

Re: 137226 - Plot C & E Great Jackson St and 137227 - Plot D Great Jackson St - Viability Assessments

Lucy Harrison

Wed 26/07/2023 16:56

To: Case Management Team [REDACTED]

Cc: [REDACTED] Jennifer Atkinson [REDACTED]

Hi [REDACTED]

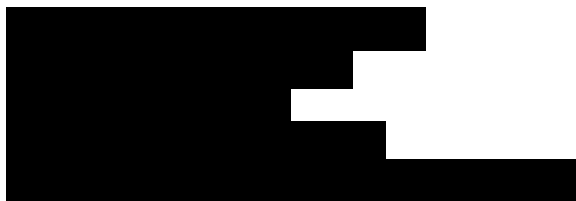
I spoke to [REDACTED] this afternoon and he is checking with [REDACTED] that we are ok to instruct Savills. I'm on leave now for a couple of weeks so please go ahead and instruct them if [REDACTED] is happy with it. Please also send the invoice to Rachel Poole at Deloitte.

If [REDACTED] is not happy with it, please let Jennifer Atkinson (copied in) know so that she can go back to Deloitte.

Many thanks

Lucy

Lucy Harrison
Senior Planner
Development Management Central Core
Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council



<http://www.manchester.gov.uk>

Postal Address: Planning, Manchester City Council, Floor 6, Town Hall Extension, PO Box 532, Town Hall Manchester M60 2LA (Sat Nav System use M2 5DB)

NB My days of work are Monday, Tuesday, Wednesday and Thursday

From: Lucy Harrison [REDACTED]

Sent: 25 July 2023 15:03

To: Case Management Team [REDACTED]

Subject: Re: 137226 - Plot C & E Great Jackson St and 137227 - Plot D Great Jackson St - Viability Assessments

Hi [REDACTED]

Deloitte have confirmed that they would like the above two FVAs to be assessed by Savills (see attached email).

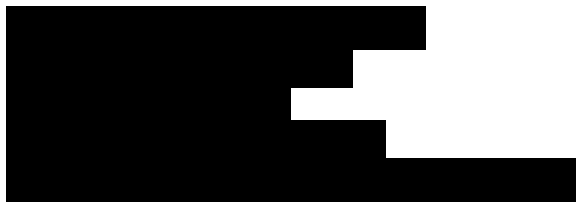
■■■■, please would you advise whether you think there is a conflict of interest based on Savills having undertaken a loan security valuation for GMCA on two of the towers proposed.

■■■■, if ■■■■ is happy with this, please would you instruct Savills and advise Rachel Poole at Deloittes how to pay.

Many thanks

Lucy

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From: Case Management Team ■■■■
Sent: 19 July 2023 09:18
To: Lucy Harrison ■■■■
Cc: Case Management Team ■■■■
Subject: FW: 137226 - Plot C & E Great Jackson St - Viability Assessment

Hi Lucy

Savills have advised they would aim to complete both reports within 2 weeks of instruction as there will be time saving from undertaking both instructions at once.

Thanks



Case Management Officer

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Website: www.manchester.gov.uk

LOCATION ADDRESS: Level 8 Town Hall Extension, Manchester, M2 5DB

From: [REDACTED]

Sent: 18 July 2023 14:40

[REDACTED] propertydevelopment.casemanagement@manchester.gov.uk>

Subject: RE: 137226 - Plot C & E Great Jackson St - Viability Assessment

Hi Lucy

No they haven't, I will ask them to provide an estimated timescale.

Thanks

[REDACTED]

-

[REDACTED]

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P.O. Box 532
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[REDACTED]

[REDACTED]

Website: www.manchester.gov.uk

LOCATION ADDRESS: Level 8 Town Hall Extension, Manchester, M2 5DB

From: Lucy Harrison [REDACTED]

Sent: 18 July 2023 14:38

To: [REDACTED]

Cc: Case Management Team [REDACTED]

Subject: Re: 137226 - Plot C & E Great Jackson St - Viability Assessment

Hi [REDACTED]

[REDACTED] - please would you advise on the queries in [REDACTED] email below. I can go back to Renaker with CBRE's query about a cost plan, but, based on what has happened on their other sites, it seems unlikely that they will provide one. I assume a review based on comparable new builds is acceptable if that is the case?

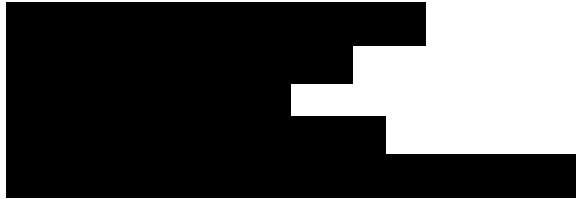
[REDACTED] - Have Savills provided a timescale for when they could complete the work?

Thanks

Lucy

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From: Case Management Team [Redacted]
Sent: 18 July 2023 12:35
To: Lucy Harrison [Redacted] Case Management Team
[Redacted]
Cc: [Redacted]
Subject: RE: 137226 - Plot C & E Great Jackson St - Viability Assessment

Hi Lucy

Please find quotes for Plots C&E attached. Most companies have submitted a proposal for Plots C&E and Plot D but offered a reduced fee if instructed on both.

Please also see queries below, please can you advise so I can respond?

Savills - Our valuation team undertook a loan security valuation for GMCA for the two 46 storey towers. The valuation was undertaken purely on a land comparable basis. We have discussed this internally and do not consider this to be a conflict of interest, however we would like to make you aware of this. Is this ok?

CBRE - The applicant's FVA is limited in detail and, in particular, there is no Cost Plan. Our fee budget assumes that the applicant will provide a Cost Plan, upon request. Is this the case?

Thanks



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LOCATION ADDRESS: Level 8 Town Hall Extension, Manchester, M2 5DB

From: Lucy Harrison [REDACTED]
Sent: 13 July 2023 10:59
To: Case Management Team [REDACTED]
Cc: [REDACTED]
Subject: Re: 137226 - Plot C & E Great Jackson St - Viability Assessment

Hi [REDACTED]

I suppose that would make sense. Let's see who comes back with what.

Regards

Lucy

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Development Management Central Core
Planning, Building Control & Licensing
Growth & Development Directorate
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From: Case Management Team [REDACTED]
Sent: 12 July 2023 13:05
To: Lucy Harrison [REDACTED] Case Management Team
Cc: [REDACTED]
Subject: RE: 137226 - Plot C & E Great Jackson St - Viability Assessment

Hi Lucy

Again, apologies for the delay with this.

I have sent out for quotes and will forward them on asap.

Just to ask, are we ideally looking for the same company to do both assessments? It could be that some provide a slightly cheaper fee to review both.

Thanks

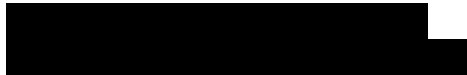
[REDACTED]

[REDACTED]

Case Management Officer

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Manchester, M60 2LA



Website: www.manchester.gov.uk

LOCATION ADDRESS: Level 8 Town Hall Extension, Manchester, M2 5DB

From: Lucy Harrison [redacted]
Sent: 06 July 2023 13:23
To: Case Management Team [redacted]
Cc: [redacted]
Subject: 137226 - Plot C & E Great Jackson St - Viability Assessment

Hello

Please would you obtain some quotes for the assessment of the viability statement for the above proposal. The scheme can be viewed on our website under the above reference number and I attach a copy of the site edged red and the Financial Viability Assessment. The description of development is:

Full planning permission for the demolition of existing structures and the phased construction of four residential buildings (two at 47 storeys and two at 51 storeys) to provide 1,746 homes (Use Class C3), flexible commercial, leisure, food and drink uses (all Use Class E) and / or drinking establishment (Sui Generis), basement car parking, cycle parking, landscaping and public realm, servicing and access arrangements, highways alterations and associated works.

Many thanks

Lucy

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