

**Manchester City Council
Report for Resolution**

Report to: Economy Scrutiny Committee – 11 December 2013

Subject: Central Manchester Strategic Regeneration Framework (SRF)
Refresh

Report of: Sara Todd – Assistant Chief Executive (Regeneration)

Summary

To provide Members with an update on the refresh of the Central Manchester Strategic Regeneration Framework.

Recommendations

That the Committee notes and comments on the report prior to consideration and approval by the Executive Committee.

Wards Affected:

Ardwick, Hulme, Longsight, Moss Side, Rusholme

Community Strategy Spine	Summary of the contribution to the strategy
Performance of the economy of the region and sub region	The strategic narrative provides the framework for growing Manchester's economy over the coming few years.
Reaching full potential in education and employment	The strategic framework provides the overarching priorities for ensuring that Manchester residents meet their full potential
Individual and collective self esteem – mutual respect	Support for Manchester people, families and communities to live independent and fulfilled lives sits at the heart of the strategic narrative
Neighbourhoods of choice	The framework recognises the contribution that creating neighbourhoods of choice has had on the transformation of the City and sets the agenda for maintaining progress towards this aim.

Financial Consequences – Revenue

None at present.

Financial Consequences – Capital

None at present.

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Background documents (available for public inspection):

The following documents disclose important facts on which the report is based and have been relied upon in preparing the report. Copies of the background documents are available up to 4 years after the date of the meeting. If you would like a copy please contact one of the contact officers above.

Central Manchester Strategic Regeneration Framework 2005

1.0 Introduction

1.1 The original Strategic Regeneration Framework (SRF) for Central Manchester, “The Connected City”, was approved by the Executive in 2005. In view of the progress which has been made in Central Manchester and the new context provided by the updated Community Strategy it is now appropriate to review and refresh the SRF to ensure it continues to provide clarity on the regeneration priorities for the Central Manchester wards.

2.0 The Role and Purpose of SRFs

2.1 The SRFs have been established at a “sub-city” level and are designed to:

- Set out a clear analysis of the physical, economic, social and environmental conditions which affect that part of the City;
- Outline the core principles and key objectives within which the regeneration effort can respond;
- Set out the long term plans for each neighbourhood that enable all stakeholders to understand the sequencing of investment decisions;
- Place the area in a wider and longer-term strategic context that will enable the area to play its full part in the economic regeneration of the core of the City Region;
- Play a vital role in integrating the physical, economic, social and environmental interventions required to deliver long-term change and an improved quality of life for residents; and
- Be instrumental in bringing public services together to drive up service quality, delivering on outcomes for the neighbourhood and planning all capital investment in order to reinforce and sustain the residential, commercial and retail markets in the area.

2.2 Underpinning the SRFs are local neighbourhood plans that have been developed where areas will undergo significant long-term transformation. These areas are identified as part of the development of the strategic regeneration framework. Local plans analyse the existing physical, social, economic and environmental conditions in an area. They bring together the physical requirements of a neighbourhood – new and improved housing, new schools, new community facilities, new retail facilities – along with actions to address the social, economic and environmental issues that affect the area. As such there is a very clear emphasis on the need to ensure that all public sector service providers drive up service quality, deliver on outcomes for the neighbourhood and integrate long term capital investment decisions at a neighbourhood level so as to reinforce and sustain the residential, commercial and retail markets in the area. It is within this neighbourhood planning context

that actions to transform the housing market and create neighbourhoods that can retain and attract new and former residents will be delivered.

3.0 Background

- 3.1 The vision for the Central SRF in 2005 was to create “a connected city in which residents are re-connected with the opportunities available: to live in high quality neighbourhoods and enjoy the economic benefits, improved services and facilities offered by the area’s dynamic and growing economy.” This vision is still as relevant today and has been further strengthened by the establishment of the Corridor Manchester Partnership which is driving forward economic growth and investment in the area.
- 3.2 However the context for the delivery of our regeneration objectives has changed, for example:
- Financial shocks in 2008 and impact on the national economy
 - New policy direction affecting public sector investment introduced by the Coalition Government in 2010;
 - Changes to Planning legislation and the adoption of the Core Strategy in 2012;
 - Welfare Reform including changes to housing finance and benefits;
 - Changes to higher education funding and immigration policy;
 - The updated Community Strategy which provides the wider context for all regeneration activity in the City.

4. Progress to date

- 4.1 One of the key aims of the original Strategic Regeneration Framework was to provide the rationale for new investment, to secure both economic growth and to create quality neighbourhoods where people want to live. In this respect the SRF has supported an impressive range of investment since 2005.

The establishment of the Corridor Partnership and its growth and innovation strategy has been the most significant positive driver for change in the SRF area. This is of major importance for Manchester and the wider region.

The consolidation of the Manchester Metropolitan University campus to the Birley Fields site represents an investment of £138 million (in addition to the new Business School and the new Faculty of Art and Design). This development also provides evidence of the long term success of the regeneration of Hulme.

The University of Manchester has invested over £600 million in state-of-the-art buildings, contemporary refurbishments and improved public realm.

Central Manchester Foundation Trust has invested over £500 million in developing the Royal Manchester Children’s Hospital (the largest children’s hospital in the UK), the new St Mary’s Hospital, and a new wing to the Manchester Royal Infirmary.

Manchester Science Park has drawn up ambitious expansion and refurbishment plans including a new innovation hub.

- 4.2 Investment in new and refurbished homes has supported the growing population of the area. New housing has led the regeneration of Moss Side (Maine Place, Bowes St, Greenheys) and Ardwick (West Gorton and Grove Village PFI programme), attracting new buyers to the area. The newly approved Brunswick PFI scheme will create more new homes and transform this important neighbourhood.

Investment by our housing partners (City South, Eastlands and Guinness Northern Counties) has modernised every social rented home in the central SRF area and also delivered extensive environmental improvements. Other registered providers (Great Places and Mosscafe) have developed new high quality housing for rent in Ardwick and Moss Side, and finally the City Council has constructed new housing as part of the regeneration of West Gorton.

The former Housing Market Renewal Programmes also made a significant impact in improving private sector stock in Moss Side and supporting the emergence of a sustainable housing market in this area.

- 4.3 The creation of neighbourhoods of choice has been underpinned by investment in education and health. Under the Building Schools for the Future programme new school buildings have been provided in Ardwick (Medlock Primary), in Longsight (St Agnes Primary), in Moss Side (Divine Mercy Primary), and in Hulme (Rolls Crescent Primary, Trinity High and Castlefield Campus ESBD Federation School). There has also been major investment in Rusholme (Xaverian College) and Hulme (Loreto College).
- 4.4 New health centres have been developed serving Ardwick (Vallance Centre) and Longsight (New Bank St Health Centre).
- 4.5 Investment in cultural and leisure facilities has seen the transformation of the Longsight Library and Learning Centre, the commencement of the Heritage Lottery Project for Alexandra Park, the full refurbishment of the Whitworth Gallery, and a major contribution from voluntary and community sector partners in securing the future of some of our valuable local assets – Victoria Baths and Gaskell House.
- 4.6 The cumulative impact of these projects is that the City's capacity to support long term economic growth (particularly of high-tech, high value companies) has been enhanced. This in turn will attract more economically active residents and higher income households, and generate jobs for the local resident population.
- 4.7 The Key Performance Indicators (appendix 1) highlight the most significant changes since 2005 and demonstrate the general positive trends in areas such as crime, educational attainment, perceptions of the area and population

growth. There is still more to do however. Worklessness remains high and many KPIs are still below national standards.

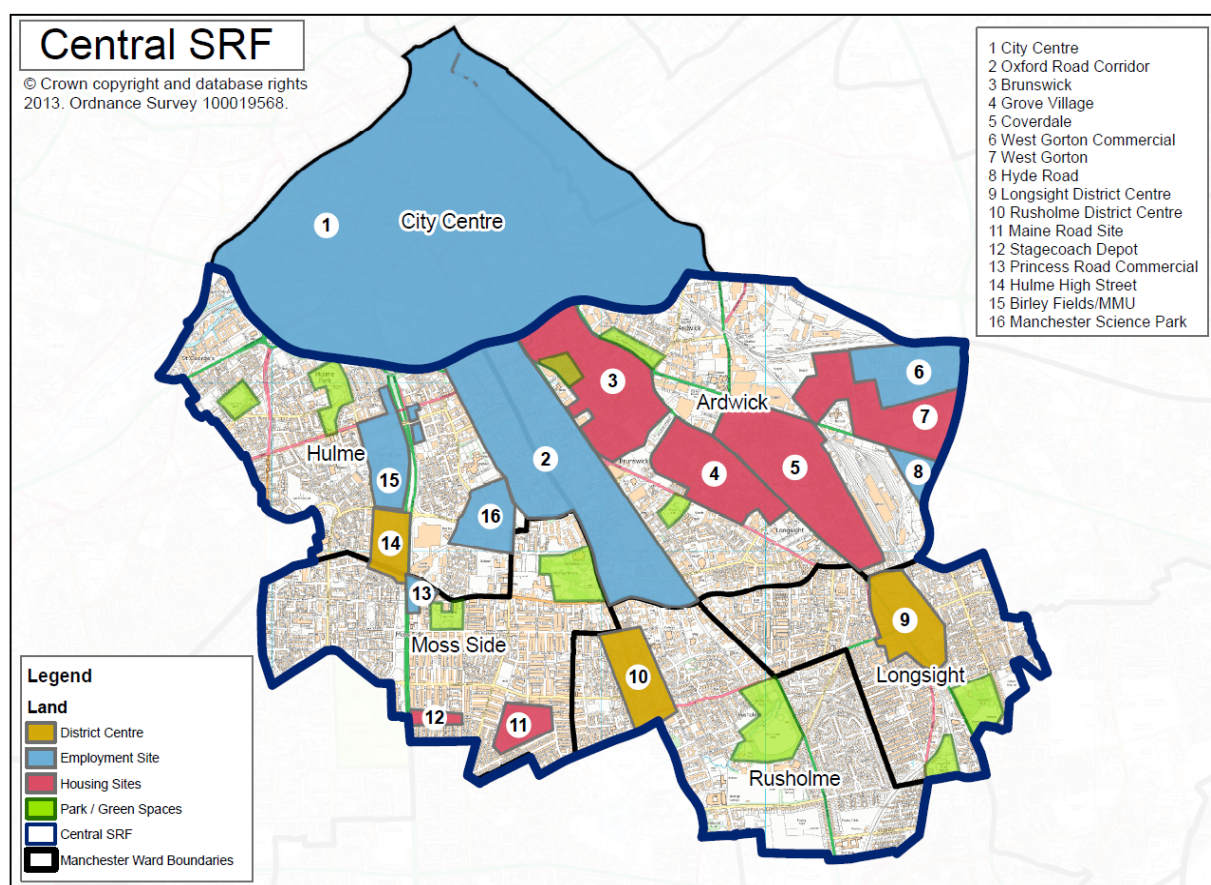
- 4.8 There are also significant development opportunities remaining in Moss Side, parts of Ardwick and the area around the Eastern Gateway.

5.0 Policy Context

- 5.1 The policy context for the Central SRF is set by a series of key documents which highlight the main objectives and investment priorities for the area. These include; the Greater Manchester Strategy; the Core Strategy and the refreshed Community Strategy. These are supported by a range of specific plans; the Residential Growth Strategy (which sets targets for new housing); the Joint Strategic Needs Assessment, (which identifies the health priorities for the City); the environmental sustainability objectives set out in Manchester: A Certain Future; and The Corridor's growth plans.

- 5.2 Figure 1 highlights the main development opportunities where investment will deliver the city's growth ambitions. Many of these locations are already the subject of development frameworks or masterplans

Figure 1: Central SRF Spatial Framework



6.0 Consultation

- 6.1 Extensive consultation was undertaken with stakeholders and the public to raise awareness of the Connected City vision and engage partners in developing the objectives in the original SRF. Individual interviews were held with over 30 partners and a series of themed stakeholder workshops were led by senior officers or partners. Through this process we have identified where our strengths and opportunities lie, and how to address challenges and weaknesses. The workshops generated ideas on how to extend and maximise partnership working to improve delivery of the SRF priorities.
- 6.2 Members have been consulted through Ward Coordination meetings and briefings. Ward Coordination groups were asked to comment on the draft SRF and input into the ward profiles. The Central SRF document includes ward profiles which summarise activity at the local level and make the connection between the strategic document and ward coordination. This helps realise regeneration objectives at neighbourhood level.
- 6.3 A public consultation was held over a two month period and involved residents, businesses and organisations in the Central SRF area. People were asked whether they agreed with a series of priorities under the Community Strategy themes of 'people' and 'place', and to indicate if other priorities should be considered. Over 72 public consultation meetings/events were held over the two month period and 716 questionnaires were completed; either face to face or online. The consultation process also allowed residents to make comments in addition to the standard questions. 296 respondents have taken the opportunity to make additional comments.
- 6.4 In view of the range and diversity of the communities in Central Manchester particular efforts were made to ensure the consultation was wide reaching and easy to access. Officers consulted residents at schools, shops, work clubs, churches and mosques. There was also a good response at some of the major events which took place over the summer eg; the Hulme High St Sprint and the Platt Fields Carnival.
- 6.5 A summary of respondent categorised by gender, ethnic origin, age, ward etc has been produced. A copy of the analysis is available for members who would like further detail
- 6.6 The overarching priority that emerged from this process was the need to increase economic activity and reduce worklessness, with all stakeholders understanding the importance of raising skill levels and increasing economic activity in order to support Manchester's growth.

7.0 Summary of objectives

- 7.1 Based on the feedback from the consultation process, the refreshed Central SRF follows the Community Strategy themes of growth, people (reform) and place, and under each theme a set of 10 core objectives have been identified.

These are described in more detail within the draft SRF document which accompanies this report.

Growth priorities:

1. **Capitalise on Central Manchester's strategic location to achieve sustainable economic growth:** The Corridor is the major economic driver in the area and the principal focus for business, retail, higher education, leisure, cultural and tourism. Key sites such as Mayfield and Chancellor Lane are suitable for commercial activity.
2. **Create the local conditions and opportunities that will bring in investment and enable larger employers and SMEs to grow sustainably:** The Corridor employment is predicted to expand to 77,000 and investment will total £2.5billion by 2020. Research and development industries will be attracted to various locations within the Corridor. Supply chain opportunities will emerge through the Corridor investment. A highly skilled workforce is essential to attract new employers and retain expanding businesses.
3. **Ensure that there is a sufficient supply of school places and a mix of quality housing to support growth and attract residents to the area:** The Central SRF target is to deliver 8,000 new homes by 2027- these need to provide the range and quality of housing required to support the expanding population and underpin economic growth. Demand for school places will increase in both primary and secondary provision.

People priorities:

4. **Reduce dependency by offering services to adults which support healthier lifestyles and improved skills:** Many residents in Central SRF are unskilled and workless and therefore need a range of support including apprenticeships to enter the jobs market.
5. **Develop projects that link unemployed residents to local employers and future growth sectors:** making this connection is critical to local residents and will ensure that they get the benefits of the proximity to the Corridor, city centre and other employment areas.
6. **Ensure that Early Years, schools and further education are equipping younger residents with the skills and attributes required to secure employment:** schools need to have good intelligence about the growth sectors and develop young people with the right skills to progress into work. Supporting families before children attend school is a priority for the City Council and the Clinical Commissioning Group.
7. **Develop integrated social care provision to develop independence, resilience and improved health and social outcomes:** better integration of health and social services is essential to re-shape service

delivery and commissioning approaches e.g. preventing and reducing length of hospital stays.

Place priorities:

8. **Ensure transport investment and travel plans support growth and manage parking and congestion in a way which balances the needs of residents and businesses:** As the economy grows there will be more pressures on residential neighbourhoods - the Bus Priority Package and Velocity 2025 will improve the quality and provision of infrastructure particularly in the Corridor area.
9. **Ensure Central Manchester has thriving District Centres based on strong partnerships with businesses, residents and the voluntary and community sector:** District Centres play a vital role in the attractiveness of neighbourhoods and support the local economy. Partnerships with local traders, landlords and trade associations will be further developed and improved to promote the district centres.
10. **Develop successful residential neighbourhoods with high quality management regimes:** the Central SRF population is increasing which puts pressure on many neighbourhoods which have low recycling rates, a high level of churn and student populations. Crime levels have generally reduced over previous years; remaining hotspots will be prioritised by GMP and other agencies.

8.0 Next steps

- 8.1 The Central SRF document and 5 ward profiles have been written taking into account feedback from stakeholders and the public consultation. Once approved, the Central SRF Delivery Group will produce a delivery plan, based on the above objectives which will specify actions and leads. This will be supported by a set of KPIs and a performance management framework to monitor progress and impact. The Neighbourhood Regeneration Team will lead the coordination and implementation of the framework through the SRF Delivery Group and other partnership structures.

9.0 Conclusion

- 9.1 A clear strategy is now in place to lead regeneration activity in the Central SRF area. Partners and stakeholders have played an active part in forming the framework and are committed to deliver against the priorities. Partnership working will continue to be essential to success, as well as using innovative approaches and responding to opportunities as they arise. Increasing economic growth and reducing dependency remain the highest priorities for the area.

10.0 Contributing to the Community Strategy

(a) Performance of the economy of the region and sub region

- 10.1 The strategic narrative provides the framework for growing Manchester's economy over the coming few years.

(b) Reaching full potential in education and employment

- 10.2 The strategic narrative provides the overarching priorities for ensuring that Manchester residents meet their full potential.

(c) Individual and collective self esteem – mutual respect

- 10.3 Support for Manchester people, families and communities to live independent and fulfilled lives sits at the heart of the strategic narrative.

(d) Neighbourhoods of Choice

- 10.4 The narrative recognises the contribution that creating neighbourhoods of choice has had on the transformation of the City and sets the agenda for maintaining progress towards this aim.

11.0 Key policies and considerations:

(a) Equal Opportunities

- 11.1 None directly.











(b) Risk Management









- 11.2 None

(c) Legal Considerations

- 11.3 None

Appendix 1: Key Performance Indicators

KPIs		Central Man 2005	Central Man 2012	Man	Nat
Population *		65,859 (16.8% of Manchester)	84,131 (16.7% of Manchester)	503,127	53m
Working Age* Population		46,327 (16.5% of Manchester)	63,288 (17.6% of Manchester)	358,165	38.9m
Owner Occupied* Households		24.6% (5,570)	23.1% (6,882)	38.5%	64.1%
Private-Rented* Households		23.1% (5,225)	37.3% (11,121)	30%	18.2%
Social-Rented* Households		52.3% (11,821)	39.6% (11,824)	31.6%	17.7%
Serious Acquisitive Crime- Incidents (e.g. burglary)		5,443 (21% of Manchester) (Reporting system changed)	1,700 (15% of Manchester)	11,471	712,400
Reported Incidents of Anti-Social Behaviour		10,042 (15% of Manchester) (Reporting System Changed)	4,739 (14% of Manchester)	33,634	2,536,414
Community Cohesion – Percentage reported ‘Good- Very Good’		91.3% (2009/10)	92.7%	90.8	N/A
How people feel about their neighbourhood as a place to live		76.6% (2009/10)	76.7%	75.3%	N/A
Number of Jobs according to Business Register and Employment Survey		45,794 (14.9% of Manchester)	45,403 (14.7% of Manchester) (2007 Data)	309,445,	23.1m

Key Stage 2- pupils achieving L4 in English & Maths		63.7% (2007 Data)	77.4%	78.4%	79%
Key Stage 4- pupils achieving 5 or more GCSE's A*-C including English & Maths		31.5% (2007 Data)	52.7%	53.2%	59.4%
16-18 year olds Not in Education, Employment or Training (NEET)		164 (13% of Manchester) *Methodology changed in 2011.	109 (12% of Manchester)	786	
Job Seekers Allowance (JSA) claimants		2,150 (22.1% of Manchester)	3,860 (19.4% of Manchester)	19,890	1.3m
Income Support (IS) claimants		2,345 (17.9 of Manchester)	1,405 (16.7% of Manchester)	7940	501,000
Incapacity Benefit / Employment Support Allowance claimants		5,785 (15.7% of Manchester)	4,995 (15.3% of Manchester)	32,690	2.1m
All Age All Cause Mortality rate (deaths per 100,000 population)		809	733.7	770	*553
Total out of work benefit claimants		10,800 (17.5% of Manchester Total)	10,545 (16.8% of Manchester Total)	62,749	4.68m