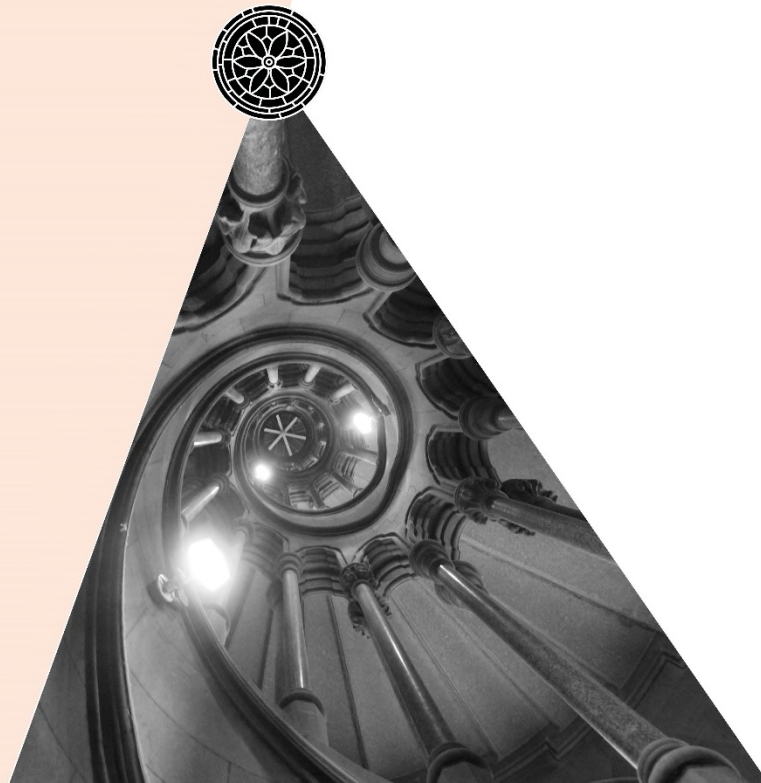


CONCEPT DESIGN UPDATE



OUR
TOWN
HALL
PROJECT

BACKGROUND

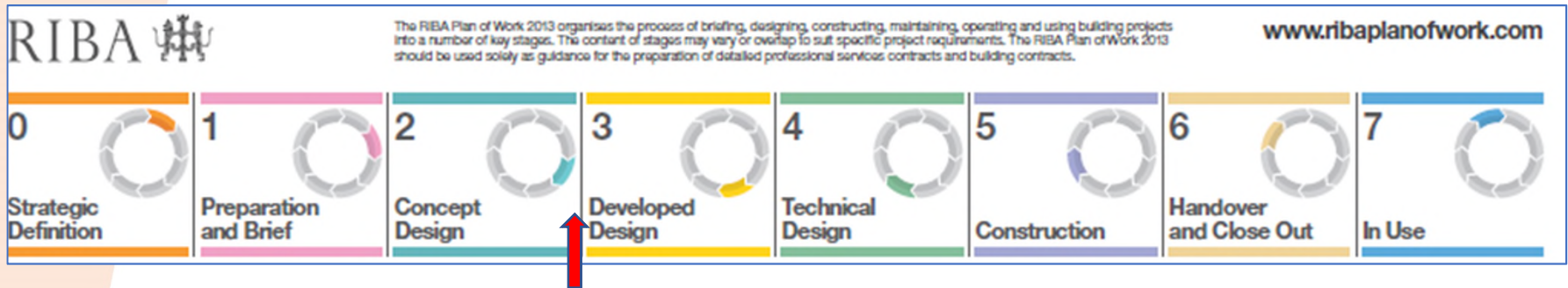
Executive Decisions:

- Oct '14 – agreed to carry out feasibility into the refurbishment of the Town Hall
- Jul '16 – agreed 8 project objectives, that the preferred option would be in excess of £300 million and for further design work to be undertaken
- Nov '16 – approval to fully refurbish and partially restore the Town Hall, upgrading it to modern standards.
- Jan '17 – approval for a budget of £326 million for the project
- Mar '17 – agreement to rule out a number of commercial opportunities, including a hotel, and agreement to the form of procurement for the construction works

Regular progress reports have been presented to the Resources & Governance Scrutiny Committee and Ethical Procurement Sub Group.



PROGRESS TO DATE



- Decant completed except Coroner and building closed to the public.
- Removal of heritage assets underway
- Concept design completed
- Next stage is the developed design
- Intrusive surveys underway
- Management Contractor procurement underway and due to conclude in November
- On Programme and on Budget
- Due to complete in early 2024

CONCEPT DESIGN

The project brief defines 8 project objectives:

- 1) To secure the long-term future of the Manchester Town Hall, its civic role and its external setting.
- 2) To retain and enhance as a functioning and efficient Town Hall.
- 3) Restore and celebrate this significant heritage asset for Manchester.
- 4) To enhance the use of the building, as a visitor destination and increase access to Mancunians.
- 5) To transform users' and visitors' experiences.
- 6) To reduce carbon footprint and energy costs.
- 7) To maximise commercial opportunities and offset costs to the public purse.
- 8) To deliver economic and social value for Manchester.



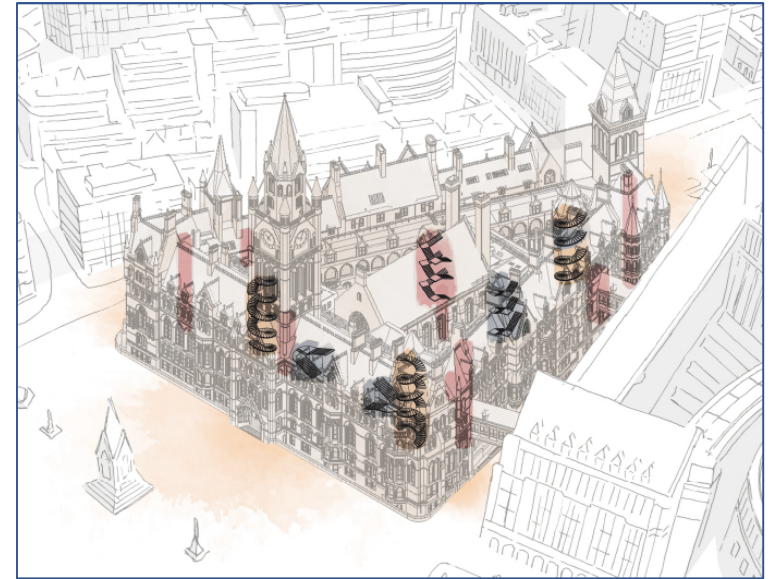
TO SECURE THE LONG-TERM FUTURE OF MANCHESTER TOWN HALL & ITS CIVIC ROLE

- Retain the Town Hall as the civic, political and administrative heart of the city.
- Senior Leadership team retained within the building.
- Transforming its operational capability and efficiency.
- Improving the Town Hall as a place to work.
- Enhancing the historic spaces to maximise the capacity and efficiency of events.



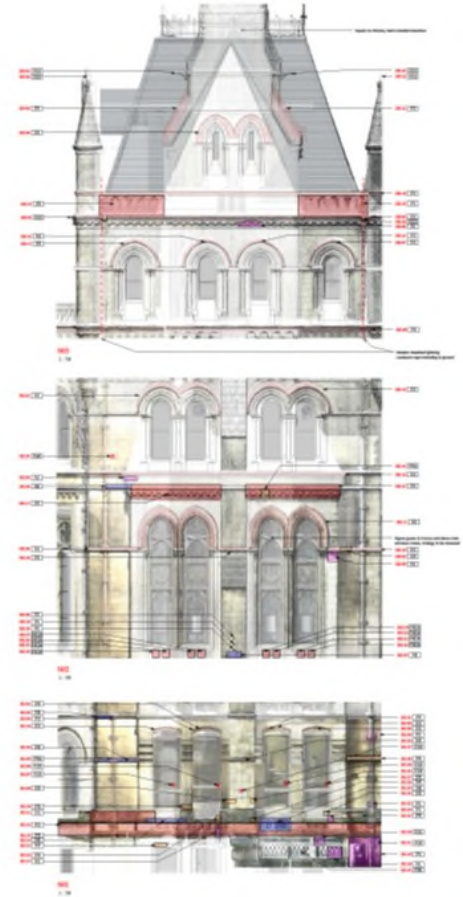
TO RETAIN AND ENHANCE AS A FUNCTIONING AND EFFICIENT TOWN HALL

- Create a cohesive, inclusive strategy to both horizontal and vertical access within the building to improve the function of the building for users.
- New goods delivery entrance at street level on Lloyd Street with an interconnecting goods lift to improve efficiency.
- New central catering kitchen relocated behind the Great Hall.
- New finishing kitchens/auxiliary facilities arranged in proximity to the main function spaces.



RESTORE AND CELEBRATE THIS SIGNIFICANT HERITAGE ASSET FOR MANCHESTER

- Assessment undertaken to understand and celebrate what is special and unique about the Town Hall to inform its future management and direction of change.
- Original Waterhouse designs & concepts respected and enhanced by the introduction of modern technologies.
- Strategy developed for the repair of the significant historic building fabric.
- Key heritage areas identified for sympathetic restoration.



RESTORE AND CELEBRATE THIS SIGNIFICANT HERITAGE ASSET FOR MANCHESTER

- The following actions have been undertaken to preserve the historic collection of artefacts:
 - Off-site temporary storage for the bulk of the collections, including paintings, furniture & civic gifts.
 - Temporary alternative display venues have been identified for 34 pieces from the sculpture collection.
 - A small number of items will remain in the Town Hall and will be protected in-situ.



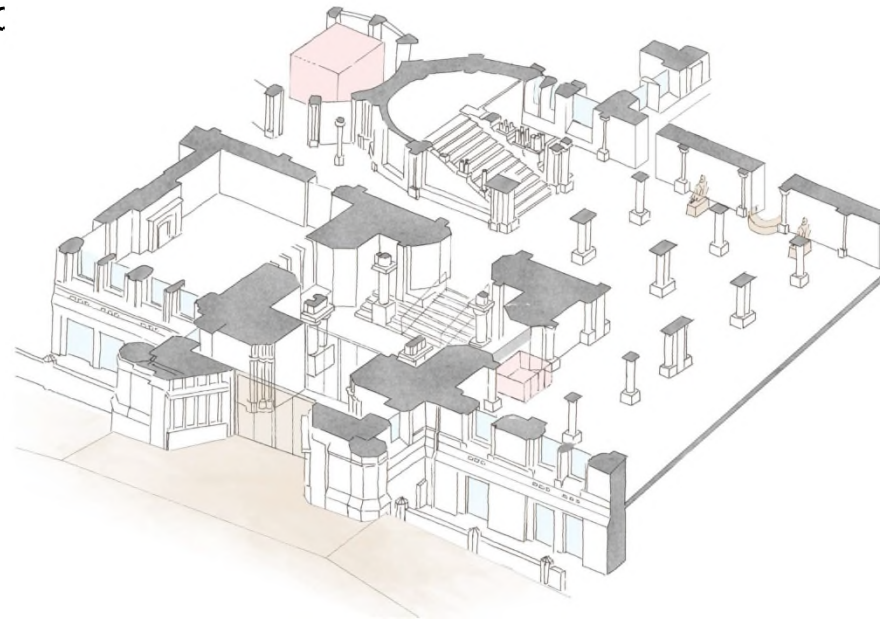
TO ENHANCE THE USE OF THE BUILDING, AS A VISITOR DESTINATION AND INCREASE ACCESS TO MANCUNIAN

- Enable secure, uncongested and inclusive public access into the building from Albert Square to enhance The Town Hall as a visitor destination.
- Inclusive access for all enabling level access via the original entrances.



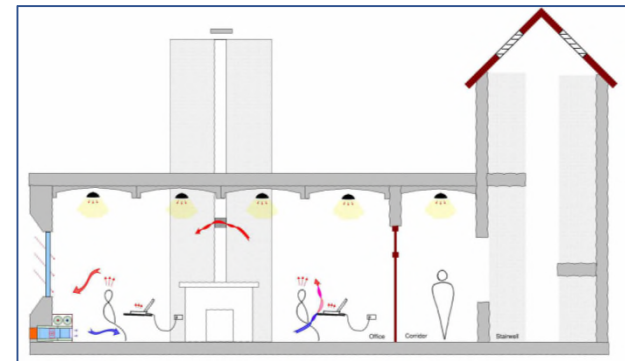
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- Enable secure, uncongested and inclusive public access into the building from Albert Square to enhance The Town Hall as a visitor destination.
- Inclusive access for all enabling level access via the original entrances.
- New 'Visitor' lift from the ground floor to the State rooms on level 2.



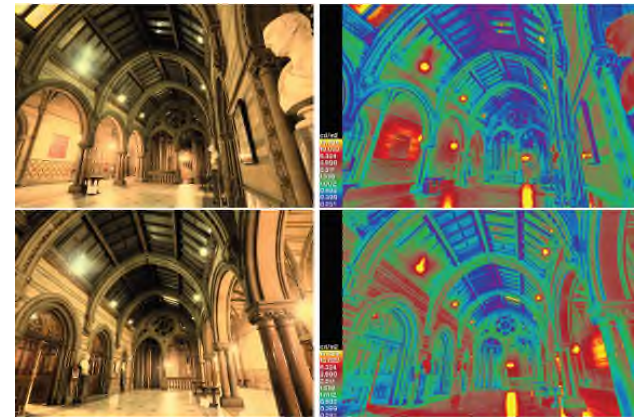
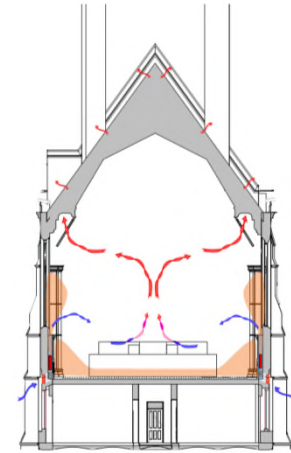
TO TRANSFORM USERS' AND VISITORS' EXPERIENCES

- Design strategies have been developed that will improve the overall environment for building users through:
 - new heating, cooling and ventilation systems;
 - improved acoustic screening;
 - additional and improved welfare facilities for both users and building visitors including Changing Places and baby change;
 - AV strategies that will create a modern, state of the art environment to benefit users and enhance the visitor experience.
- In addition, the plans include:
 - new catering kitchen offering an improved service to both users and visitors;
 - A new visitor centre.



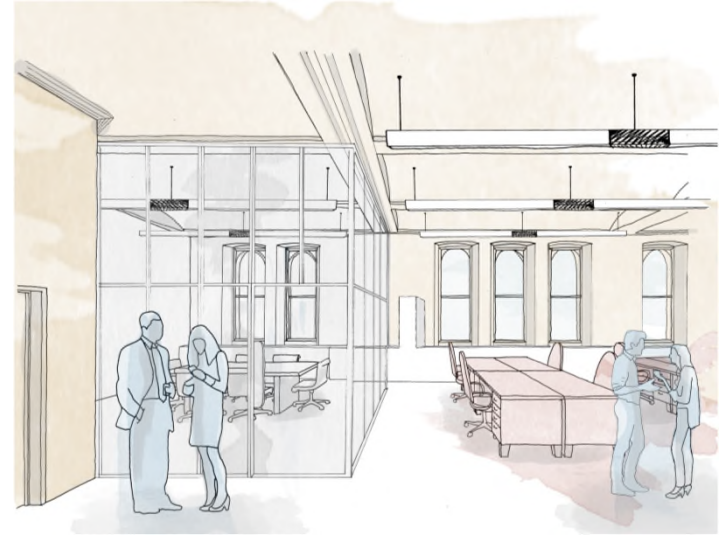
TO REDUCE CARBON FOOTPRINT AND ENERGY COSTS

- Opportunity to incorporate a wide variety of features and initiatives that will increase operational efficiency for the Council.
- Reduced energy costs by controlling air leakage from the building and efficient control of heating.
- Extension of the Civic Quarter Heat Network and connection to the more efficient Combined heat and power plant to reduce CO2 emissions.
- Use of LED lighting and introduction of lighting control systems to reduce energy costs & consumption.



TO MAXIMISE COMMERCIAL OPPORTUNITIES AND OFFSET COSTS TO THE PUBLIC PURSE

- Reducing costs through internal and external design strategies that will increase building occupancy.
- Upgrades to the quality of the space that will attract commercial uses and revenues.
- Increased use of, and more efficient operation of, the events spaces both internally and externally that will reduce costs and increase revenues.



TO DELIVER ECONOMIC AND SOCIAL VALUE FOR MANCHESTER

This project offers a unique opportunity to deliver enhanced social value outputs and significant progress has already been made.



TO DELIVER ECONOMIC AND SOCIAL VALUE FOR MANCHESTER

- Key Achievements to date are:
 - Procurement launch event attended by 84 companies, 48% from Manchester;
 - 6 apprentices employed with a further two currently being recruited;
 - Social value “ask” embedded into contracts of all sizes;
 - Co-designed school engagement programme that builds on activity delivered with schools over previous year;
 - Developed close relationship with Manchester School for Architecture providing opportunities for students to work on the building – one now recruited by the project architects.



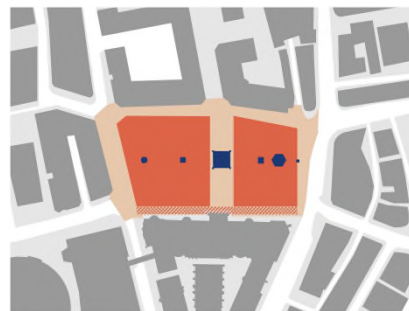
TO SECURE THE LONG-TERM FUTURE OF THE MANCHESTER TOWN HALL AND ITS EXTERNAL SETTING

- Unifying the civic quarter as Manchester's pedestrian core and improving links to St Peter's Square and Lincoln Square.
- Create a square that is defined by the buildings, not the road.
- Address the challenges of public safety, congestion and inefficiencies.



TO SECURE THE LONG-TERM FUTURE OF THE MANCHESTER TOWN HALL AND ITS EXTERNAL SETTING

- Create a safe and protected external events venue and meeting place.
- Celebrate the civic & heritage qualities of the space.
- Improve function & flexibility.
- Improve inclusivity and accessibility for all.
- Create focal points and views of the Town Hall itself in its heritage context.



NEXT STEPS

- Next steps for the project:
 - Conclude intrusive surveys that will inform the next stage of design;
 - Develop design principles into design solutions;
 - Commence dialogue with residents and businesses;
 - Appoint the management contractor.

