

**Manchester City Council  
Report for Resolution**

**Report to:** Executive - 25 July 2018

**Subject:** The Manchester College – New Campus

**Report of:** Strategic Director (Development) and the City Treasurer

**Summary**

This report sets out plans for the Manchester College to develop a new City Centre Campus in a prominent city centre location, which will support 21st century learning as part of their 2017 – 2022 Estate Strategy. A separate report at Part B of this agenda, sets out proposals for the City Council to support the Manchester College in these plans.

**Recommendations**

The Executive is recommended to:

1. Support in principle Manchester College's plans to acquire a city centre site in order to deliver a new Manchester College Centre of Excellence Campus focusing on Creative & Digital and Business, Financial & Professional Services;
2. Note that the College has committed to work with the Council to ensure that new development proposals comply with and support approved planning policies for the City Centre and for specific sites;
3. To authorise the City Solicitor and City Treasurer to enter into the detailed contractual and commercial negotiations for the transactions as set out in the second confidential report attached at Part B of this agenda.

**Wards Affected:**

Cheetham Hill and Piccadilly

<b>Community Strategy Spine</b>	<b>Summary of the contribution to the strategy</b>
A thriving and sustainable city: supporting a diverse and distinctive economy that creates jobs and opportunities	The Manchester College is a major economic driver, not only as an employer but in providing skills training and learning pathways to underpin a wide range of key growth sectors in the city. It is the largest provider of 16-19, adult and higher education in Greater Manchester, with more than 25% of Greater Manchester's learning provision undertaken by the College.

A highly skilled city: world class and home grown talent sustaining the city's economic success	The Manchester College enables significant numbers of students in Manchester to be equipped with the right skills to access existing and new jobs, and employment pathways within the Greater Manchester economy.
A progressive and equitable city: making a positive contribution by unlocking the potential of our communities	The Manchester College is committed to working with all communities within the city to improve the learning and skills outcomes of all our residents.
A liveable and low carbon city: a destination of choice to live, visit, work	The Manchester College has a strong commitment to environmental sustainability. This is embedded within the management of the existing estate and the plans for the new estate.
A connected city: world class infrastructure and connectivity to drive growth	The Manchester College intend to deliver a new world class facility, which will continue to support the city's growth ambitions over the next decade.

**Full details are in the body of the report, along with any implications for:**

- Equal Opportunities Policy
- Risk Management
- Legal Considerations

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### **Financial Consequences – Revenue**

None

### **Financial Consequences – Capital**

A separate Part B Report outlines the details of the proposed support to the Manchester College.

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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.

The Manchester College Estate Strategy 2017 – 2022 - Report to the Executive, 13<sup>th</sup> November 2017

## **1.0 Introduction**

- 1.1 A report to the Executive in November 2017, set out the Manchester College Estate Strategy for the 2017 – 2022 period. The strategy set out proposals for the College to seek to develop leading edge facilities for post-16 education and skills training, serving Manchester and the wider Greater Manchester (GM) Area.
- 1.2 This report sets out plans for the Manchester College to bring forward a central element of their Estate Strategy, with a proposal to develop a new Centre of Excellence Campus focusing on Creative & Digital and Business, Financial & Professional Services at a city centre location.
- 1.3 A separate report at Part B of this agenda sets out the contractual and commercial arrangements by which for the City Council will commit to support the Manchester College with these plans.

## **2.1 Background**

- 2.1 Details of the College's estates plans are summarised as follows:

### The Manchester College

- 2.2 The Manchester College is part of the LTE Group - the first integrated education and skills group of its kind, and the largest social enterprise in the country. The Group is dedicated to learning, training and employment. With around 5,000 staff in 120 locations, and more than 100,000 students and learners, the LTE Group reflects the combined strengths and services of five organisations:
  - The Manchester College – delivering 16-19 and adult further education across all levels
  - UCEN Manchester – delivering technical and professional higher education to level 7
  - Total People – providing work-based learning, apprenticeships and training provider.
  - Novus – the UK's largest national justice sector training and education specialist.
  - MOL – a national provider of online and blended professional training, qualifications and accreditations.
- 2.3 The Manchester College and UCEN Manchester are the largest providers of 16-19, adult and higher education (in further education) in Greater Manchester, with more than 25% of Greater Manchester's learning provision undertaken by the College.
- 2.4 The College's five-year strategy - College 2020 - is being embedded across the city region, to respond to changes and opportunities arising from sub-regional devolution, including: the appointment of Metro Mayors; the Post-16 Skills Plan; the Industrial Strategy, and the Northern Powerhouse. It is within

this landscape that the College will seek to transform its estate, in order to provide high quality teaching and learning environments for students, staff and employers including a new city centre campus.

### The Manchester College: the 2017 – 2022 Estate Strategy

- 2.5 The Manchester College is fully committed to the direction of travel set out in the Greater Manchester Post 16- Skills Plan and has already embarked upon changes based on partnership with industry. Greater Manchester is committed to a co-branded, co-created and co-delivered vocational training system with industry, helping to design and deliver appropriate training that is responsive to and tailored for business needs. However, the skills strategy cannot be achieved without investment in a new estate that can provide modern teaching facilities to enrich the learning experience of students.
- 2.6 The Manchester College facilities in Manchester reflect the history of the further education sector and the various expansions, contractions, rationalisations and mergers that have taken place over several decades. The result is a Manchester College estate which has 24 sites across the city in various states of repair. The effects of inefficiency with such a large and disparate estate include:
- the additional costs of operating smaller centres, which limits specialisation;
  - the limited offer at some locations and in reverse, the availability of good quality provision in less accessible locations, outside of the immediate neighbourhood; and
  - the impact on the credibility of provision from older and outdated training facilities, and the varying levels of quality of learning and teaching on both learners and employers.
- 2.7 In addition to the inefficiency of a 24-site estate that is not capable of delivering 21st century learning, less than 10% of the College's estate is in prime condition. Indeed over 25% of the College's estate dates back to the 1850s, including some of its city centre offer. Access to a skilled workforce is a pre-requisite of continued growth in the City's key sectors. A new city centre campus would facilitate the work which the College has already started to ensure that employers are helping co-design the curriculum offer, and would also facilitate easier access to work experience opportunities. The proposed location for the new city centre campus is well positioned to benefit from post-16 travel to learn patterns in the City and GM.
- 2.8 The 2017 - 2022 Estates Strategy is a response to this level of under investment. The Strategy proposes a radical change in the number and location of its facilities, to drive improvements in the quality of provision and make the facilities more accessible to Manchester residents. Central to the Strategy is the College's approach to working with industry to co-design and co-deliver more relevant vocational and technical skills provision.

- 2.9 The Strategy, agreed by the LTE Governing Body in September 2016, consolidates the Manchester College's estate to five sites, one of which, a new Centre of Excellence, will be located in the city centre. The other 4 sites are: Openshaw, Harpurhey, Wythenshawe and a specialist health education & skills centre on the Oxford Rd Corridor. The locations reflect the need to have accessible centres outside of the City Centre to upskill Manchester residents with low skill levels and provide a broad range of up to level 3 (A-level equivalent) learning for 16 to 18 year olds, with progression routes to the centres of excellence.

#### A New City Centre Manchester College Campus Centre of Excellence

- 2.10 The new campus will focus on Creative & Digital and Business, Financial & Professional Services, where the majority of Manchester's employment growth is expected and new markets and technological change require a higher skilled and adaptable workforce. The city centre site will also accommodate higher education and the College's A level centre, providing academic routes into Higher Education.
- 2.11 Delivery of a new city centre campus requires the College to acquire a suitable site – one which is accessible by public transport and creates a high quality and safe environment to inspire students and learners to achieve, with adequate provision of external space/ public realm. The College will require a location that showcases its modern education and training facilities to improve the skills of current and future generations, from across the city region.
- 2.12 One of the primary attractions of the city centre is its excellent access to public transport; it will be important that a new site has easy and safe access to bus, rail and Metrolink services, and good access to the highway network as well as a network of safe cycle lanes. The College will need provision for some car parking, including visitor and disabled parking. Any site must meet the College's requirements for accessibility, space and an enhanced learning experience.
- 2.13 The College began a site selection process in May 2017, to secure a city centre site. This is now completed and details are set out in the Part B report on this agenda, and summarised in the next section of this report.

### **3.0 A Manchester College Campus Centre of Excellence**

- 3.1 The Manchester College and the LTE Group considered eight possible locations for a new city centre campus, with the necessary space to develop in phases and support population change over time. After extensive review, shortlisted sites were subject to detailed diligence by the College's professional advisors.
- 3.2 The combination of a city centre campus delivering teaching and learning in priority growth sectors, along with a co-created and co-delivered training facility, will result in a marked increase in terms of the quality of training provided and the quality of skills outcomes. In simple terms, it will drive better-

trained people with relevant qualifications and skills, responding to the requirements of both the City Council's Work and Skills Strategy and the Greater Manchester Work and Skills Strategy.

- 3.3 Manchester College's proposals for acquiring a new city centre site are key to unlocking their 2017 – 2022 Estates Strategy. Their estate transformation programme will be central to delivering productive and inclusive growth, increasing productivity and household income in Manchester and across the rest of the city region. The drive to improve skills training in support of productive and inclusive growth, delivered through the centrally located Centre of Excellence, with links to other Centres of Excellence and Learning Hubs makes the Manchester College proposals a priority for Manchester and the city region.

#### **4.0 Conclusion**

- 4.1 Manchester College's proposals to both modernise its estate and introduce a closer working relationship between employers in key growth sectors and training providers is well advanced, tailoring skills training to jobs in the local economy. The co-design and co-delivery model, working closely with business groups and networks in key growth sectors, will provide a more relevant and forward looking teaching learning offer built around the needs of industry. The College's approach and the proposed development of the City Centre campus means that the City will be well placed to deliver the new technical pathways which are being proposed as part of the Government's Post-16 Skills Strategy to deliver the skills elements of the Industrial Strategy.
- 4.2 The proposals to develop a new city centre campus focusing on Creative & Digital and Business, Financial & Professional Services is a central component of their 2017 – 2022 Estate Strategy. These sectors are where the majority of Manchester's employment growth is expected over the next decade, and new markets and technological change now require a higher skilled and more dynamic workforce.
- 4.3 The new Manchester College city centre campus will significantly increase the scale and quality of learning provision, with an increased emphasis on the priority sectors. By 2024/25, across the whole of the modernised Manchester College estate learner numbers will have increased significantly. This will need a consequent increase in capacity in the Post-16 sector, to accommodate the growing number of school children in the City, many of whom are now half way through high school. Over a ten year period the impact on the economy of this additional provision will be considerable, and central to Greater Manchester delivering economic and employment growth in line with the strategies referenced above.
- 4.4 Detailed recommendations appear at the front of this Report.

#### **5.0 Contributing to the Manchester Strategy Outcomes**

**(a) A thriving and sustainable city: supporting a diverse and distinctive economy that creates jobs and opportunities**

5.1 The Manchester College is a major economic driver, not only as an employer but in providing skills training and learning pathways to underpin a wide range of key growth sectors in the city. It is the largest provider of 16-19, adult and higher education in Greater Manchester, with more than 25% of Greater Manchester's learning provision undertaken by the College.

**(b) A highly skilled city: world class and home grown talent sustaining the city's economic success**

5.2 The Manchester College enables significant numbers of students in Manchester to be equipped with the right skills to access existing and new jobs, and employment pathways within the Greater Manchester economy.

**(c) A progressive and equitable city: making a positive contribution by unlocking the potential of our communities**

5.3 The Manchester College is committed to working with all communities within the city to improve the learning and skills outcomes of all our residents.

**(d) A liveable and low carbon city: a destination of choice to live, visit, work**

5.4 The Manchester College has a strong commitment to environmental sustainability. This is embedded within the management of the existing estate and the plans for the new estate.

**(e) A connected city: world class infrastructure and connectivity to drive growth**

5.5 The Manchester College intend to deliver a new world class facility, which will continue to support the city's growth ambitions over the next decade.

**6.0 Key Polices and Considerations**

**(a) Equal Opportunities**

6.1 Manchester College's new city centre campus would enable even more local residents to acquire the right skills to access existing and new jobs, particularly in key employment sectors. The Manchester College is committed to working with all communities within the city to improve the learning and skills outcomes of all our residents.

**(b) Risk Management**

6.2 Not Applicable

**(c) Legal Considerations**



- 6.3 The Council's Commercial Legal team will continue to support and advise the project team to ensure that the necessary arrangements are put in place, which sufficiently protect the Council, and comply with all relevant legislation.