

Manchester: Future Economic Growth Prospects

Eddie Smith

The last five years...

The last five years: A rapidly changing demographic

- The population has increased ahead of forecasts
- It is increasingly ethnically diverse
- New residents are having more children
- There are more people in work
- People are better educated
- There are record numbers of graduates many of which are choosing to live in the city centre and fringe

- At the same time however;
 - High levels of worklessness; complex dependency and pockets of deprivation remain
 - Welfare reforms are changing neighbourhoods
 - Unprecedented pressure on school places

The last five years: A rapidly changing economy...

- We are recovering from the longest and deepest recession in the last 100 years...
 - The banking hangover led to weak credit growth
 - Speculative office & retail development slowed to a standstill
 - New homes are at fifth of peak development output -1,000 compared to 5,000
 - Employers continue to tell us that employees lack basic skills - mismatch between residents and available jobs
 - Start ups and VAT registrations are still lower than we would expect
 - Entrepreneurship is lower than it should be
- However, Manchester has weathered the storm better than most:
 - Manchester is forecast to create 39,000 new jobs by 2023
 - Between 2008 and 2012 GM South GVA grew by 8.34% - well above the core cities average of 7.16%
 - Between 2009 – 2012 the number of employees in the city grew by 2.9% whilst jobs growth in the core cities remained flat and the England figure grew by just 0.7%
 - Manchester has a larger proportion of professional, scientific and technical jobs (11% compared to 8% compared to an average of the other seven core cities)
 - There are fewer people claiming out of work benefits now than in August 2007
 - There are 5,000 new residential planned units in the next 3 years

The last five years: An established springboard for growth...

- The city has developed a formidable platform for growth
 - Improved connectivity – Metrolink Extension, Cross City Bus, Ordsall Chord
 - An established graduate talent pool attracting new inward investment
 - The alignment of science, creativity and tech in key businesses capable of commercialising the city's assets
 - A transition from grant to investment is underway
- Work is ongoing with Government and private sector partners to lead thinking on cities and new ways of doing business:
 - GMCA City Deal – Earnback
 - Regional Growth Fund 1, 2 & 3
 - Greater Manchester Loan Fund & Growing Places Fund
 - JESSICA – North West Evergreen Fund
 - GM EU Structural & Investment Funds 2014 – 2020
 - Airport Enterprise Zone
 - Northern Rail Hub

The next five years...

Future Job Growth - Spinningfields



Over 8,000 financial and professional jobs and the highest office rents in the North - £32sqft
Next major opportunity is the ITV site and plans to strengthen Liverpool Road
MOSI is another important element of this of this project

Future Job Growth – First Street



HOME is due to open in spring 2015 and will have a 500-seat theatre; a 150-seat flexible studio space; a 500m², 4m high gallery space; five cinema screens; digital production and broadcast facilities; a café bar and restaurants

It forms part of the wider £80m First Street development, which has an ultimate aim of creating 10,000 jobs

Future Jobs Growth: St Peters Square



Town Hall Estate, Elisabeth House and the buildings opposite the Peace Gardens & Peterloo House
Potential for 10,000 jobs in the wider area

Future Job Growth: NOMA

53
NOMA



New Co-op HQ with over 1m sq ft of new offices, residential & leisure uses including a hotel
The development will have the capacity for over 15,000 jobs

Future Job Growth - The Corridor



CORRIDOR
MANCHESTER



Partnership between the Universities & Hospital Trust

Over the next 10 years the Corridor will attract £2.5bn private investment including a new International Centre for Graphene - a material discovered by scientists working at Manchester University

Future Job Growth - Manchester Science Park



mssp
manchester science parks

Expansion of Manchester Science Park to provide high quality space for knowledge based companies
MSP Hub – 55k sq ft facility to encourage collaboration

Future Job Growth - Siemens Princess Road Campus



The Siemens UK Industry HQ on Princess Parkway is being expanded creating a location for 2750 jobs
Further development including a sustainable technology hub is planned

Future Job Growth – Etihad Campus



الإتجاه
ETIHAD
AIRWAYS

Nearly £300m investment from 2008 - 250 new jobs

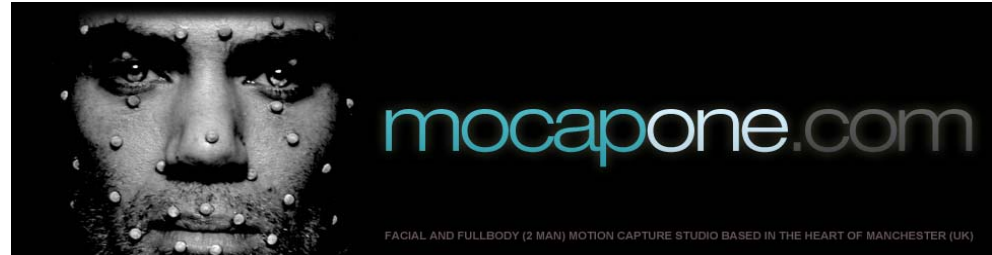
Unparalleled investment in sport, leisure and community facilities - significant platform for new leisure led commercial development

Future Job Growth – Central Park



1.4m sqft of consented space on a 90 acre site
1.5 miles from the city centre
Dedicated Metrolink stop

Future Job Growth – City Council Digital Assets



THE **SHARP** PROJECT

The Sharp Project - Digital & creative media hub used by Sky 1 and Channel 4
The Space Project Gorton – 500 jobs
Alongside MediaCityUK establishes Manchester as the 2nd media centre in Europe

Future Job Growth - Airport City EZ



**New hub for global businesses linking a string of key sites
Up to 10,000 new jobs over the next 10 years of which at least 7,000 would be new to GM
All business rates (circa £10m+) available for reinvestment**

Preparing for Future Growth

Preparing Future Growth – HS2 Piccadilly & Mayfield



Once in a century opportunity provided by HS2 & Northern Hub

1.34million m² of new floor space

625k commercial, 400k residential, 100k retail & leisure

4,500 new homes & 30,000 new jobs

Mayfield SRF aims to deliver up to 7,800 new office jobs & 1,330 new homes

Preparing Future Jobs Growth - ITV



AlliedLondon

CORONATION ST.

Redevelopment of ITV site - around 13 acres in extent
3.5M sq ft (320,000 sqm) of new commercially led, mixed-use development profile
It is estimated that around 5,000 direct jobs (plus indirect multipliers in supply chains, construction employment etc.) could be created through the implementation of the framework

Preparing Future Jobs Growth – North Campus



A master plan and development strategy is currently under consideration for a new research district in the North Campus area of the University of Manchester, adjacent to the City Centre. The project establishes a framework to revitalize derelict campus lands into a new mixed-use discovery district with a focus on knowledge industry research-related activity with significant office and housing provision, within a green, environmentally remediated campus landscape.

Next Five Years: Key challenges to unlock growth

- Preparing for growth: Planning ahead and influencing partners
- Delivering business growth
- Providing homes for working households
- Delivering of the welfare reform agenda
- Fiscal devolution
- Greater Internationalisation
- GM capacity for reform
- Local capacity for growth