

Mayfield Civil Service Office Campus

Introduction

In May 2009, the Regional Minister for the North West commissioned a Feasibility Study to consider the case for a civil service campus on the former railway site at Mayfield, to accommodate roundly 5,000 civil servants. The study looked at the cost and viability of such a scheme, and the wider benefits it would deliver. This paper sets out the key findings of the Study, highlighting the wide range of benefits and opportunities arising from the civil service campus. It also provides an overview of the development proposals for the campus site and wider Mayfield Quarter, as described in the Mayfield Strategic Regeneration Framework.

Context

The Mayfield site was identified as a preferred location for a new Civil Service Campus as part of the Government's Operational Efficiency Programme (OEP) and the Civil Service in the English Regions initiative (CESR). Located next to Piccadilly Station, the development provides a real opportunity to create greater efficiencies by redeveloping Government land and creating a hub for central government to support the relocation of civil servants from London and the co-location of civil servants in Greater Manchester. As a consequence, it will create better joined-up government delivering better public services for the people of the region at the same time as regenerating an important part of Manchester city centre. The economic benefits of the development will be felt across the whole region.

Location

The campus proposal uses land owned by BRB (Residuary) Ltd, a company wholly owned by the Department for Transport. It is located in the northern zone of the wider Mayfield Quarter, a 20 acre site at Mayfield in the Eastern Gateway of the City Centre. The area is bounded by the inner ring road to the south, Fairfield Street to the north and London Road to the west. The site has unrivalled accessibility, due to the close proximity of Piccadilly Station with direct links to London and Manchester Airport. It is also adjacent to the Mancunian Way with direct access to the region's road network. It is at the heart of an extensive labour pool- with a workforce of 7.2 million people within an hour's drive. Not only is Mayfield located within Manchester's thriving City Centre, it is also within walking distance of the City's world-class universities and research institutes.

The Vision

The vision is for Mayfield to become a new mixed-use urban quarter of local, regional and national importance. For Manchester, it will extend the high quality environment

Park view from the east showing remediated River Medlock and the Civil Service Campus beyond



that already characterises most of the City Centre, introducing a major new park, enhancing connectivity and maximising wider regeneration benefit.

For Central Government, Mayfield provides the opportunity to deliver a pioneering sustainable office campus aimed at setting new standards for the Civil Service estate, facilitating a major local and national relocation programme and delivering significant operational benefits.

Feasibility Study – Key Findings

The Feasibility Study was undertaken by BRB (Residuary) Ltd in collaboration with Government Office for the North West and Office of Government Commerce. It confirmed that the transformation of the site into a 50,000 m² campus was achievable and could accommodate 5,000 civil servants. The campus is planned to be ready for occupation in 2014. It is anticipated that future occupiers will derive from a combination of relocations of Government tenants from the South East and those with a presence already in the City Region.

Efficiency and Better Government

The Study demonstrates that the Campus would have an excellent fit with wider Government policy. The development would set the standard against which other government accommodation will be measured, in terms of quality of working environment, staff amenity, operating cost, sustainability and flexibility of use. By supporting the delivery of the CSER initiative in the North West and the goals of the Operational Efficiency Programme, the Campus will generate significant benefits from efficiency savings, particularly through the promotion of efficient work practices and enabling the sharing of common functions and facilities. The more efficient use of space resulting from the joint use of buildings includes shared meeting rooms and staff amenities, ICT infrastructure and shared back office functions. New approaches to working practices will also help to strengthen links between departments and encourage more joined up approaches.

In terms of quantifying these benefits, the scope and scale depends on the source of tenants: the more who are relocated from London, the greater the benefit. The Feasibility Study considered a number of scenarios, but based on an assumption that 50% of the civil servant occupants relocate to Mayfield from within the M60 and 50% from London, the total efficiency savings of the Mayfield Campus are roundly £700m (Net Present Value¹ over 25 years). Focussing just on benefits attributable to the “campus effect”, and not the savings of moving from London to Manchester and into more efficient space, the Mayfield specific savings total roundly £170m (NPV over 25 years). In practice, relocating to high quality, state of the art accommodation envisaged for Mayfield will provide the lever for unlocking the full range of efficiency savings that would otherwise go unrealised.

¹ Efficiency savings calculated over the life of the project, but adjusted to remove the impact of inflation (i.e. at current day prices).

Sustainability

The design objectives of the scheme will ensure that this will be one of the most sustainable office developments in the UK. It will be one of the first to achieve a BRE AAM 'outstanding' status, with low energy use and very low carbon emissions that will aim towards zero carbon.

Mayfield Strategic Regeneration Framework and Regeneration Benefits

The Campus will deliver substantial regeneration benefits in terms of employment and economic activity in the City Region and throughout the North West. The Mayfield Strategic Regeneration Framework (SRF), which has been approved by the City Council's Executive, sets out the vision for the area which is to regenerate a significant portion of the City Centre adjacent to one of its main entry nodes. It recognises that the Campus will provide the catalyst for the regeneration of the wider area.

The Campus is at the heart of the SRF which aims to provide campus style mixed-use office development for the co-location of civil service functions, along with ancillary uses such as retail and leisure. The design envisages three buildings, built to a specification that will set a new benchmark for government offices. The campus is to be set in a major new piece of public realm, including a new public park and the rejuvenation of the River Medlock. These proposals will help to transform the Eastern Gateway, helping it to realise its potential as a major new destination within Manchester.

The revitalisation of this new quarter will complement significant regeneration and development that has already taken place in the Piccadilly area over the last decade. Major projects such as the redevelopment of Piccadilly Gardens, complete transformation of the Station and redevelopment of the Basin area have all contributed to the revitalisation of Piccadilly. In effect, with these strategic developments the City Centre has expanded with a shift in the development focus. More recently, major schemes such as the 62,000 sq m mixed-use development at Piccadilly Place, plus the office schemes at Square One and Universal Square have all been completed and provide end-users with an impressive offer. The Piccadilly Gate scheme, adjacent to the Station will be completed in 2010 and will become the new home for Government Office for the North West, the Highways Agency and the Training and Development Agency for Schools. The City Council is also working with the owners of the Former Fire Station on London Road, directly opposite the Station to ensure that the strategically located Grade II listed building is brought back into active use to make a positive contribution to the regeneration of the area.

The Mayfield regeneration framework will drive investment in major developments, public realm and infrastructure to bring about transformational change. This will be done in a way that enhances Piccadilly and the adjacent areas of the City Centre and connects the adjoining communities in Ardwick and East Manchester.



Mayfield Strategic Regeneration Framework scheme

A recent economic impact assessment of the wider economic benefits that may be delivered concluded that the Mayfield Campus represents an exceptional opportunity. Its location next to Piccadilly Station and connectivity with London and the Airport make it ideally placed to support such a development. The proposed 50,000 sq m scheme at an estimated cost of £250-£300M would make it a development of major regional significance. The scale of employment would be a significant boost to Manchester and the North West Region.

The potential economic benefits are considerable, driven by the additional jobs directly created by the development, plus wider multiplier effects resulting from the additional expenditure of new employees in the local economy. The scale of benefit will clearly be determined by the type of relocation. In terms of net economic impact, a 100% national relocation scenario would lead to 5,206 net jobs and £176m net additional GVA per annum. This would clearly have a major impact on the City Region and the North West and would be the equivalent of four or five regionally significant inward investments. Further scenarios with significant national relocations and an element of regional relocations would also deliver significant economic benefits creating between 3,900 and 2,600 net jobs.

There is also the opportunity for government departments to benefit from and contribute directly to Manchester's key sectoral strengths and expertise in areas such as research and science excellence, and cultural, creative and media industries.

It is also clear that a development of this nature and scale will offer numerous opportunities for surrounding local communities such as Ardwick and New

East Manchester, primarily through the creation of new employment. An objective of the SRF is to ensure that the sustained economic growth and competitiveness of the City Centre translates into real quality of life benefits for all residents. A key part of the masterplan is to establish good publicly accessible connections to the adjoining communities to ensure the regeneration opportunities are maximised.

Summary

The scale of the benefits from the Mayfield campus in terms of operational efficiencies, enabling wider government policy, sustainability and regional regeneration opportunities are significant. It will attract additional new jobs to Manchester, provide a high profile development that will provide the catalyst for the regeneration of this under-used significant area of the City, and in the process help the City to achieve its vision of becoming a truly world-class city in which all of its residents have the opportunity to benefit from wealth creation.