



Arcus Consulting: Case Study

Housing Investment Framework (HIF)

In 2002 the Government identified nine areas across the country that had experienced long periods of economic decline as job patterns had shifted and people had moved away to take up new opportunities. Despite being within the cities where the economy was growing these neighbourhoods remained disconnected with residents experiencing low skills levels, worklessness, high levels of crime and poor facilities.

Manchester was identified as one such pathfinder and through an innovative procurement process, supported by the Construction Centre for Innovation, the City Council developed a long term partnership approach to the delivery of regeneration projects. Arcus as a partner joins others to provide not only local knowledge and experience, but a unique blend of expertise, skills and approach to assist the Council to bring confidence back in to local neighbourhoods.

Arcus' first hand experience of the issues faced within pathfinder areas, along with our professional expertise and demonstrable partnering credentials, resulted in our selection as one of the Housing Investment Framework (HIF) Partners to deliver a range of projects which include residential facelifts, improvements to shop parades, public realm/alley improvements and master planning/regeneration studies.

"Good regeneration is not just about bricks and mortar. If schemes are to be both successful and sustainable, residents and the local community need to be involved in the planning and implementation of schemes. Arcus has recognised the need to include this in its service, resulting in high satisfaction scores from residents and the community in respect of the regeneration schemes they are delivering for Manchester City Council".

Bernard Murtagh, Principal Renewal Manager, South Team at Manchester City Council



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Arcus Solutions:

Arcus Consulting LLP are a member of the Housing Investment Framework (HIF) Partnership and were appointed by Manchester City Council as one of the partners to support their pathfinder programme – to revitalise communities and economies across the city.

Working in partnership with Manchester City Council, HIF Partners, residents, housing association, private landlords and others within the community, Arcus has ensured successful physical regeneration of the area through a programme of phased projects.

- **80 plus projects** have been completed to properties
- **1038 face lift schemes have been completed** – that have enhanced the visual appearance and feel of the areas and have encouraged owners to further invest in their homes
- **4 Shop Parades** – have been brought back to life through facelift group repairs and environmental works that are attracting retailers back to the area and created a key focus for the local community
- **1482 properties have benefited from alley gating** – resulting in safer, cleaner and more attractive communal areas, pathways and play areas
- **3029 trees have been planted** – providing a more pleasant and enhanced living environment
- **38,525m² of land has received environmental improvements** – creation of open spaces, controlled parking and vehicular movement, enhanced street scaping and lighting are just some of the measures implemented by the Partnership to create inclusive home zones that are safer and secure and extend the local community's living space
- **80% of waste has been recycled** – As well as helping to save the environment costs savings have been made through avoidance of land fill and reduced transport costs
- **89.3% customer satisfaction** – averaged across projects demonstrating success in developing community confidence in the solutions provided by the Partnership

Delivering Value

Through good physical regeneration, environmental, social and economic benefits are being realised.

- Stabilisation of the housing market is being delivered by improving the standard and management of stock within the private rented sector and raising the demand for housing by making the homes and environment more desirable
- The HIF programme is encouraging investment into the area via developers, local retailers and home buyers and is also encouraging complimentary investment to the properties by their owners
- The HIF partnership has provided for all members of the Framework and their supply chains to make positive contribution in servicing local employment needs and training initiatives and in doing so further the economic regeneration of the area

For further details on this project contact Head of Housing, **Clive Sellers**, Managing Partner, on **0161 905 3222**.

“The framework has achieved our key objectives to deliver improved service and quality at an economical cost. The partners have worked incredibly hard to make our programme the undoubted success it is.”

John Lorimer, Capital Programme Director. Manchester City Council



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Overview:

Client: Manchester City Council (Housing Investment Framework)

Disciplines: Technical Advisor, Project Management, Building Surveying, Quantity Surveying, Designer and CDM Coordinator

Value: £1.6m



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