

2. SPECIFICATION AND DESCRIPTION OF THE SERVICES

2.1 General Requirements

The Service Provider is required to investigate, quantify and document the wider social and economic benefits for the project. The following represents the key areas of work:

- An analysis of labour market (for example, increased productivity as a result of increased employment density from bringing locations closer together) and socio-economic benefits of improving accessibility to jobs in Canary Wharf. Indeed, research suggests that a reduction in travel costs could encourage people to work who would otherwise choose not to work. The application of this information to the bridge should be considered.
- An analysis of taxation benefits. The areas either side of the proposed bridge (Canada Water and the Isle of Dogs) have been designated as Opportunity Areas in the London Plan with significant potential capacity to accommodate large scale housing and jobs growth. This is likely to bring opportunities for increased taxation revenue.
- An analysis of any environmental benefits (as a result of increased walking and cycling or users diverting from routes with poor air quality, for example) that may occur as a result of the bridge.
- An analysis of any regeneration benefits (for example, land values, job creation, additional housing, inward investment, the structure as an attractor in its own right or the attractiveness of the wider area to development/investment with an enhanced public realm) that may occur as a result of the bridge, particularly in the relatively deprived areas of Rotherhithe and Canada Water.
- An analysis of any capacity benefits (through relieving congestion at Canada Water tube station and thereby facilitating growth in journeys) that may occur as a result of the bridge.
- Identification of any additional development that would be enabled by having the Rotherhithe to Canary Wharf bridge.
- An analysis of the reduction in the scale of severance experienced by the introduction of a new river crossing.
- Commentary and quantification on the impact on any benefits of having a permanent bridge structure rather than, for example, a ferry, which may not influence behaviours in the same manner.
- Analysis of any other wider social or economic benefits that the Service Provider thinks could be generated by the bridge.

The Service Provider will be expected to quantify these benefits wherever possible to feed into the Authority's main project Business Case Model, providing a clear explanation of any assumptions that have been used in the calculations. Given the range of assumptions that could apply, there is likely to be a need to run a number of different scenarios.

2.2 Optional Services

The Authority may require additional services including but not limited to:

- Attendance at meetings with the Authority, its other advisers and stakeholders as necessary
- Support development of the economic benefits section of the main project business case and other documents following public consultation as required for the TWAO application.
- Technical support throughout the TWAO process which may include development of proofs of evidence as required for a TWAO public inquiry or otherwise.
- Provision of an expert witness in relation to this subject matter as required for a TWAO Public Inquiry.

Should optional services be required the Service Provider would be required to submit to the Authority a proposal in response to the Authority's brief of services with the allocation of efforts. After review of the brief / proposal the Authority reserves the right to either accept that or to request amendments to the structure/make up of the proposed team of specialists as it deems appropriate.