





Bramall Construction and Frank Haslam Milan are Keepmoat companies

#### Delivering Extra Care

funding, development, realisation

#### Graeme Law

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Supported by: (DH) Department







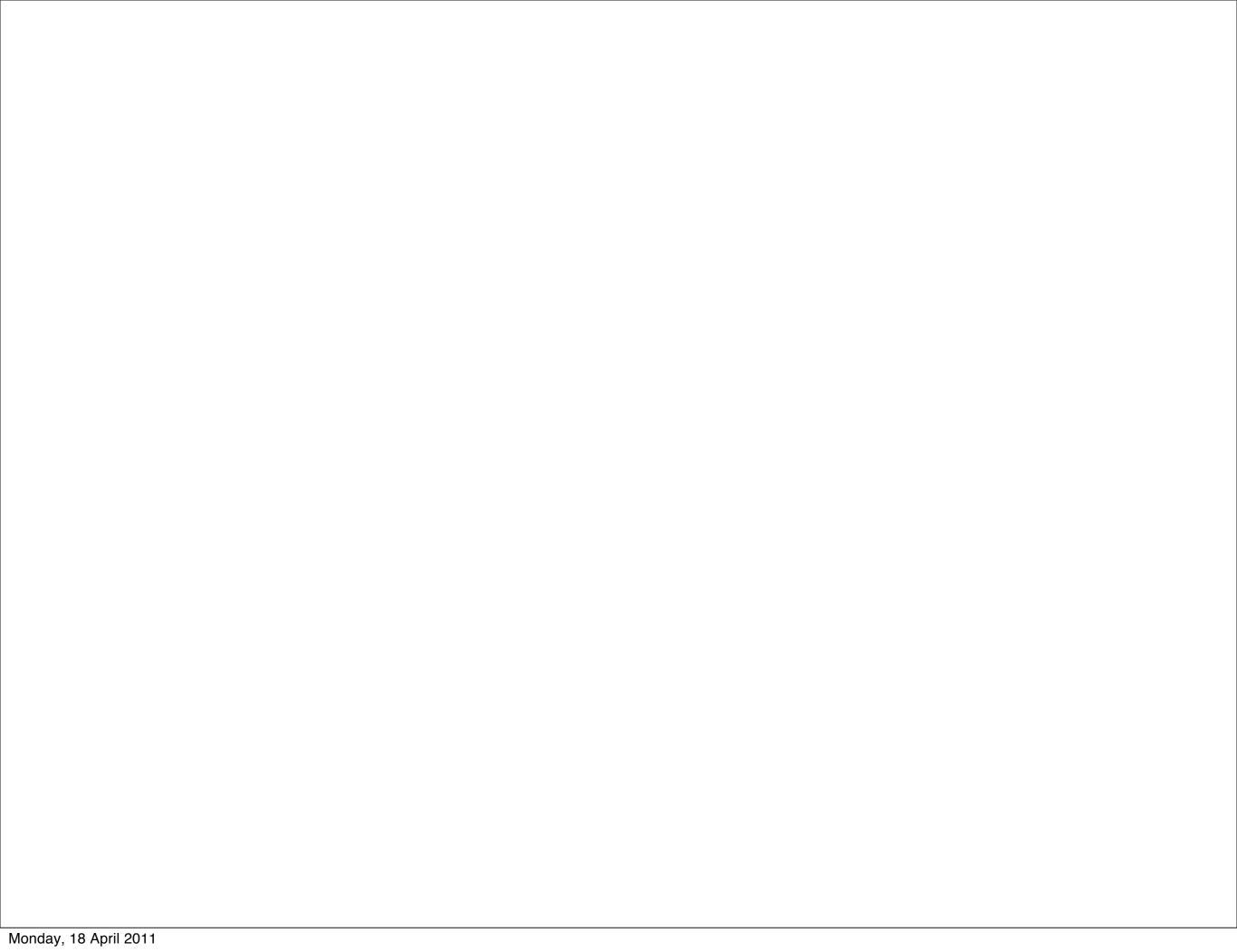
Event Managed by: ()





Wednesday 6th & Thursday 7th April 2011 Crowne Plaza, Nottingham





# A DIY Guide to Planning introduction

- How many planners present? How many do DIY?
- Planning toolkit v DIY Toolkit

# A DIY Guide to Planning funding

- How will you fund your scheme?
- Planners usually don't think beyond assuming that there is money in bank/budget - not their concern
- Engage them to make it their concern; Project Team?Secondment?
- Borrow? Physical Assets? Intellectual property? 'Sweat Equity'?
   Partnership? Arbitrage? Manage 'Risk Profile'?
- Reduce balance sheet costs? uncertainty? time? duplication?
   frills? conditions? planning obligations/CIL?

# A DIY Guide to Planning development

- Assembling IKEA flatpack furniture...
- The hammer and the screwdriver...
- Getting the right plan and agreeing it...
- The bits left over...

### A DIY Guide to Planning Realisation

- Consultations; Statement of Consultation; Consultees
- Keeping 'The Neighbours' on your side
- Planning Conditions
- Planning Obligations; phasing
- Development Management

# A DIY Guide to Planning conclusions

- Planning and corporate toolboxes
- Using experts

