

Investing in Greater Manchester



A thriving city
region where
everyone can
live a good life.

Bolton
Bury
Manchester
Oldham
Rochdale

Salford
Stockport
Tameside
Trafford
Wigan

together
we are

**GREATER
MANCHESTER**

Together, we'll focus on two interlocking areas

Growing our economy

A ten-year pipeline of projects in growth locations will continue to advance new industry and help spread prosperity across the city region.

And we'll work with businesses to ensure they have the right support to flourish – from fixing skills gaps to funding to drive innovation and productivity.

Making sure people can live well

We will invest in people, creating the right conditions for everyone to live happier, healthier lives.

We'll help everyone access the opportunities that come from growth, providing support where it's needed.

We'll do this in a way that increases community wealth, shifting power and resources to trusted social, civic and community organisations.

SISTER AT A GLANCE

bruntwood
SciTech

MANCHESTER
1824
The University of Manchester



01

Transforming The University of Manchester's former North campus into a vibrant new city centre neighbourhood.

02

Promising new start-ups and spin-outs next to leading multi-nationals and research institutions.



03

A catalyst for innovation in digital tech, health innovation, biotechnology, and advanced materials and manufacturing.

04

Driving inclusive economic growth for the city region and beyond.





St Peter's Square

Oxford Road

Piccadilly Station

Brunswick and Ardwick

Mancunian Way

4M sq ft new city neighbourhood

Over 2M sq ft of workspace, retail, leisure and innovation space

More than 10,000 new jobs, training and apprenticeship opportunities

Over 1,500 new homes

A new civic square for city-wide events

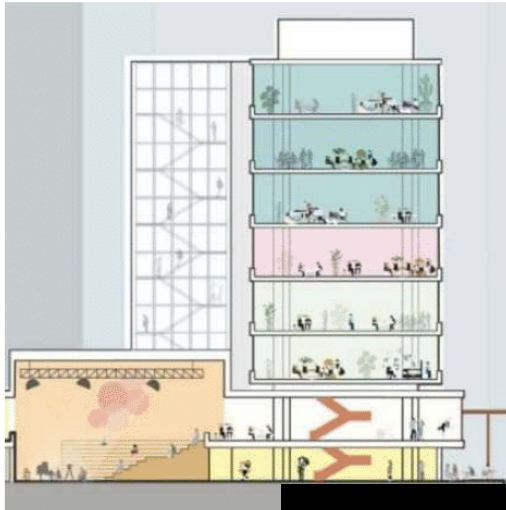
Reviving historic buildings

New green spaces and community spaces



£11.7m
Renold

Acquisition & Major Refurbishment



£1.5m
Pariser

Refurbishment



£1.8m
C1 Infrastructure

Strip out & Enablement



GM ADVANCE
GREATER MANCHESTER
ADVANCED MANUFACTURING
AND MATERIALS FUND



Supporting the Innovation Ecosystem

100+ Events hosted including an innovation showcase, dinner, pitch events and networking sessions.

4800+ people have visited Renold through events hosted

3 Community drop-ins

200+ hours of free space provided for events and meetings

57 businesses within the ecosystem

100+ business licences issued for use of the co-working desks.

1,000 sq ft small suite lettings

Low and no cost space with access to world-class research

Events and community-based activities

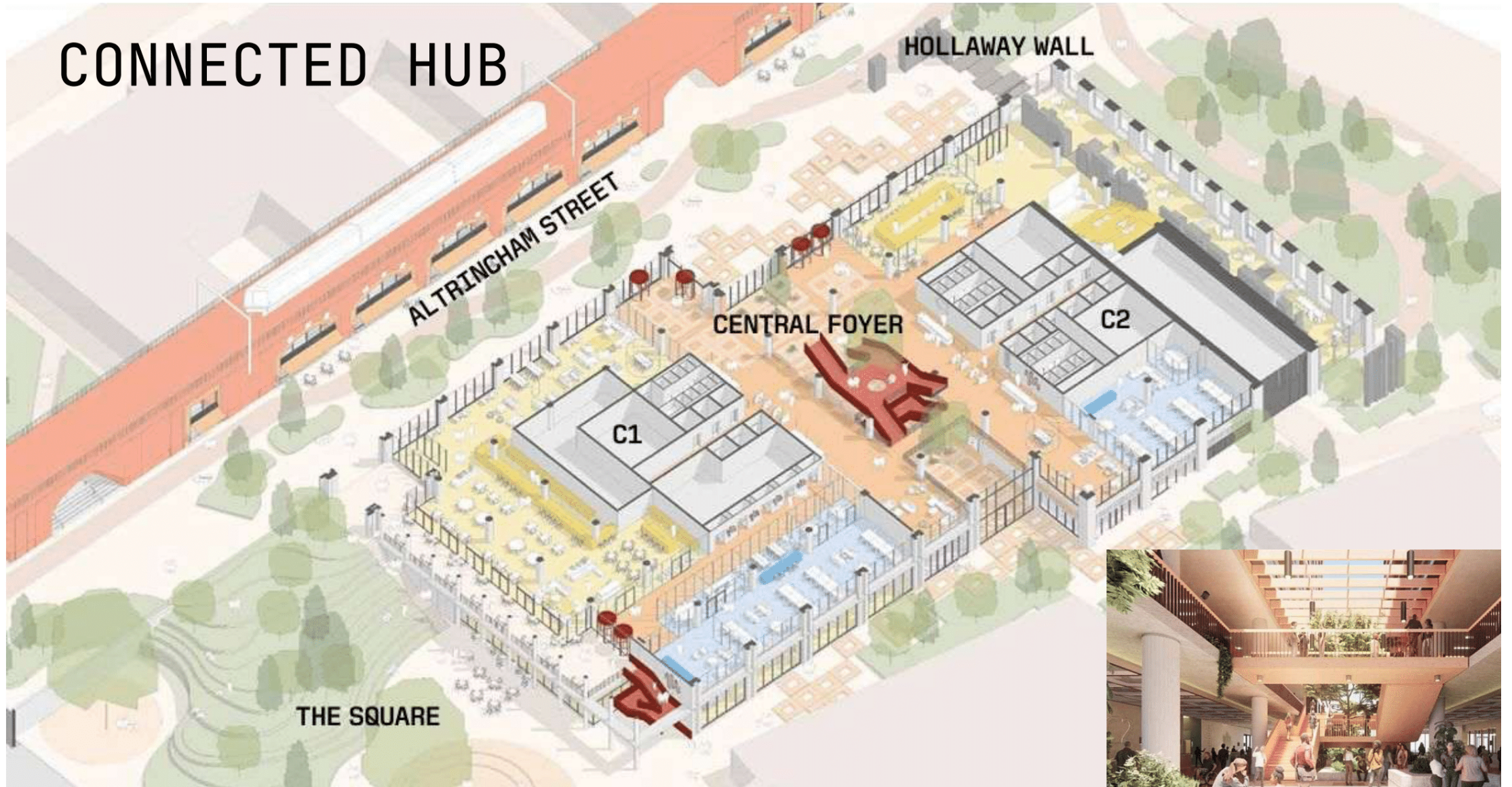
Specialist training and **mentorship** support

Connections to partners via The University of Manchester and Bruntwood SciTech

Community engagement opportunities

Innovation exhibit space to showcase latest research

CONNECTED HUB



Challenges

Delivering low-cost innovation space is unviable, even for the most long-term strategic investor

Regeneration of brownfield sites is always challenging, and delivering material new public realm add to this

Set against a backdrop of cost inflation, higher borrowing costs and increased yields

Lack of consistent access to grant programmes e.g. Investment Zone Funding, Getting Building Fund etc

Investment Approach Overview

GMCA's approach will be underpinned by 3 fundamental principles:

- I. For the public sector to invest 'just enough' to lever in private sector capital
- II. To recycle funds where possible and minimise investment through grant
- III. To capture value for reinvestment

Flexible Debt

Patient Equity

Commercial Equity

Grant

Integrated Pipeline

- GMCA has started building its Integrated Pipeline, identifying near-term deliverable strategic housing and employment projects.
- These are predominantly genuinely investable projects that require a level of subsidy or risk share in the capital stack to unlock.
- Working with government to explore further devolved funding opportunities, alongside partner agencies such as Homes England and National Wealth Fund to fund more of the pipeline.

Lessons Learnt

- With available capital constrained, methodologies for prioritising housing and employment sites were agreed with Local Authorities. “**Challenge can be good**”
- Speak to the market, they will work with you. The more **feedback and evidence** you have, the better.
- Invest in your team, building **capacity** is key to delivery.