turley completed the 2014 joint Fylde Coast SHMA, Addendum I as well as Addendum II for both Blackpool and Fylde Councils they are in the best position to undertake this work effectively and efficiently and ensure consistency across the Fylde Coast.
- 5.4** Turley have indicated that the cost of the work is £12,000 excluding VAT. Normally at least three written quotations would be obtained but as Turley are the only consultants who are realistically able to provide an Addendum to their own Study and given the specific nature of the work an exemption to contract procedures is sought.

6. Delegated functions

- 6.1** The matters referred to in this report are considered under the following executive function delegated to the Resources Portfolio Holder respectively (as set out in Part 3.03 of the Council's Constitution): "To consider departures from Rules relating to financial and contractual matters if appropriate".
- 6.2** The matters referred to in this report are considered under the following executive function delegated to the Planning and Economic Development Portfolio Holder - "To consider and keep under review, the state of employment and unemployment, social and economic indices and industrial, commercial and service industry development, in the Borough, including matters relating to the assessment of future requirements for industrial, commercial and development land and property, and advising on the allocation, assembly, transferability and disposal of land for those purposes."

Financial and legal implications	
Finance	The cost of the 2014 SHMA Addendum II is £12,000 excluding VAT. The consultancy budget includes a provision of £10,000 which together with the budgetary provision of £2,000 for investigating land contamination at Jameson Road which is no longer necessary will be used to fund the cost of the work. Council has incurred costs of £199,375 at 31 March 2015 in connection with the Local Plan with further estimated costs in 2015/16 and beyond. The total projected cost at 31/3/2015 is currently estimated at £558,450.
Legal	Compliance with the Council's Financial Procedure Rules and a contract of services will be entered into with the service provider.

Other risks/implications: checklist

If there are significant implications arising from this report on any issues marked with a ✓ below, the report author will have consulted with the appropriate specialist officers on those implications and addressed them in the body of the report. There are no significant implications arising directly from this report, for those issues marked with a x.

risks/implications	✓ / x
community safety	X
equality and diversity	X
sustainability	X
health and safety	X

risks/implications	✓ / x
asset management	x
climate change	x
data protection	x

report author	telephone no.	Email	date
Rea Psillidou	01253 887243	rea.psillidou@wyre.gov.uk	12/08/15

List of background papers:		
name of document	date	where available for inspection

List of appendices

None