Summary

This report seeks approval to the Beswick Community Hub Masterplan following a period of local consultation with stakeholders. The Masterplan frames four of the key initiatives that the Eastlands Community Plan proposed would help transform the future development of the Eastlands area: the Connell Sixth Form College; the Manchester Institute of Sports Science and Sports Medicine; the Manchester House of Sport; and the Beswick Leisure Hub.

In addition to determining the location of new facilities the Masterplan sets out a series of proposals to improve the retail, highways and public realm in order to create not only a safe and secure environment but also a sense of place which builds upon and extends the world class facilities being developed by Manchester City Football Club within Openshaw West.

Finally, the report puts forward proposals which are required to enable the development of the new facilities and associated highways and public realm works to be brought forward to create the Beswick Community Hub. These proposals reflect the ongoing work and engagement with key funding partners and stakeholders such as Sport England, UK Sport, the Education Funding Agency, the Bright Futures Education Trust and Manchester City Football Club which are associated with the individual schemes and the bespoke requirements each organisation has for each facility.

Recommendations

The Executive is recommended:

1. To note the comments received from local businesses, residents and other stakeholders set out in Section 2 of this report in relation to the draft Beswick Community Hub Masterplan;

2. To approve the final version of the Beswick Community Hub Masterplan and to request that the Planning and Highways Committee take this into account when determining future planning applications relating to this area;

3. To authorise the City Treasurer and the Chief Executive of New East Manchester Ltd in consultation with the Lead Member for Finance and Human
Resources and the Chair of the Executive to adopt the ‘single procurement’ approach to facilitate the development of Phase 1 of the Beswick Community Hub as set out in the report;

4. To note that further details of the individual schemes (the Beswick Leisure Centre, the Manchester Institute for Sport Science and Sports Medicine and the Highways, Car Parking and Public Realm projects) will be submitted to the Executive following further design development and negotiations with stakeholders and funders.

5. Recommend to the Council that the Capital Programme is increased by a total of £2.201m in 2012/13; to progress the detailed design of the scheme through planning application stage up to contract. Financed from £0.736m Education Funding Agency grant, £0.593m of the MCFC Section 106 contribution, £0.615m external contribution from MCFC and £0.257m MCC resources from the Capital Fund.

6. To approve the acquisition of all interests in land required to facilitate the development of the Beswick Community Hub in accordance with this report;

7. To authorise the Head of Corporate Property in consultation with the City Treasurer and Executive Member for Finance and Human Resources to negotiate terms for and acquire all interests in land required to facilitate the development of Beswick Community Hub;

8. To authorise the Head of Corporate Property in consultation with the City Treasurer and Executive Member for Finance and Human Resources to negotiate terms for leases in accordance with Paragraph 4.17 of this report.

9. To authorise the City Solicitor to take all steps which are expedient to give effect to the above resolutions.

Wards Affected:

Bradford

<table>
<thead>
<tr>
<th>Community Strategy Spine</th>
<th>Summary of the contribution to the strategy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Performance of the economy of the region and sub region</td>
<td>Proposals set out within the Beswick Community Hub Masterplan will provide the catalyst for further investment and employment in the area.</td>
</tr>
<tr>
<td>Reaching full potential in education and employment</td>
<td>The next generation of investment at the Etihad Campus and into adjoining areas, including Beswick, will facilitate the creation of a substantial number of jobs in a range of employment sectors. The proposals within the Beswick Community Hub Masterplan for the new Connell Sixth Form College will help to strengthen the education offer within East Manchester.</td>
</tr>
<tr>
<td>Individual and collective self esteem – mutual respect</td>
<td>A planned environment with new education and leisure facilities will improve the individual and collective self esteem of those living and working in the area. Leisure and education facilities will encourage increased participation in further education and sports which also has a beneficial effect on self esteem.</td>
</tr>
<tr>
<td>Neighbourhoods of Choice</td>
<td>The proposals within the Beswick Community Hub Masterplan will provide the opportunity to deliver appropriate additional sports and community facilities which will help ensure surrounding communities can secure benefits from future investment into the Etihad Campus and the surrounding area.</td>
</tr>
</tbody>
</table>

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

- Equal Opportunities Policy
- Risk Management
- Legal Considerations

**Financial Consequences - Revenue**

The Sixth Form College and Institute will be managed by Trusts and there will be no revenue implications for the Council.

A revenue business plan for the Beswick Leisure Centre has been drafted and will be managed along with the Council’s other Leisure Centre’s through an appropriate Leisure Management Contract and/or Trust arrangement. This is due to be tendered in early 2013 for implementation from the 1st April 2014. The anticipated revenue cost of running the leisure centre is £229,000 per annum. This represents a £110,000 saving on the existing arrangements at Miles Platting. The Council will be responsible for all planned repairs and maintenance of the structure and fabric of the Leisure Centre.

Works on the public highway shall be maintained from the existing highway revenue budget. Areas not within the Council’s ownership or responsibility of the Council are to be maintained by the land owners. This includes land to the east of Alan Turing.
Way which will be maintained by the landowners under the terms of the s.106 agreement relating to the MCFA development.

Financial Consequences – Capital

The total proposed capital cost of the scheme is £39.89 million excluding land acquisition. This includes an estimate of £1.25 million for the new retail offer that will be delivered by a third party developer. The remaining costs will be delivered through the City Council's Capital Programme based on the following estimated costs for construction: the Connell Sixth Form College £10.2 million, the Beswick Leisure Centre £8.7 million, the Manchester Institute of Sports Science and Sports Medicine £13.95 million, a new Rugby Pitch £0.34 million, and Highways, Car Parking, Public Realm and associated Infrastructure costs of £5.45 million.

An outline commitment for grant funding of up to £9.83 million has been received from the Department of Education for the Sixth Form College and in addition the Football Foundation has asked for an application for £370,000 to deliver sports related facilities and changing rooms.

The Sports Institute will be funded from a £9.7 million grant from Manchester City Football Club, a £3.2 million grant application to Sport England subject to approval in early 2013 and the balance of funding will need to be met from prudential borrowing funded from the annual MCFC Stadium rental through the Eastlands Reserve.

The Leisure Centre will be funded from a section 106 contribution from Manchester City Football Club of £3m, a £3 million application to Sport England Lottery Funding, (through the Iconic Facilities Fund) subject to a Sport England approval with decision that is expected in early 2013 and the balance of funding, subject to final design, will be met from prudential borrowing funded from the annual MCFC Stadium rental through the Eastlands Reserve, currently estimated to be £2.7 million over a two year period.

The City Council will be asked to make a capital contribution of £5.45 million over the two years of construction 2013/14 to 2014/15 for the Highways, Car Parking, Public Realm and associated Infrastructure to be funded from the Capital Fund.

The acquisition of all the interests in land required to facilitate the Beswick Community Hub, including the Grey Mare Lane Private Market will be met from the current Strategic acquisition budget and funded from the Capital Fund.

The recommendations in this report, if approved, will increase the capital budget by £2.2 million in 2012/13. This will allow officers to progress the Masterplan proposals to detailed design of the scheme to planning application stage and up to contract stage as set out in Table 2 of the report.

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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.

- A Strategic Partnership with Manchester City Football Club, Executive, 24th March, 2010
• Eastlands, Executive, 16<sup>th</sup> March, 2011

• Partnership with Manchester City Football Club and East Manchester, Executive, 13<sup>th</sup> July, 2011

• Indoor Leisure Review - Facility Strategy for Swimming Pools, Executive, 18<sup>th</sup> January, 2012

• Partnership with Manchester City Football Club and East Manchester, Executive, 14<sup>th</sup> March, 2012

• The Beswick Masterplan Report, Executive, 12<sup>th</sup> September, 2012

The Beswick Community Hub Masterplan can be obtained from Room 216, Town Hall, Manchester or downloaded at: [www.east-manchester.com](http://www.east-manchester.com).
1.0 Introduction

1.1 This report seeks approval to the Beswick Community Hub Masterplan following a period of local consultation with stakeholders. The Masterplan sets out proposals to transform the southern end of Grey Mare Lane in Beswick, East Manchester to create a vibrant community hub and neighbourhood centre. The Masterplan builds on the ambition of both the Eastlands Regeneration Framework and the 2008 – 2018 East Manchester Regeneration Framework to improve the quality of life outcomes for residents and strengthen the contribution East Manchester and its residents make to the City Region economy.

1.2 The Masterplan frames four of the key initiatives that the Eastlands Community Plan proposed would help transform the future development of the Eastlands area: the Connell Sixth Form College; the Manchester Institute of Sports Science and Sports Medicine; the Manchester House of Sport; and the Beswick Leisure Hub. The Eastlands Community Plan indicated that these four initiatives should be brought together to create a new community hub in the heart of East Manchester which would be focused in and around the key gateway junction of Grey Mare Lane and Alan Turing Way. The new facilities build on the existing community assets already present (The East Manchester Academy, the Beswick Community Library, St Brigid’s Primary school, and the NHS health facilities) and capture the very significant land contribution for community facilities that Manchester City Football Club has made on the south west corner of the Openshaw West site that will be the home of the Manchester City Football Academy.

1.3 In addition to determining the location of the new facilities the Masterplan sets out a series of proposals to improve the retail, highways and public realm in order to create not only a safe and secure environment but also a sense of place which builds upon and extends the world class facilities being developed by Manchester City Football Club within Openshaw West.

1.4 Finally, the report puts forward proposals which are required to enable the development of the new facilities and associated highways and public realm works to be brought forward to create the Beswick Community Hub. These proposals reflect the ongoing work and engagement with key funding partners and stakeholders such as Sport England, UK Sport, the Education Funding Agency, the Bright Futures Education Trust and Manchester City Football Club which are associated with the individual schemes and the bespoke requirements each organisation has for each facility.

2.0 The Beswick Community Hub Masterplan: Consultation Outcomes

2.1 The September 2012 Executive endorsed a draft Beswick Community Hub Masterplan for a period of consultation with local stakeholders. Views were sought from, amongst others, local residents (including the views of young residents), Elected Members, local businesses, landowners, The East Manchester Academy, St Brigid’s Primary School and Eastlands Homes.
The Consultation Process

2.2 In terms of the specific actions that were taken to secure feedback on the draft masterplan the East Manchester Regeneration Team led a process of consultation with local residents during September and October that involved: a static exhibition at Beswick Library; a dedicated page on the East-Manchester.com website; six staffed drop in sessions at the library and an outreach session at Asda Eastlands; a leaflet drop to 6700 residential households with freepost address for return comments; and a letter to 23 registered residents associations offering a private briefing session.

2.3 With regards to those businesses potentially affected by the proposals in the draft Masterplan the Regeneration Team held a briefing to businesses at the East Manchester Business Forum; a series of visits to and meetings with 12 businesses located directly on or adjacent to Grey Mare Lane; and two meetings held with representatives of Grey Mare Lane Traders Co-operative Market.

2.4 In relation to other key stakeholders the East Manchester Regeneration Team held briefing sessions for all East Manchester Elected Members; briefing and copies of the Masterplan were given to public sector partners via the East Manchester SRF Delivery Group; to engage young people briefing sessions were held for East Manchester Academy pupils, flyers were provided to pupils/parents at St Brigid’s school and a briefing was given to the East Manchester Youth Council. Finally, a briefing session for housing providers was held utilising the Manchester Strategic Housing Providers East Manchester Local Area Cooperation meeting.

The Consultation Feedback

2.5 The consultations that were held as part of the development of both the Eastlands Regeneration Framework and the Eastlands Community Plan were overwhelmingly positive in terms of the proposals that were set out in those documents. The Beswick Community Hub Masterplan set out a much finer grain of detail in relation to land use in and around the key gateway junction of Grey Mare Lane and Alan Turing Way, the location of proposed new facilities, and proposals for changes to the highways, car parking and public realm.

2.6 The numbers of questionnaires that were returned was disappointingly low with only 92 responses. However, having said that those that did respond were overwhelmingly positive about the proposals. Taken together with the feedback received from briefings and meetings with stakeholders the key messages received from the consultation process were as follows:

1) Highways

The consultation process with stakeholders identified key issues with regard to the following highways related matters associated with the draft Masterplan:

- The speed of traffic on the local road network;
• That there are barriers to pedestrian movements created by Alan Turing Way;
• There is a requirement to address through movements along Grey Mare Lane;
• Public transport provision needs to be maintained and supporting infrastructure delivered;
• The potential impact of the closure of part of Grey Mare Lane on journey times and of ‘rat running’ through residential areas.

Concerns were also expressed that parking should be sufficient for the projected number of visitors to the facilities, be conveniently located and affordable for local residents.

2) Facilities

Education: Several stakeholders and residents commented that the Sixth Form College needs to be seen as part of the overall education offer in East Manchester and meet the aspirations of local young people as a priority.

Parks / Play Areas: Several residents asked for additional play space for children and requested further details on the access arrangements for the leisure and community facilities being planned.

3) Commercial Development and Employment

Local Supply Chain: Opportunities for local businesses to be part of the supply chain for the Beswick project facilities and for MCFC developments. Several local retailers expressed an interest in taking units within the new development.

Retail: Market traders on the Grey Mare Lane Cooperative Traders Market expressed concern about the proposal to close the market and asked the project team to consider how a traditional market could be included within the masterplan proposals. A petition of 186 signatures was presented to the project team, of whom just over two fifths were from non Manchester addresses.

The response from residents generally to the market closure proposal was not completely negative although a small number expressed regret, very few used the facilities of the market on a regular basis.

Residents commented that they would like to see the post office retained and to see more variety of shopping and restaurants/leisure facilities.

Local recruitment: Comments were received that focused on the availability of jobs to local residents and training packages to ensure local residents have the required skills to secure employment.

4) Other
Comments that the appearance of surrounding housing needs to match the high standards of the facilities that will be provided by MCC and MCFC.

2.7 A number of these comments clearly have an impact on the physical manifestation of the proposals set out in the draft plan. Others again reflect residents concerns which were highlighted in previous consultations about the importance of securing the maximum economic and employment benefits from these proposals and to ensure that the proposals are fully integrated into the community and do not seek to exclude residents from using the facilities.

3.0 The Beswick Community Hub Masterplan: A Revised Plan

3.1 As a result of the consultation with stakeholders the Masterplan layout has been further developed and is attached in Annex 1 of this report and the Masterplan now reflects the further detailed work which has been carried out on the highways proposals and the building layouts.

3.2 Whilst there are some minor changes, particularly in relation to the building layouts, the core principles of the Masterplan remain the same as those approved for draft purposes in September. As a result of the consultation it has been suggested that the pedestrianised area of Grey Mare Lane should be designed to allow emergency vehicle access. This will be incorporated in the revised design.

3.3 The opportunity afforded by the existing and proposed community facilities clustered around the junction of Grey Mare Lane with Alan Turing Way brings these new and retained facilities together into a single, accessible coherent campus, which will both act as a gateway to the Etihad Campus (from the south) and critically, provide a new vibrant heart for the communities which surround it, promoting education, health and wellbeing and employment opportunities. These are commensurate with our long term ambitions to transform East Manchester, helping to diversify the local economic base, create employment, and improve the image of the area as a place to live and invest.

3.4 The final proposals, as with the draft plans, do not retain the two existing markets (the Grey Mare Lane Private Market and the Grey Mare Lane Traders Co-operative Market) which are incompatible visually and functionally with the proposals for the Community Hub. It should also be noted that the owner of the Grey Mare Lane Private Market has, during the course of the consultation period, agreed terms with the City Council to sell the site of the Private Market and to give vacant possession early in the New Year.

3.5 Members should note that the final plan that is put forward for approval does not provide for a site for a permanent market. Despite the desire expressed by the Co-operative market traders to continue trading the closure of the Private Market will inevitably further erode the trading position and the viability of the Traders Co-operative Market. In addition the retail landscape in East Manchester has changed fundamentally in recent years with the establishment of new retail offers at Eastlands, Openshaw and Gorton, all of which were not
present just over a decade ago. The Co-operative Market has under-performed as a result and the closure of the Private Market, as stated above, will have a further impact on its' performance. Officers are therefore of the view that establishing an alternative site for the Traders Co-operative Market in this location is not a viable or sustainable option. If the Masterplan is approved in this form then it is proposed that displaced market traders will be offered the opportunity to move into well regulated existing markets within Manchester on terms that will provide transitional relief at reduced rates providing such traders comply with Manchester Markets Disciplinary Rules and Regulations.

3.6 To replace the existing market offer the plans provide for opportunities for a “Saturday Market” type offer to be hosted on parts of the Community Hub site, provided there is a robust and sustainable proposition to underpin it.

4.0 Delivering the Beswick Community Hub Masterplan

4.1 With regard to delivering the overall vision which forms the heart of the Beswick Community Hub Masterplan there is a requirement to sustain forward momentum in the delivery of the new facilities in Beswick and ensure, as far as possible, the opportunities to capture external funding are secured and that the core requirements and conditions of funding partners are delivered.

4.2 Annex 1 sets out the core plan that will form the heart of the Beswick Community Hub Masterplan. Over the last eight months, since the approval of the Eastlands Community Plan, officers, in parallel with building up the draft Masterplan, have continued to work with stakeholders and funding partners on the detail associated with the development of each of the new facilities and the consequential impacts of delivering a coherent masterplan that delivers on the core requirements of place making and improving the opportunities to transform east Manchester.

4.3 From the work that has been undertaken to date, and from the discussions with funding partners, it is clear that there is a strong platform of support for the delivery of the core components associated with the Masterplan. However, it is also apparent that the decision making processes for each funding partner are not aligned. This, therefore, could act as a potential brake on the forward momentum and also the opportunity to deliver a cost efficient solution for the Beswick Community Hub. The remainder of this section addresses the core current requirements to sustain forward momentum and secure a cost efficient outcome for the creation of the Hub.

4.4 In terms of delivering the overall vision as set out in the proposed Masterplan the delivery focus will be on bringing forward the following facilities within a first phase of development: the Connell Sixth Form College; the Manchester Institute of Sports Science and Sports Medicine; and the Beswick Leisure Hub. The Manchester House of Sport proposal will be brought forward as a Phase 2 development when further work is undertaken to test the concept for the House of Sport with the market. This work will seek to establish the appetite of national and international sports bodies to be attracted to
Manchester and the emerging opportunity within Beswick. In bringing forward the Phase 1 facilities there is also a requirement to improve the retail offer, and also to transform the highways, car parking and public realm in order to create not only a safe and secure environment but also a sense of place which builds upon and extends the world class facilities being developed by Manchester City Football Club within Openshaw West.

4.5 The Phase 1 proposals for the Beswick Community Hub are linked with each other as part of the Masterplan. It is therefore proposed that, with the exception of the retail shops (which would be subject to a third party developer taking the development risk), they are procured as part of a single, phased procurement exercise involving a single design and build team. This will generate financial, logistical and programme efficiencies which would not be possible from a series of individual procurements for the different components of the Masterplan.

4.6 Including the estimated cost of the new retail facilities the total estimated capital cost of the proposed Phase 1 scheme is £39.89 million. Table 1 below sets out the proposed funding strategy as follows:

**Table 1: Estimated Costs for Phase 1 of the new facilities within the Beswick Community Hub**

<table>
<thead>
<tr>
<th>Project</th>
<th>Estimated Cost £m</th>
<th>Funding Partners</th>
<th>£m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Connell Sixth Form College</td>
<td>£10.2m</td>
<td>Dept for Education</td>
<td>£9.83m</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Football Foundation (∞)</td>
<td>£0.37m</td>
</tr>
<tr>
<td>Beswick Leisure Centre</td>
<td>£8.7m</td>
<td>Section.106 from MCFC</td>
<td>£3.0m</td>
</tr>
<tr>
<td></td>
<td></td>
<td>MCC Borrowing (*)</td>
<td>£2.7m</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Sport England</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Iconic Building Fund (∞)</td>
<td></td>
</tr>
<tr>
<td>Rugby Pitch</td>
<td>£0.34m</td>
<td>RFU (*)</td>
<td>£0.05m</td>
</tr>
<tr>
<td></td>
<td></td>
<td>MCC Borrowing (*)</td>
<td>£0.29m</td>
</tr>
<tr>
<td>Manchester Institute of Sports Science &amp; Sports Medicine</td>
<td>£13.95m</td>
<td>MCFC</td>
<td>£9.7m</td>
</tr>
<tr>
<td></td>
<td></td>
<td>UK Sport / Sport England (*)</td>
<td>£1.0m</td>
</tr>
<tr>
<td></td>
<td></td>
<td>MCC Borrowing (*)</td>
<td>£3.25m</td>
</tr>
<tr>
<td>Retail Shops</td>
<td>£1.25m</td>
<td>Private developer</td>
<td>£1.25m</td>
</tr>
<tr>
<td>Highways / Public Realm</td>
<td>£5.45m</td>
<td>MCC Capital Fund</td>
<td>£5.45m</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>£39.89m</strong></td>
<td><strong>£39.89m</strong></td>
<td></td>
</tr>
</tbody>
</table>

Note: * Funds pending finalisation and agreement with funders
∞Funds pending bid submission and approval

4.7 In respect of the proposed Phase 1 programme progress on each of the component elements is set out below:
**Connell Sixth Form College**

4.8 Funds of £9.83m have been allocated by the Department for Education (DfE) as part of the free schools programme, on the basis that the College is operational by September 2014. This will require a planning application to be submitted in January 2014. The DfE, through the Education Funding Agency (EFA), have approved the principle of grant-funding the City Council directly to procure the facility as part of the single procurement and this model would be similar to the model adopted to procure the Academy buildings as part of Manchester’s BSF and Academy programme. The Football Foundation have indicated that funding of £370,000 would be available via an application to be made by Manchester City Football Club. This would deliver a multi-use games area and changing facilities within the College grounds which, pending agreement on operational issues with the Trust would be available for community use. It is therefore recommended that the City Treasurer and the Chief Executive of New East Manchester Ltd are authorised to procure the development of the College. The budget for the college is set out above.

**Beswick Leisure Centre**

4.9 The current cost estimate for this scheme is £8.7m. The Manchester City Football Club (MCFC) Section 106 contribution of £3m is secured as the MCFA project has commenced on site. The remainder of the funding is proposed to be made up of prudential borrowing funded by the annual Stadium rental through the Eastlands reserve\(^1\) (£2.7m) and Sport England Iconic Building Funding £3m. Whilst the scope of the project has been agreed with Sport England, detailed design work is required to further develop the project and the cost plan. This will inform both the discussions with Sport England over the level of funding to be allocated from prudential borrowing funded through the Eastlands reserve and the detail of the Iconic Buildings bid.

**Manchester Institute of Sports Science & Sports Medicine**

4.10 The current estimate for this scheme is £13.95m for the core Institute building, with a further £1.75m required to meet the current gaps in the day-to-day training needs of the Manchester elite sports. Manchester City Football Club has committed up to £9.7m grant funding towards the core Institute building cost. At present it is envisaged that the balance of the funding for the core institute will be drawn from prudential borrowing funded by the annual Stadium rental through the Eastlands reserve (£3.25m) and UK Sport / Sport England funding (£1m). The Club and the Council are in detailed discussions with UK Sport and Sport England about the provision of the remaining funding required and critically about the alignment of existing performance support revenue budgets, particularly for the English Institute of Sport, to the new model proposed. UK Sport have appointed a new Performance Director who does not take up his post until January; therefore establishing a detailed position.

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\(^1\) The Eastlands reserve is the reserve generated by the income from the annual stadium rental, offset by annual revenue costs.
and capital and revenue commitment is likely to require several months of
detailed work. The Club and the Council are also pursuing discussions with
individual sports such as British Cycling to assist with this detailed planning.

4.11 To ensure forward momentum is sustained in terms of developing the Institute
as part of the Phase 1 MCFC have agreed to finance the overall design
development, programme and associated project management costs which
are estimated to be £301,000 to take the scheme up to the granting of
planning consent and a further £314,000 to get into contract. A review of the
capital and revenue funding commitments from other partners will be carried
out when planning consent has been granted, to ensure that the prospects for
success justify further commitment by the Club to take the Institute into
contract.

Highways, Car Parking and Public Realm

4.12 The highways proposals have been subject to further verification work by
transportation engineers, including traffic modelling. This has demonstrated
that the proposals set out in the draft Masterplan are robust and that the
existing network / junctions have capacity to accommodate the traffic
generated by the closure of Grey Mare Lane as a through-route. In addition,
the public realm works have been subject to further development work in
response to the masterplan changes referred to above. The cost estimate for
these works is currently £5.45m, to be funded by MCC Capital fund. The
works will require statutory procedures to be undertaken and the costs are
included in this budget.

Retail Offer

4.13 It is envisaged that the retail facilities will be procured via a private sector
development partner. Feasibility studies have been undertaken and indicate a
demand for new retail facilities to replace the existing offer which is a remnant
of the former Beswick District Centre. At this stage it is envisaged that, as a
minimum, there will be demand for a single block of 4 retail units which would
broadly reflect the retail functions of the existing facilities. However, there is
space within the Masterplan to accommodate further retail units should there
be demonstrable demand within the market place.

Next Steps:

4.14 In terms of bringing forward a comprehensive programme of works to deliver
all of the Phase 1 proposals there are a number of factors influencing and
shaping that ambition. First and foremost is the requirement of the Education
Funding Agency that the new Connell Sixth Form College has a brand new
facility opened at the beginning of September 2014. In addition to this
requirement Sport England and UK Sport and their decision making processes
are also influencing the finalisation of the Phase 1 programme. In relation to
the Beswick Leisure Centre an application for Sport England Iconic Building
Funding will be made in December 2012 with an outcome on that application
expected in early 2013. Equally with regards to the Manchester Institute of
Sports Science and Sports Medicine positive discussions are ongoing with Manchester City Football Club, UK Sport and Sport England to finalise a robust business case and business plan to underpin this proposal.

4.15 As a result of the ongoing discussions with funding partners, their requirement for detailed costings along with the core requirement to deliver a new College facility for September 2014 the following approach is proposed to bring the first phase of development forward. Whilst the core Department for Education – Education Funding Agency funding package for the College is fixed, further work is required to develop the Leisure Centre, the Institute and the public realm / highways projects and it is not possible to agree a detailed and final funding package. It is therefore proposed that the fee costs to develop these schemes are approved at this stage, with detailed investment cases based on developed designs and including detailed costing / funding proposals being the subject of further approvals from the Executive as and when they are available. The fee costs up to contract stage are highlighted in the Table 2 below.

Table 2: Project Fee Costs for Design Development

<table>
<thead>
<tr>
<th>Project</th>
<th>Fee Cost £’000</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Connell Sixth Form College</td>
<td>736</td>
<td>EFA Grant</td>
</tr>
<tr>
<td>Beswick Leisure Centre</td>
<td>593</td>
<td>MCFC Section 106 Contribution</td>
</tr>
<tr>
<td>Highways and Public Realm</td>
<td>257</td>
<td>MCC Capital Fund</td>
</tr>
<tr>
<td>Manchester Institute of Sports Science and Sports Medicine</td>
<td>615</td>
<td>Grant Contribution from MCFC</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>2,201</strong></td>
<td></td>
</tr>
</tbody>
</table>

Land Assembly

4.16 With the exception of the Private Market, and a plot of adjacent land, on Grey Mare Lane all of the land required to bring forward the Beswick Community Hub is in either the City Council’s or Manchester City Football Club’s ownership. As Members are aware the Football Club have agreed to contribute 5.5 acres of land on the south west corner of their Openshaw West site for community facilities. The freeholder of the Grey Mare Lane Private Market has agreed terms with the City Council to sell all their land interests in the Private Market and surrounding land and give vacant possession of the site early in the New Year. This agreement now enables the City Council to assemble the core development site between Alan Turing Way and Grey Mare Lane to deliver the Community Hub facilities on the western side of Alan Turing Way.

4.17 To facilitate an effective delivery and procurement structure via the single procurement approach outlined in Paragraph 4.5 above requires a number of land transactions to ensure land is in the appropriate ownership when development occurs. The current proposal is for the City Council to take
development leases of the land on which the Connell Sixth Form College and the Manchester Institute of Sports Science and Sports Medicine are to be constructed. These will be long leases at a peppercorn and taken from the freeholder, Manchester City Football Club. On completion of the Connell Sixth Form College the City Council will grant a long lease of the site and buildings to the Bright Futures Educational Trust. A similar long leasehold arrangement with a Trust will be put in place with respect to the Institute upon completion of the building. The terms of these agreements are to be agreed.

4.18 The capital and revenue implications are reported in the financial implications section of this report.

5.0 Concluding Remarks

5.1 The Beswick Community Hub Masterplan frames four of the key initiatives that the Eastlands Community Plan set out for future development of the Eastlands area of East Manchester: the Connell Sixth Form College; the Manchester Institute of Sports Science and Sports Medicine; the Manchester House of Sport; and the Beswick Leisure Hub. The opportunity afforded by the existing and proposed community facilities clustered around the junction of Grey Mare Lane with Alan Turing Way has brought together new and retained facilities into a single, accessible coherent campus, which will both act as a gateway to the Etihad Campus (from the south) and critically, provide a new vibrant heart for the communities which surround it, promoting education, health and wellness and employment opportunities.

5.2 To fulfil its potential as a place, the creation of the Beswick Community Hub will require significant interventions to be made to the highways, public realm and car-parking infrastructure; in masterplan design terms it will be these elements which allow convenient access to the facilities and which will join them up in a workable and attractive spatial configuration. In essence, a new centre of gravity in this part of East Manchester will be created through the development of the Beswick Community Hub proposals.

5.3 In terms of local economic benefit, there is clearly a significant opportunity to develop an understanding of the construction and end user requirement for skills, experience and training in the workforce and to work with local training providers to ensure residents in East Manchester can secure these opportunities.

5.4 Detailed recommendations appear at the front of this Report.

6.0 Contributing to the Community Strategy

(a) Performance of the economy of the region and sub region

6.1 Proposals set out within the Beswick Community Hub Masterplan will provide the catalyst for further investment and employment in the area.
(b) Reaching full potential in education and employment

6.2 The next generation of investment at the Etihad Campus and into adjoining areas, including Beswick, will facilitate the creation of a substantial number of jobs in a range of employment sectors.

6.3 The proposals within the Beswick Community Hub Masterplan for the new Connell Sixth Form College will help to strengthen the education offer within East Manchester.

(c) Individual and collective self esteem – mutual respect

6.4 A planned environment with new education and leisure facilities will improve the individual and collective self esteem of those living and working in the area. Leisure and education facilities will encourage increased participation in further education and sports which also has a beneficial effect on self esteem.

(d) Neighbourhoods of Choice

6.5 The proposals within the Beswick Community Hub Masterplan will provide the opportunity to deliver appropriate additional sports and community facilities which will help ensure surrounding communities can secure benefits from future investment into the Etihad Campus and the surrounding area.

7.0 Key Policies and Considerations

(a) Equal Opportunities

7.1 A key outcome will be to capture significant employment opportunities and ensure that local residents have the opportunity to compete for such job opportunities. In addition, there is a commitment to ensure that design standards will comply with the highest standards of accessibility.

(b) Risk Management

7.2 The key risks arising from the proposals in the report are as follows.

6th Form College

The project is fully funded except for £370k Football Foundation funding which is likely to be approved in the New Year. This will be taken into account in the procurement process.

Leisure Centre

The project is likely to receive confirmation that it is fully funded in early 2013. This will be taken into account in the procurement process.

Institute
By Spring 2013 this project is likely to be fully funded.

*Retail*

The timing of the procurement of a retail developer will be aligned to the development of other facilities and need to replace existing facilities for car parking.

*Highways*

There is a requirement to obtain formal statutory approval for the works, which will be sought during the design and development process.

**(c) Legal Considerations**

7.3 The Council is required to procure the design and development of these proposals in accordance with the Public Contract Regulations 2006 and with its Financial rules.

7.4 Planning permission and statutory consents for the Masterplan proposals will be required. The principle of the Sixth Form College and Sports and Medicine Institute has been established by outline planning permission. The implementation of the Masterplan will require the acquisition of land interests, including development leases.

7.5 The proposals include use of funds provided to the Council pursuant to a Section 106 agreement which envisages expedience on the Leisure Centre.

7.6 The full implementation of the proposals in the report is dependent on successful grant applications which will require legal agreement to be put in place between the Council and funders. In addition formal agreement with Sport England under the 1999 Lottery Funding Agreement will be required to the use of stadium rent in the Eastlands reserve.