

# Working smarter



Pictured clockwise from top: Bruntwood's Circle Square development in the city's innovation district; the new hotel, car park and power plant block for Circle Square; Chris Bailey-Jones of MoneySupermarket



2016 has seen yet more cranes appearing on the Manchester skyline as the city continues its ongoing drive for economic growth and future sustainability.

New infrastructure developments such as the opening of Metrolink's new city centre tram crossing and improvements to the Oxford Road bus corridor are aimed at creating the capacity and services required for an ever-growing working population. As more people and businesses look to locate themselves in vibrant urban centres, the annual office take-up figures are testament to the underlying strength of the market in Manchester city centre.

MoneySupermarket is just one such business that opened a Manchester base in 2016, moving to office space at 57 Spring Gardens. According to Office Manager, Chris Bailey Jones, the move has helped to attract more technical talent to the business, and future expansion is already on the cards.

"Our Manchester office has the highest employee satisfaction rating of all our locations," says Chris. "Transport and other amenities are great and the links that Bruntwood has facilitated with the universities has helped in establishing a solid recruitment pipeline for us."

Through its MSP operation, the ability to create successful environments for science and technology businesses has become another Bruntwood specialism. But as more and more companies use digital technologies to drive their growth, it's becoming harder to pigeon-hole businesses into specific sectors.

In the future, new city neighbourhoods will attract businesses from a range of different

sectors as they look to base themselves in the middle of a tech-savvy talent pool. Bruntwood's joint venture development with Select Property Group at Circle Square is just one example of how these new neighbourhoods will work.

This new destination for living, working and leisure occupies the former BBC site on the city's Oxford Road corridor. With Select delivering the residential element, Bruntwood's focus is on creating the commercial, retail, leisure and infrastructure elements of this new neighbourhood. And that includes making it as technologically smart as possible.

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One of the first elements of Circle Square to be developed will be an energy centre which will be housed with a hotel and car park in an 18-storey block. The energy centre is the culmination of Bruntwood's long-standing ambition to create a district heat network, providing sustainable power for a whole city area.

The combined heat and power plant will use low carbon technology to generate electricity for the development itself, but is also expected to provide excess power over and above its immediate needs. Bruntwood

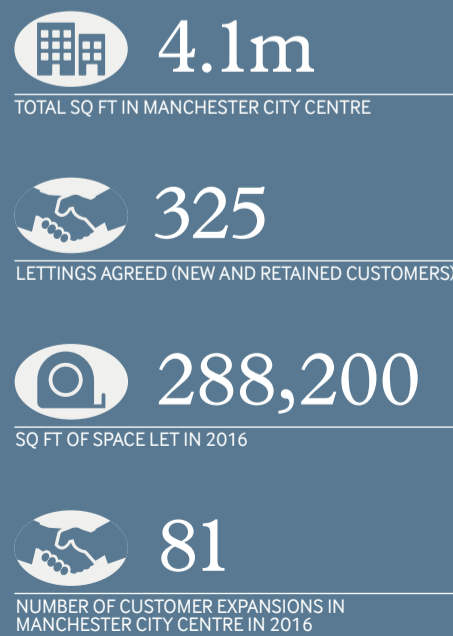


will then be able to provide power services to other customers at less than market rates.

Powering a 21st century city, economically and sustainably, is one of the challenges facing conurbations like Manchester as they continue to grow. Creating individual heat and power plants in areas of high occupancy is a move towards establishing a city-wide network that can potentially link districts together in the future.

This is also leading to increased crossover between the work of Bruntwood and MSP, as projects such as CityVerve start to develop the real world technology for the smart city of the future. Initiatives such as smart parking and energy monitoring systems are being developed by this Cisco-enabled Internet of Things (IoT) project, which is based at MSP's Manchester Science Park campus in the city centre.

The goal is that these new IoT technologies will be trialled in selected Bruntwood and MSP buildings as part of their development.



## The Bright Building

A beacon for the future

MSP's Manchester Science Park campus was founded over 30 years ago and has had a remarkable impact on the growth of Manchester's knowledge economy. Situated at the heart of the city's central innovation district, the campus has supported the growth of numerous successful companies on their journey from start-ups to multi-million pound businesses.

The campus is about to take a step up to a new level with the opening of the 70,000 sq ft Bright Building. Developed for MSP by Bruntwood, the new building will act as a hub for the whole campus and will encourage customers, neighbours and partners across the wider innovation district to network and collaborate.

As well as three floors of office and coworking space the Bright Building will also offer a fitness studio, café-bar and event space with capacity for up to 200 people. Both indoor and outdoor social spaces will be serviced by free super-fast WiFi.

One of the first organisations moving in CityVerve, InnovateUK's IoT City Demonstrator Project (see page 16 for more information.) With over 20 partners including corporates like Cisco and Siemens through to innovative micro-businesses and SMEs, CityVerve's goal is to develop and enable smarter approaches to delivering city services. This smart city infrastructure will improve quality of life and service efficiency whilst also supporting



the growth of the digital technology sector in the city.

As one example of CityVerve outputs, smart meter technology could be used to connect together different parts of the city's electricity grid, creating a smarter system that manages demand and supply at different times of day. By storing electricity when the supply is cheaper and then redistributing it at times of high demand, the growth in the city's power consumption can be managed as sustainably as possible.

Construction on the Bright Building is due for completion by May 2017.



The Bright Building has been part-funded by the North West Evergreen Fund (backed by the European Regional Development Fund) and by the Greater Manchester Combined Authority. It is located within the Corridor Enterprise Zone, offering financial benefits for qualifying businesses.



## West Didsbury development

Princess Parkway, Manchester

Work will start in 2017 on a new 150,000 sq ft development on Princess Parkway in West Didsbury. Over 3.4 acres of land are being developed to create a new business park where technology and health-related businesses will be co-located with the new Spire Manchester hospital and Siemens' North West headquarters. The site is equidistant between Manchester city centre and the airport and is also well served by Metrolink and other transport links.



## Union

Albert Square, Manchester

Work is well underway on Union, the redevelopment of Commercial Union House opposite Manchester Town Hall on Albert Square. Once complete in summer 2017, the six-storey building will provide 66,700 sq ft of workspace, as well as bicycle storage, secure parking and showers. Floor plates will range in size from circa 9,500 to 10,500 sq ft and Union will also offer 12,500 sq ft of prime retail space.



The demand for workplaces that bring these businesses together with the local clinical academic infrastructure has only increased since Citylabs 1.0 opened. As a result, Bruntwood and CMFT are bringing forward two new developments, Citylabs 2.0 and Citylabs 3.0, to complement the existing offer. Together, the three buildings will create a Citylabs campus of over 300,000 sq ft that will be operated and managed by MSP on CMFT's behalf.

Citylabs 2.0 will be a 92,000 sq ft new build development on land facing the main CMFT hospital complex and is due for completion by summer 2019. Citylabs 3.0 comprises a 28,000 sq ft redevelopment of the Grade II-listed old St Mary's maternity hospital on Oxford Road, combined with a new 100,000 sq ft extension. The project will include the restoration of a former chapel into a café, meeting and event space. It is targeted for completion in 2021.

In total, this £60m expansion of the Citylabs concept will create a further 220,000 sq ft of specialist facilities for health and medical technologies. For CMFT this ensures that the site offers a flexible, modern environment for these technologies to flourish whilst allowing CMFT's hospitals the quickest possible access to new diagnostics and treatments.



## A new Leaf

Portland Street, Manchester

Leaf has been a Liverpool café institution since its opening in 2008 and in 2016 it finally made the trip down the M62 to open a new venue for its unique blend of tea, music and good times. Team Leaf found just the right spot in the former RIBA café and Cube Gallery space in Bruntwood's West Village on Portland Street. Leaf is also expanding its Liverpool operation by creating a new café and event space in the ground floor and basement of Cotton House, opening later in 2017.



## Citylabs 2.0 & 3.0

Extending a successful partnership

In 2014, Bruntwood's transformation of the former Royal Eye Hospital on Manchester's Oxford Rd into Citylabs 1.0 was an exciting new departure for the business.

It was the first development Bruntwood had undertaken since becoming the majority shareholder in Manchester Science Partnerships (MSP), and it was also the first project where it has partnered with Central Manchester University Hospitals NHS Foundation Trust (CMFT), the owners of the old hospital building and the surrounding land.

Just two years on and the results have been remarkable. The 100,000 sq ft of purpose-built office, laboratory and collaboration space has swiftly become a biomedical centre of excellence at the heart of Europe's largest clinical academic campus.

Citylabs 1.0 is now a thriving community of scientists, entrepreneurs and fast-growth companies, all of whom are working on the frontline of health and medical technologies.

Pictured above left to right: Citylabs 2.0 and Citylabs 3.0, developments by Bruntwood for MSP and Central Manchester University Hospitals NHS Foundation Trust.