



**FUTURE
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MANCHESTER**

**FUTURE MANCHESTER
AN ECONOMY BUILT ON PEOPLE,
PLACE AND PROSPERITY**

WE'RE A RAPIDLY GROWING CITY THAT **600,000** PEOPLE CALL HOME.

Manchester has experienced rapid population growth since 2000; the number of residents has risen from 422,000 to almost 600,000, a figure that is expected to increase to 630,000 in the next six years.

The resurgent city centre continues to be the main area of growth in both the city and Greater Manchester. Its importance is highlighted in the 2019 Greater Manchester Independent Economic Review: one in five jobs in Greater Manchester is located there, and employment increased by **17.2%** (59,000 jobs) between 2014 and 2018, two and a half times the national growth rate of **6.8%** and higher than any other UK city, including London. This is a testament to the construction boom delivering high-quality office workspaces, reflecting the development momentum of the past ten years. This momentum has delivered a wide range of benefits, and there are numerous examples of the positive impacts that recent developments have had.

The next decade and beyond will see sustained growth, with economic forecasts indicating the city centre will benefit from:

These latest development schemes illustrate Manchester City Council's continuing commitment to enabling and promoting new sustainable development, and demonstrate the confidence developers and investors have in the city. Manchester's unique approach to partnership and collaborative working will be key to achieving the next phase of growth and regeneration projects. An important element of the economic recovery of Manchester post-COVID-19 will be reinvigorating and sustaining the growth of the construction sector, particularly over the next two years. The direct and indirect benefits of recent developments in the city can be found in this document.



A further 40,000 people choosing to live in the city centre, increasing the population to 100,000 by 2026.



An additional 65,000 jobs, increasing the total city centre employment to 315,000 by 2040.



Significant new public realm across the city centre, including a 6.5-acre park at Mayfield, an expanded civic space at Albert Square, and two new public spaces at The Factory Manchester, the city's new multi-purpose arts centre.

ST JOHN'S

St John's

St John's is a new creative district on the former ITV Granada site, providing new jobs and opportunities, especially in the cultural and creative industries, and £1 billion of investment. The masterplan area is being developed by a partnership between Manchester City Council and Allied London. Enterprise City, the commercial area of St John's, will provide 560,000 sq. ft. of workspace, including new-build, alongside the refurbishment of historic industrial buildings. At the heart of St John's is The Factory, a new centre for arts and culture.

Key elements of Enterprise City include:

- Old Granada Studios
- Bonded Warehouse
- Water Street Co-Living
- The Factory.

Apprenticeships	55 apprentices supported
Number of jobs created	10,100
Council tax revenue	£386,000
Business rates revenue	£6.5million
Visitor economy	Attracting 850,000 people a year
GDV	£1billion
Value of direct investment in the city	The Factory has levered investment of £85million (£78million from the Government and £7million from the Lottery)

Social value:



77 work experience placements



40 community activities



Arts and cultural venue delivered



234 residents provided with employability support (traineeships, CV workshops, career talks)



The Factory Academy

Akeel

Akeel has a driving passion to create film that speaks to a wider demographic. He joined a Factory Futures programme in April 2020, which had a focus on the broadcast and film production industry. Akeel successfully completed an Introduction to Digital Media qualification, then gained a work placement with Manchester production company Delaval, which was producing a new BBC sitcom. Akeel now works part-time to fund his own creative projects and has a newly found creative network of contacts developed during his time on the programme.

Akeel said: "Having the opportunity to create content, and most importantly to have experience on a film set, helped me open new doors within the industry and brought me closer to what I want to do."

Construction Employment Testimonials

During the construction phase of The Factory, employment and upskilling opportunities have been made available to Manchester residents, providing important social value.

Laing O'Rourke and logistics work contractor Munnelly's worked with local recruitment brokerage The Works to create new employment and upskilling opportunities for local people. Below are testimonials from some of the individuals who have gained employment on the project:

Joe

Joe, who was long-term unemployed, initially came on-site as a temporary cleaner contracted to two weeks of work. During that time, his work ethic was noticed, and when he expressed an interest in pursuing a career within construction, Munnelly's organised for Joe to work towards his Construction Skills Certification Scheme (CSCS) card, which would allow him to train and work on-site. Joe is now a Traffic Marshal at The Factory and has been permanently employed with Munnelly's for the past year.

"I've enjoyed working on this site so much. The people around me have helped me get back on my feet and have given me opportunities to progress. I now feel really confident I can work my way to where I want to be on construction sites."

Olivier

Olivier initially worked as a temporary cleaner on The Factory's construction site for over two years through The Works, progressing to secure permanent employment with Munnelly's. Before becoming unemployed, he ran his own business, which went into administration.

"My experience on this site with Laing O'Rourke and Munnelly's has been so positive, and I've been really impressed with the people and support. Working on this site has allowed me to have a full-time job and regular income."

Mohammed

Mohammed had been out of work for 18 months before he joined Munnelly's on The Factory construction team as a general labourer, a role he secured through The Works. He has now been in employment for three months, obtained his CSCS card, and has received additional health and safety training organised by the project team.

"Having this job has given me a real routine and a good insight into construction. I know I want to work in this field now, and I have a good team around me that can help me progress. I'd like to go on to do an apprenticeship and am being given the support to do so."

Giash

Giash had been working in the catering industry, but due to the pandemic was unemployed for 12 months. Attracted to construction, he secured a permanent position with Munnelly's and has been working as a general labourer for three months.

"The impact of COVID-19 on the hospitality industry prompted me to think I needed a career change. I have always had an interest in construction, and being on such an amazing site has made me want to stay in this profession. I have certainly enjoyed my time here so far."



NMGH

North Manchester General Hospital (NMGH) is at the heart of an exciting vision to improve health and wellbeing for local people over the next 10 to 15 years. The delivery of the redevelopment programme will contribute significantly to the ongoing regeneration and transformation of NMGH environmentally, as well as providing access to education and training, and inviting public spaces.

The redevelopment comprises:

- A new acute and modern mental health hospital
- A wellbeing and education hub
- A new residential community
- New high quality commercial and residential community.

Number of jobs created	8,500
GDV of scheme	£600million
Gross Value Added	£16.2million (housing element) £350million (hospital element)
Sustainability	The campus can be accessed safely and conveniently on foot, by bike, and on public transport. Clear principles to support the delivery of zero-carbon development across the campus and to enhance biodiversity.

Social value:



£144million
in social value



£65million
saving to NHS



New affordable
homes



Boost life expectancy in north
Manchester by 1.3 years by
2030, bringing it in line with
the Manchester average



Focus on apprenticeships,
use of local businesses, and the
generation of social value within
procurement. Local employment
opportunities are not limited
to lower-paid jobs



Social value lead appointed
by the NHS Trust



NOMA

This 20-acre area of the city centre has long played a crucial role in the economic and social history of Manchester. NOMA is a new city centre neighbourhood, located between Victoria Station and the Northern Quarter and adjacent to the city's retail core. The scheme will create 4million sq. ft. of new homes, offices, hotels, and retail and leisure space.

In recent years, NOMA has developed as an important commercial destination, now home to a vibrant, new tech community, breathing new life into its rich heritage buildings, as well as the £100million Co-operative Group headquarters at 1 Angel Square, housing around 3,500 employees.

Construction jobs	2,250 construction workers. 60% of total construction jobs filled by Greater Manchester residents.
Direct and indirect jobs	5,400 FTE direct jobs and 550 indirect jobs
Apprenticeships	Over 80 apprentices involved thus far. Over 1,000 construction works received on-the-job training.
Construction spend	£150million so far, of which 70% was within Greater Manchester
Sectors targeted	Creative, innovation, tech and digital
Business rates revenue	c.£4million from occupied premises
Visitor or household spend	Over 20,000 visitors over three years
Gross Value Added	£380million per annum to the economy
Value of direct investment in the city	£7million ERDF for Sadlers Yard
Supply chain	70% supply-chain spend within Greater Manchester

Social value:



£4.5million
generated in
social value



One public square
delivered



1,000
volunteers



60 events
and activities held



One
community hall



One community
pub delivered



NOMA Community Fund –
23 successful applicants and
£25,000 awarded thus far



**Rob Evans, With Love –
small business based
at NOMA**

“We just love it around here. Working alongside like-minded creative businesses has helped us to grow, and feeling part of something that is more than just a place to work is what we’ve been looking for.”



**Mary Patel,
Group Co-ordinator
Rethink Mental Illness
Manchester Group**

“As a mental health support group we want to be accessible to as many people as possible, and having a city centre location is central to achieving this. Attending a support group for the first time can be daunting, but the Old Bank Residency location means people are often already familiar with the area and can easily find us.

“Being at Old Bank Residency has been a real boost for our group, giving us some much-needed stability, and attendee numbers have started to grow.

“Being in such a creative space has had added benefits too – we’ve linked up with artists who use Old Bank Residency and use funding to run workshops on pottery and laser-cutting. We really enjoyed these activities, as they gave us a chance to switch off and spend time together without needing to focus on difficult issues.”



CIRCLE SQUARE SQUARE

Circle Square

Circle Square is Manchester's new neighbourhood, consisting of 2.4million sq. ft. located in the heart of the Oxford Road Corridor Innovation District. A joint venture between Bruntwood SciTech and Vita Group, Circle Square includes 1,700 new homes, 1.2million sq. ft. of office, retail and leisure space, and two hotels, all centred around a stunning new city park, Symphony Park.

No.1 and No.2 Circle Square are home to a unique cluster of some of the region's fastest-growing tech businesses, including global technology provider Hewlett Packard Enterprise, Bosch Automotive, construction technology supplier Hilti, and cloud-based accountancy software company Xero.

Construction jobs	1,646 across Bruntwood and Affinity living projects
Apprenticeships	245 weeks of apprentices, student work placements and previously unemployed work placements. Construction jobs: 48 Homeless people into cleaning work: 21 Vulnerable people into CSCS training course: 75
Number of jobs created	9,000
Construction spend	£110million
Business rates revenue	£5.9million
GDV of scheme	£750million
Gross Value Added	£500million per annum
Value of direct investment in the city	£350million
Supply chain	48% of supply chain used local firms



**Sam Bailey –
Professional Construction
Apprentice, Circle Square,
Bruntwood**

“Having originally gone to university at MMU to study Philosophy for a year after college, I left, as I didn’t enjoy the course. Following a year working at Tesco, I explored the apprenticeship route, as I felt I’d do well if I could put technical learning into practice at work, which an apprenticeship allows.

“My apprenticeship involves supporting my manager and others on the Circle Square scheme. A lot of my time is spent in design meetings to discuss design changes and improvements, as well as reviewing the progress on-site.

“While doing this apprenticeship, my confidence continues to improve every week. The more responsibilities I gain with the passing of each week, the more satisfaction I have to do better each day. My apprenticeship has also allowed me to mature more as a person.

“Following my apprenticeship, I wish to achieve a degree in a construction-related programme, becoming chartered, and I want to continue to work in the industry and grow my career to reach new heights over the course of my working life.”



FIRST STREET

First Street

First Street sits between the Civic Quarter and Corridor Manchester. It represents a unique development opportunity in the city centre, combining major office development with a cultural and leisure offer alongside residential development.

Having long been a regeneration priority for the Council, the area has seen significant investment and development. It is well connected to the Metrolink system, Deansgate and Oxford Road railway stations, the inner ring road, and local transport around the city centre. The First Street area is divided into three development areas: First Street North, First Street Central, and First Street South, along with wider creative activity.

Construction jobs	450
Number of jobs created	c.16,000 when completed 3,500 jobs to date
Construction spend	£213million
Sectors targeted	Cultural, commercial, hospitality
Council tax revenue	£1.8million once all co-living units are completed.
Number of dwellings	Expected c.2,200 co-living bed spaces on completion.
Average local household expenditure from new occupants	£29million per annum and potential to support a further 175 FTE jobs.

Social value:



HOME: £25million
cultural facility



Local labour
agreement in place



Additional indirect
expenditure in the
area of £15million

Isobel Glenton, BFI Film Academy Participant

"It's difficult to put into words how integral the BFI Film Academy at HOME has been to my career in film and the arts. When I took part, I was a student at Xaverian Sixth Form College, with no prior links or access to the industry. I went on to study Film Theory at King's College London, and went on to work as a Production Assistant on a Marvel film and other roles in the industry. The BFI Film Academy gave me access to the industry that I would never have had otherwise. It also allowed my confidence and passion for film to flourish; I wouldn't be where I am today without it."

Dan Hett, Manchester-based Digital Artist

"HOME has been genuinely instrumental in my job as a fiercely independent Northern digital artist over much of the past decade, and has been the hub for so much of the creative activity I've been involved in. For me, entities like HOME are at their best when they throw open their doors to a wide spectrum of the audience, and the success of shows such as the Manchester Open Exhibition has shown that there's an appetite for diverse and accessible art within the city, something that HOME is continuing to facilitate brilliantly for everyone."

WSP

"Being situated at First Street means that given our connections to city centre businesses, co-professionals and clients, we are closer to the projects and organisations we work with that are transforming Manchester into a more connected and sustainable city for its communities and businesses."

"First Street's focus on culture and the arts, together with the events and activities this attracts, is a real plus for wellbeing in the area, enhanced by attractive public realm, a blend of new buildings, and its impressive industrial heritage. We feel part of this new neighbourhood, and our move here has supported improved recruitment and WSP's target to be net zero-carbon by 2025."



ST MICHAEL'S

St Michael's

Close to the Town Hall is the emerging development of St Michael's, located between Albert Square and Deansgate, and encompassing the former Bootle Street Police Station. It offers a strategically advantageous position between Spinningfields, the Central Business District and the Oxford Road Corridor. Historic assets, such as the Sir Ralph Abercromby pub, will be retained, along with the façade of the former police station, which will be integrated into the development. The development will provide new high quality offices, homes and hotel accommodation, which can support the nearby Manchester Central.

Construction jobs	500
Number of jobs created	1,800
Sectors targeted	Hotel and leisure, retail, commercial
Business rates revenue	The project is forecast to generate some £32million of business rates revenue over the next ten years.
GDV of scheme	£137million
Gross Value Added	£8.8million (hotel element)



AIRPORT CITY

Airport City

Manchester Airport is the largest UK airport outside London and provides international and domestic passenger and freight connectivity for the whole of Northern Britain.

The current transformation programme will allow the Airport to support 50million passengers by 2030. Airport City Manchester is a £1billion development value joint-venture project with Beijing Construction Engineering Group. It will deliver up to 5million sq. ft. to create some 16,000 jobs in a new hi-tech campus comprising, offices, research and development, and up to six hotels. The Hut Group, Amazon and DHL are all now based on site, providing significant employment for local people.

Number of jobs created	16,000
Sectors targeted	Commercial, e-commerce, advanced manufacturing, hotels, R&D
Visitor or household spend	Airport contributed £4.5billion in 2017
GDV of scheme	£1billion

COTTON COTTON FIELD WHARF WHARF

Cotton Field Wharf

Cotton Field Wharf is one of the Manchester Life developments focused around the neighbourhood of New Islington in Ancoats. Ancoats has become a popular and established city centre neighbourhood, setting new standards in sustainable urban regeneration in east Manchester, and delivering significant high-quality homes, to meet the growing demand for city living driven by the economic success of the city. New education, health, leisure and retail facilities have also been provided.

Cotton Field Wharf comprises 302 apartments and 5,175 sq. ft. of commercial space.

Construction Jobs	384
Apprenticeships	<p>Contractors, employed by Manchester Life across phase 1 developments, have offered 41 work placements for those aged 16+. In addition, 24 graduates have received meaningful work experience.</p> <p>Contractors used 175 apprentices in the construction of Manchester Life phase 1 developments, providing local people with employment opportunities and skills.</p>
Number of jobs created	89
Council tax revenue	£4.5million over ten years
Business rates revenue	£379,000
Household spend	Household spend of £7.9million per annum
Gross Value Added	£34.7million

Social value:



Manchester Life have incorporated the work of local artists in their developments, including photographers, illustrators, sculptors, outdoor artists and cabinet makers to create wall and roof murals, which have helped to establish an attractive and creative neighbourhood. Artwork has also been provided in communal spaces inside residential developments.



Manchester Life have played a significant role in creating a strong sense of community, working with local developers, businesses, residents and the police to collaborate on community safety and place-making.



MMU graduate Rhiannon Wood's illustrations feature throughout Cotton Field Wharf, Sawmill Court and Smith's Yard.



ST PETER'S ST PETER'S SQUARE SQUARE

St Peter's Square

St Peter's Square forms a significant part of the regeneration of Manchester's Civic Quarter, at the core of the regional centre and containing some of the city's most important heritage buildings. Major infrastructure and public realm investment has included the transformation of St Peter's Square, and the restoration and refurbishment of Central Library and the Town Hall complex. This has been the catalyst for significant investment in high quality new and refurbished commercial space, including No.1 and No.2 St Peter's Square.

- Manchester's first double-stack hotel – Crowne Plaza and Staybridge
- Motel One – 328 beds
- Stay City – 256 beds.

Construction jobs	750
Apprenticeship training	20
Number of jobs created	50
Construction spend/value	£60million
Business rates revenue	£1million
GDV of scheme	£135million
Value of direct investment in the city	£100million
Supply chain	85% of supply chain used local firms

Social value:



Considerate contractor scheme



Local employment opportunities



Sustainability



Site waste-management plan



Community engagement

RENAISSANCE RENAISSANCE RENAISSANCE DEANSGATE DEANSGATE DEANSGATE

Renaissance, Deansgate

The former Renaissance Hotel site is a strategic regeneration priority with the potential to become a major asset to the Deansgate area, and provide a strategic link to the Mediaeval Quarter. In a joint venture, Property Alliance Group and investor Starwood Capital Group plan to redevelop the site into a mixed-use scheme with offices, homes and a new hotel. The development plans will aim to reduce waste and emissions during the construction phase, with the partners committed to help make Manchester a zero-carbon city by 2038.

- Treehouse Hotel – 203 beds
- 40,000 sq. ft. of office space
- 320-bed residential
- Completion expected in 2024.

Construction jobs	1,600
Apprenticeship training	40
Number of jobs created	660
Construction spend/value	£135million
Business rates revenue	£1.5million
GDV of scheme	£200million
Value of direct investment in the city	£150million
Supply chain	85% of supply chain used local firms

Social value:



Considerate contractor scheme



Local employment opportunities



Sustainability



Site waste-management plan



Community engagement



Apprenticeship opportunities



WYTHENSHAWE WYTHENSHAWE WYTHENSHAWE WYTHENSHAWE HOSPITAL HOSPITAL HOSPITAL HOSPITAL

Wythenshawe Hospital

Manchester University NHS Foundation Trust and Bruntwood are planning to transform the Wythenshawe Hospital Campus, which already employs 5,000 people through major investment in the estate, its infrastructure and the local community. The plans will lead to the development of a sustainable health village, enhancing the Hospital, and providing complementary commercial, leisure and retail facilities and public realm. Development will include a range of new top-specification research facilities to support the Trust in delivering innovation in healthcare. A key focus for the site will be delivering inclusive growth with opportunities to support local employment, provide links to the neighbouring communities of Wythenshawe and Trafford and promote active travel.

Social value

- Jobs within key growth sectors
- Commitment to provide access to jobs for local residents
- Opportunity to identify and procure local suppliers to use within the supply chain
- Strengthening of Manchester's position as a leader in clinical research and innovation
- Attraction and retention of talent and associated spend in the economy.

Social value:



Access to new leisure and recreation uses



Development of new and improved treatments and modes of care



Improved engagement with the local community through education and training



Delivery of a campus and health village, integrated into the local community to improve the local population's health and wellbeing



Step-down care facilities that will benefit local residents, and affordable key worker housing, which would be accessible for local residents working at the campus



MANCHESTER MANCHESTER SCIENCE PARK

Manchester Science Park

Manchester Science Park offers world-class office space, lab space and specialist one-to-one business support in the heart of the largest clinical, academic campus in Europe. The Park is home to an innovation community of over 150 of some of the region's fastest-growing science and tech businesses. The campus is undergoing a masterplan to grow to 1million sq. ft. The latest phase of the masterplan is underway, a £21million 'shovel ready' funded building called Base, purpose-built for companies working in Industry 4.0, and including a specialist makerspace facility.

Bruntwood SciTech has pledged to be Net Zero Carbon in operational areas by 2030 and is already undertaking measures to reduce its carbon usage.

Jobs supported	2,500 FTE
Apprenticeship training	Base development: 20 apprenticeships
Sectors targeted	Life science, tech, digital, advanced materials
Supply chain	Base development: All directly appointed staff and 90% of subcontractors from within a ten-mile radius. 90% of subcontract orders placed within a ten-mile radius of Base.

Social value:



Local charities: the Hulme Local Community Centre and Aquarius benefit from the reuse of materials



Homegrown: community hub growing plot for fruit and vegetables for local residents and businesses on the campus



Supporters of Digital Her, TechSheCan, and Ada Digital Skills college

Installing air-quality sensors, large solar panel arrays and replacing gas boilers for other heat sources, such as air-source or ground-source heat pumps

Sustainability factors:



Pledged to be Net Zero Carbon in operational areas by 2030



Tesla Energy Powerpack system for the Bright Building



Expanding cycle hub storage access and EV charge points

Yourgene Health

"Yourgene Health is located at Manchester Science Park and Citylabs, which are fantastic places to be; they're close to the universities, close to the hospitals, easy to get to, and are very light and vibrant. I think as you grow in a business it's important to make sure you have the right partnerships and the right collaborations. Being located where we are has given us a great opportunity to collaborate with hospitals, universities and local businesses – some more established and much larger than us, and some smaller, which we've helped. It creates a lovely incubator network of growing relationships on which to create value for your organisation."

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FUTURE DEVELOPMENTS LEADING MANCHESTER'S ECONOMIC RECOVERY

In spite of the effects of the pandemic on the economy, the past 12 months have seen Manchester City Council's Planning and Highways Committee approve a range of leisure, hotel, office and residential developments, which will boost the construction sector and accelerate economic and employment growth over the next four years.

In terms of the leisure and visitor economy:

New arena: A new 23,500-capacity arena at the Etihad Campus, the UK's largest and most technically advanced performance venue, is scheduled to open in 2023. The construction phase will support 3,344 jobs, while the operational phase will support 585 jobs, attracting an audience of over one million per annum and boosting the city's visitor economy.

Hotel development: Two new hotel developments will further add to the city's visitor and leisure economy, with 152 bedrooms at 2–4 Whitworth Street, and 151 bedrooms at 67–75 Piccadilly. The new developments will support 425 construction jobs and over 200 permanent jobs.

Manchester has led the way with its plans for the repurposing of the Debenhams and Kendals department stores in prominent locations in the city centre:

Rylands building (Debenhams):

A three-storey rooftop extension and floors 1–7 repurposed for business space, and new ground-floor units for retail/food. Construction spend will support 678 construction jobs, and the new space will accommodate up to 2,400 jobs in the offices and 163 jobs in the retail space.

Kendal Milne building (House of Fraser):

A three-storey rooftop extension and the conversion of all upper floors of the listed building to provide offices and a new adjoining 14-storey office building, providing 564,433 sq. ft. of office space and 155,256 sq. ft. of retail/leisure/flexible commercial use. Construction of this major project will support 3,239 construction jobs, and the new space will accommodate up to 3,491 jobs in the offices and 400 jobs in the retail space.

Developers continue to bring forward new office development, allowing Manchester to provide a regular pipeline of Grade A office space and deliver the next generation of COVID-secure office accommodation. Developments include:

No.1 City Road: Comprising 11-storey and 14-storey buildings, both providing modern office space, along with improvements to the public realm. The site lies within the First Street SRF area, and the two buildings will provide 500,000 sq. ft. of new accommodation. Construction will support 1,222 jobs, and the new space will accommodate up to 2,909 commercial jobs.

Pollards Yard, New Islington: Five new mixed-use buildings – three eight-storey and two five-storey – providing 500,000 sq. ft. of office space aimed at smaller companies, with flexible uses on the ground floor, and new public realm and community use. Construction will support 700 construction jobs, and the new space will accommodate up to 3,600 jobs in the offices.



With over 200,000 jobs already in the city centre and the Oxford Road Corridor, new modern well-ventilated and low-energy office space will support a new wave of company growth, new start-ups and inward investment, in support of the city's growth forecasts.

Manchester has one of the fastest-growing city populations in Europe, partly driven by the high-density apartment model in the city centre. New residential development of scale has continued over the past 18 months, with a number of new developments securing planning permission. These include:

First Street Co-living: A new scheme consisting of a 45-storey building and three smaller blocks for co-living (2,224 bedrooms across four blocks) and 44,000 sq. ft. of amenity and surrounding public realm.

St John's Water Street: Two buildings aimed at the co-living market; the first (36 storeys) will provide 800 bed spaces, and the second (32 storeys) will provide 1,600 beds.

Gould Street: Nine new apartment buildings ranging from 8 to 34 storeys high to provide 1,202 residential units (with 85 on-site affordable homes) and 2,066 sq. ft. of commercial space. This represents £220million of investment in the former gasworks site.

Victoria Riverside: 634 homes across three towers of 37, 26 and 18 storeys, linked by podiums. The £185million scheme includes 611 flats and 23 town houses, and forms part of the Northern Gateway masterplan.

Ducie Street: New mixed-use development to comprise one 10-storey building to provide 45 residential apartments, and a part-14-storey building to accommodate 84 apartments and 3,713 sq. ft. of commercial floor space at ground level.

With some 80% of city centre residents of working age, these new developments will further increase the high-skilled workforce, which has accommodated the city's economic growth over the past ten years. In total, these new developments will boost the workforce by an estimated 6,400 people.

These new developments come at a time when Manchester is seeking to re-establish the economic momentum interrupted by the pandemic. The range and scale of development investment is testament to the city's pro-development approach to planning.

In summary:

1. The planned new developments have a gross development value of close to £2billion.
2. Construction work will support over 15,000 jobs over three years, and support 5,000 jobs per annum in the construction industry.
3. Commercial space with the capacity to accommodate more than 13,000 jobs will be delivered, allowing businesses to be accommodated in new modern well-ventilated and low-energy office space, supporting a new wave of company growth, new start-ups and inward investment.
4. Residential development will provide homes for sale and rent across a range of sizes, including high-demand studio and one-bedroom apartments for an incoming workforce, and new housing accommodating 8,000 people.

Other benefits, such as for the construction supply chain, will benefit businesses across the north west, while new business rates will be invested in bringing forward new regeneration opportunities.