

Invitation to Tender for Project Management Services Church/Community Asset Redevelopment - Manchester

We are seeking proposals for Project Management of the early stages of a community-led redevelopment of St Cuthberts Church of England site in Miles Platting, Manchester.

The contract is for a period from 1 Oct 2022 until 31 May 2024 with potential for continuation subject to fundraising.

There is currently a total budget of £30,000 available for provision of services and direct project costs. The existing project team will be working closely with the selected contractor to raise additional funds as the project unfolds.

We are seeking proposals from organisations (or teams of organisations) with a proven track record in working in partnership with communities to realise their vision for community facilities and land use in their local area.

Deadline for proposals: 31 August 2022

Please submit your proposal to: recruitment@class-uk.com

Please see the remainder of this document for the project brief and contact one of the following team members for further information before developing a proposal:

1-12 August: Sophie King, Director, Community Led Action & Savings Support (CLASS) (sophie.king@class-uk.com)

13-21 August: Lily Axworthy, CEO, Greater Together Manchester (lily@greatertogethermanchester.org)

22-31 August: Rev. Ellie Trimble, Chair - Parochial Church Council of St Cuthberts; Treasurer, Miles Platting Community & Age-friendly Network (eleonor.trimble@btinternet.com)

Background to this project

The Parochial Church Council (PCC) of St Cuthbert's Church have resolved to work in partnership with MP-CAN on a community-led redevelopment of the St Cuthbert's Church site. A detailed scoping report looking at the past, present and future of the site which outlines the options that have been considered by the PCC is available on request.

The PCC seek to reimagine the site as a place of worship with community facilities or potentially affordable community-led housing in a church-led process working in partnership with the community. Together with partners (particularly CLASS and Greater Together Manchester), they are now looking for an experienced Project Manager who can support them in taking their next steps towards this inclusive regeneration.

[CLASS](#) is support agency to a network of women-led poverty action groups called Community Savers and has been providing development support to [Miles Platting Community and Age Friendly Network \(MP-CAN!\)](#) and its members since 2019.

[Greater Together Manchester](#) is the social action branch of the Diocese of Manchester and will be bringing their experience of church redevelopment initiatives as part of the project team. GTM have been working with both churches for several years.

[St Cuthbert's Church](#) is located on Oldham Road in Miles Platting and Newton Heath Ward. In February 2019, St Cuthbert's completed its Mission Action Plan (MAP) in response to the diocesan strategy. The MAP outlines how in the following five years, the PCC aims to grow its congregation, to nurture and support its parishioners and the local community, and to serve the local community especially in matters of social justice and reducing deprivation and exclusion.

Miles Platting has fantastic community spirit and a diverse mix of community initiatives. It is also amongst the 10% most deprived areas in England and as such has significant health, social and economic inequalities which have been exacerbated by the COVID-19 pandemic.

Key deliverables

During this 18-month period, the Project Manager(s) will support the PCC and MP-CAN to navigate RIBA Work Stages 0-2, establishing funding and groundwork to enable the project to begin to progress to RIBA stage 3.

Deliverables will include establishing a project brief, options appraisal, feasibility study, and developing objectives and outcomes for the next 5 years.

The Project Manager will ideally have brought together an effective Design Team and worked with the local community, the PCC and MPCAN to resolve upon one preferred design option, creating a business case to inform preparation of a planning application.

We recognise that projects of this nature involve significant uncertainty and complexity and anticipate that timescales and deliverables will require flexibility.

1. Strategy and Vision

- Establish a project strategy and set project aims for the next five years, building on previous scoping reports and St Cuthbert's Mission Action Plan.
- Organise visits to other similar projects to fact-find and establish support networks.

2. Community and Stakeholder Engagement

- Coordinate the delivery of a series of creative, engagement events:
 - To ascertain the needs of the community
 - To undertake a participatory community-led design process for new facilities and/or site redevelopment
 - To gauge reactions to emerging architectural designs
- Record ideas and views from engagement events and report on how these will inform the project going forwards.

3. Feasibility options

- Lead the project through the feasibility stage using the agreed strategy & vision and building on the outcomes of community and stakeholder consultation activities.
- Work with partners to find and coordinate 'Design Team' members, starting with an Architect.
- Test concept design options against the emerging project brief, the business case, and Local Authority feedback via a pre-application enquiry.
- Investigate project unknowns and risks through the commissioning of surveys and reports.

4. Business Case

- Create a capital and revenue development plan as a working document.
- Create an action plan against each objective identified.
- Develop an overview of the longer-term objectives and outcomes for the next 5 years.

5. Fundraising and Communications

- Work together with the existing Project Team to identify and apply for funding from a range of funding sources (government, grants and trusts, corporate foundations) to support the delivery of the project through to RIBA Stage 2 (ideally with funds in place for RIBA Stages 3-4 by May 2024).
- Develop fundraising strategies and identify possible revenue streams to support implementation of the project at RIBA stages 4 to 7.
- Develop effective approaches for communicating project aims and progress together with the PCC and MP-CAN and the existing Project Team.

6. Management and Organisation

- Lead project planning and monitoring activities.
- Manage project documentation, providing regular reports to stakeholders and partners to allow them to make informed decisions.