



# Building a City is Never Finished

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Head of Regeneration – Eastern Gateway

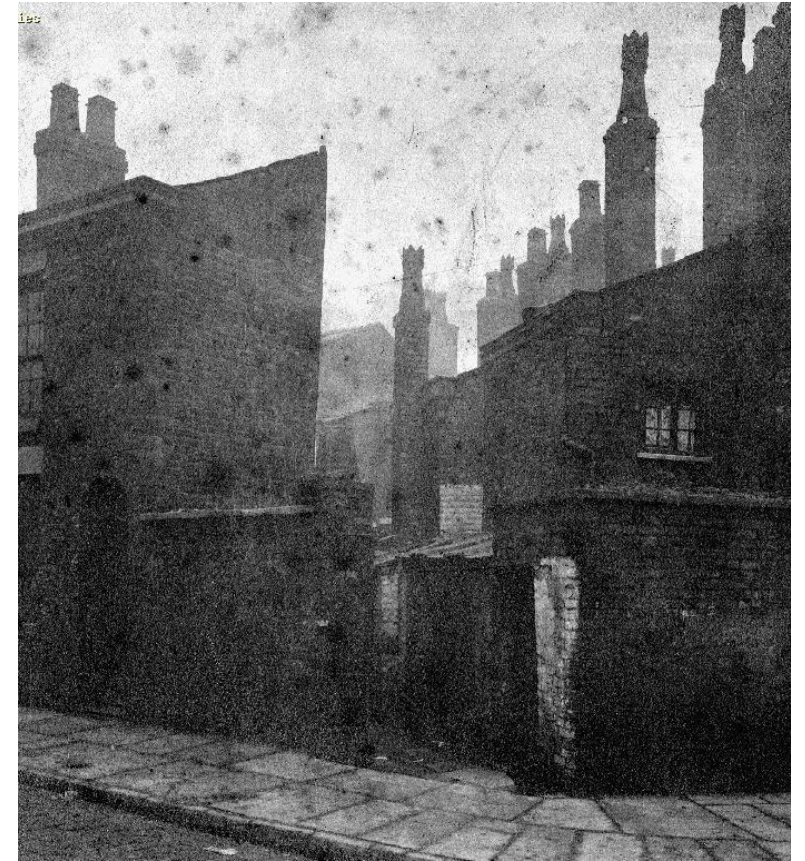
Manchester City Council

7<sup>th</sup> September 2023

An aerial photograph of four modern skyscrapers in a city at sunset. The buildings have a distinctive perforated facade. The sky is a mix of orange, pink, and blue. The city below is a dense urban area with various buildings and streets.

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# How we lived and worked

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# THE CITY IN NUMBERS



CITY CENTRE POPULATION PREDICTED TO BE OVER **100,000** IN NEXT 5 YEARS

WE NEED AT LEAST ANOTHER **36,000** NEW HOMES INCLUDING 10,000 AFFORDABLE BY 2032.

INCREASING NUMBERS OF INTERNATIONAL STUDENTS – NON- EU STUDENTS GROWN BY **56%** OVER PAST DECADE – TEND TO LIVE IN THE CITY CENTRE

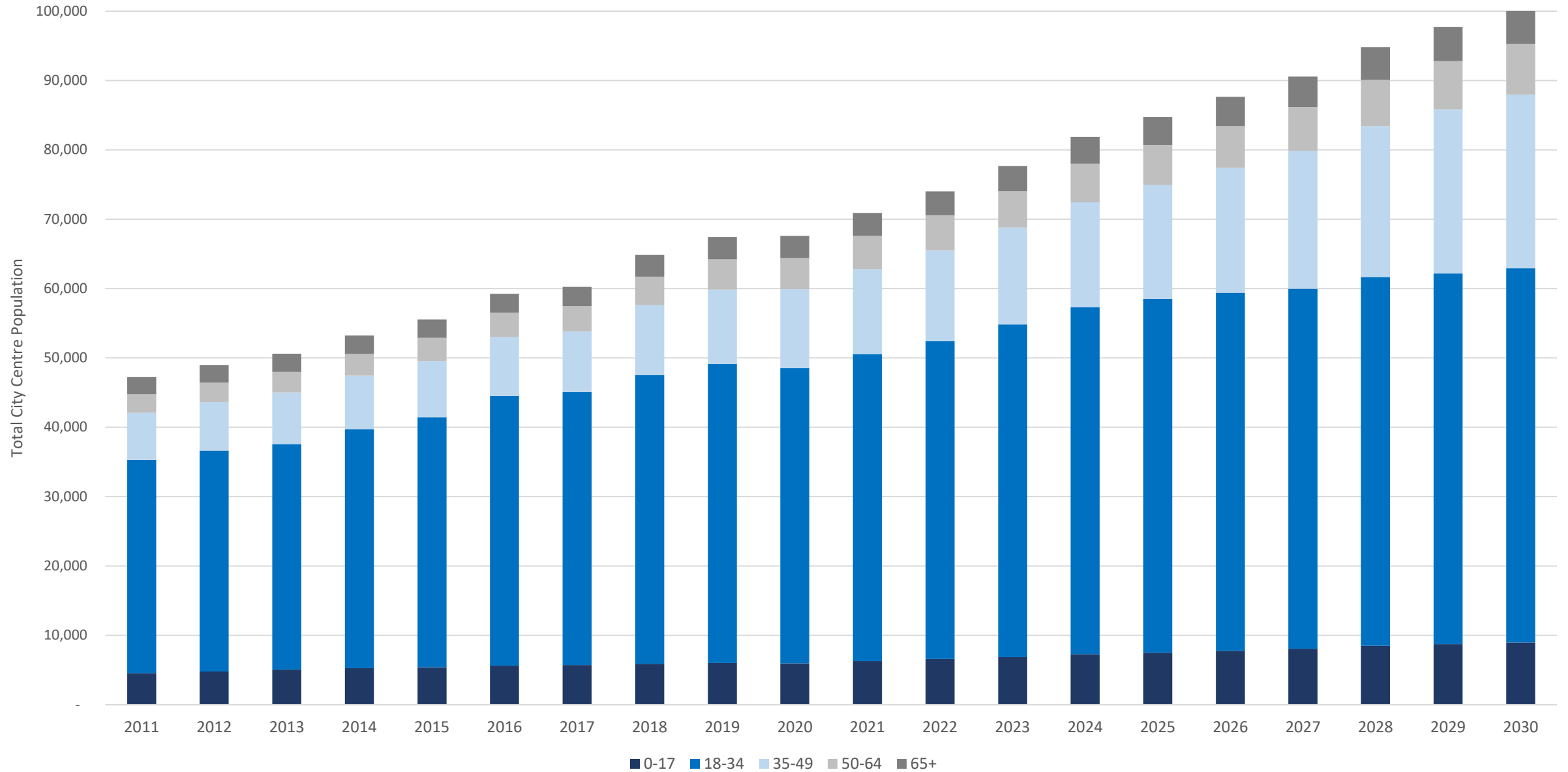
GROWING EMPLOYMENT OFFER ADDITIONAL **65,000** JOBS IN CITY CENTRE BY 2040 WITH HS2 IMPACT

MORE FAMILIES & OLDER PEOPLE STAYING IN THE CITY FOR LONGER - 35 – 49 YEAR OLDS WILL **DOUBLE** BY 2030 AND OVER 50'S EXPECTED TO GROW BY **40%**

DEMAND FOR OFFICE SPACE CONTINUES WITH **720 sqm** OF COMMERCIAL SPACE IN CITY CENTRE TO COMPLETE BY 2025

# c.30,000 new residents expected in the city centre by 2030 (35% increase to 100,500)

Resident base diversifying incl. more people staying for longer – number of 35-49 year olds expected to double by 2030





**TO LET**  
18  
Studio/Office  
& Showrooms  
PD Properties  
0161 929 1110

Ancoats  
Stockport **(A51)**

Blue circle sign with a white arrow pointing right and the word "Only" below it.

Stevenson

Red car license plate: **V064 DNR**

Double-decker bus with "Vantage" branding.

Corner Bar & Grill

Bicycle racks on the sidewalk.

Bicycle racks on the sidewalk.





Where Next?

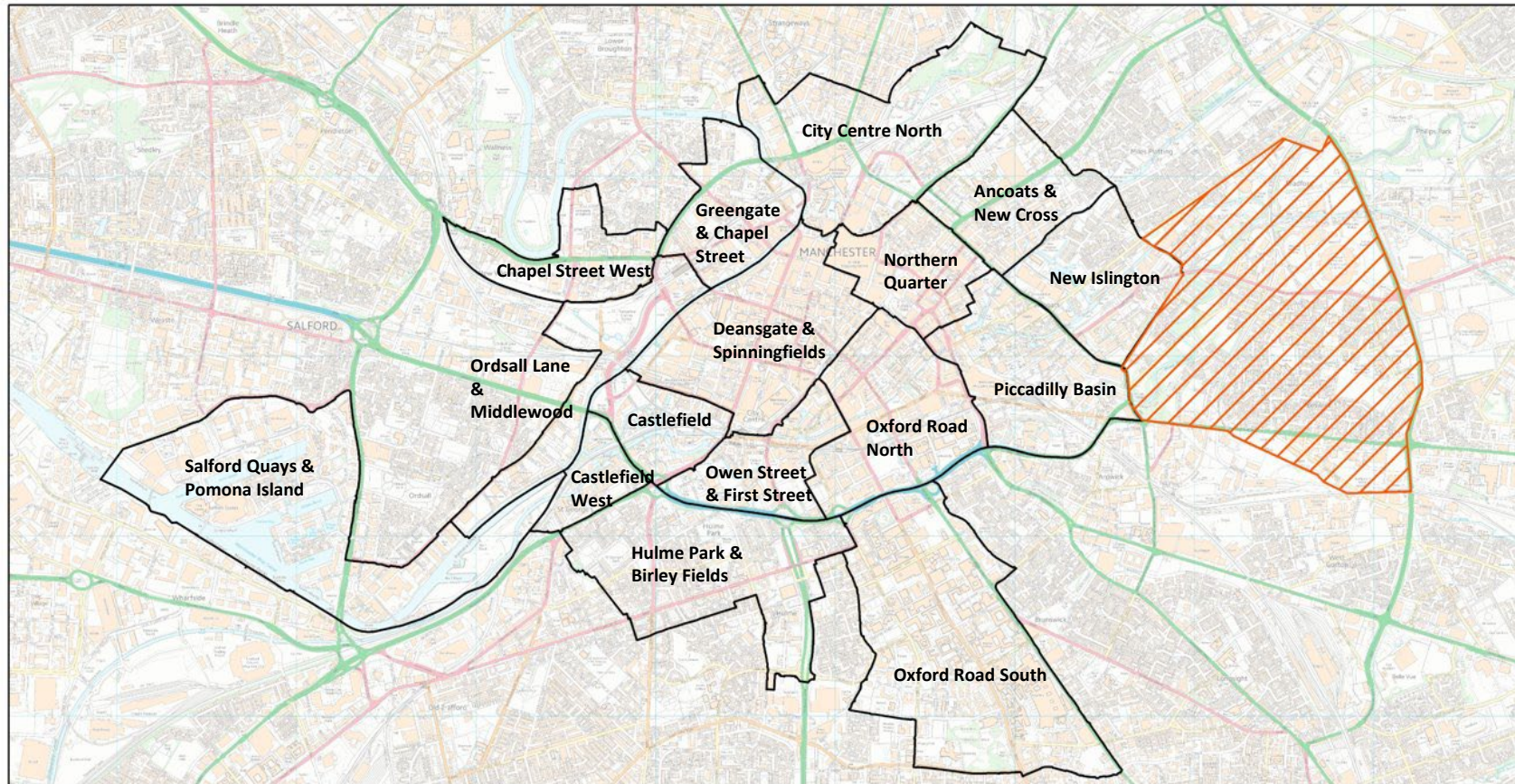
Up or Out?







# City Centre – Expanding in All Directions



# Completing Ancoats - Phase 3



- 1 Ancoats Green
- 2 Jersey Green
- 3 Mobility Hub
- 4 Rodney Street
- 5 Northern Group
- 6 Jersey Wharf
- 7 Eliza Yard
- 8 Henry Boot Development
- 9 Plot A



Ancoats Green



Ancoats Mobility Hub

Ancoats Dispensary



This City, Rodney Street



Downley Drive

A scenic view of a canal in an urban setting. The canal flows from the foreground towards the background, flanked by a paved path on the left and a stone wall with trees on the right. The trees have yellow and green autumn foliage. In the background, there are brick buildings, one of which has "Phoenix Mill" written on it. A small bridge crosses the canal in the distance. The sky is a clear, pale blue.

Where Next in the East?




# Holt Town - 1923





# Holt Town

An aerial photograph of Holt Town in 2023. The image shows a mix of natural greenery and urban infrastructure. In the foreground, there's a paved road with a street lamp. To the right, a tram line runs parallel to the road. The background is dominated by a dense forest of green trees. In the distance, a city skyline is visible, including a tall building and a wind turbine. The sky is blue with some clouds.

# Holt Town – 2023 – A Place to Grow

An aerial night view of a city construction site. Several tall tower cranes with red lights at their tips are visible against the dark sky. The city below is illuminated with various lights, including streetlights and building lights. A white banner with the text "The End of the Beginning" is overlaid on the bottom left of the image.

# The End of the Beginning