

A vertical collage of various geometric and organic patterns in a muted color palette of reds, oranges, greens, and blues. The patterns include a stylized leaf, a semi-circle, a checkerboard, a large leaf, wavy lines, diagonal stripes, a circular scene with a house and a zebra, and stylized trees at the bottom.



Welcome

Hello and welcome to this spring 2023 edition of your Collyhurst Community Newsletter.

It's been a very busy start to the year for the team involved in the regeneration of Collyhurst, with construction activity getting underway on the first phase of development, as well as starting to think about future plans.

The regeneration of Collyhurst is part of Victoria North, which has a long term plan to create 15,000 sustainable new homes, including affordable homes, in the neighbourhoods running north of Manchester city centre along the River Irk over the next 15 to 20 years.

In this latest edition of your community newsletter, we bring you news from DEX Construction Group about their progress on our first phase developments in South Collyhurst and Collyhurst Village.

We also look forward to the next stages in our regeneration plans for Collyhurst. This month, we are taking an exciting step forward as we announce our intention to develop a new masterplan to guide the regeneration plans.

As part of this new masterplan for Collyhurst Village and South Collyhurst, there will be lots of opportunities for you to get involved and help shape the plans. In this newsletter, we'll introduce you to the aims of the masterplan and give you an indication of the next steps.

As always, please let us know about any topics or issues you would like us to cover in future editions of this newsletter.



Phase One construction update

At the end of last year, we introduced DEX Construction Group as the contractor for our first phase developments in Collyhurst Village and South Collyhurst, which will deliver 274 new homes. With works now underway, we wanted to provide you with an update on the construction activity.

You might have noticed that works started on the South Collyhurst site at the end of February, with our remediation contractor, LK Remediate Ltd, installing a secure fence boundary around the site, which is located just off Whitley Road.

LK Remediate Ltd have also been working closely with an appointed archaeology specialist, Orion Heritage, to prepare the area for the foundation works and to ensure that any archaeology interests found as part of the works are considered.

Over on the Collyhurst Village site, activity got underway at the end of February and the construction of a new road will be the first key activity, as well as the set up of site offices and facilities for the construction team.

As part of DEX's community commitment, they will ensure that the local community is kept informed in advance of upcoming activities, events and opportunities associated with the developments. If you have any questions about the construction works, you can contact Debra Howarth, DEX Community Liaison Manager, via email: community@dexcon.uk

Collyhurst Village affected properties update

To deliver this first phase of new development at Collyhurst Village, there are 29 properties that will be demolished. The Council has been in discussions with the residents who will be affected by the demolitions. The Council tenants will be relocated into the new homes and we are working with homeowners to buy their properties and discuss with them their options, which includes providing Council assistance to help them move into the new development. This means the residents that are affected won't have to move out of Collyhurst and would only need to move once.

However, to ensure that the new housing scheme is delivered in its entirety, the Council is progressing a Compulsory Purchase Order at the same time as we are negotiating to buy. Those people directly affected by the Compulsory Purchase Order have been informed about what this means for them and the next steps, and we will continue to work closely with those residents that are affected.

Developing the future plans for Collyhurst

With construction now underway in Collyhurst Village and South Collyhurst, we are starting to think about the next steps in Collyhurst's regeneration journey.

The current first phase of development will make a big difference to the communities of Collyhurst Village and South Collyhurst, but this is just the start of delivering the longer term vision for the neighbourhoods. Shaped through discussions with Collyhurst residents over many years, our overall vision for regeneration is to make Collyhurst a great place to live.

You may already be aware of the Strategic Regeneration Framework (SRF) for the Victoria North area (formerly known as the Northern Gateway), which was developed and consulted on in 2018. This provided a very high-level indication of what regeneration in Collyhurst Village and South Collyhurst could look like. However, the vision in the SRF didn't include a street-by-street plan.

Working closely with local people in Collyhurst, we are now preparing to develop a more detailed plan, called a "masterplan", for the whole of Collyhurst Village and South Collyhurst. This will build on the SRF vision for the neighbourhoods to guide our future phases of regeneration activity, including the location of new homes, green spaces and community facilities. Importantly, the masterplan will help define how and when future phases of regeneration will be delivered.

As shown on the map, the area to be covered in this new masterplan will extend from Livesey Street at the southern boundary up to Queens Road at the north, and between Rochdale Road and the railway line / New Allen Street.

Next week, our intention to develop this masterplan in consultation with the community will be set out in a report to Manchester City Council's Executive, as part of an update on the Collyhurst regeneration programme.

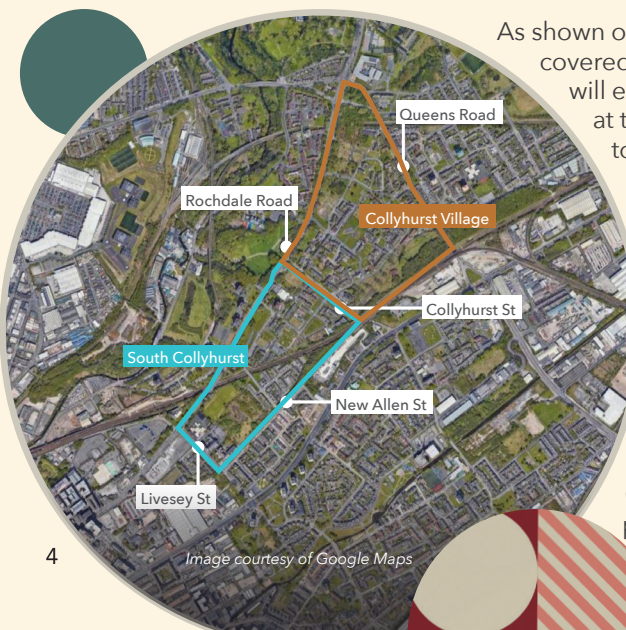


Image courtesy of Google Maps

Key principles to guide future phases of regeneration

The report being presented to Manchester City Council's Executive next week will recommend a series of key principles to guide future phases of regeneration activity in Collyhurst. These principles are all about putting existing Collyhurst residents at the centre of the regeneration process:

- + **Meaningful and extensive community engagement** - the existing community should be at the heart of developing proposals for their neighbourhood that will be of benefit to them and of future residents.
- + **Retention of the existing community** - development proposals to take account of the needs of existing residents and provide opportunities for all those who wish to stay in Collyhurst and benefit from the regeneration to do so.
- + **A clear phasing and single move strategy** - to provide clarity on when development will take place and wherever possible, if existing residents do need to move home to facilitate development, that this is done through a single move to a suitable home within Collyhurst.
- + **Reprovision** - social rented homes to be re-provided at a ratio that enables existing Council tenants to remain in Collyhurst in a home suitable to their housing needs.
- + **Relocation assistance** - appropriate mechanisms are put in place in line with the Council's Home Improvement and Relocation Assistance Policy to ensure that any owner occupiers affected by future development activity are able to relocate to appropriate and suitable homes.
- + **Growth in the level of Affordable Housing** - to meet the objective of increasing supply of Affordable Housing as set out in the Housing Strategy, that in addition to the reprovision of existing Council homes, a range of additional Affordable Housing products are delivered through any new development that comes forward.
- + **Delivery of sustainable neighbourhoods** - a mix of homes (type and size) and tenures is essential to provide housing choice for future generations and necessary to sustain local services, shops, schools, community facilities, etc.

Our commitment to engagement

In developing this new masterplan for Collyhurst Village and South Collyhurst, we want to make sure that existing residents are at the heart of the design process. We want to build on the approach we took to the first phase of development, where Collyhurst residents got involved to shape the design of the new homes, streets and park.

The design team we have appointed to develop the new masterplan is a partnership between several design firms: Mæ (lead architect), Turner.Works (meanwhile use), Schulze+Grassov (landscape and public realm) and IF_DO (community engagement). The team was selected because they set out an approach that put the existing Collyhurst community at the centre of the design process.

Over the coming months, the team will be planning how the community engagement will happen. They want to listen and explore ideas with existing residents through a range of interactive events and activities, which will be inclusive and accessible to all members of the community. This will include workshops and consultation events where we will listen to the views of local residents and get their feedback, a series of community design sessions involving Collyhurst residents, exhibitions and online engagement too.

Our next community newsletter will set out this programme of activities and explain how you can get involved.



Visualisation of new homes looking over New Collyhurst Park as part of the first phase of development in Collyhurst Village.

Out and about

As part of the continuing development of proposals for Collyhurst, members of our technical teams will be out and about over the next few weeks.

Collyhurst Village and South Collyhurst investigations

As part of the early work to inform the masterplan discussions for Collyhurst Village and South Collyhurst, we will be undertaking a range of surveys over the next few months across the neighbourhoods.

These surveys will give us baseline information across a range of areas, from ecology and trees through to ground conditions and traffic numbers.

We wanted to let you know that you might start to see people with measuring devices and other equipment walking around Collyhurst. This is really important but non-intrusive work which will give us a good picture of the existing environment in Collyhurst.



Environmental surveys to inform the potential new Metrolink stop

You may remember that our overall vision for Victoria North includes a new community hub with a new Metrolink stop situated around Eastford Square, which would help to improve local people's access to public transport.

Environmental surveys will be taking place in this location over the next few weeks. It is important to emphasise that no decisions have been taken at this stage, but these site investigations will inform our ongoing discussions with Transport for Greater Manchester (TfGM) about the potential for the new Metrolink stop. This is separate from the masterplanning work that is planned for Collyhurst Village and South Collyhurst.

Eastford Square demolition

Planning approval has now been granted for the demolition of Eastford Square, which will commence following completion of utility disconnections. As part of the demolition, the sculpture currently situated in the Square will be retained and relocated into the grounds of the nearby Roach and Vauxhall Courts where it will be visible from Rochdale Road.

Keep in touch

If you want to be kept in the loop as we progress with construction in Collyhurst, make sure you sign up to our E-newsletter mailing list for regular updates straight to your inbox by visiting our website.

You can also get in touch by phone or email if you have any questions. Our engagement team are always happy to help.



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