

Successful places
with homes and jobs



Homes &
Communities
Agency

**A NATIONAL
AGENCY**

**WORKING
LOCALLY**



**Ancoats,
Manchester**

Date: 1st October 2015



About HCA

- Government's housing and regeneration agency for England
- Three key areas of work:
 - ***Land***
 - ***Social housing***
 - ***Loan finance***



Manchester Context

- Manchester is the fastest growing UK city outside London
 - ***Population projected to grow by 100,000 over next decade***
 - ***50,000 new jobs expected to emerge by 2025***
 - ***Significant growth in demand for city centre living accommodation and work space since 1990***
- Residential and business accommodation needed in central areas



Objectives

- Support and accelerate the delivery of new residential development. Specifically, this will involve:
 - ***Delivering 55,000 new homes for sale and rent***
 - ***Cultivating a well managed – institutional lead – approach to private renting***
 - ***Develop high quality neighbourhoods – complete with transport infrastructure, attractive open spaces and access to amenities***
 - ***Regenerate areas by bringing back into use redundant land and vacant buildings***



Key Actions

- Establish a statistical evidence base
- Selection of priority growth areas
- Create a critical mass of development platforms
- Prepare a development prospectus
- Create an Agency to interface with investors



Background to Ancoats

- Notable for being...
 - ***The world's first industrial suburb***
 - ***Integral to the cotton industry***
 - ***Home to Manchester's Italian community***
 - ***Home to 14 listed buildings***
- Shortlisted as a UNESCO world heritage site in 1999
- Significant decline due to downturn in UK manufacturing base
- By 1990s, the area was synonymous with industrial decline, property abandonment and outward migration



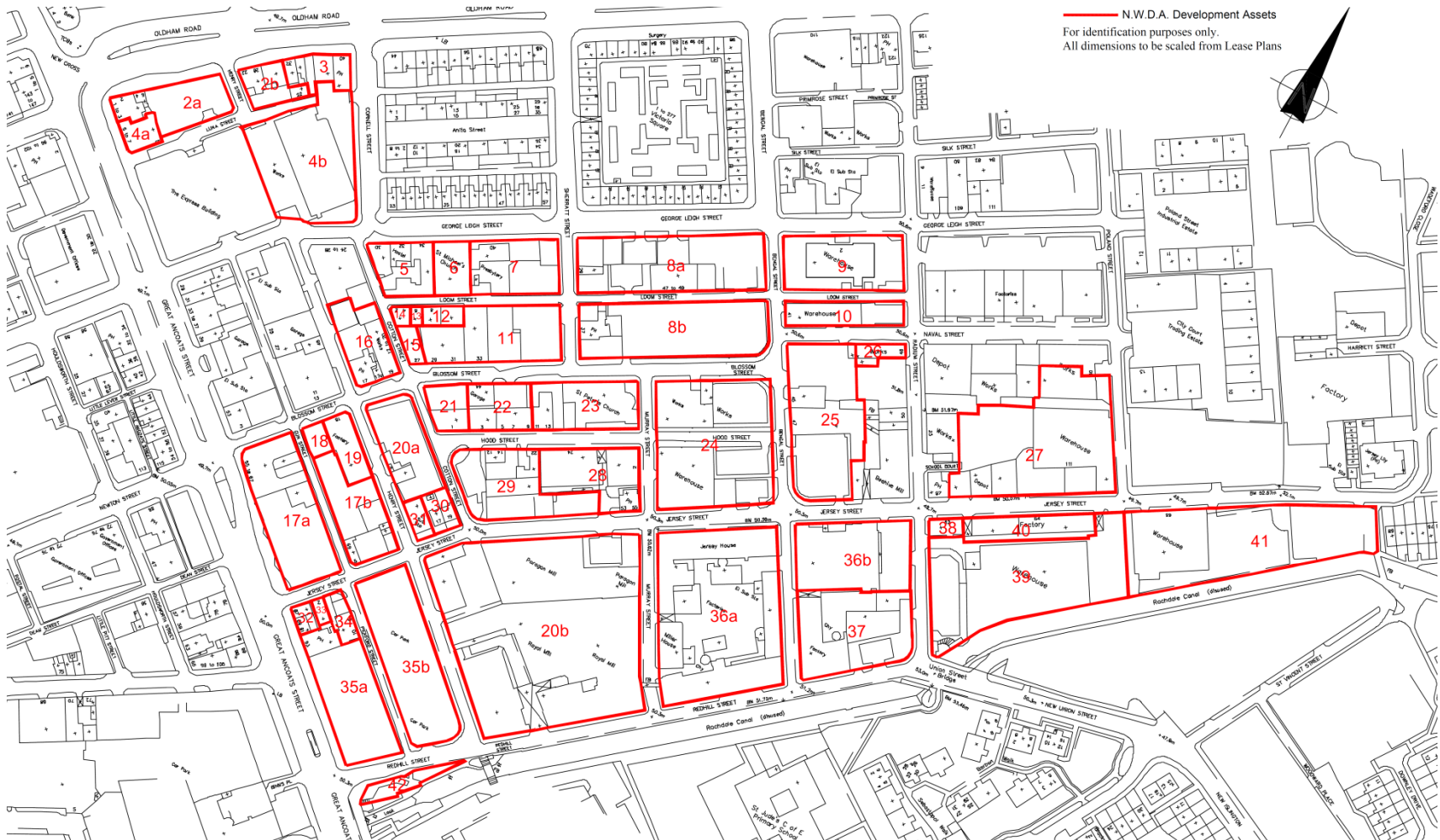
Background to Ancoats

- Key features:
 - ***Excellent proximity to Manchester City Centre***
 - ***Attractive heritage buildings***
 - ***Good access to transport links***
 - ***Waterside aspects from canal***
- Adopted as a strategic growth area by the public partners in 2000
- CPO of land and buildings spearheaded by North West Development Agency (NWDA)

Ancoats CPO Area



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Place Based Approach

- Creating a place where people want to live, work and socialise
- Delivering a balance of:
 - ***Residential accommodation***
 - ***Employment space***
 - ***Shops and services***
 - ***Attractive open spaces & public realm***
 - ***Community infrastructure***



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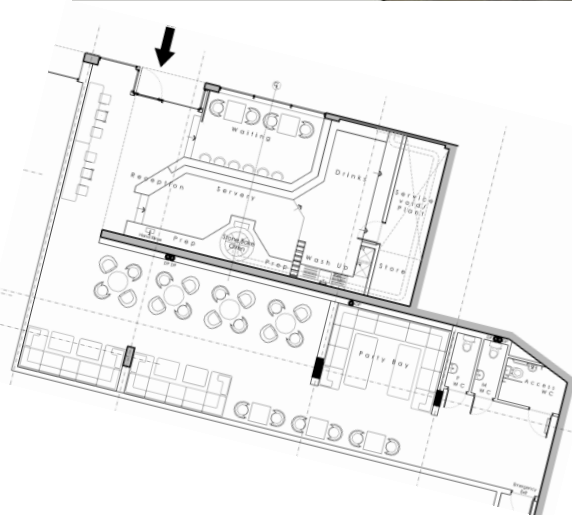
Open Spaces & Public Realm





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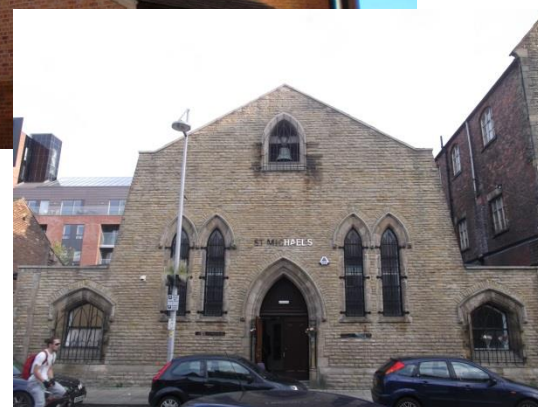
Shops & Services





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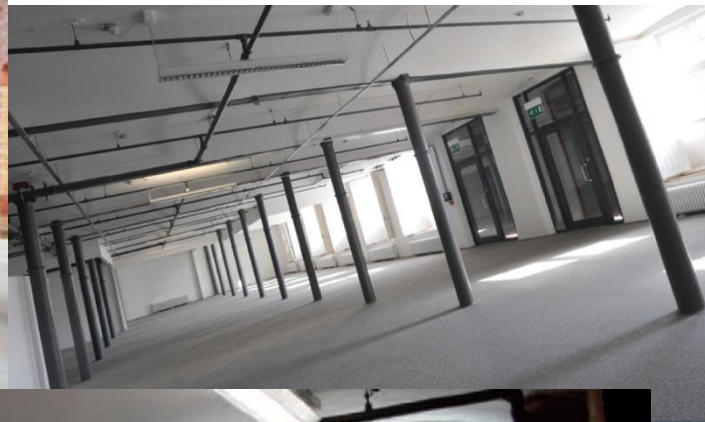
Community Infrastructure



Employment Space



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Residential Accommodation





Funding

- 'Non-Recoverable' Homes & Communities Agency Funding = £60m
 - ***Site assembly***
 - ***Public realm works***
 - ***De-risking of sites (asbestos removal, demolitions, etc...)***
- 'Recoverable' Homes & Communities Agency Funding = £22m
 - ***'Build to Rent'***
 - ***Get Britain Building***
- Private Sector Funding Leverage = £50m



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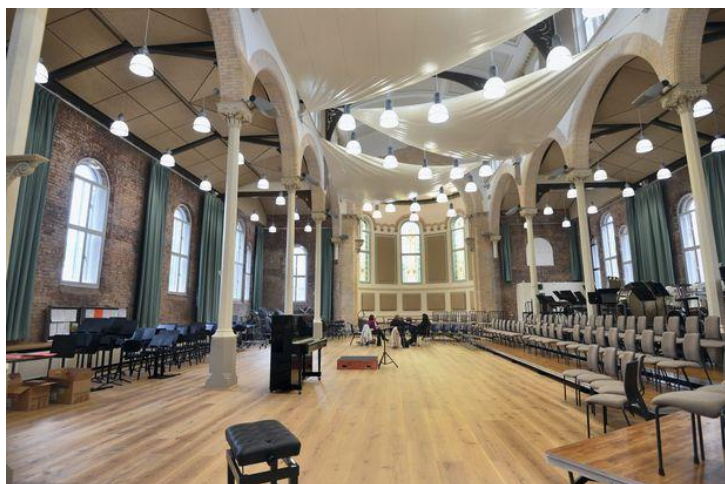
Investment in Heritage





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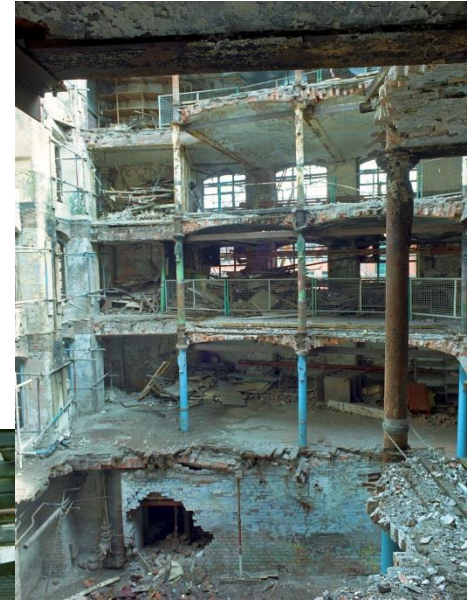
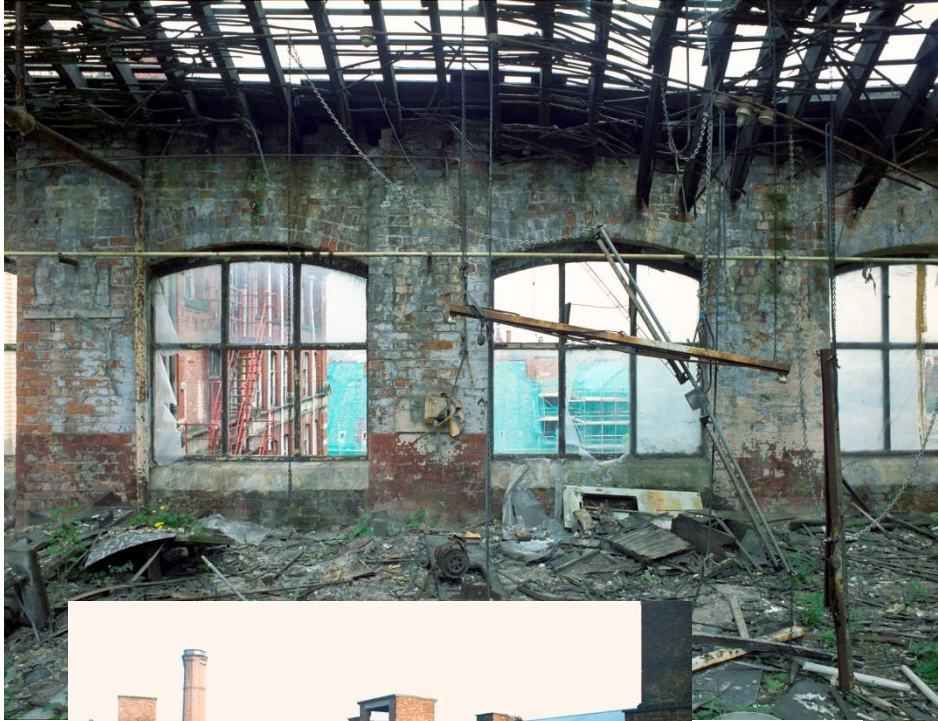
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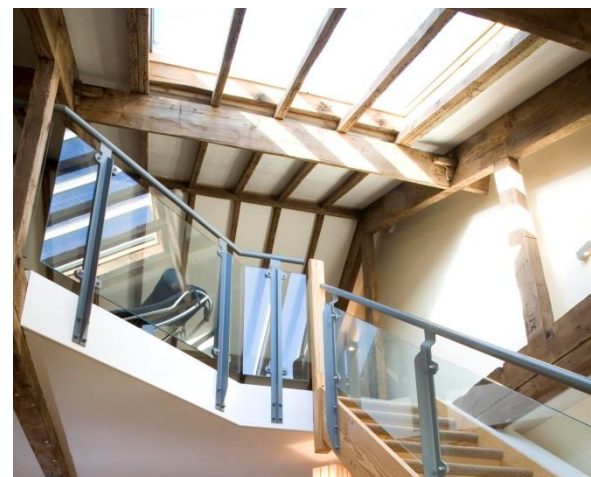
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