

6th June 2024

STOCKPORT MDC

# Meanwhile use update

## Stockport MDC Board, 6th June



# Activity to date

- In December 2023 we convened a Task & Finish group which reviewed the meanwhile use activity to date across the MDC and wider Town Centre regeneration schemes along with case studies from elsewhere.
- This work informed the design of a meanwhile use framework for the MDC which sets out our priorities and key principles:



**Place making:** Potential to kick start repurposing of new areas of Town Centre West, creating a **sense of place** and attracting new businesses, residents, and visitors. Creating a vibrant atmosphere and increase **footfall** to stimulate **economic activity**.



**Promote entrepreneurship and innovation:** offering affordable spaces for startups, small businesses and future occupiers of Town Centre West commercial spaces to test their ideas and grow. It could foster **creativity**, collaboration, and **cultural exchange**, enhancing the area's cultural and social fabric.



**Drive social value:** engaging the community, fostering **social cohesion**, improving well-being, enriching culture, and facilitating the exchange of skills and knowledge.

Outcome	Alignment with MDC Business Plan Delivery Commitments
<b>Increasing Social Value</b>	The MDC will take a proactive approach to maximising the social value of investment in Town Centre West, ensuring that residents benefit from regeneration at every stage.
<b>Promoting Innovation</b> – Innovative building solutions or occupiers that align with promoting innovation in Stockport	The MDC will adopt an innovation framework to direct a range of feasible, viable, and <b>deliverable innovation solutions for Town Centre West across both the public realm and individual development schemes</b>
<b>Local Economic Growth</b>	Seeking to match the provision of employment floorspace with end users who are committed to the creation of good quality jobs and the <b>flourishing of Stockport as a strategic growth location for Greater Manchester</b>
<b>Improving Environmental Sustainability</b>	We will identify a range of deliverable interventions that deliver significant biodiversity net gain and carbon reduction benefits and support the MDC's ambition to make Town Centre West an exemplar green urban neighbourhood which makes a positive contribution to carbon reduction.
<b>Promoting Skills</b>	The MDC will maximise its contribution to the creation of good quality jobs and economic activity both directly in Town Centre West and indirectly in the wider Town Centre through leveraging <b>the scale of investment in development in Town Centre West to act as a catalyst for growth of employment and skills opportunities for Stockport residents</b> , especially in relation to modern methods of construction
<b>Driving Place Making</b>	The MDC will utilise and <b>promote inclusive design</b> principles into our approach to the built environment recognising the different ways that people experience and use buildings and public spaces
<b>Employment Growth</b>	The MDC will maximise its contribution to the creation of good quality jobs and economic activity both directly in Town Centre West and indirectly in the wider Town Centre through <b>delivering new employment workspace</b> .

# Site opportunities.

- Through the Stockport 8 land assembly, we identified three potential locations within town centre west for meanwhile use activities.
- These vacant, underutilised sites offer operators the opportunity to occupy these spaces on flexible terms, with immediate availability.
- These units are existing light industrial/workshop spaces and are within the vicinity of King Street West.
- We have therefore tested out an approach, inviting submissions, applying the criteria from the T&F group to assess bids and now carrying out due diligence on shortlisted proposals.
- We received 25 expressions of interest which have been shortlisted to three potential operators. Conversations are on-going to progress with selected operators.



# Progressing the proposals & next steps.

- Conversations are ongoing to progress the proposals with the shortlisted operators.
- Given that some of the sites have fallen into disrepair, remedial work will need be undertaken before occupiers move in.

# Collaboration with the University of Manchester Urban Institute

We are continuing to collaborate with the University of Manchester on a potential PhD studentship. This partnership will be pivotal in shaping and informing our interim strategies and approaches to meanwhile use, ensuring that we leverage academic insights to enhance our projects and initiatives.



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