

Manchester City Council Report for Information

Report to: Economy Scrutiny Committee – 11 February 2021
Executive – 17 February 2021

Subject: LTE Group - Estates Strategy Delivery Update

Report of: Strategic Director: Growth & Development
Chief Executive, LTE Group

Summary

This report provides the Executive with an update on the delivery of the LTE Estate Strategy, during which leading edge facilities will be developed for post-16 education and skills training serving Manchester and the wider Greater Manchester (GM) Area.

Recommendations

The Economy Scrutiny Committee is invited to comment on the report and the progress to date of the delivery of the LTE Estates Strategy

Executive is asked to note the contents of this report and the progress to date of the delivery of the LTE Estates Strategy as set out in the report.

Wards Affected: All

Environmental Impact Assessment - the impact of the issues addressed in this report on achieving the zero-carbon target for the city

In July 2019, Manchester City Council (MCC) declared a climate emergency, committing to become net zero carbon by 2038. To achieve this, emissions must be reduced by 13% every year between now and the deadline. The commitment includes the requirement for all new buildings to be zero carbon by 2028. To support the Council in achieving their target and in line with the Low Energy and Carbon Agenda, the development of the Manchester College City Centre Campus has incorporated a number design features to reduce carbon emissions. These include:

- Application of BREEAM standards to achieve an 'Excellent' rating;
- Achieving an EPC rating of A;
- Achieving a minimum 10% carbon reduction, in line with the MCC Core Strategy;
- Reducing operational costs through sustainable design;
- A design which is responsive to a wide range of occupancy patterns, including the split between FE and HE provision and the impact this has on the operation of the buildings systems;
- Providing comfortable internal conditions year-round; and
- Providing high quality internal environment from a daylighting and artificial lighting perspective.

Manchester Strategy outcomes	Summary of how this report aligns to the OMS
A thriving and sustainable city: supporting a diverse and distinctive economy that creates jobs and opportunities	The LTE Group is a key economic contributor within the city not only as an employer but in helping to underpin a wide range of key sectors in the city as 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 LTE Group and Manchester College supports significant numbers of students in Manchester to be equipped with the right skills to be employed within the Greater Manchester economy.
A progressive and equitable city: making a positive contribution by unlocking the potential of our communities	The LTE Group and Manchester College is committed to working with all communities within the city actively and energetically.
A liveable and low carbon city: a destination of choice to live, visit, work	The LTE Group and 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 LTE Estate Strategy seeks to deliver new world class assets across the city that will continue to support our growth ambitions over the next decade and beyond.

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

- Equal Opportunities Policy
- Risk Management
- Legal Considerations

Financial Consequences – Revenue

Not applicable

Financial Consequences – Capital

Financing to deliver the estates strategy is outlined at 2.4 of the report.

Contact Officers:

Name: Louise Wyman
 Position: Strategic Director: Growth & Development
 Telephone: 0161 234 5515
 E-mail: louise.wyman@manchester.gov.uk

Name: John Thornhill
Position: Chief Executive, LTE Group
E-mail: john.thornhill@ltegroup.co.uk

Name: Angela Harrington
Position: Director of Inclusive Economy
Telephone: 0161 234 3171
E-mail: angela.harrington@manchester.gov.uk

Name: Sarah Narici
Position: Head of PMO: Commercial Governance & Directorate Support
Telephone: 07971 384491
E-mail: sarah.narici@manchester.gov.uk

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: Executive, 15th November 2017
- The Manchester College - New Campus: Executive 25th July 2018
- Great Ducie Street Strategic Regeneration Framework: Executive, 14th November 2018
- The Manchester College City Centre Campus: Executive, 12th December 2018
- Former Boddingtons Brewery site Strategic Regeneration Framework: Executive, 13th March 2019
- Former Boddingtons Brewery site Strategic Regeneration Framework: Executive, 26th June 2019
- LTE Group Performance Update: Economy Scrutiny, 5th December 2019

1. Introduction

- 1.1 The Our Manchester Strategy clearly sets out the city's ambition to be a place where world class and homegrown talent can flourish in order to support Manchester's future economic success. That strategy clearly recognises the need to better connect the skills and education system with employers in the city, so that skills, training and apprenticeships clearly relate to the city's growth sectors and creating a pipeline of employable people with the necessary qualifications to succeed. Such an approach is clearly central to the Strategy's related ambition of ensuring that everyone in the city has an opportunity to make a positive contribution by unlocking the potential of our communities. The LTE Group and Manchester College has, and will continue to play, a pivotal role in realising these ambitions for the city.
- 1.2 A key component of facilitating learning is the provision of high-quality learning facilities. This report sets out the progress made to date on the delivery of the LTE estates strategy, which is developing leading edge facilities for post-16 education and skills training serving Manchester and the wider Greater Manchester (GM) Area.

2. Background

- 2.1 Reports to the Council's Executive, in November 2017 and July 2018, set out The Manchester College's Estates Strategy in detail. In summary, the proposal outlined the consolidation of the estate from several disparate sites into centres of excellence located at a new City Centre Campus and Openshaw, with additional learning hubs based at Harpurhey, Shena Simon and Wythenshawe. The centres of excellence are aligned with Manchester and Greater Manchester growth sectors.
- 2.2 Initially, LTE Group planned for the new capacity and changes to be delivered in one phase, this was subsequently changed in 2019 to two phases linked to availability of Capital Grant funds to match other investments. The second phase and related capacity will still be needed to fulfil the growing needs of the city beyond 2022.
- 2.3 The estates strategy comprises two significant new build elements, several refurbishment activities and some disposals. A key principle being that fewer buildings at fewer sites, allow savings in estates overheads to be reinvested in better quality, best in class facilities, with increased capacity located near main public transport hubs.
- 2.4 In order to deliver the first phase of the estate strategy delivery, funding came from a mix of LTE Group borrowing, consolidation, allowing for the sale of facilities no longer needed by the College and GM Skills Capital Funding. On 12th December 2018, the Council's Executive approved a loan facility of up to £27.6m to the LTE Group. Further funding for the LTE Group's Estates Strategy project was approved in the form of a Skills Capital Funding grant from the GMCA of up to £25m and loan from an institutional bank which would become the senior funder of the project.

- 2.5 LTE has embedded the wider City strategies into its own estates strategy, to create wider social value where possible for housing, carbon reduction, green jobs and more. An independent assessment from Ekosgen cited £1.2bn GVA likely to be generated from the project.
- 2.6 It is to be noted that the project is the UK's largest and most significant post 16 education / skills investment for several decades.

3. Progress on strategy and implementation

- 3.1 The LTE Group is responding directly to the changes and challenges the city faces, such as population growth, the emergence of new types of jobs in new sectors, aligning the transport infrastructure to skills needs, changes in housing and planned investment in key parts of the city and the move to a zero carbon economy.
- 3.2 These have all been factors which have shaped The Manchester College and UCEN Manchester's local strategy and link to a different delivery model with better access through Neighbourhood Learning Hubs and grouping curriculum into the specialist clusters of:
- Creative and Digital;
 - Health and Wellbeing;
 - Construction and Logistics; and
 - Business, Financial and Professional.
- 3.3 The projected impact of the investment by 2030 responds to all aspects of the Our Manchester Strategy. By focussing on higher level skills, this investment aims to close the resident wage gap and increase the number of local people in new jobs created in the city with one million Mancunians upskilled in the investment lifespan. It is projected that there will be a 23% growth in higher skills with clear pathways to higher education and an offer that will be employer co-designed and delivered with a focus on future jobs. The ultimate 2025 ambition is for the College to be the number one provider of technical and vocational training in the North West.
- 3.4 This infrastructure project for further education has major implications for the economy of GM and Manchester. The LTE delivery model will reduce the GM carbon footprint by 50%, have the capacity to respond to 20% population growth (26% at 16-18) with an offer that will focus on future careers, skills and lifelong learning. Learner volumes are ahead of plan to date and it is likely that demand will see the need for Phase 2 of the Estates Strategy to be progressed in 2021. The strategy seeks to evolve from what was historically an outdated 1980's model of post-16 Education, with a dispersed estate in ageing (and some listed) buildings that are not always easy to access via public transport, to new, modern, flexible, work related environments that many more residents and employers can access easily.

The Existing Estate

- 3.5 The College's current facilities in Manchester reflect the history of the further education sector and the various expansion, contractions rationalisation and mergers over several decades. The result was a Manchester College estate which had 24 sites in various parts of the city. The inefficiency of such a large and disparate estate included:
- the additional costs of operating smaller centres, which limits specialisation;
 - the limited offer at some locations and, in reverse, the availability of some provision in less accessible locations outside of the immediate neighbourhood;
 - the impact on the credibility of provision from older and old-fashioned training facilities on both learners and employers;
 - The difficulty in enabling aged building with new digital learning technologies and flexible learning environments.
- 3.6 The 2017 - 2022 Estates Strategy proposed a radical change in the number and location of its facilities. Central to the Strategy was a new curriculum approach in The Manchester College of working with industry to co-design and co-deliver more relevant vocational and technical skills provision. The combination of a modern estate of campuses, built for priority sectors and accessible learning centres, and a co-created and co-delivered training system will result in a marked increase in terms of the quantity of people trained and the quality of the outcomes. In simple terms, better-trained people with relevant qualifications/skills able to access jobs of the with better earnings.
- 3.7 Over two phases the Strategy consolidates the estate to five sites as follows:
- A new build City centre campus with Centres of Excellence and Industry Excellence Academies focusing on Creative & Digital in Phase 1 (under construction) and Business, Financial & Professional Services in the plans for Phase 2;
 - A Centre of Excellence for Medical Sciences at City Labs on the Oxford Road in the Corridor Manchester health campus;
 - A new build and refurbishment at Openshaw, developing a Centre of Excellence and Industry Excellence Academies: focusing on Construction and Logistics, plus Sport, Health and Wellbeing;
 - The Wythenshawe Learning Hub and Centre of Excellence: serving south Manchester, the Wythenshawe campus will offer an engagement curriculum for harder to reach learners or those who have not yet determined a route into specialisation. A broader curriculum offer would provide pre-employment, information, advice and guidance and welfare. Further investment at Wythenshawe will create a new heavy goods / bus / coach vehicle apprenticeship hub in January 2021, in partnership with Total People, and a logistics training centre, working with distribution centres in south Manchester. In time this will also have the ability to evolve into green and electric vehicle technologies. New hair and beauty

and small animal care Centre of Excellences will also be created and open in September 2022;

- The Harpurhey Learning Hub and Centre of Excellence: Serving north Manchester, Harpurhey will offer an engagement curriculum for harder to reach learners or those who have not yet determined a route into specialisation. A broader curriculum offer would provide pre-employment, information, advice and guidance and welfare. A new hospitality Centre of Excellence will open in 2021.

3.8 Consolidation into these five sites is significantly improving the quality and attractiveness of the learning offer for residents and employers. The rationalisation of the estate will substantially reduce operational costs and further increase the number of learners supported.

3.9 As a result of the strategy, the College will exit and vacate a number of existing properties, of various sizes, occupied under various tenures. The Shena Simon campus will be retained on a temporary basis until the completion of Phase 2 at the City centre site, thereafter the Shena Simon site is earmarked for disposal.

4. City Centre Campus

4.1 The College with the help and support of Manchester City Council acquired part of the former Boddingtons' Brewery site and progressed designs for the first phase of the new City centre campus. The scheme architects are a partnership of Simpson Haugh and education specialists Bond Bryan Architects. Proposals secured planning permission in December 2019 and, following some enabling works, main construction commenced in July 2020. The City centre element (£93m) of the (£139m) project is on target and on budget and will be operational in September 2022.

4.2 The development of the Manchester College City Centre Campus has incorporated a number design features to contribute towards the city's zero carbon agenda. These include:

- Application of BREEAM standards to achieve an 'Excellent' rating;
- Achieving an EPC rating of A;
- Achieving a minimum 10% carbon reduction, in line with the MCC Core Strategy;
- Reducing operational costs through sustainable design;
- A design which is responsive to a wide range of occupancy patterns, including the split between FE and HE provision and the impact this has on the operation of the buildings systems;
- Providing comfortable internal conditions year-round; and
- Providing high quality internal environment from a daylighting and artificial lighting perspective.

4.3 Phase one focuses on the Creative and Digital Industries, including The Manchester Film School and The Arden School of Theatre. Phase 2 on the

same site would accommodate the Centre of Excellence in Business, Financial and Professional Services on the same campus location.

- 4.4 Proposals for Phase 2 are progressing and now regarded as critical to go ahead. The incremental demand posed by post Covid and post Brexit reskilling, increased demand from 16-18 students who value the technical work-based curriculum developed over the period of the College's 2020 strategy and the incremental demand from Government's recently announced adult skills funding will add between 12% and 15% more demand in the City. This cannot be accommodated by displacing delivery to online or other methods and needs the extra capacity now earlier than thought.
- 4.5 In parallel to the publication of the White Paper *Skills for Jobs: Lifelong Learning for Opportunity and Growth* on 21 January 2021, the Government also launched the *Further Education Capital Transformation Fund* (FECTF). The FECTF gives FE colleges the opportunity to bid to the Department for Education for investment in capital projects that address the upgrading of their FE estate. The College's 2025 technical and vocational curriculum strategy, as outlined in section 7, aligns well with the Government's approach set out in White Paper and, coupled with the demand as outlined above, should enable it to evidence how Phase 2 of the Estates Strategy meets the requirements of the FECTF.
- 4.6 The LTE Group will therefore now work collaboratively with partners to prepare an application to this fund for Phase 2 of the Estates Strategy and would seek support from the City Council in doing so.

5. Openshaw Campus

- 5.1 The Openshaw Campus is currently the College's largest site. The estate strategy sees investment in new build and refurbished facilities to upgrade and expand facilities, supporting highly technical and specialist education/training in construction trades, health & care and sport.
- 5.2 A programme of capital works is now on site providing a new construction skills workshop (to accommodate the new T level in Construction delivered from September 2021), a six court sports hall, gym and sports training accommodation. The new building will be complemented by a comprehensive refurbishment of the existing College buildings, including a new specialist health & social care training facility for the Health T level delivered from 2021. The first phase of the refurbishment project to provide updated and refreshed accommodation for motor vehicle & logistics was completed in summer 2020. The final phase by 2022 will see the construction of a new 3G sports pitch and investment in open spaces and site infrastructure.
- 5.3 The delivery of the new facilities are on programme and on budget with the accommodation scheduled to be operational from September 2021.

6. Progress with surplus site disposals

- 6.1 Securing capital receipts from the disposal of vacated assets is a critical element of the College's financial plan to self-fund the majority of the investment in the new estate. Achieving and exceeding target levels of capital receipts will also have a bearing on the viability of the College's Phase 2 proposals.
- 6.2 In order to ensure that key local stakeholders are aware of the proposed disposal route and potential future use of the sites, a co-ordinated approach to communications is essential. For all sites and locations that the college will be vacating council officers, local representatives from MP's, local councillors, residents and parents have been engaged with. In each case, the college have sought, where possible, to repurpose any locations to create value for the city in other ways such as schools, housing, green spaces, etc. which will contribute towards and be reflective of local need.

6.3 Completed Asset Disposals

Moston Campus

- 6.3.1 This site has been sold to One Manchester, who are promoting a scheme to provide 55 affordable homes (2, 3 and 4 beds), which will either be let at an Affordable Rent or available for Shared Ownership. The small City Council owned strip of land towards the district centre has also been incorporated within the ownership of One Manchester to support a comprehensive and cogent development.

St John's Campus

- 6.3.2 This site has been sold to Henry Boot Developments who have plans to demolish the existing college building and to bring forward a modern office development. This provides an important opportunity to increase the amount of modern office development and to bring jobs to the core of the City centre, close to Spinningfields, and the wider St John's development. College students will remain in occupation until Autumn 2022, after which development plans will be brought forward. The disposal achieved the requirements of the estates strategy business plan and is in line with the financial expectations shared with MCC and GMCA.

6.4 Property disposals – In Progress

- 6.4.1 A number of other property disposals are planned or in train. As with the completed disposals outlined above, through ongoing collaborative dialogue, LTE Group's strategy is aligned with the Council's wider economic, housing and community priorities for the relevant locations. This is balanced with generating the necessary funds from the land sales to achieve the requirements of the financial plan and delivery of the estates strategy.

Northenden Campus

- 6.4.2 This is a 7.35 hectare (18.20 acre) site located between Wythenshawe Park and the M56/Princess Parkway. The College marketed the site on a “conditional on planning” basis and has selected Miller Homes as its preferred partner, prior to finalising a legal contract to dispose. Current proposals under consideration involve between 236 housing units, with 20% being on-site affordable (c47 affordable units with a tenure mix to be agreed as part of the planning process). The disposal process will see Miller Homes deliver a community consultation and engagement plan on the scheme.
- 6.4.3 There is one football pitch on the current site and the loss of this is intended to be mitigated by a s106 agreement to enhance pitches in nearby Wythenshawe Park. A planning application is targeted for submission in April 2021. The College will remain in occupation until Autumn 2022.

Fielden Campus

- 6.4.4 This is a 2.64 hectare (6.50 acre) site off Barlow Moor Road in West Didsbury. The majority is held as a freehold by the College. The Council has a small property interest within the site that would be made available for disposal for market value to support the development. The site has a number of constraints, notably Level 2 and Level 3 flood zones to the south end of the site where it drops away to the River Mersey, which reduces the net developable area of the site and creates an area of open space that would need to be managed.
- 6.4.5 It is considered that the site is suitable for residential development and it is intended to market the site for this purpose. The characteristics of the site provide potential to create a development aimed at meeting the needs of the senior living and consequently this may support downsizer activity in this area of the city, which could release larger homes for family use.
- 6.4.6 A detailed master planning exercise commissioned by the LTE Group has demonstrated that lower density housing provides a high quality product to a high design standard. This indicatively delivers a site capacity of around c. 50 low rise (2-3 storey) homes. It is proposed that the Council's land is made available to support a scheme following these principles on this site.
- 6.4.7 As with all development sites, the College is committed to ensure that any new development contributes positively to the Council net zero carbon ambitions and in particular the nature of the proposed development does give an opportunity to incorporate a variety of technologies to this end.
- 6.4.8 The site will be marketed in February 2021. Whilst the College would lead this, the Council, with a shared land interest, would be fully involved in the process and selection of the developer. To help guide and steer a comprehensive development that meets the Council's clear quality and sustainability, it is proposed a set of guiding principles and parameters be established and

agreed prior to the site being presented to the market by way of a planning design brief.

- 6.4.9 To note, initially the intention had been for a more formal Framework to be established; this has raised a question of necessity given there is a clear policy framework to support development on the site which sets out all the key issues any scheme would have to address; response to climate change and contribution towards affordable housing for example. There will be other detailed considerations for any proposal coming forward notably how the site interacts with the river to benefit the local community, implications for blue and green infrastructure and flood risk which would naturally be covered as part of the planning process.

Nicholls Campus

- 6.4.10 This site runs to an area of 3.2 hectares (7.98 acres), includes a listed building, some years ago education buildings plus grass and all weather sports pitches were added to and part of the site borders the now closed Ardwick cemetery and is deemed not developable due to historic burials. The site has been considered by the Council for future school/education use but there is no need requirement for the Council to use the building for this particular purpose. In addition, the Council holds a covenant restricting use of the site educational purposes, with work is underway to agree a process for the covenant to be lifted to allow alternative uses to be brought forward.
- 6.4.11 The Council is progressing the Ardwick Green Neighbourhood Development Framework (AGNDF) and this site sits just beyond its eastern boundary. It has been agreed that an addendum to the Framework will be produced to cover the Nicholls site as part of the AGNDF being presented to the March Executive. This will then be subject to public consultation, before being approved (with amendments as needed following consultation) by the Executive in June or July 2020. LTE Group is supportive of this approach given the sites very strong connection to the local area.
- 6.4.12 It is suggested that housing use would be most appropriate opportunity for the site with a re-use of the listed building and a sensitive design of new housing to sit alongside. The Council and the College are working closely together to discuss and develop suitable proposals for the site, with the Council being fully engaged in the selection of preferred purchaser.

Welcomb Street

- 6.4.13 This is a 1.37 hectare (3.3 acre) site. The property consists of three industrial style units which will be vacated when the additional construction facilities at the nearby Openshaw Campus are completed in summer 2021. The site has a complex ownership position with the freehold with the Council and a long lease to Network Space (who also have neighbouring interests in the City Works Business Park). The occupational leases are held by the College (one

of the buildings) and with Manchester Education and Training (MET) (two of the buildings).

6.4.14 MET is a joint venture charitable body set up between the College and the Council. Work is in train to dissolve MET and to transfer the leases to allow the assets to be sold. The Council have a first right of refusal on the acquisition of the site but following review in context of future needs for the industrial portfolio, won't be pursuing the acquisition.

6.4.15 Options for the site include leasing of the current buildings or redevelopment to provide modern industrial space. The proposals will create further industrial or workshop space which is needed in the city. Again, the Council will be involved, given their retained property interests.

Boddingtons Site (Great Ducie Street Surplus Land)

6.4.16 The contract to purchase the land at the former Boddingtons site does allow for any part of the site deemed surplus to be offered back to the previous owner or for it to be sold should the previous owner not wish to re-acquire. Any development proposals would require a re-gear on the leases which apply to part of the site where the Council is both a long leaseholder or freeholder. Any proposals would therefore require the Council's consent. Council officers are aware of ongoing discussions and actively supporting the progression of this.

6.4.17 Work has been ongoing to try to facilitate a way forward that could support the City agenda on affordable homes and with a sympathetic development. This work has been ongoing since October 2020.

6.5 Social Value

6.5.1 The project has associated social value benefits for Manchester residents. The main building contracts have social value clauses that prescribe commitments to local expenditure, local labour and employability for young people, amongst other items, as will the site disposal contracts of sale. For example, the Willmott Dixon contract for the City centre site requires 1,000 apprentice weeks and the sale of the Northenden site will require the housebuilder to provide opportunities for work placements for students. Willmott Dixon and Caddick (Openshaw contractor) are key industry partners in the Construction scholarship programme for level 3 students and we have students working on both sites on extended placements.

7. Delivery of an improved College and UCEN curriculum strategy and vision to 2025

7.1 The Manchester College (and its higher education arm UCEN Manchester) delivers a significant volume of post-16 vocational education each year – over 5,200 16 to 18-year-olds, 6,000 adults and 1,300 higher education students enrolled in 2019/20.

- 7.2 A cornerstone of the College's 2020 "Be Amazing" strategy focused on 'Careers not Courses' outlining the College's ambition to shift the culture from one of support to a healthy balance between support and challenge for colleagues and students. The 'challenge' component of the strategy was getting students to think beyond the next steps of their education and instead to focus on their ultimate career ambitions so that the College could proactively help them achieve their aspirations.
- 7.3 Centres of Excellence students can study a broad range of courses and develop the skills and gain the qualifications to take the next steps in their career. Industry Excellence Academy students will benefit from a programme of study that has been co-developed with one of our industry partners. The input of college partners not only helps ensure that our courses are aligned with current industry skills demands but also means that students benefit from a range of industry level activities and lessons. Sponsored programmes and T Levels will sit within the IEA. Prior to the Covid-19 lockdown, 268 Industry Placements (taking 315 hours) were live and 2,049 work placements had already taken place across a range of sectors.
- 7.4 This commitment to ensuring that all students achieve their full potential, underpinned by focussing on future employment prospects, has also played an integral role in seeing the College become the number one college in Greater Manchester for overall achievement (with a 91.7% achievement rate in 2019/20). The College was also ranked first for 16-18 achievement and also for adult achievement, both higher than the national rates overall and at every level of study (Level 1, 2 and 3). In addition, the College was also rated number 1 in the country for basic skills maths and English achievement across all ages.

8. Conclusion

- 8.1 The LTE Group has begun to implement an ambitious estate strategy to achieve a future estate for The Manchester College and UCEN that best serves the skills needs of the City and City region. Significant new improvements in capacity and the quality of the facilities will come on stream as planned in September 2021 and September 2022.
- 8.2 Property disposals are critical to the College's financial plan. These are progressing well but it is important that key disposals at Nicholls and Fielden are now progressed jointly with structure and alignment with other plans in the respective areas. LTE Group board has indicated that it is aware of the strong potential for objections and unintended consequences at Nicholls and Fielden, given a change of approach on how the development and sale process might operate, they are comfortable to progress on the previous strategic basis or the new basis, provided that MCC and LTE are clear on the risk and joint communications needed.
- 8.3 The overall programme is currently on time and on budget. However, learner enrolment is running ahead of plan, forecast post-Covid demand is set to

further increase demand and new Government policy commitments set out in 2020 will add to this.

8.4 Detailed work on demand will be completed early in 2021, our working assumption is that we may now need to bring forward Phase 2 to keep pace with the City's statutory requirements and demand in certain sectors. business case for this will be presented in 2021.

8.5 The new use for surplus College sites will make a significant contribution to the Council's vision for Manchester. On current transactions being agreed, the College disposals will:

- Provide an expected minimum of 11,000sqm of office floorspace to support employment growth in the City centre;
- Provide some a significant volume of new housing units, with a high proportion of affordable housing;
- Bringing 5,960sqm of industrial floorspace to the market for employment / business use; and
- Enhancement of pitch provision in Wythenshawe Park.

9. Recommendations

9.1 Recommendations appear at the front of this report.

10. Key Policies and Considerations

(a) Equal Opportunities

10.1 An outcome will be to capture local employment opportunities and ensure that local residents have the opportunity to compete for such job opportunities.

(b) Risk Management

10.2 There is a robust risk management plan in place for the LTE estates strategy as a whole as well as detailed risk plans and mitigations on a scheme by scheme basis.

(c) Legal Considerations

10.3 Not applicable for this report.