

**Economy Scrutiny Committee**

# **VICTORIA NORTH**

**22<sup>nd</sup> July 2021**

# Victoria North: Summary of the Development Opportunity

155 Hectares

JV with FEC

15-20 year programme

Key part of major long-term investment in N Mcr

15,000 new homes (20% affordable)

7 neighbourhoods

40+ hectares of green space

New/updated infrastructure

3<sup>rd</sup> Party Landowners / developers



## The Opportunity

Opportunity to re-purpose and populate, at appropriate scale and density, underutilised and brownfield land.

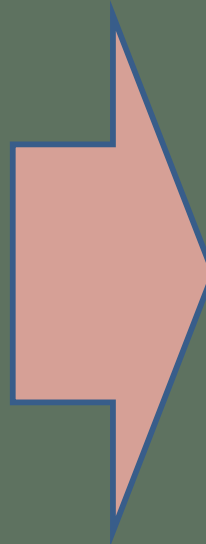
Regenerate one of the most deprived communities in the country and establish a strong housing market in neighbourhoods of choice.

Current population estimated at 570,000 and expected to exceed 650,000 by 2026

Will make a significant contribution to Manchester and GM housing need/targets.

Extending the city centre and economic growth

Releasing public land for housing with innovative partnering with the private sector.



## The Approach

International marketing process commenced in April 2016 seeking investment/delivery partner.

The identified partner was the Far Eastern Consortium International Limited (FEC)

FEC submitted the most advantageous financial offer for the initial land interests and demonstrated the expertise and financial capacity required for the nature of this initiative.

Northern Gateway Operations Limited, a Joint Venture partnership between Manchester City Council and FEC, was formally entered into on 26 April 2017.

Three key docs produced by the JV:

1. Strategic Regeneration Framework
2. Strategic Business Plan
3. Development Area Business Plans



# Strategic Regeneration Framework (SRF)

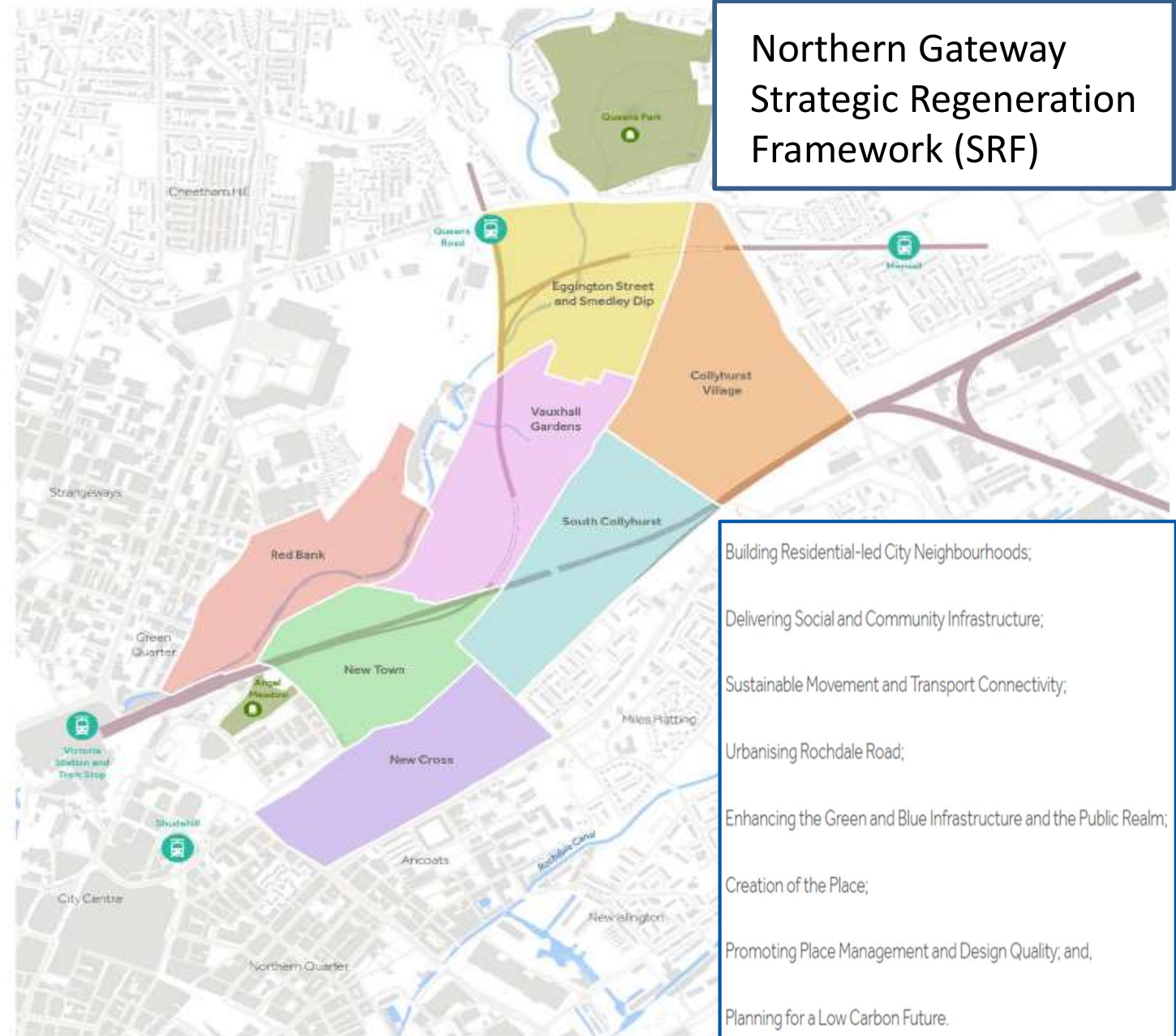
SRF Approved Feb 2019 following extensive consultation

Sets out a vision to deliver a series of vibrant, sustainable and integrated residential neighbourhoods within the extended City Centre of Manchester.

Material consideration as part of the local authority planning process.

Enables the Council to have more structured conversations around the range of placemaking interventions.

Includes key objectives and design & development principles





# Development Area Business Plans

JV Development will come forward via a series of Development Area Business Plans of circa 1000 homes each.

The Initial Development Area Business Plan comprises:

- Collyhurst Phase 1 (274 homes of which 130 will be social rent)
- New Cross Central, New Cross (80 homes)
- Victoria Riverside, New Town (634 homes)

Total: 988 homes due to complete before 2025





# Regenerating Collyhurst: Phase 1

Planning consent granted for 244 new homes

Including 100 quality homes for social rent

Extensive consultation with local community



Enabling works May - autumn. Start on site expected late 2021

2,000 sq ft of commercial and retail space designed to work for local people and vastly improve services in the area

Mix of townhouses and apartments intended to cater for a mix of families, young professionals and older residents



Brand new 1.3 hectare Park

More than 450 trees will be planted across the development with any trees lost during enabling works replaced on a two for one basis.





# Unlocking the Lower Irk Valley

A legacy of heavy industry

Major infrastructure constraints a barrier to development

£51.6m secured through HIF

5,500 new homes

Major leisure and recreational space

Master-planning team led by FEC

HIF Design/Delivery contracts in place

Works to complete  
March 2024



Includes: Assembly of key land interests - Transformational investment in utility networks - Land remediation to prepare sites for development - Works to address flood risk and flood extent - New road access, footpaths and cycleways - Enhanced green infrastructure and public realm



# Delivering Affordable Housing

Victoria North aims to deliver at least 20% affordable housing across the entire area (3,000 new affordable homes)

Largest opportunity to deliver against Manchester's ambitious affordable housing plans as part of a well-planned, place-based approach to development.



Range of affordability options including shared ownership, affordable rent and social rent across a range of housing typologies.

Affordable housing quotas applied on a Development Area Business Plan basis

Initial Development Area Business Plan to deliver a minimum of 162 affordable homes



FEC RP panel comprising Trafford Housing Trust, Great Places Housing Group and the Guinness Partnership to deliver affordable housing at the Red Bank neighbourhood

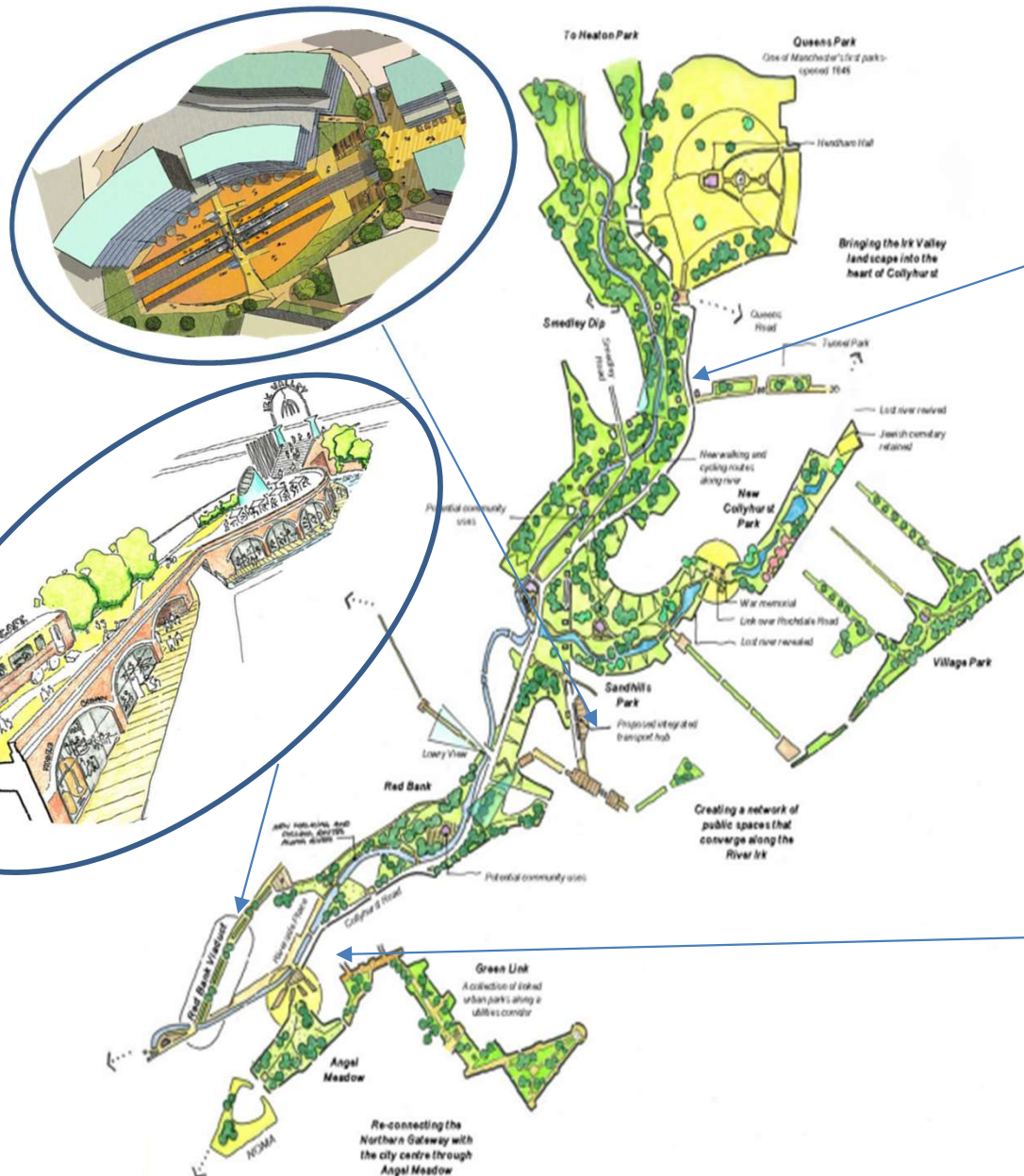




# Wider Work Programme: Place-making



MANCHESTER  
CITY COUNCIL



Place-making





# Social & Community Infrastructure

## Schools

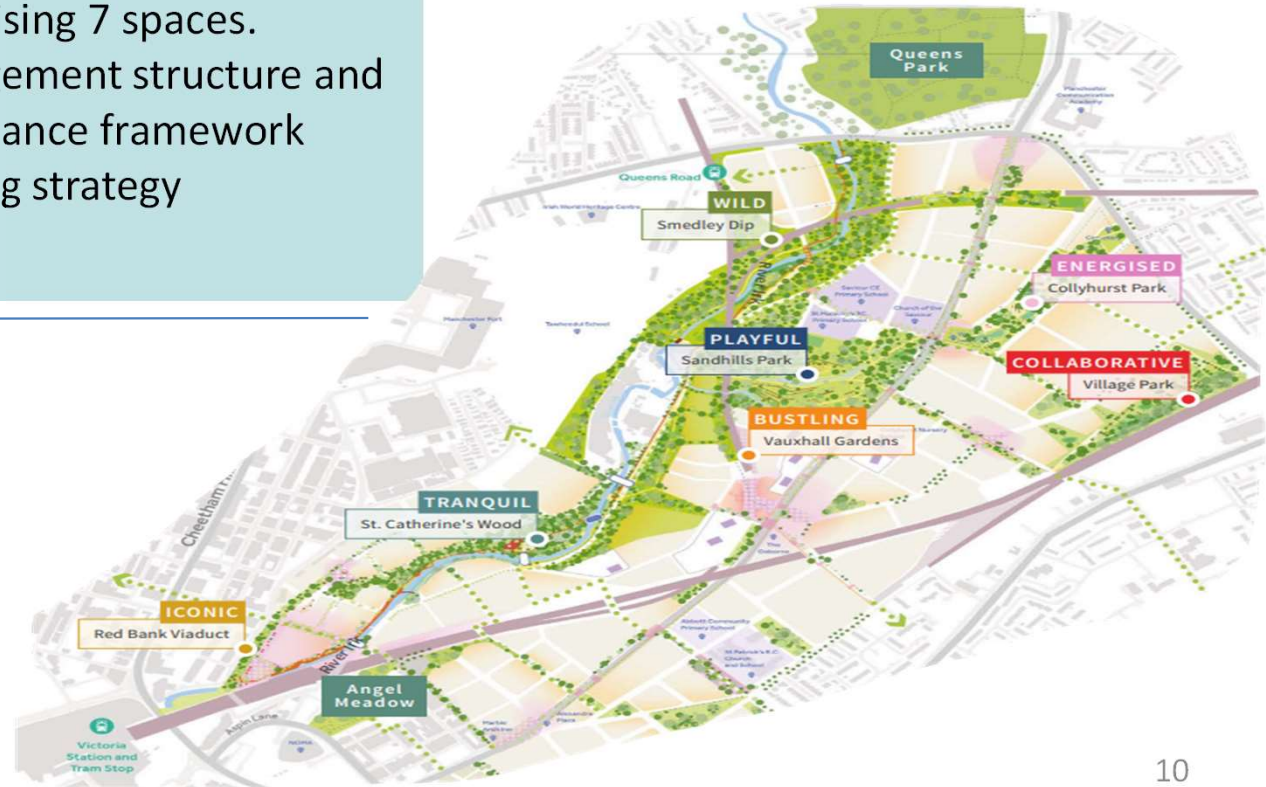
- 11 Primary / 1 Secondary Schools within 1-mile radius
- Expansion of existing estates / new build likely to be required.
- Population growth / change being modelled, aligned to expected housing delivery over next 10-15 years.

## Health

- 3 GP Surgeries within 1 mile radius
- Potential sites for new provision identified in SRF
- Exploring opportunities with MHCC

## Parks

- 40+ hectare 'City River Park' comprising 7 spaces.
- Management structure and governance framework
- Funding strategy





# Planning for a Zero Carbon Future



## Understanding the Carbon Challenge & the Legislative Parameters:

- **Low Carbon** – 2022 (*Manchester Zero Carbon Framework*)
  - Buildings achieving reduced carbon emission through energy-efficient design.
- **Carbon Neutral** - 2038 (*Manchester Zero Carbon Framework*)
  - Buildings achieving net zero carbon emissions by offsetting through the use of a Green Renewable energy tariffs (electricity only).
- **Net Zero Carbon** – 2038 (*Manchester Zero Carbon Framework*)

- Carbon as part of wider sustainability narrative around transport, affordable housing, new public open space, SuDs etc
- Approach initially focussed on reduction of carbon in use, the reduction of residents' occupational costs and not embodied carbon in construction.
- Buildings that generate 100% of their energy needs on-site without need to import energy





## COLLYHURST VILLAGE – LOW CARBON & CARBON NEUTRAL



## THE NEXT BIG CHALLENGE

- Large Scale Net Zero Carbon set within high density schemes ideally without the need for off-setting.
- Reducing embodied carbon in construction particularly when delivering high density.

- Fabric first - “aspiring” to Passive House equivalent standards.
- Development achieves **21%** better than Part L 2013 targets (non-decarbonised electricity grid).
- Development achieves **65%** better than **Part L 2021** targets (current decarbonised electricity grid).
- **M&E Installations** – MVHR, 100% LED lighting, electric panel heating, 100% EV car charging provision, simple low cost and low maintenance.
- **Fuel Poverty** - all dwellings will achieve an EPC Rating of “B” and all homes connected to Green Renewable Energy Tariff.
- **SuDs** - 100% of the surface water run off will be attenuated within swales and a new SuDs attenuation pond within the New Collyhurst Village Park. Street trees included for cooling.