

# East Manchester: its experience of regeneration.

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# Content

- NEM: Walking tour local area plans, before and after pictures
- New East Manchester in context:
  - NEM: what were the challenges?
  - NEM: why regenerate?
  - NEM: what was it?
  - NEM: where was it located?
  - NEM: how did it operate?
  - NEM: the area based initiatives/ funding streams

# NEM: Walking Tour

**A:** NEM starts at key gateway to Manchester - Piccadilly station – on route **B:**

Holt Town – infrastructure/ new housing?

**C:** Sports City – leisure and entertainment

**D:** Etihad Campus – the future/ neighbourhoods of choice

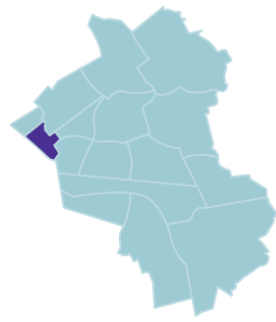
**E:** Beswick Academy New school – infrastructure/ neighbourhoods of choice

**F:** Beswick New housing – neighbourhoods of choice

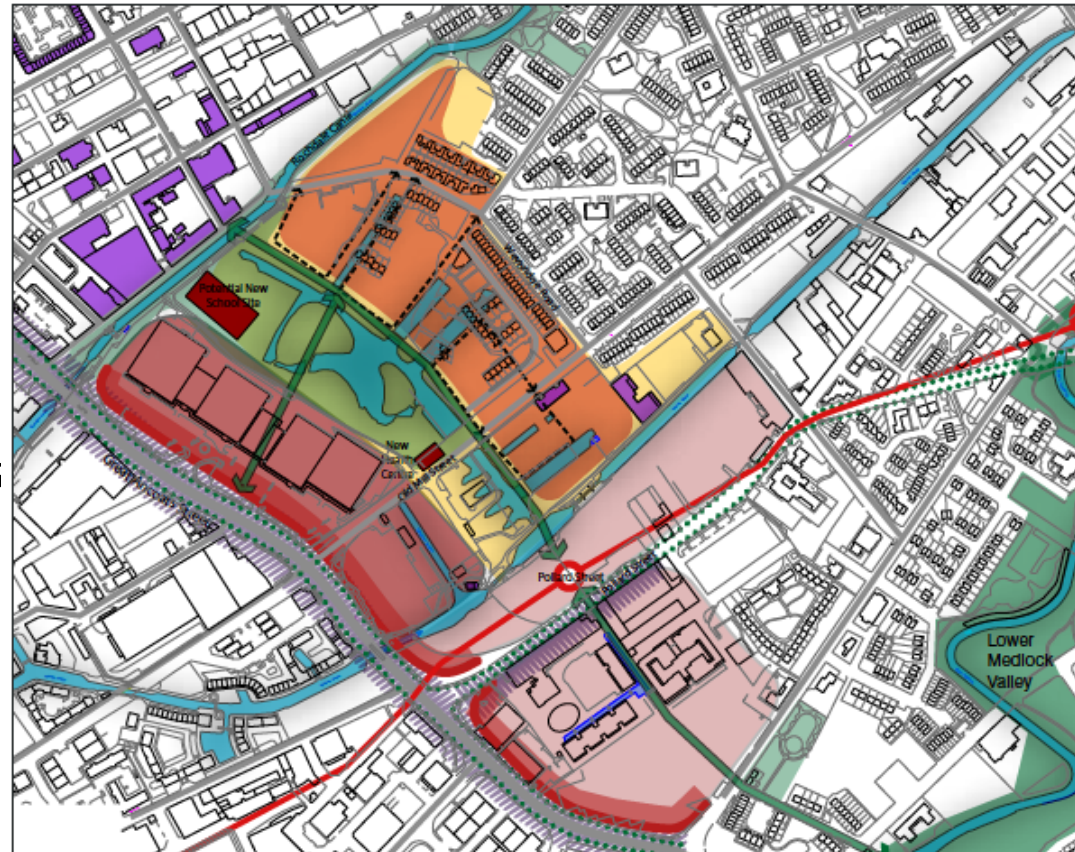
**G:** Mayfield Depot – HS2/ new infrastructure?



# A: Piccadilly station to NEM



- Piccadilly village
- New Islington
- Pollard St
- Future of regeneration?
- On route compare and contrast housing forms



Source: NEM Regeneration Framework, 2008: 106

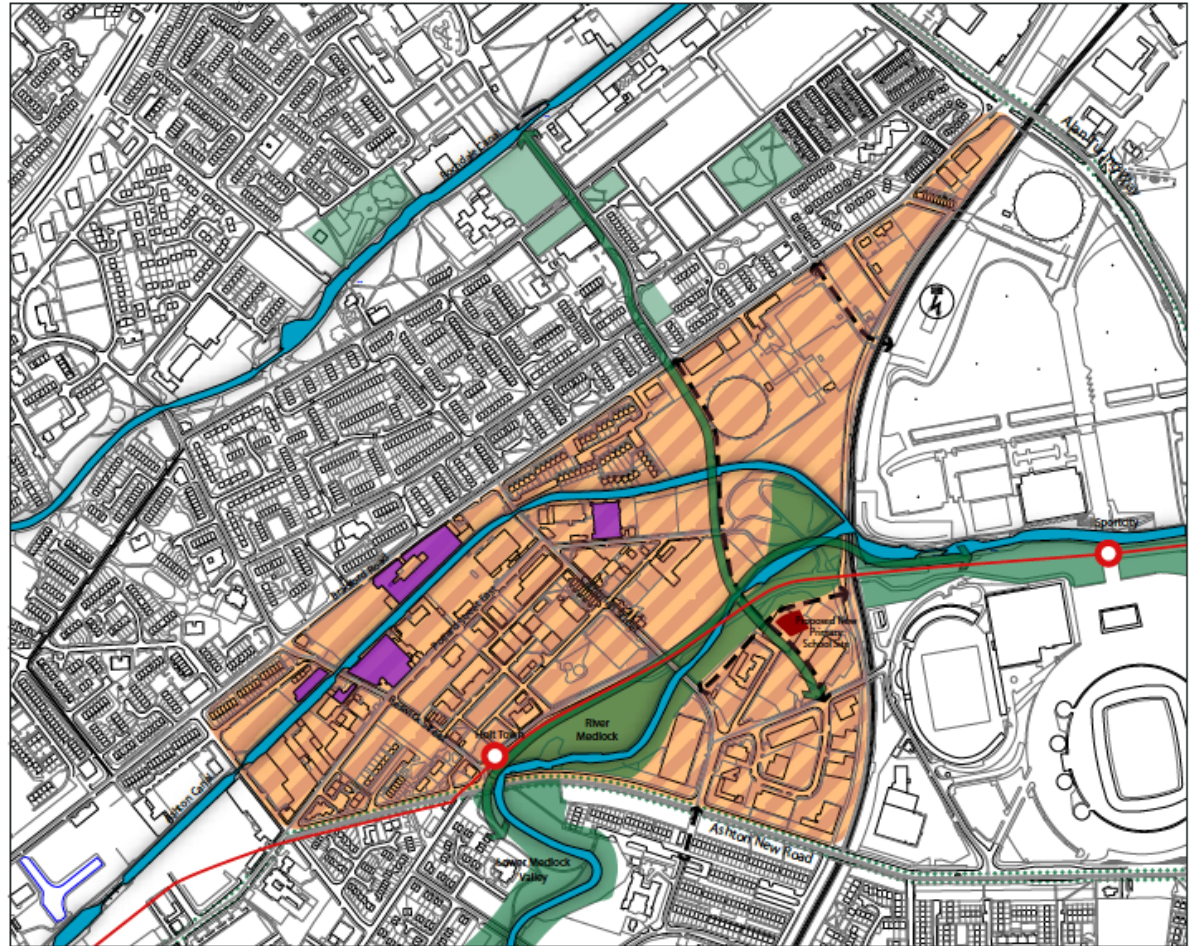
# B: Holt Town – infrastructure/ new housing



- 2007 Proposal for new city fringe housing
- Compared to previous uses
- Stalled market, what is the future?



Source:  
<http://www.cibitas.co.uk/index.html>



Source: NEM Regeneration Framework, 2008: 110

# Holt Town previous uses



Source: East Magazine, WINTER 2009 issue; photographer Len Grant.

# Holt Town previous uses



Source: East Magazine, WINTER 2009 issue; photographer Len Grant.

# Holt Town now



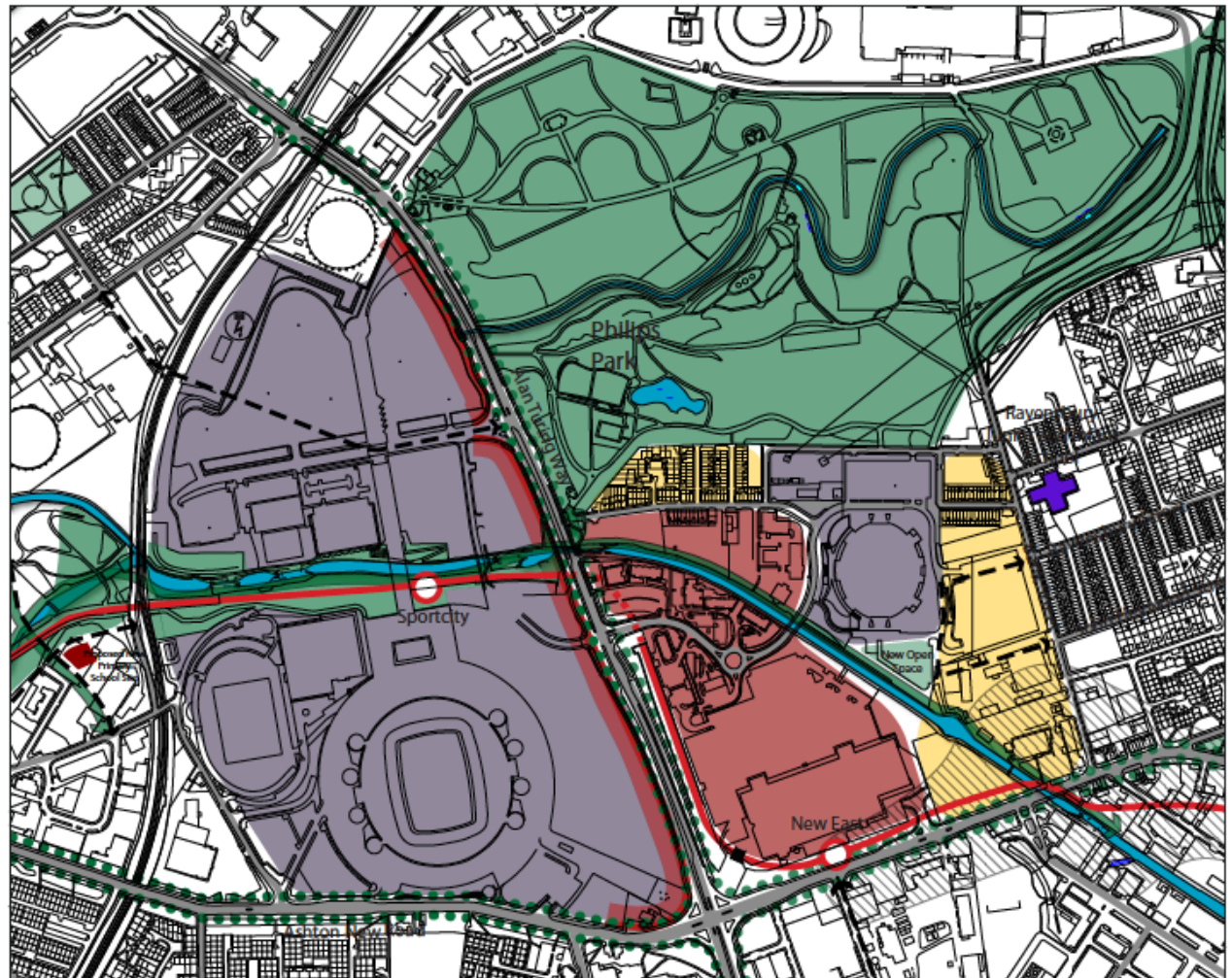
Source: East Magazine, WINTER 2009 issue; photographer Len Grant.



# C: Sports City – housing/ leisure and entertainn



- Velodrome
- Commonwealth Games 2002
- End usage for stadium
- Super Casino
- Supermarket
- New housing
- New developments
- Infrastructure



Source: NEM Regeneration Framework, 2008: 114

# Pre Games



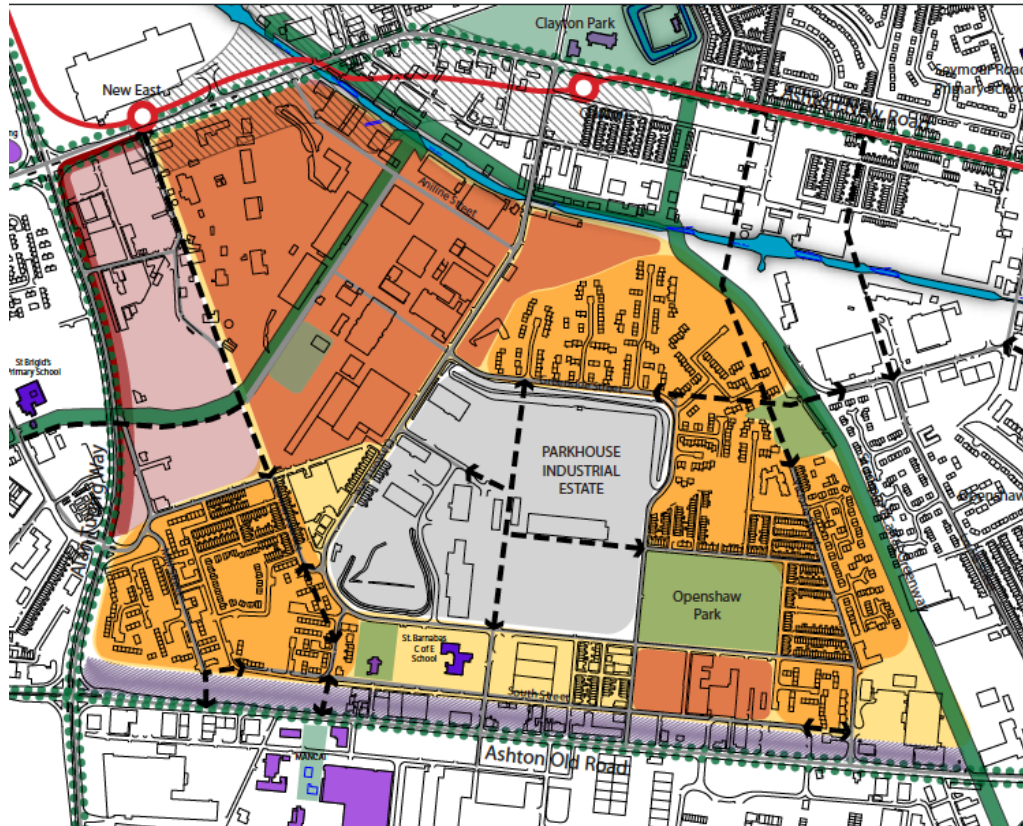
Source: Eastlands Regeneration Framework, March 2007

# Post Games



Source: Eastlands Regeneration Framework, March 2007

# D: Etihad Campus – the future/ neighbourhoods of choice

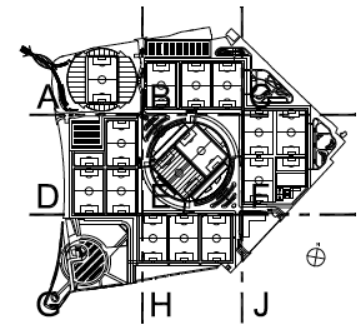
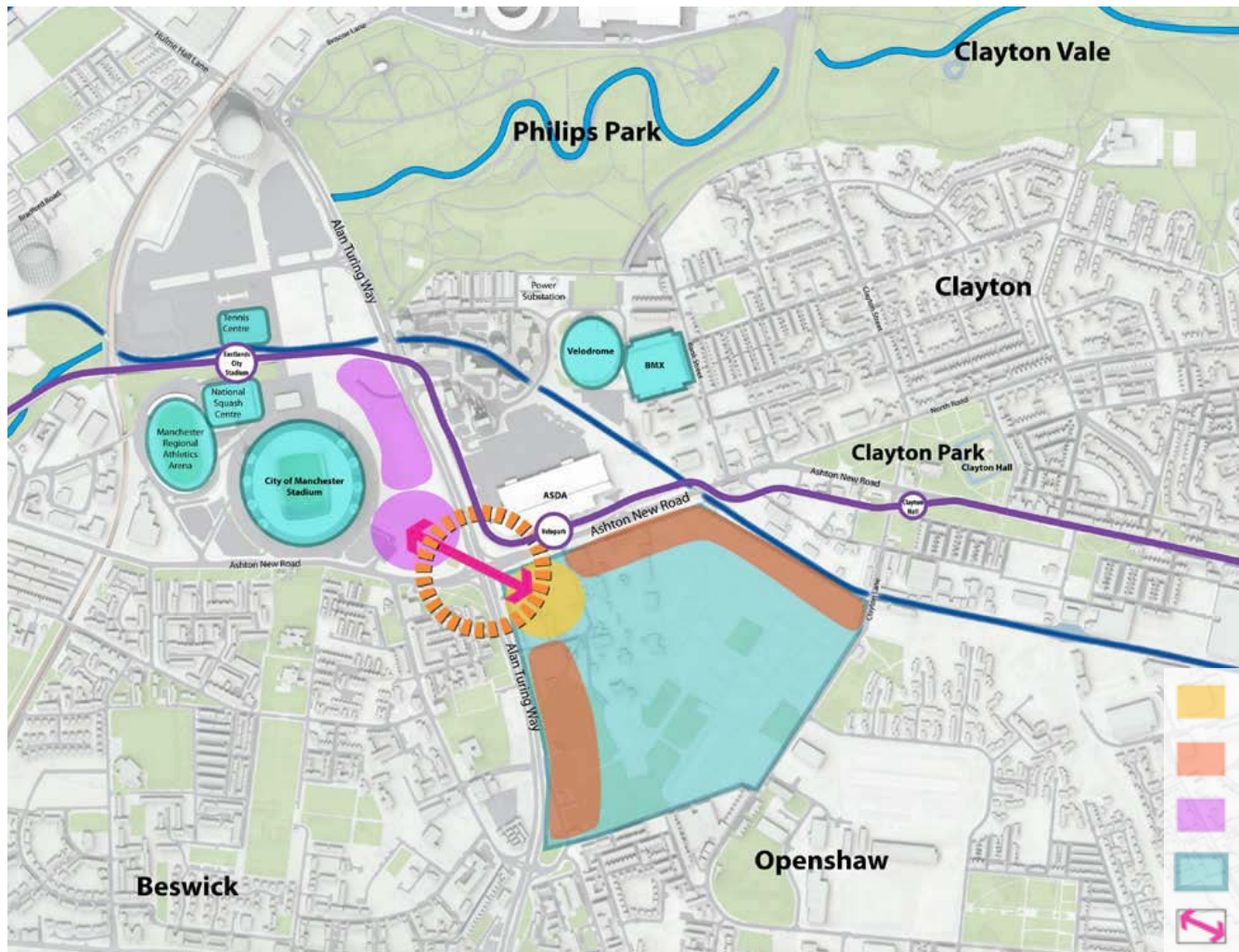


Openshaw West master plan  
As Adopted in SRF 2001-2011

This includes site of Etihad  
Campus and Eastland's SRF  
See next slides for changes

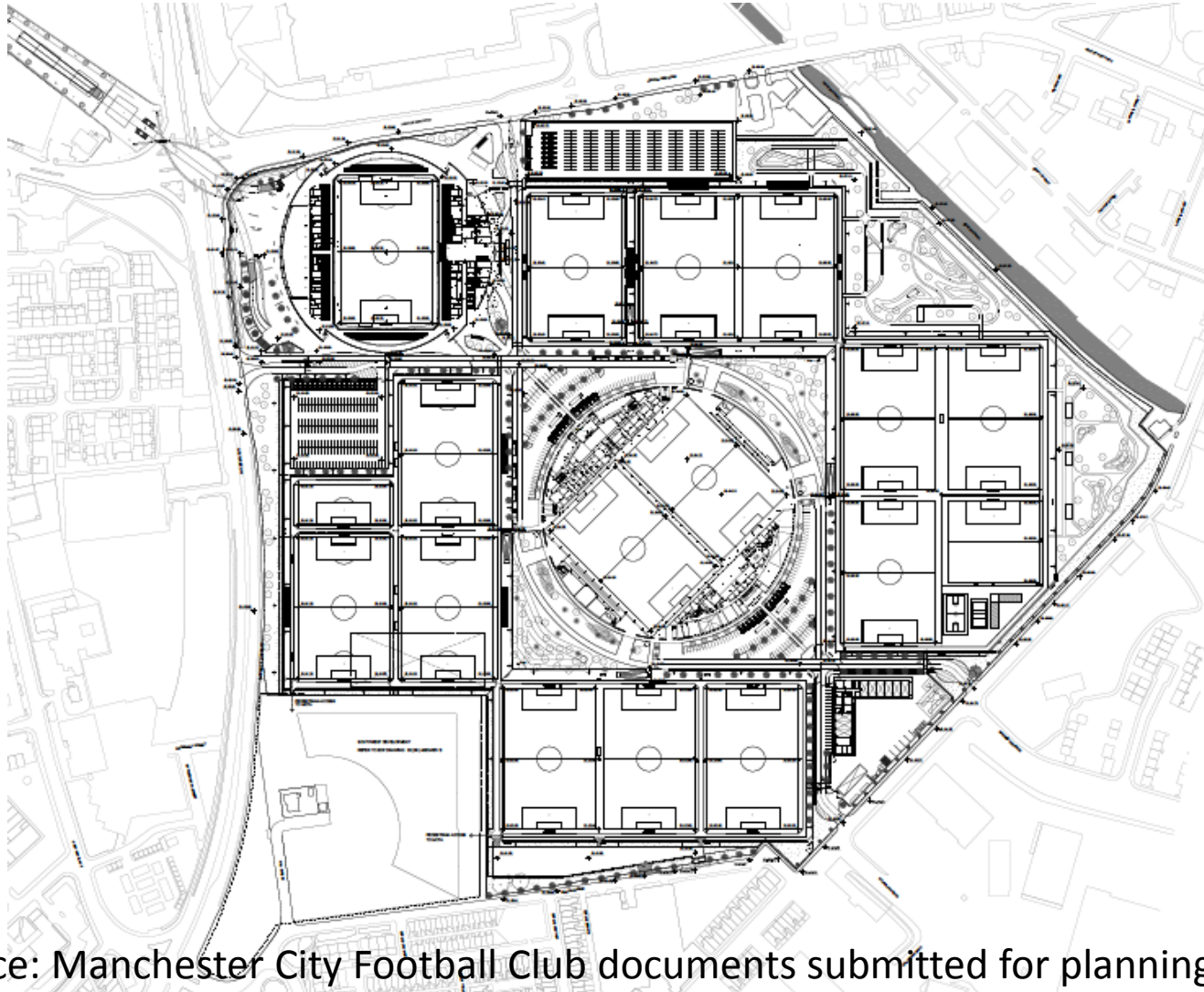
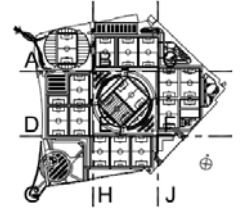
Source: NEM Regeneration Framework, 2008: 110

# Eastlands SRF adopted 2012



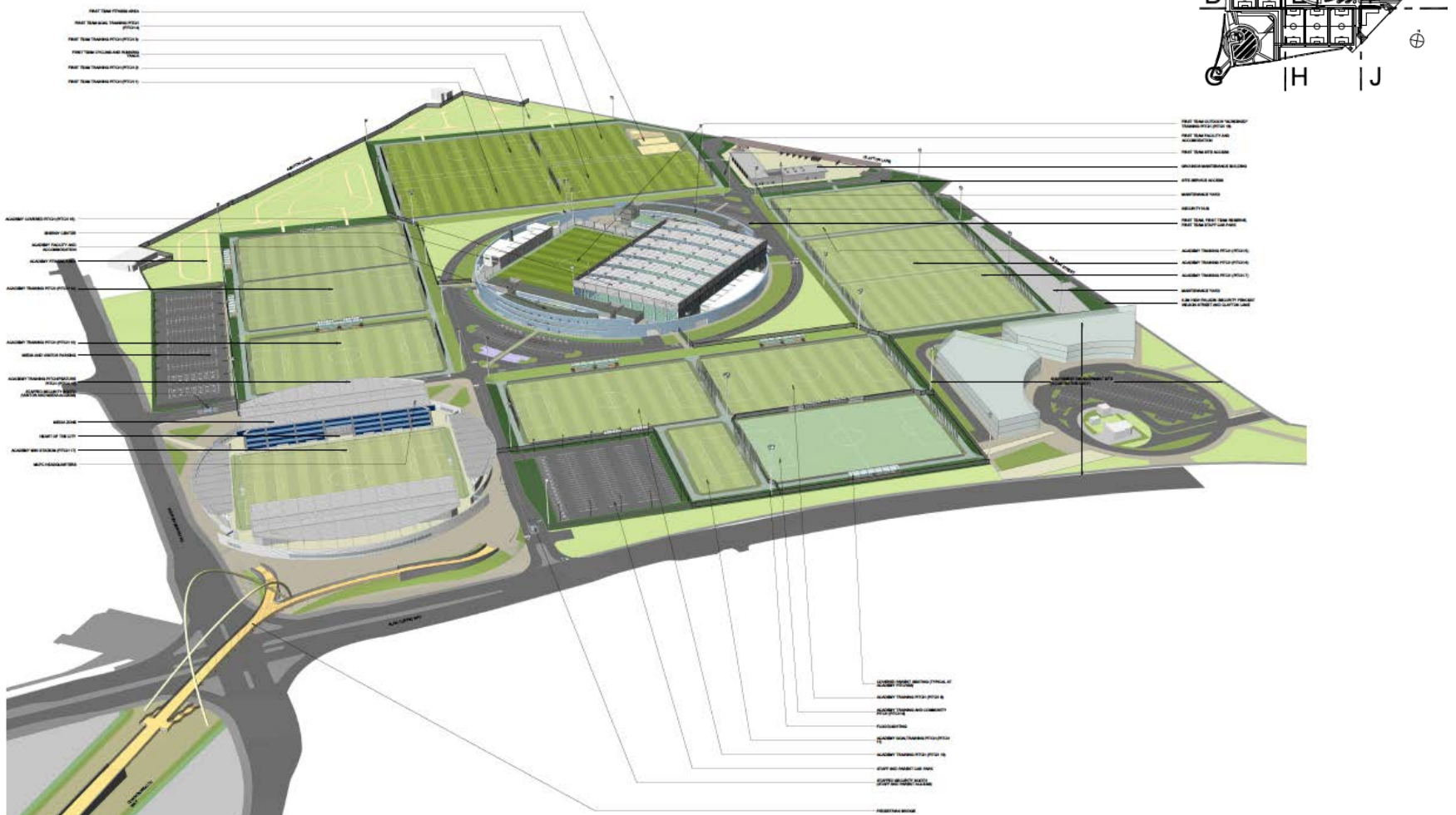
Source: Eastlands SRF, 2012

# Etihad Campus Masterplan Eastlands



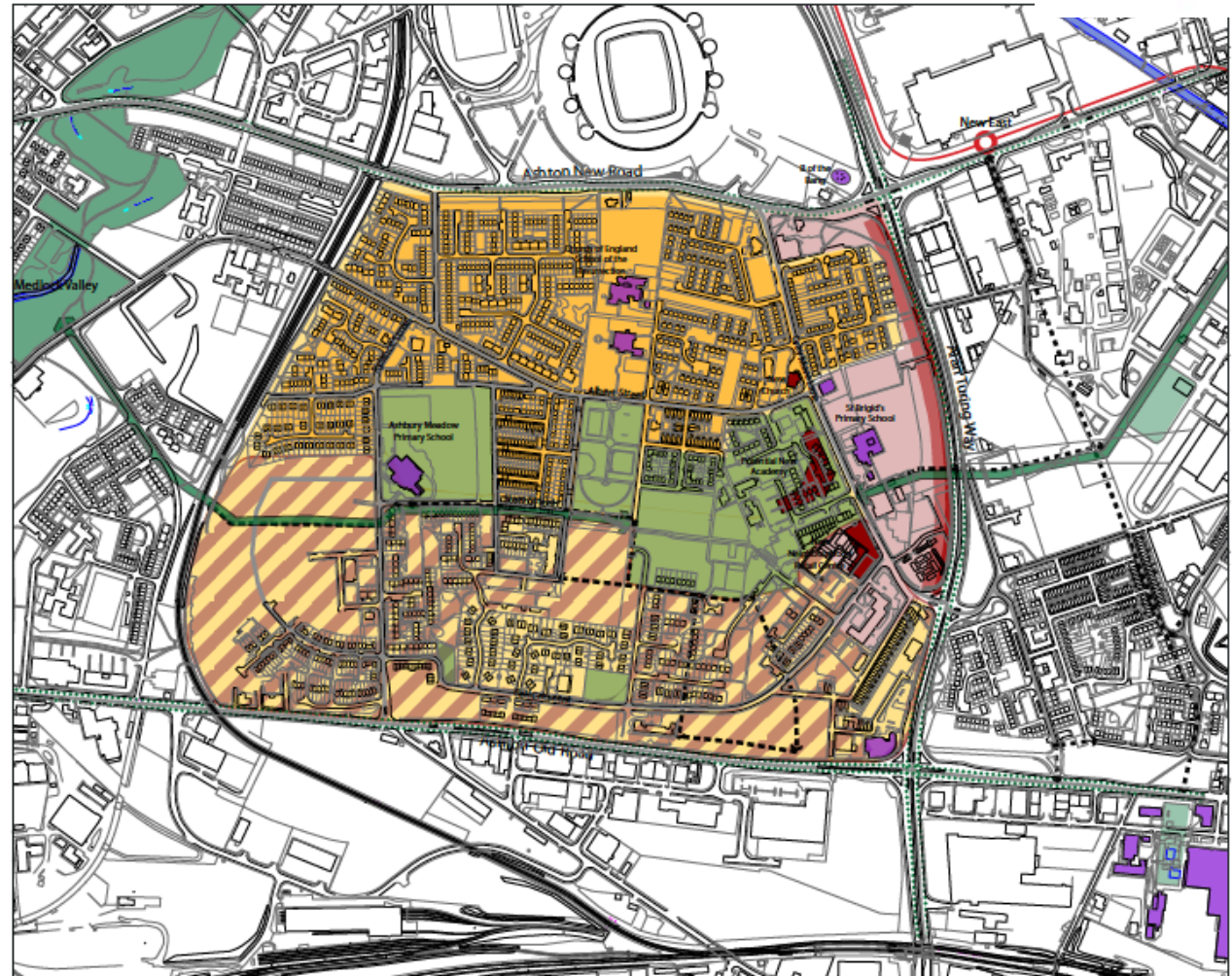
Source: Manchester City Football Club documents submitted for planning , 2011

# Representation of development



Source: Manchester City Football Club documents submitted for planning , 2011

# E & F: Beswick - academy and housing



Source: NEM Regeneration Framework, 2008: 116



# Beswick District Centre 1983

(c) Manchester Libraries



Source: Manchester Library Collection

# Fort Beswick 1980s



Source: Manchester Library Collection

# Beswick 1964 .... Roseberry Street.



Source: Manchester Library Collection

## Beswick (1964) Baden Street and Nansen Street



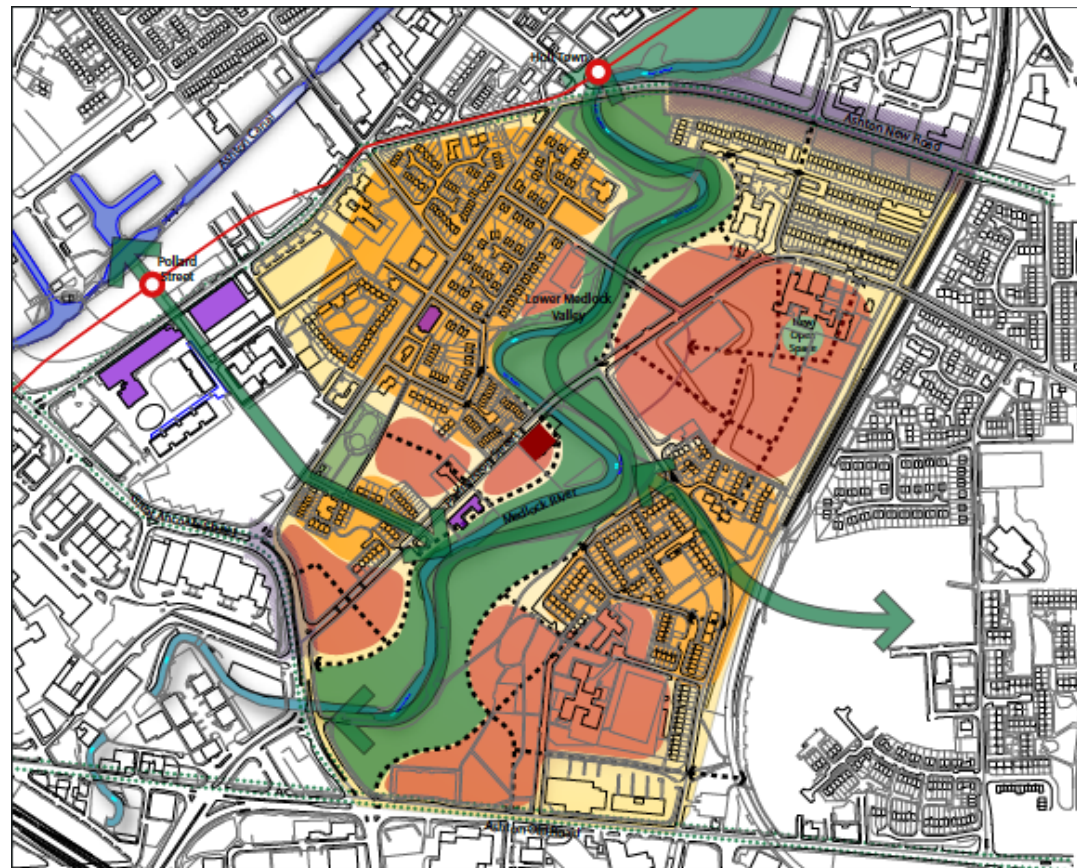
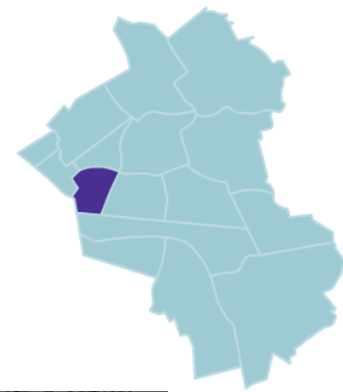
Source: Manchester Library Collection

# Beswick Residents enjoying their new homes



Source: Manchester Salford Pathfinder Annual Report 2006-07

# G: Lower Medlock Valley and Mayfields



Source: NEM Regeneration Framework, 2008: 114

# Once thriving high street



Source: Manchester Library Collection

# NEM: what were the challenges?

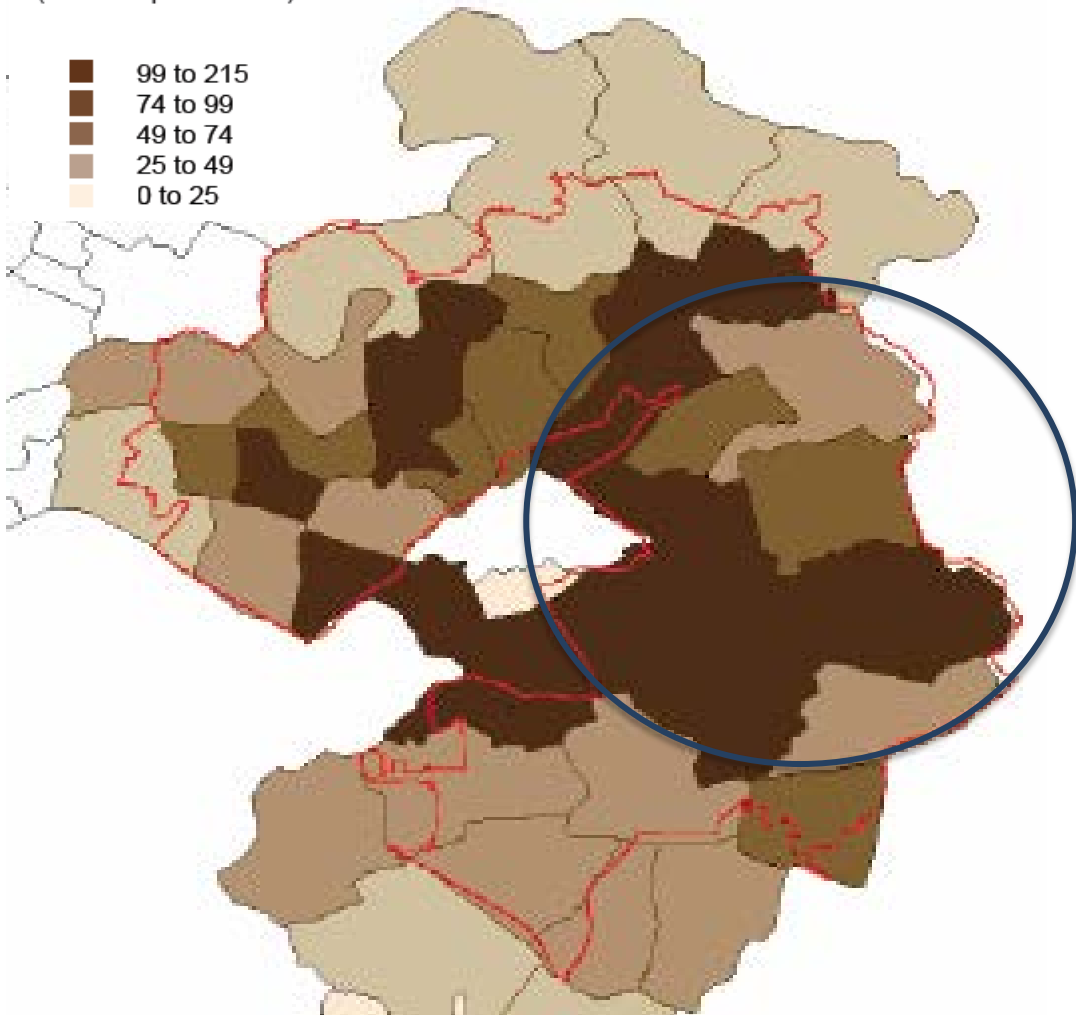
- Some of the most disadvantaged neighbourhoods in Manchester and the Country
- The disappearance of traditional manufacturing base (60% employment loss 1975-85). Resulting in
  - Fragile economic base
  - 52% household in receipt of benefits
  - Higher than Manchester average unemployment
- Collapse in housing market
  - 20% vacant properties
  - Negative equity
- Low skills base
- High crime rate
- Poor health,
- Poor community and retail facilities



# Using population as an example of decline

Population Density  
(Persons per hectare)

- 99 to 215
- 74 to 99
- 49 to 74
- 25 to 49
- 0 to 25



## 1951 Population

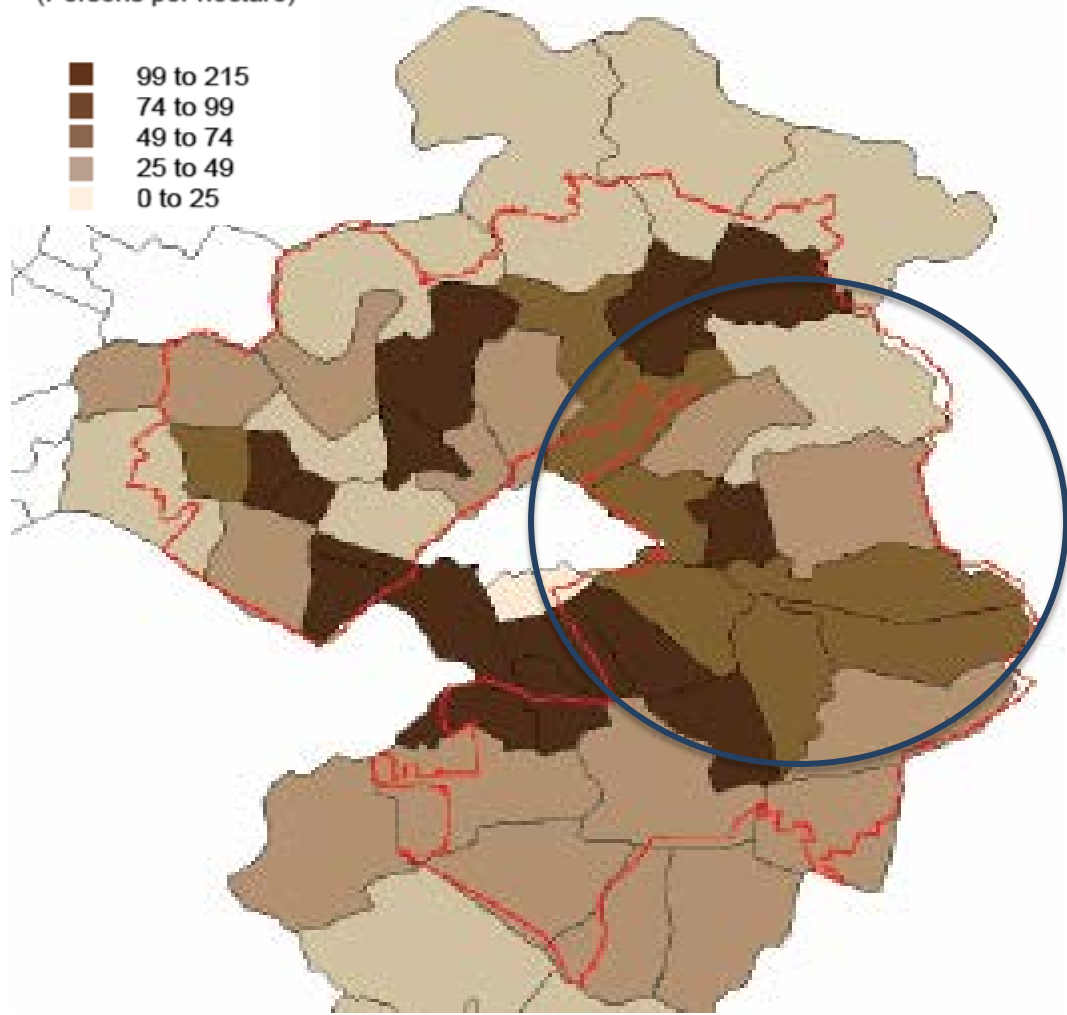
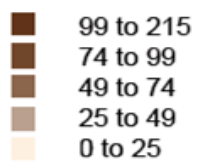
Maps show census data for Manchester Salford HMR area

NEM is the central area ringed

Population density - Persons per hectare  
*(1961 ward boundaries)*

# Using population as an example of decline

Population Density  
(Persons per hectare)



## 1961 Population

Maps show census data for Manchester Salford HMR area

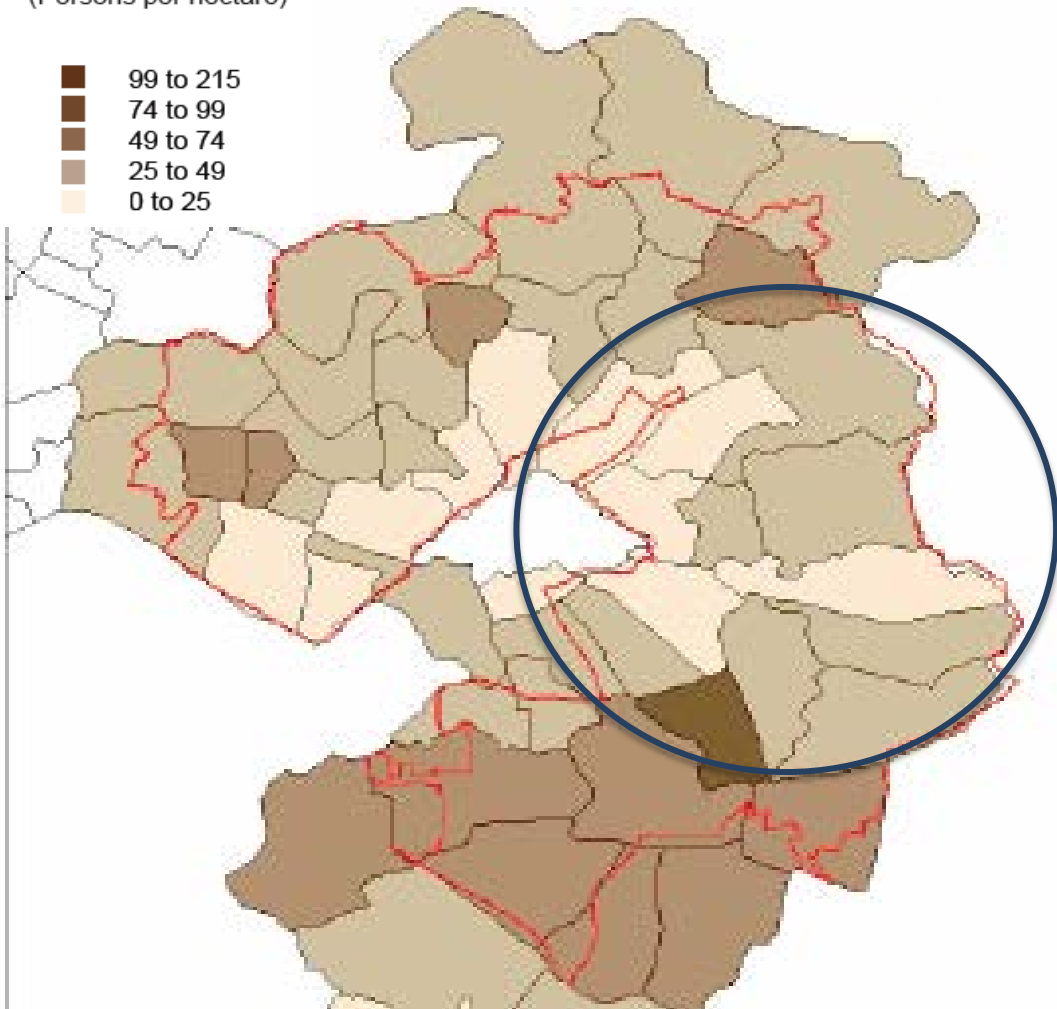
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# Using population as an example of decline

Population Density  
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## 2001 Population

Maps show census data for Manchester Salford HMR area

NEM is the central area ringed

Population density - Persons per hectare  
(1961 ward boundaries)

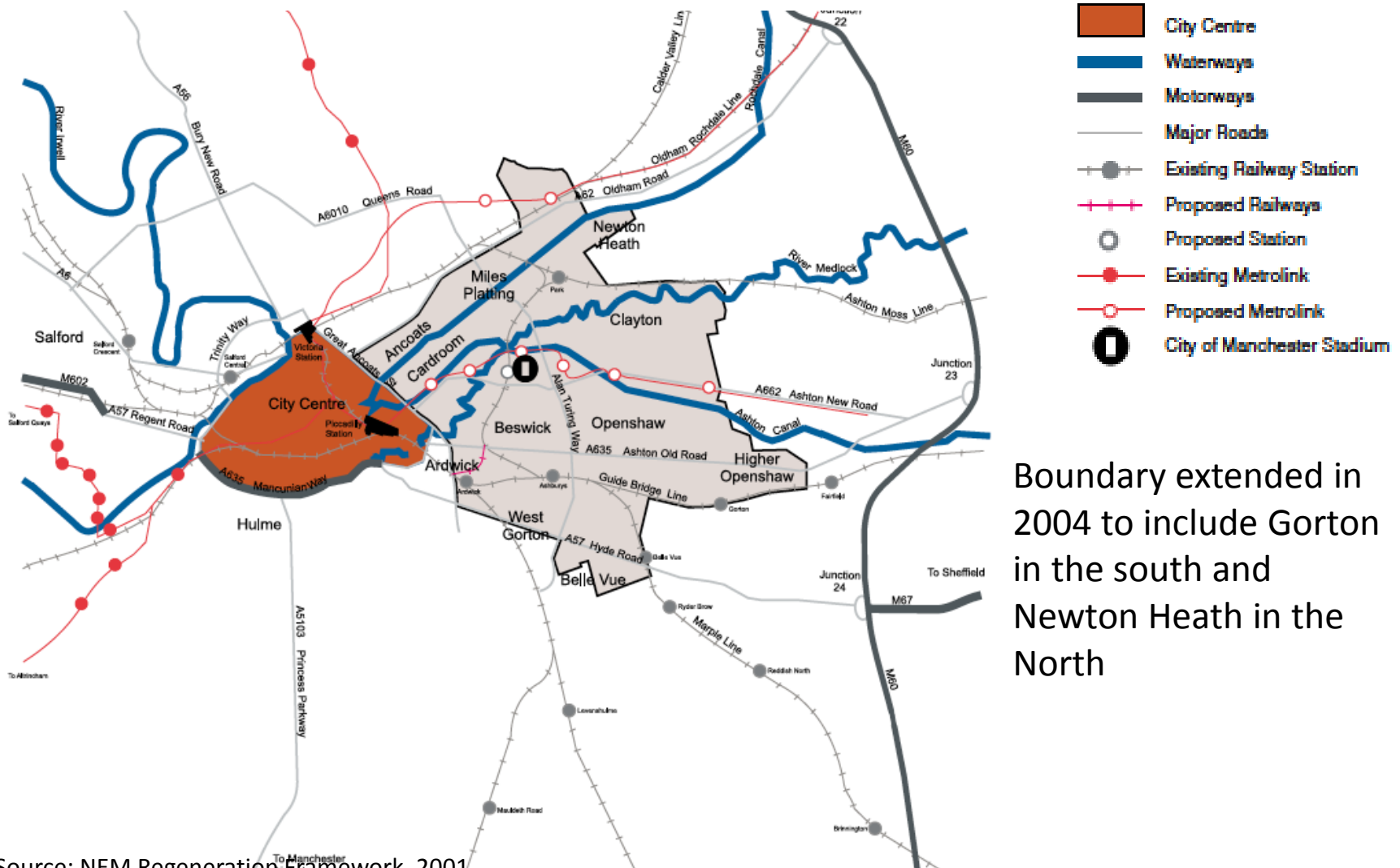
# NEM: why regenerate

- Despite collapse in the 1970' s, one of the major concentrations of industry and employment in the region
- Sportcity - a development of international significance with the City of Manchester stadium as the centre piece.
- The extension of the Metrolink system and the completion of the M60, providing better links to the City Centre and the rest of the region,
- Increasing access to job and social opportunities

# NEM: what is it?

- Urban Regeneration Company (URC)
- Partnership between Manchester City Council, HCA (English Partnerships), North West Development Agency and communities of East Manchester
- Initially covered 1,100 ha, but expanded to 1,900ha

# NEM: where is it located?

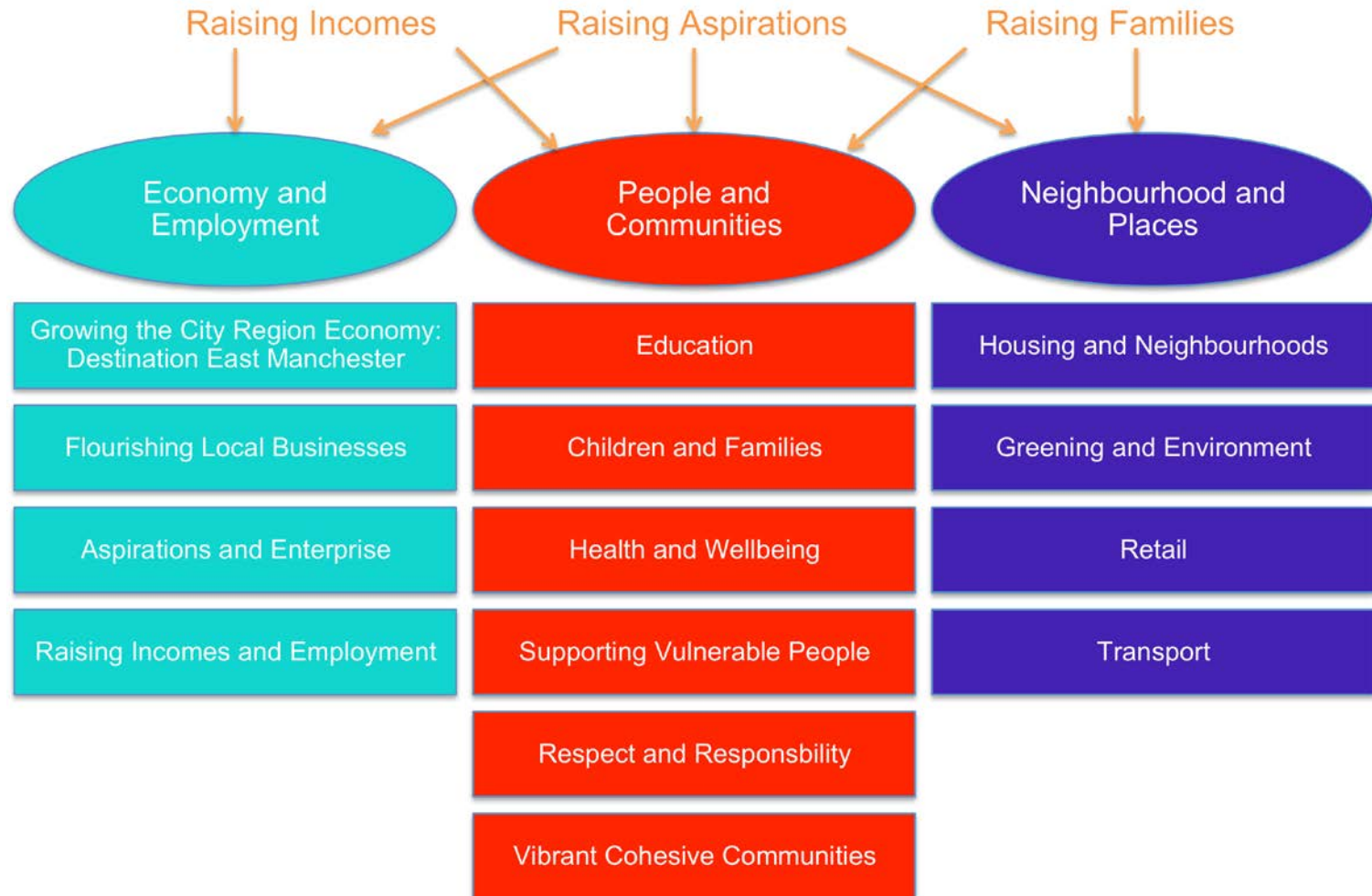


Boundary extended in 2004 to include Gorton in the south and Newton Heath in the North

# NEM: what was its role?

- Develop and implement Strategic Regeneration Framework
- Lead on physical regeneration
- Market and promote the area to inward investors
- Focus mainstream public funding (£150m pa)
- Secure public and private sector resources to deliver comprehensive programme
- Co-ordinate and integrate social, community and economic programmes and ABIs

# NEM: how it operated





# NEM: area based initiatives/ funding streams

Regeneration funding for east Manchester by programme area and type of contribution 1999-2011

£'000'S	Economy & Employment	People & Communities	Neighbourhood & Places	TOTAL
Public	411,089	154,326	665,742	1,231,157
Private	1,250,622	57,308	1,426,089	2,734,019
<b>TOTAL</b>	<b>1,661,711</b>	<b>211,634</b>	<b>2,091,831</b>	<b>3,965,176</b>

Source: NEM Implementation Plan, 2011

## Some of the Area Based Initiatives operating in east Manchester

- Ancoats Urban Village
- Education Action Zone
- European Regional Development Fund – action plan
- Housing Market Renewal
- New Deal for Communities (£51.25million between 2000-2010)
- Millennium Community - New Islington
- Neighbourhood Renewal Fund
- On Track
- Single Regeneration Budgets (Rounds 2, 3, 4 and 5)
- Sure Start
- Sports Action Zone
- Wired up Communities