

A vision for our neighbourhood

Miles Platting
Community Network

October 2020

This report was authored by Kat Wong at URBED, with contributions from Sophie King and Richard Goulding, and in collaboration with members of the Miles Platting Community Network who invested their time and local expertise into this 12-month process. MPCN wish to express our thanks for the hard work of our partners in the co-production of this report.

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Introduction

URBED was commissioned by CLASS in association with Greater Manchester Savers to support the Miles Platting Community Network to develop a neighbourhood vision through a series of workshops and wider community engagement events between November 2019 and September 2020.

This report provides a summary and key findings of the process to date and presents the network's current vision for Miles Platting, which will form the basis of discussions with the wider community and potential partners.

Unfortunately, as for many community processes in 2020, the final stages of this work were hampered by the COVID-19 pandemic meaning that some of the wider community engagement workshops have not been able to take place at the time of writing. At least one public consultation event has been held, however, and the network membership managed to hold online meetings and workshops.

After this brief introduction, there are four sections to the report. The second section introduces the Miles Platting Community Network. The third section provides our baseline review of 'Miles Platting past, present and future', drawing on fantastic existing work like the Age-Friendly Partnership, and highlighting areas of opportunity for the future.

The fourth section describes the methodology and process we have followed, including analysis of land use and potential sites for development or new initiatives. The final section presents the vision for Miles Platting that the members of the network have developed and outlines next steps.

01 Miles Platting

Community Network



Miles Platting Community Network Meeting

Miles Platting Community Network

Miles Platting Community Network formed following discussions within several community groups about how residents did not fully understand local developments that were taking place across the neighbourhood and were anxious about what might happen next.

Local groups, including the Age-Friendly Partnership Board, were also discussing the challenges of information sharing and collective working across groups and different sections of the community and expressed a desire to think collectively about positive initiatives that they could develop in the area.

A meeting was held in September 2019 to establish whether there was interest in forming a community network where representatives from different community groups in the area could come together, share ideas and make collective plans.

There was significant interest, and monthly meetings took place between September and November 2019 culminating in a community event on Saturday 23rd November to consult people about the network and gather people's views about the neighbourhood.

MPCN Objectives

- To network together resident-led community groups across the neighbourhood of Miles Platting to share ideas, information, and make plans for community action;
- To gather views on particular issues from the members of our groups and the broader community so that those views can inform any plans or action;
- To become better informed about land ownership and local development planning in Miles Platting and find ways to ensure the wider community is also better informed; and

- To develop partnerships with other local stakeholders who can help us achieve our objectives.

MPCN Priorities

In November 2019, the Miles Platting Community Network identified the following set of priorities for the neighbourhood:

Green spaces: Creating pleasant “high quality” green spaces which provide habitats for wildlife and a lively communal environment.

Spaces for social interaction: Pubs, cafes, and other communal social spaces available in the area for people to meet each other in, not just housing and increased population.

Housing for social rent: Provision of adequate levels of housing for social rent in the area (in addition to other forms of tenure) and ensure that people with long histories in the area can remain in Miles Platting. Furthermore, to keep families and communities together as people grow older or younger people begin starting families of their own.

Community building: Activities taking place that build trust and positive social relations between different social groups across the whole neighbourhood.

Inclusion in decision-making: Good communication about local developments, transparently managed development processes, and meaningful influence for residents over decisions about their neighbourhood.

The Miles Platting Community Network has continued to meet regularly since this time to discuss how to take these ideas forward in partnership with the wider community.



Miles Platting Community Network

Miles Platting Community Network

MPCN Membership

The members of the network are residents of Miles Platting including people living within the regeneration area of the Miles Platting PFI (see map on page 19).

Members either represent a local community group or a group of residents living on a particular street or apartment block.

The following local community groups send representatives to the network meetings:

- Miles Platting Age Friendly Neighbourhood Board
- Miles Platting Theatre Trippers
- Monday Movers
- St. Georges Youth and Community Centre
- Many Hands Craft Collective
- Holland Street Community Garden
- Ridgeway Street Community Garden
- Friends of Miles Platting Canal
- Friday Fun Fellowship
- Miles Platting Savers
- Miles Platting Neighbourhood Watch
- Parish Church of the Apostles Church Council

Please email milesplattingcommunitynetwork@gmail.com for more information about becoming a member or contact Reverend Ellie Trimble at the Parish Church of the Apostles with St Cuthberts on 07887 601 451.

03 Baseline Research

Miles Platting: past, present & future

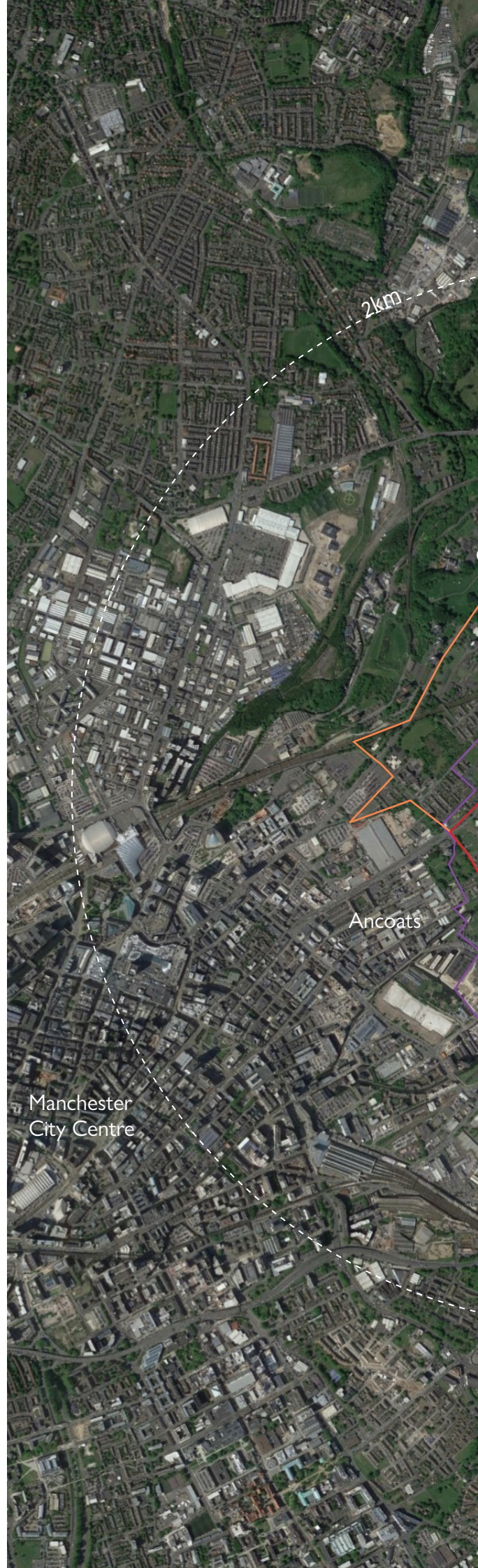
Introducing Miles Platting

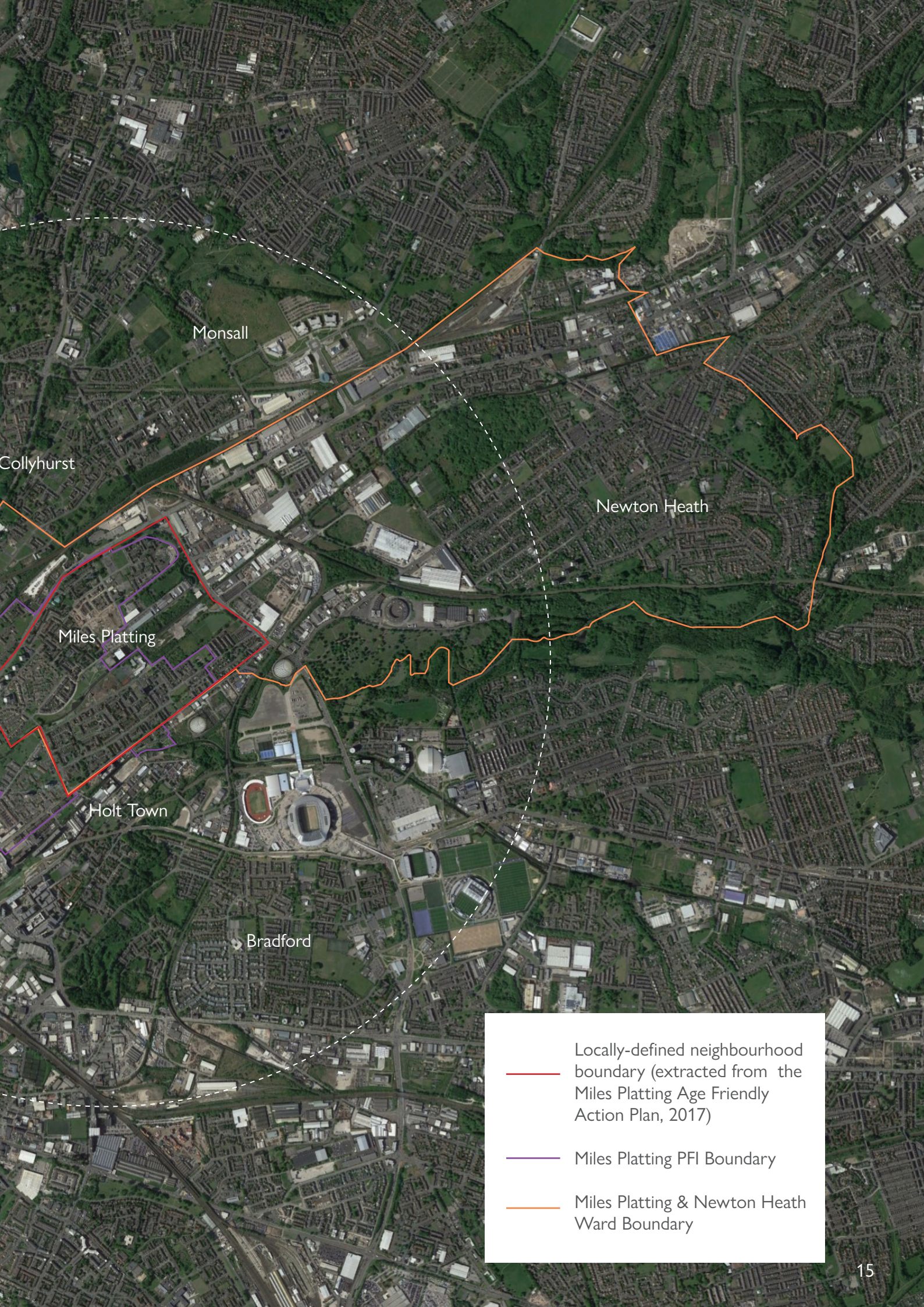
Miles Platting is an inner-city neighbourhood located 2.3km northeast of Manchester city centre.

The neighbouring areas are Monsall to the north, Collyhurst to the West, Newton Heath to the east and Bradford, Holt Town and Ancoats to the south. The locally-defined neighbourhood area bound in red (Miles Platting Age-Friendly Action Plan, 2017) covers approximately 84ha of land and is mostly a residential area with the occasional light industrial use.

While Miles Platting has its own distinct identity as a place, the Miles Platting and Newton Heath ward covers an area that stretches further east of the Miles Platting site boundary. According to the UK Office for National Statistics (2018), there are approximately 17,875 people who live in the Miles Platting and Newton Heath Ward.

The neighbourhood of Miles Platting has been subject to a large-scale regeneration plan under a PFI agreement between Manchester City Council and a private consortium called Renaissance Miles Platting Ltd since 2007 a process which has redefined what the neighbourhood looks like today.





Monsall


Collyhurst

Newton Heath

Miles Platting

Holt Town

Bradford

-  Locally-defined neighbourhood boundary (extracted from the Miles Platting Age Friendly Action Plan, 2017)
-  Miles Platting PFI Boundary
-  Miles Platting & Newton Heath Ward Boundary



1888-1913 Map of Miles Platting



Old workers housing of Miles Platting



View to Victoria Mill, Miles Platting

Miles Platting: a brief history

Historically, Miles Platting grew as part of the township of Newton and was a product of the Industrial Revolution. The name Miles Platting came from the literal term 'mills on a small piece of ground', when Holland Mill, Victoria Mill and Ducie Mill powered the local industrial economy.

A distinct feature of Miles Platting is the Rochdale Canal which physically cuts through the neighbourhood area and which during the 1800s was a hub for industry, comprising of mills, chemical works, warehouses and a tannery, many of which were located adjacent and along the canal. The Rochdale Canal, which opened in 1804 linked the Bridgewater Canal in Castlefield, Manchester with the Calder and Hebble Navigation river at Sowerby Bridge in West Yorkshire. The volume of industry led to the development of significant areas of back to back terraced housing to house the factory workers of the local area. The area's factories and chemical plants pumped endless streams of foul-smelling fumes into the atmosphere and blackened the dwellings.

By the middle of the 20th century, the decline of manufacturing led to the closure of local industries. The poor condition of former workers housing resulted in their demolition and between the 1960s and 70s, Manchester City Council built a new council housing estate in its place. The design of the estate included low rise terraces with inward-facing blocks and cul-de-sacs alongside 12 multi-storey housing blocks.

At the centre of the neighbourhood is the Grade II listed, Victoria Mill. This former textile mill was restored and converted in the 1990s into a mixed-use building with offices, residential apartments and medical practice.

In 2007, Manchester City Council transferred the management and maintenance responsibility of council housing stock in the area to the Renaissance Miles Platting consortium as part of a 30-year PFI (private financial initiative) contract. As part of the PFI, Manchester City Council engaged in a CPO (Compulsory Purchase Order) process to acquire Medway Walk, the neighbourhood retail parade and completed the acquisition in 2016.

In 2010, following the financial crisis and widespread cuts to local authority budgets, the Miles Platting leisure centre and library on Varley Street closed and in 2014, the smaller community outreach library took over the former children's' centre building located in Victoria Mill Park.

Miles Platting PFI

In March 2007, Manchester City Council handed over the maintenance and management of nearly 3,000 homes in Miles Platting to the Renaissance Miles Platting consortium on a 30-year contract. Costing £160m in government funding, plus a comparable amount invested by the private sector (to be paid back over the 30 year period), the plan was to refurbish up to 1,500 council homes in the area and build an additional 1,000 for direct sale on the market, while demolishing 300 more as part of the redesign of the estate.

The adjacent figure shows the illustrative masterplan for the approved outline planning application.

Housing

The original plans for housing within the area as set out to Manchester City Council's planning committee in July 2006 included the following:

- Build up to 875 new houses and 568 apartments
- Demolish 278 residential properties (240 for social rent and 56 privately owned)
- Refurbish 1,500 existing properties up to Decent Homes standards

At the start of this process in 2007, Miles Platting comprised 2,861 homes, 1,883 of which were council homes for social rent, 284 were owner-occupied (chiefly purchased via the Right to Buy), 537 were for private rent, and 207 were social rented homes owned by housing associations.¹



PFI Outline Application Approved Masterplan 06.09.06

¹ MCC (2007) 'Proposed City of Manchester (Miles Platting Neighbourhood) Compulsory Purchase Order 2007'. Report for resolution to the Executive.



-  Miles Platting neighbourhood PFI area
-  extent of Miles Platting neighbourhood boundary
-  new build residential
-  existing residential
-  turnaround properties
-  large family housing reprovion
-  school buildings
-  religious / church buildings
-  community building
-  retail provision
-  mixed use buildings
-  public houses
-  aspirational sites
-  other / industrial
-  new build residential
-  mixed use including residential

To date, the following homes have been built, demolished and refurbished, according to figures provided by MCC:²

- 416 homes have been built to date (371 for sale, 23 for shared ownership/equity, and 22 for social rent);
- A total of 281 homes have been demolished (240 council homes for social rent and 41 privately owned homes); and
- 1,554 homes (for social rent) have been refurbished.

Alongside these, 87 homes are under construction, and 194 homes will be built in the future, giving a total of 697 new houses in the area, 652 of which are, or will be, for open market sale. All new homes within these schemes are to be built by Lovell.

All social rented homes coming under the PFI scheme remain ultimately owned by MCC, and people within these properties retain their rights as social tenants. The majority of social homes in the area are now managed by Adactus as a subcontractor for Renaissance consortium, making Adactus the largest single social housing provider in Miles Platting.

In addition to the PFI, NPL Group received planning permission in October 2020 for the construction of 410 homes in Miles Platting off Coleshall St, on the site of the old Manox factory. Of these, 296 are proposed to be built for private rent, 44 for rent to buy, 36 for shared ownership and 34 for social rent.

Past and current development projects in the area appear to mainly consist of single-family housing, with Lovell preferring to build houses over flats to date.

Community Facilities and Social Infrastructure

After the PFI's agreement, in July 2007, the following proposals were made for the provision of community facilities and social infrastructure in the area, according to council documents justifying the use of compulsory purchase powers:

- Restoration of 1,500 homes to Decent Homes standard;
- Environmental improvements, including new parks, a new linear park alongside the Rochdale Canal, traffic-calming measures and pedestrian-friendly green routes; and
- A retail strategy to improve quality and sustainability.

Alongside the regeneration, the council also proposed a Neighbourhood Plan that would enable the following benefits:

- A new church and community centre for resident use, built-in consultation with local Anglican churches;
- A new school to be developed by the end of 2009; and
- Redevelopment of contaminated land east of Varley St for commercial use.

² Goulding, R. (2020) 'The Miles Platting PFI: A guide to the PFI contract Briefing note and presentation to Miles Platting Community Network', August 2020.

PFI Timeline

Date	Stage in PFI process
Sept 2001	Manchester City Council begins first consultations over plans to regenerate the area, in consultation with New East Manchester
Jan 2006	Renaissance Miles Platting Ltd. selected as preferred partner for PFI, comprised of Morgan Sindall (via Lovell), Adactus Housing Association, and the Mill Group
June 2006	Right to Buy suspended for tenants
July 2006	PFI scheme gains outline planning permission
August 2006	Final business case sent to UK government
Oct 2006	Treasury decision finalised
March 2007	PFI agreement signed between Manchester City Council and Renaissance
2008	Lovell (owned by Morgan Sindall) begins work on development for Renaissance
Jan 2012	First phase 'Gener8' new build built by Lovell (85 homes)
Feb 2012	Initial demolitions and refurbishment of council homes completed
April 2014	Lovell begins second phase 'Faraday Green' development (76 homes)
June 2013	Morgan Sindall sells stake to HICL Fund for £8.4m; Lovell remains housebuilder
August 2013	Mill Group sells stake to John Laing Infrastructure Fund
April 2014	Adactus sells stake to HICL and John Laing; remains manager of properties
2015	Lovell launches Bramah Place (95 homes)
May 2017	Lockside development launched
Oct 2017	Lovell submits plans for Area 11 development (129 homes)
April 2018	Adactus merges with New Charter housing to form Jigsaw
Sept 2018	John Laing Infrastructure Fund acquired by Jura Holdings Ltd; a joint venture between Dalmore Capital Ltd and Equitix Management Fund
2018	Weaver Park development launched
April 2020	Lovell submits plans for 'Area 1' development

Miles Platting PFI

The original neighbourhood plan also contained proposals for a Joint Services Centre, acting as a community hub. To be built at the intersection of Oldham Road and Varley Street, this would include the following NHS services:

- Three GP practices and a pharmacy
- Chronic disease management, maternity and children's health services
- Drugs misuse and sexual health services
- Counselling and therapy service
- Breast screening and minor surgery

The Joint Services Centre would also include a community hub, incorporating:

- A new health clinic
- A new library
- New sports facilities
- Advice and information
- Services for young people
- Spaces for community, recreation and leisure use
- Community-focused outreach work

Alongside the community services, the area at the intersection of Oldham Street and Varley Street was also intended to host retail facilities and a replacement swimming pool. However, this was to form a second phase for the hub, and details had not been agreed by 2009. The original swimming pool was expected to remain open until a new one was built.

Necessary site infrastructure included the reconfiguration of the highway along Sawley Road and a new car park for the site. This development was therefore intended to act as a new centre for Miles Platting, acting as a social as well as physical regeneration for the area.

The goals of establishing a Joint Services Centre originated with the initial framework for the regeneration of Miles Platting drawn up in 2001 by New East Manchester, the council-owned redevelopment agency for the eastern part of the city, agreed in 2006 following consultation with residents. Funding for the hub and services centre appears originally to have been envisaged as forming part of the overall PFI in co-ordination with the NHS, with PFI credits from central government contributing towards a services centre procured by the Manchester Salford Trafford Local Improvement Finance Trust (MAST Lift). MAST Lift would design, build and maintain the building while receiving a leasing payment made via the council in return.

These payments were reliant on the council securing agreement with the government to make available £3.8m in PFI credits to finance the community hub. While this appears to have been agreed between the council, the government and MAST Lift by March 2009, there remained an annual shortfall of £150,000, which the council proposed to make up from its resources over the 25-year lifetime of the contract for the centre. This shortfall was ascribed by the council to higher than expected building costs arising from stricter regulations, inflation in the construction industry, and additional infrastructure works due to new residential construction next to the hub freezing during the recession.

3 Goulding, R. (2020) 'The Miles Platting PFI: A guide to the PFI contract Briefing note and presentation to Miles Platting Community Network', August 2020.

The council nonetheless expected to reach a financial agreement with the NHS via MAST Lift in December 2009, to start on site for the hub in early 2010, and to complete it by the summer of 2011. Total forecast capital spending from Manchester City Council for the hub was £680,000 in 2010/11, alongside an additional £581,000 in future years.

In financing this, the council expected to borrow £1.2m to fund costs for the new car park and highway, alongside a smaller contribution of £75,000 from Adactus.

Subsequent to this; however, there appears to have been little progress with the hub, with its last recorded mention appearing to be in a February 2011 capital budget update to the council executive. There seems to have been no public acknowledgement of the failure to bring the hub forward, although the timing of the loss

coincided with severe central government cuts to local services announced in early 2010.

While it cannot be known from available documentation why earlier plans appear to have been abandoned, it is noticeable that a report to the executive in March 2010 proposed negotiating with Renaissance Miles Platting Ltd for the council to retain ownership of land adjacent to the site of the community hub to enable future development.

With the subject of this report remaining commercially confidential, there is no indication of the outcome, or whether there are any future plans for ensuring its use by the community in Miles Platting.³



Site Plan for the Community Hub at the intersection of Oldham Street & Varley Street



Miles Platting Today

The Renaissance consortium identified around 300 homes, including shophouses for demolition as part of its plans to regenerate the neighbourhood.

The legacy of the PFI is still apparent today as Lovell continues to build out new housing across the neighbourhood. Lovell submitted their latest plans for the 'Area 1' development in April 2020.

The introduction of market/affordable sale tenure homes has diversified the area's housing stock which previously comprised of social, affordable rental homes with the occasional privately own right to buy houses from the 1960s/1970s housing stock.

This shift in tenure mix has brought about various challenges within the neighbourhood. These include the need to build dialogue and collaboration between established and newer residents; developing capacity for collective care for local assets in the area; and ensuring that Miles Platting remains an affordable place to live for people from all walks of life.

One of the key objectives of the Miles Platting Community Network is to build this dialogue and collaboration between residents across the neighbourhood. Out of this dialogue, the MPCN is also dedicated to addressing their other four key objectives for the neighbourhood.

Miles Platting



Miles Platting Age Friendly Partnership

The Miles Platting Community Network has taken care to build upon existing action research and action planning carried out by the Miles Platting Age Friendly Neighbourhoods Board between 2016 and 2018.

The Manchester Age-Friendly Neighbourhoods (MAFN) programme aimed to provide older people with opportunities to become increasingly active members of their communities, both by removing barriers that people face in their daily lives and providing more ways for people to get involved.

In Miles Platting, key outcomes were the creation and funding of a diversity of new resident-led groups and the strengthening of existing groups. These included Many Hands Craft Collective at Victoria Square; Monday Movers at St Georges Youth and Community Centre; Friday Fun Fellowship at the Parish Church of the Apostles; and the Dementia Café at Trinity Methodist Church and many others.

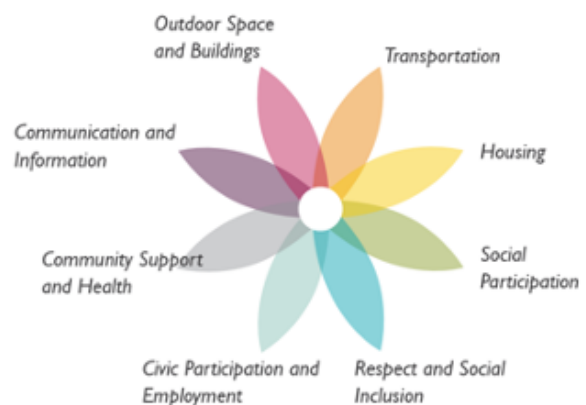
It also included the Tales of Miles Platting project through which local residents were able to capture the local history of Miles Platting through a mapping and storytelling project. The board developed an action plan which was published in June 2017 organised around the World Health Organisation's (WHO) themes for age-friendly cities as displayed in the adjacent figure.

MPCN has taken up the following points from the Miles Platting Age-Friendly Action Plan and attempted to build them into their vision and action planning processes.

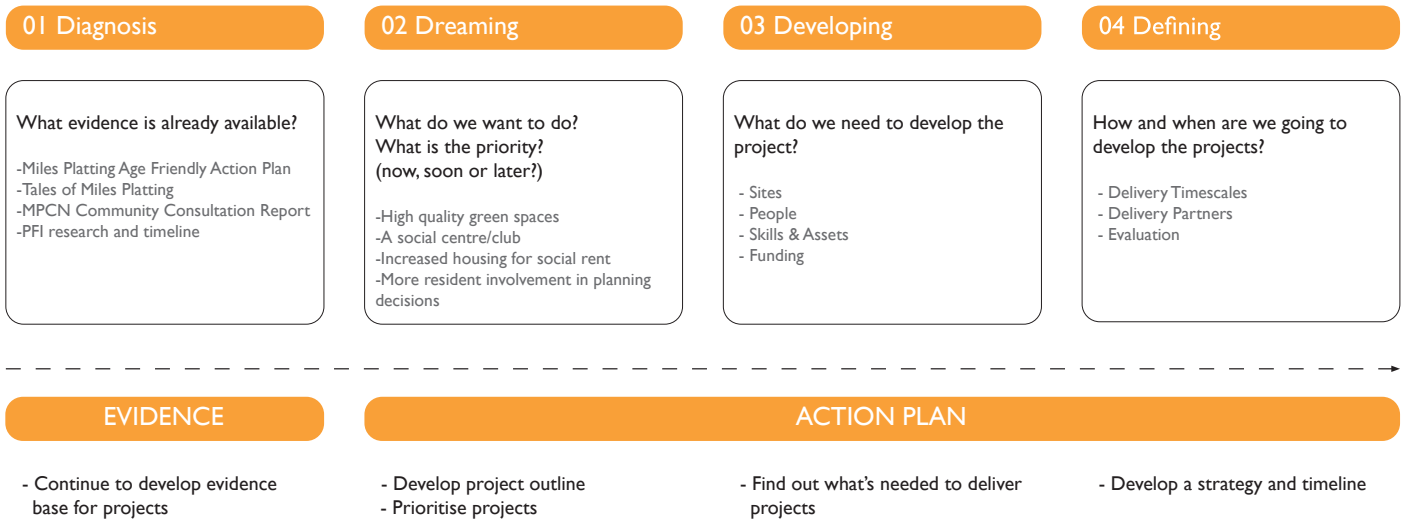
WHO domains for Age Friendly Cities (extracted from the Miles Platting Age Friendly Action Plan 2017):

Some of these issues were also raised again during the November 2019 community consultation day:

- Making existing open and green space more attractive and easy to access for older people;
- Increasing the quality of communication about building work that is happening in the area;
- Improving the connectivity of public transport routes
- Improving communication about and access to community and social activities that are happening in the area;
- Working to try and ensure age-friendly housing including opportunities for affordable family housing for grandchildren and smaller housing units that enable older people to downsize;
- Building stronger social relations and trust between older and newer sections of the community of Miles Platting through joint events, activities and community groups;
- Increasing local employment opportunities through increased provision of community facilities and social infrastructure; and
- Increasing health and wellbeing activities and working to improve connectivity to the leisure centre and swimming pool in Beswick.



03 **Visoning Methodology** & Baseline Analysis



Methodology Process Diagram

Methodology

Methodology

The adjacent process diagram sets out our methodological approach to developing a vision for the area building on existing work.

The methodology splits up the process into four overlapping stages:

- Diagnosis;
- Dreaming;
- Developing; and
- Defining

The first stage, diagnosis, ran from November to August and led to the establishment of our baseline evidence. Alongside this, and drawing on the baseline evidence as it became available, MPCN members engaged in 'dreaming', involving a series of workshops where the group discussed local priorities and how these might be realised in the form of various projects and initiatives for the neighbourhood.

The third stage involved a series of discussions to identify potential intervention areas and sites across Miles Platting.

The final stage, defining, is ongoing. The network has defined their vision in the form of this report and is now moving into an action-planning phase. Action-planning has been held up to some extent by the COVID-19 pandemic. This has meant that certain community engagement workshops have not been able to take place. Through this process, Miles Platting Community Network has:

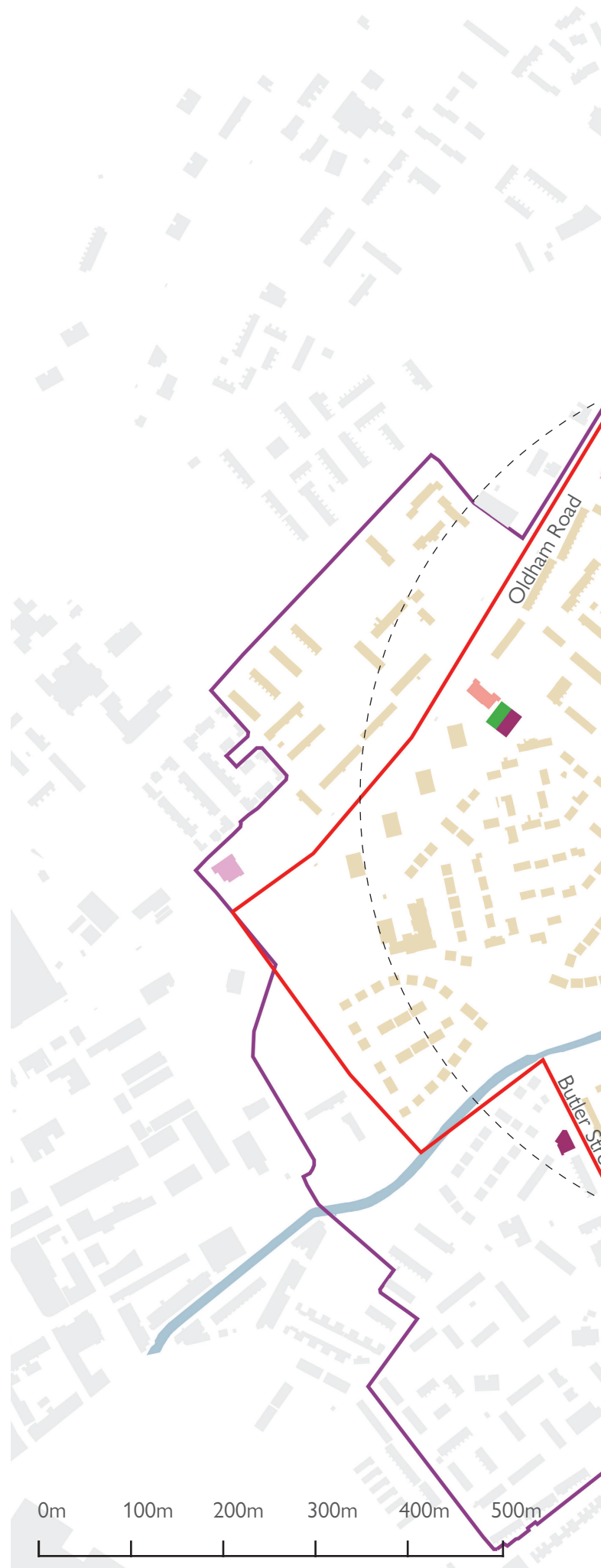
- (a) Developed a series of objectives;
- (b) Developed key priorities for the neighbourhood;
- (c) Organised and facilitated a Community Consultation day to discuss these ideas with the wider community in the area as well as gather together questions about the current status of the PFI;
- (d) Developed an overarching spatial vision for the area, on the basis of steps (a) to (c); and
- (e) Developed potential site-specific developments in the area.

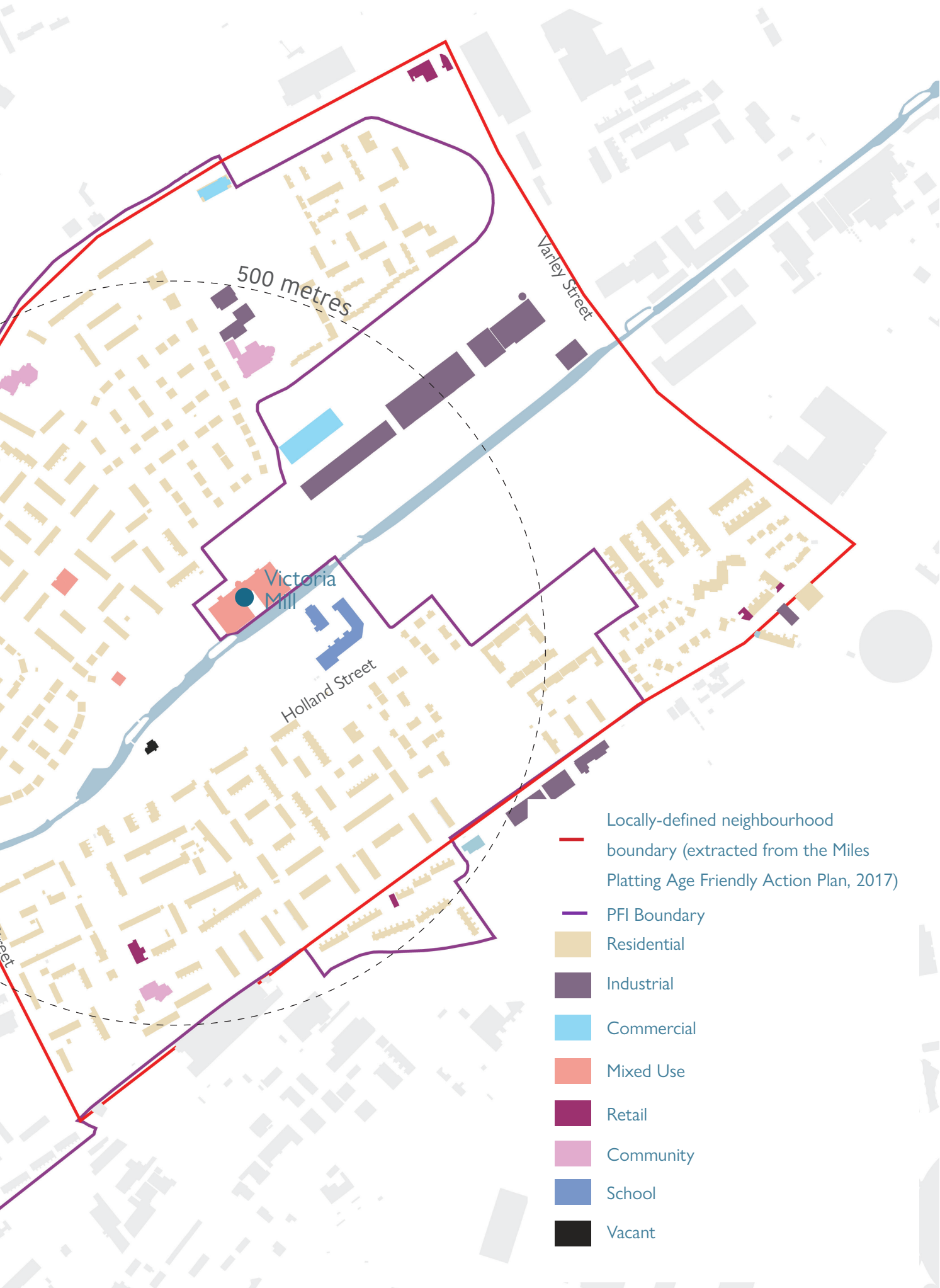
Baseline Analysis

Existing Land Uses

The existing land uses on the site are predominantly residential. There are a very small number of retail units spread across the neighbourhood that include newsagents, convenience stalls. The closest supermarket is located 1km south-west of the centre of the neighbourhood.

There are two medical facilities located in the neighbourhood, including Victoria Mill medical centre and Haven Chemist on Naylor Street. The area has a small community library, Miles Platting Community Library which replaced the former children's' centre in 2013 and there are several places of worship. At the eastern end of the neighbourhood are industrial land uses comprised of light industry and storage warehouses.





500 metres

Victoria Mill

Varley Street

Holland Street

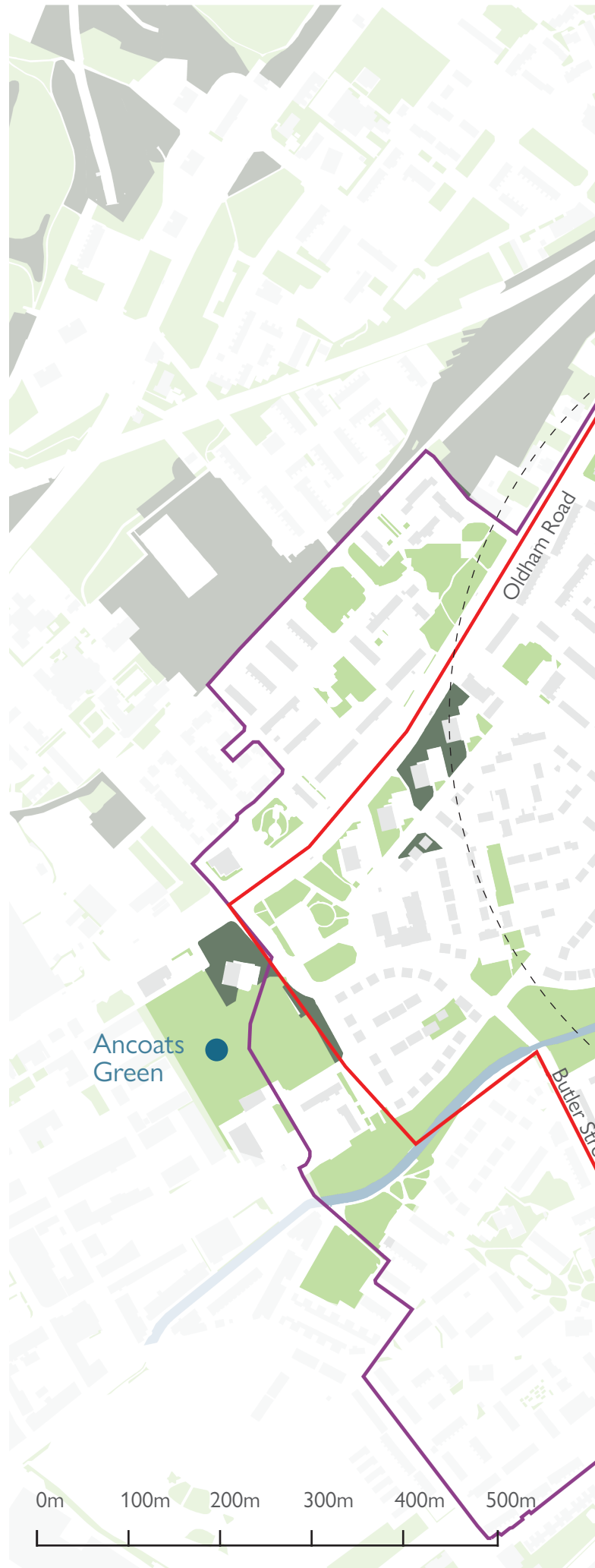
- Locally-defined neighbourhood boundary (extracted from the Miles Platting Age Friendly Action Plan, 2017)
- PFI Boundary
- Residential
- Industrial
- Commercial
- Mixed Use
- Retail
- Community
- School
- Vacant

Blue & Green Infrastructure

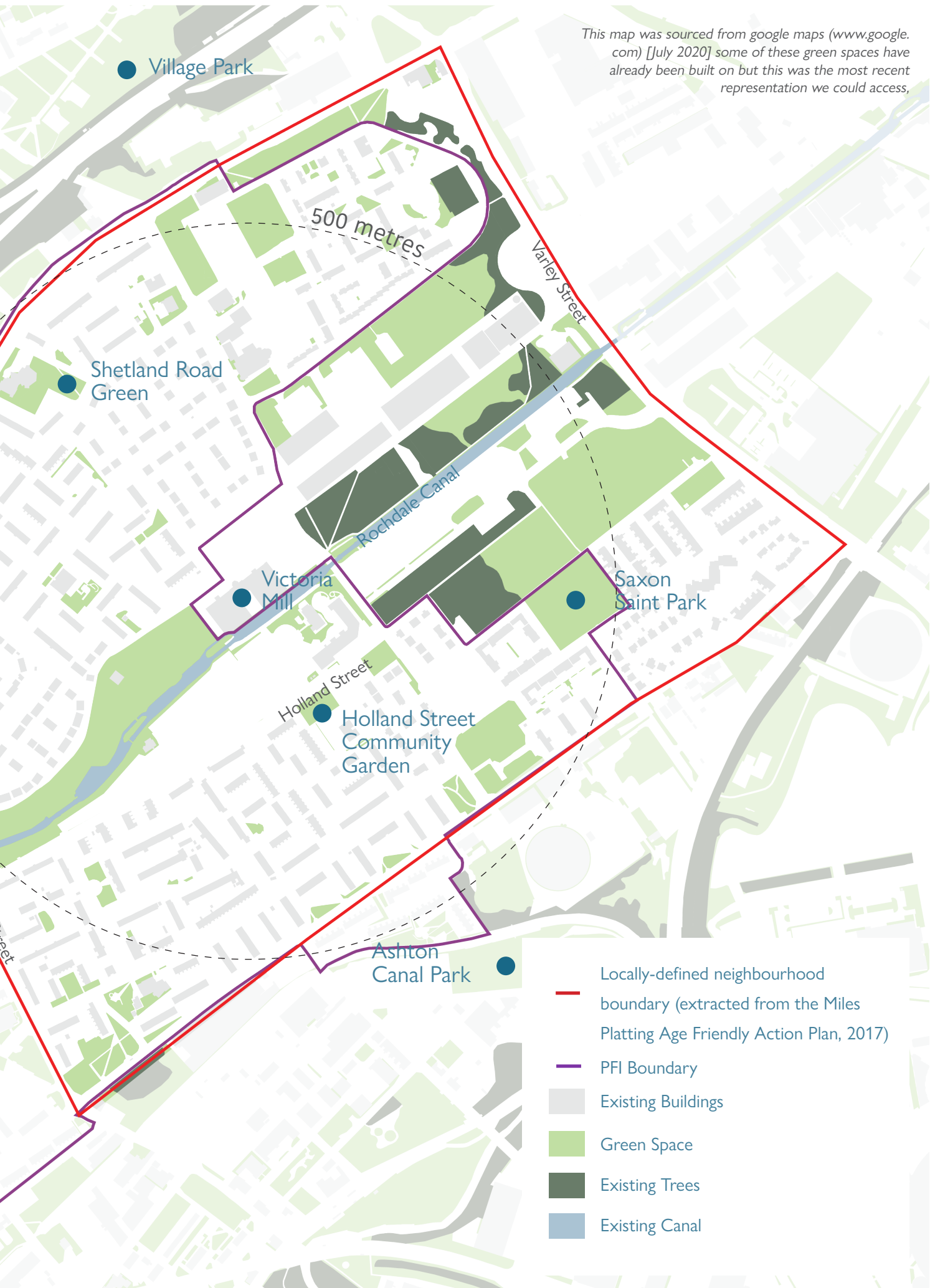
This plan shows the existing green spaces and wooded areas across the site. The plan shows that many of these green spaces are located along the canal and just north and just south of the neighbourhood boundary.

Many of the existing green spaces along the canal are former factory works. Improvements have been made to the green spaces along the canal through the PFI scheme; however, there has also been a net loss of green space from the new housing development.

From this plan, it shows potential to reintroduce north-south green links to connect the central green space along the canal to the green spaces on the fringes of the neighbourhood. There is also potential to enhance the green link along the canal.



This map was sourced from google maps (www.google.com) [July 2020] some of these green spaces have already been built on but this was the most recent representation we could access,



- Locally-defined neighbourhood boundary (extracted from the Miles Platting Age Friendly Action Plan, 2017)
- PFI Boundary
- Existing Buildings
- Green Space
- Existing Trees
- Existing Canal

Built Form

This map shows that the buildings are made up of 1970s terraces interlaced with new PFI infill development (shown in light beige). North of the canal there are areas with larger land plots assigned as industrial, commercial and warehouse uses but do not form part of the PFI area.

Recent Planning Applications

The neighbourhood has been subject to a number of planning applications including a large planning application for housing-led mixed redevelopment comprising 410 dwellings, a cafe and retail units on the former Manox Works site which received planning permission in October 2020. The Manox development seeks to reestablish the building line and frontage along the canal, equally, there is potential to make improvements along the northern side of the canal opposite this development.

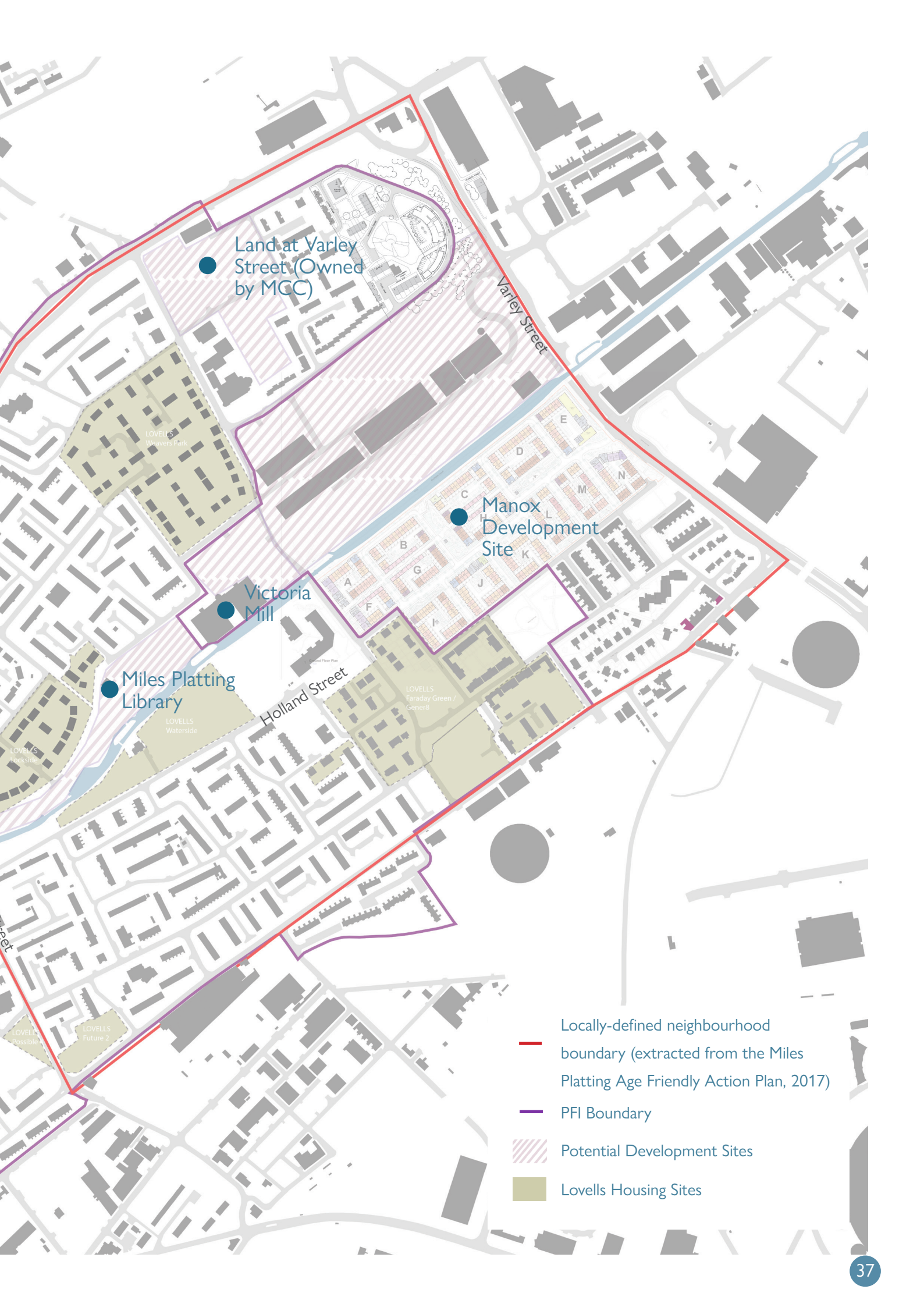
Work is continuing on the build-out of the housing across the neighbourhood, with additional housing parcels identified in the PFI outline application coming forward in planning. They are identified in the adjacent plan.

Potential Sites

The map shows potential development sites shaded in purple, which could be addressed for new development. The sites join up to form a linear route running east-west through the neighbourhood along the canal and then opens out onto what is currently a site with a number of old warehouse buildings.

Another site owned by MCC, located to the north of the neighbourhood area bordering Oldham Road was subject to discussions in 2009-2010 on becoming the site for a new Joint Community Centre to house a new library and swimming pool. The land is still vacant and owned by Manchester City Council.





Land at Varley Street (Owned by MCC)

Victoria Mill

Miles Platting Library

Manox Development Site

- Locally-defined neighbourhood boundary (extracted from the Miles Platting Age Friendly Action Plan, 2017)
- PFI Boundary
- Potential Development Sites
- Lovells Housing Sites



WHO :-
 PARTNERS OF
 MILES CATH
 DRIVE
 • MILES CATHING
 NETWORK
 • COUNCIL
 • ADACTUS.

PROJECTS LIBRARY

ISSUE -
 - NOT OPEN
 - RISK OF LOSING.
 - USAGE:
 - VISIBILITY - LOOKS
 CLOSED.

ACTIONS :-

SMART
 - ADDING OPENING
 TIMES.
 - ENCOURAGE GROUP
 TO USE THE SPACE.
 - SIGN TO JAY OPEN.
 - MURAL ON OUT.
 - SORT OUT THE
 REC CARDS.

MED. / LONG.
 -> EXTENSION OF LIBRARY
 RENOVATION?

-> MEET FRIENDS OF
 BURVAGE LIBRARY.
 -> SPEAK TO NIKE FROM
 THE LIBRARY ABOUT
 FIND OUT TIMES.
 -> WHO VOLUNTEERS ARE.



Proposal Plan 22.01.20

PROJECTS :-

ISSUE
 1. CANAL - LITTER.
 - VEGETATION.
 - PLANT.
 - INTIMIDATION.

ACTIONS :-

WHO :-

SMART
 • MAINTENANCE
 PLAN.
 • CLEAN UP.
 • VOLUNTEER GROUP
 • GET BUY IN - FUNDS
 - SUPPORT
 - SPONSOR
 - LITTER
 PICKUPS.

MED. / LONG.
 • INCREASE USE.
 • INCREASE SAFETY.
 • LONG
 VISION PLAN
 • COFFEE / CAFE SHOP.
 • PUBLIC ART CORRIDOR.
 - LANDSCAPE.
 - PRESENTS
 - ~~RE~~

PARTNER
 PARTNERS OF
 MILES CATHING
 DRIVE
 • MILES CATHING
 NETWORK
 • COUNCIL
 • ADACTUS.

Activities

Community Event

The Miles Platting Community Network organised a community event, which brought together residents from Miles Platting. The purpose of this event was to gather people's views about the neighbourhood, consult people about the community network, and give people the chance to share questions about the status of PFI development work.

Approximately 25 local residents attended and shared their views. People arrived and signed in and were then shown around the room to a series of thematic tables. The table introduced the area for people to find where they lived and have a think about Miles Platting as a neighbourhood.

Then there were thematic tables for people to visit which each had maps and facilitators/note-takers at them which are listed below. People could choose which tables they contributed to. They could participate in all of them or just select some of them. Notes were taken by supporters and volunteers or members of the community network themselves. A report from the event is available on request.

Site Identification Workshop

URBED facilitated this workshop that identified possible sites for intervention. The workshop explored potential areas for intervention which were identified as sites under public (council) ownership and the suitability of each of the various sites in accommodating different types of uses.

Project Workshop

The project workshop explored ideas for projects within the community. From the workshop, several ideas came out, including:

- Improvements to the existing library building;
- Improvements along the canal and surrounding green;
- A new-build social club which could be used for community activities and events as well as being a licensed bar/pub for evening socialising;
- A potential community-led housing project;
- Improvements to connectivity across the neighbourhood (including a new bus service that connects to Beswick); and
- Sustainable and high-quality green spaces.

04 Miles Platting Vision

Vision

The Miles Platting Community Network have worked together to build a collective vision for Miles Platting, which brings together ideas for new projects and actions that will improve the neighbourhood for existing and new residents:

1. Creating a new community space: where the community can meet and socialise and that brings together different groups in the area, e.g. the development of a new community centre space and public house/social club.

2. Maintaining access to housing for social rent for future generations: protecting the existing levels of social and affordable rental housing while making sure housing is age-friendly and family-friendly including opportunities to downsize and upsize.

3. Sustainable Green spaces: protecting and creating pleasant “high quality” green spaces which provide habitats for wildlife and a pleasant communal environment including along the Rochdale canal.

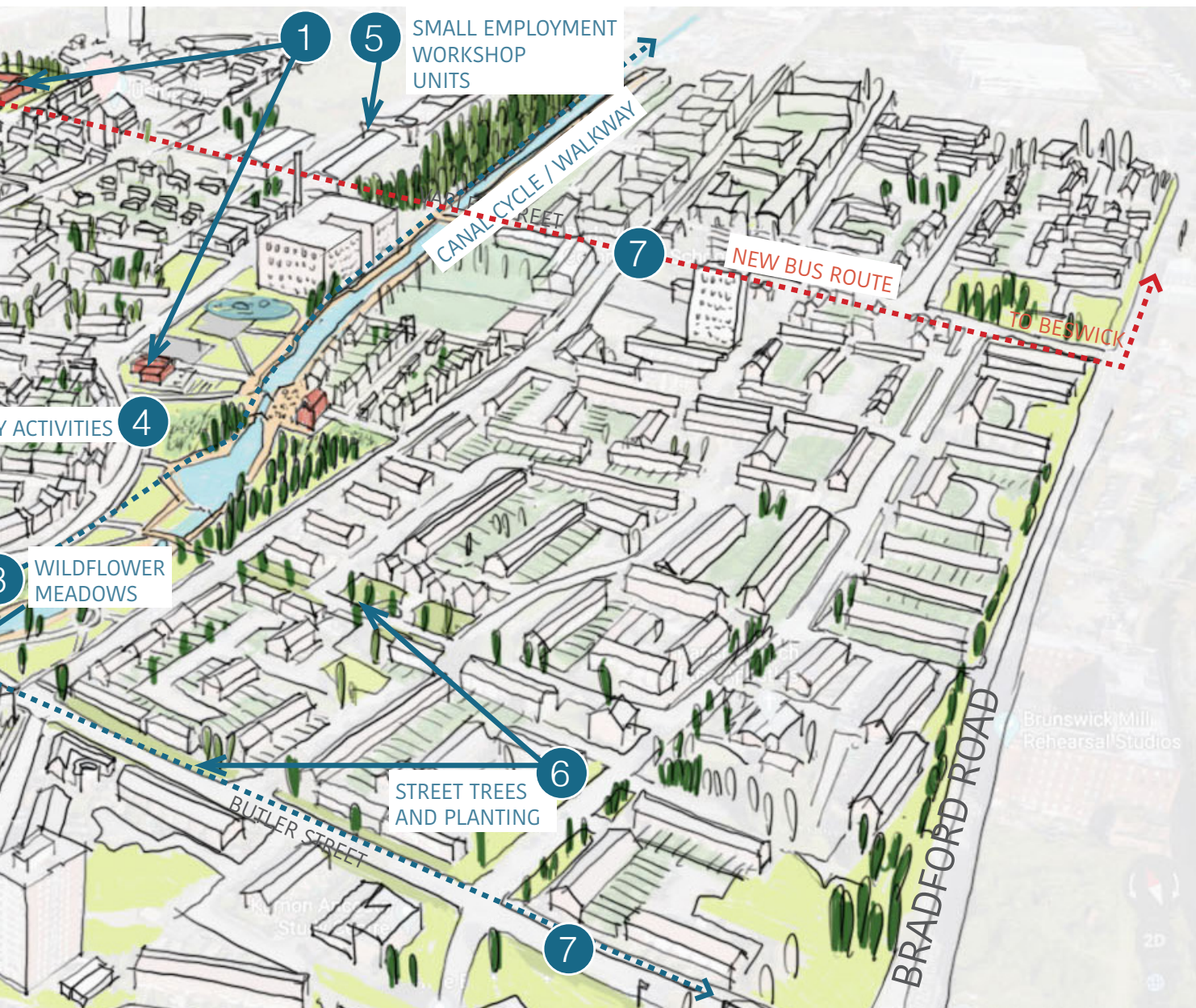


4. Development of a cohesive and inclusive community: through the development of local initiatives and projects that people from a mix of backgrounds can get involved in, and through the development of an age-friendly community, e.g. the planning and design of improvements along the canal and surrounding green spaces, and the development of age-friendly spaces and facilities.

5. Development of employment opportunities in the neighbourhood: through the development of spaces for local businesses, e.g. cafe spaces.

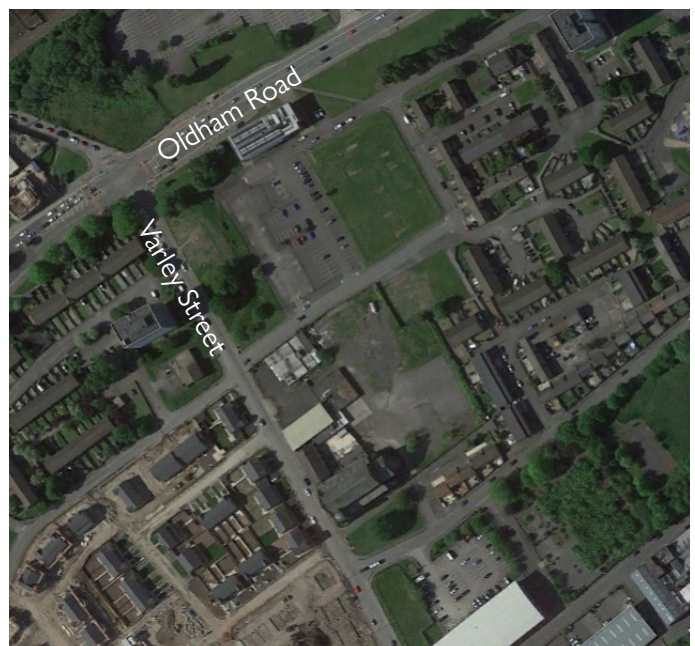
6. Development of a neighbourhood that encourages health and wellbeing: through walkability and healthy streets - redesigning streets to be more pedestrian-friendly with more green spaces and trees.

7. Improvements to connectivity across the neighbourhoods: improvements to the pedestrian, cycle and bus connectivity across the neighbourhood, connecting to key destinations across the city, in particular, amendments to bus routes that make key destinations easier to access such as the East Manchester Leisure Centre in Beswick following the closure of the local swimming pool.



Potential Sites

Several sites have been identified by the Miles Platting Community Network which could potentially be developed as part of the community network vision. Each site has been assessed in terms of pros and cons for their ability to accommodate certain needs in the community. Each site's pros and cons are summarised below:



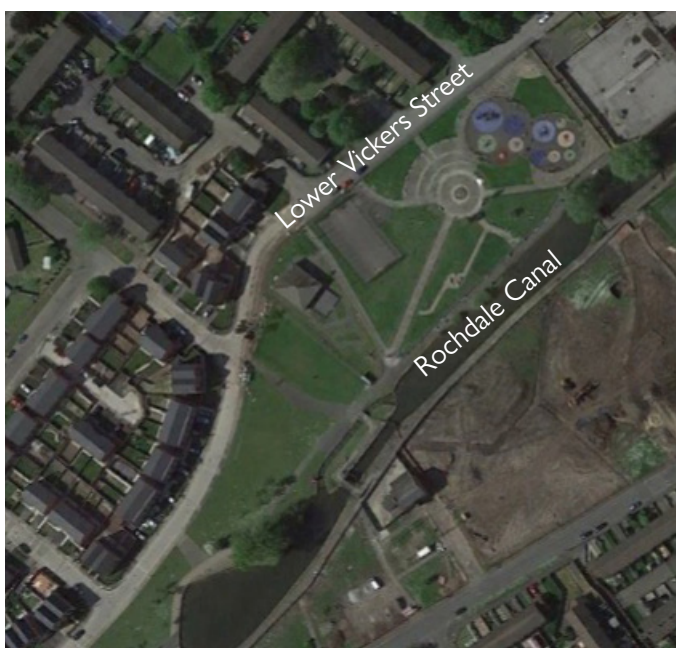
Oldham Road & Varley Street Site

Pros:

- Set away from housing and next to a busy road, so could be a good site for an evening venue in terms of noise.
- Large site so could accommodate a range of uses
- Originally earmarked by MCC for community use
- Suitable for a 'destination' place, e.g. GP surgery, hairdressers, dentist.
- Includes a well maintained green space area
- Could be a space for commercial meanwhile uses, e.g. containers.
- Existing hardstanding so could be developed to be more attractive and also could include space for parking.

Cons:

- Lots of passing vehicle traffic.
- Pedestrian traffic limited by Oldham Road.



Lower Vickers Street Site

Pros:

- In an attractive and central location in the neighbourhood.
- Next to attractive features like the canal and the green space.
- Passing pedestrian/cycle traffic – could be a good place to have a café space, e.g. a pop-up café behind the library.
- Could be an ideal location for a community space which spills out onto the green.
- Potential to improve the canal side area.
- Could integrate and extend the existing library hut.

Cons:

- Existing green space
- May have to be a small/low-fi development due to the existing site constraints.
- May not be suitable for an evening venue as located at the heart of a residential area.



Farnborough Road (St Cuthbert's Church Site)

Pros:

- There is potential to redevelop the church site.
- Next to a pleasant green space.

Cons:

- At the edge of the neighbourhood so wouldn't be as accessible to the southern areas of Miles Platting.

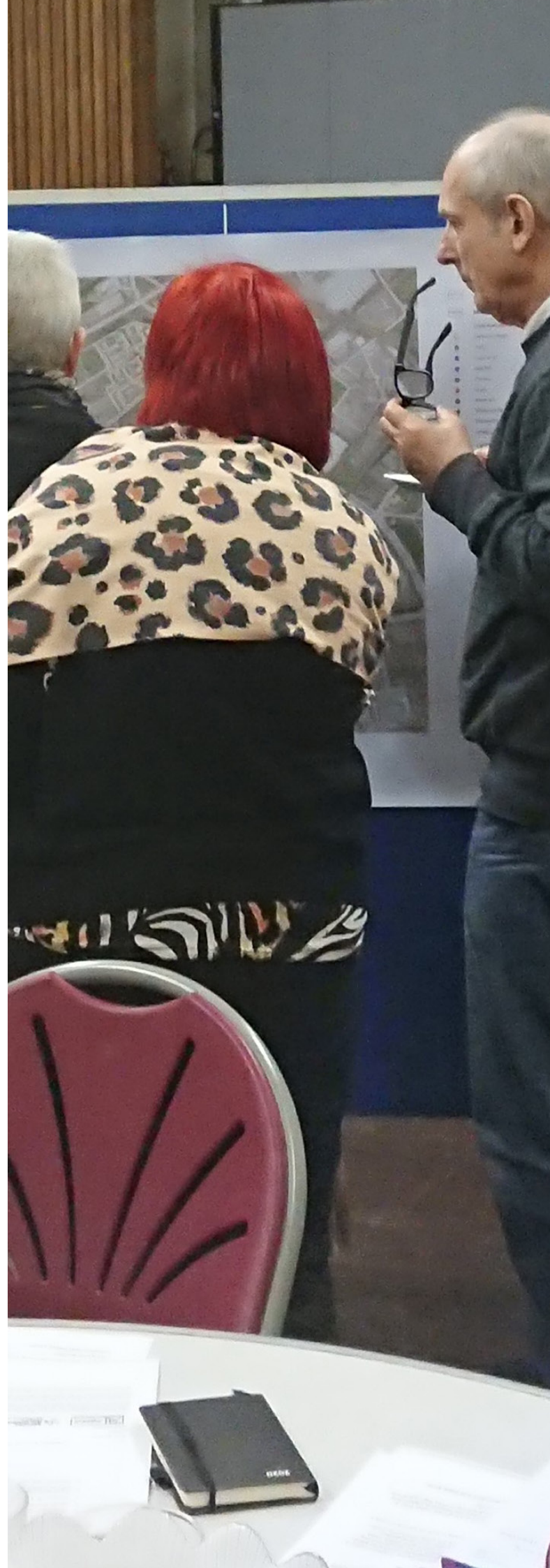
Next Steps

Miles Platting Community Network has just reached the end of its first 12 months and is going from strength to strength.

The network is now focused on consulting the wider community about this vision (respecting COVID-19 regulations) to ensure it reflects the interests of a broad section of the population.

The network is meeting with local councillors and the council neighbourhoods team to discuss how to realise some of these ideas. This includes by protecting particular sites for the future development of community and social infrastructure once investment can be identified.

If you are a resident of Miles Platting come and get involved!



References

Goulding, R. (2020) 'The Miles Platting PFI: A guide to the PFI contract Briefing note and presentation to Miles Platting Community Network', August 2020.

MCC (2007) 'Proposed City of Manchester (Miles Platting Neighbourhood) Compulsory Purchase Order 2007'. Report for resolution to the Executive.

Miles Platting Age Friendly Action Plan (<https://mafn.org.uk/region/miles-platting>).

Tales of Miles Platting (<https://www.milesplattinafn.org.uk/tales-of-miles-platting>).

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