



SUSTAINABILITY AND COMMUNITY ACCESS STATEMENT

Introduction

The Etihad Campus aspires to be a pioneer for the whole of Manchester in pursuing its twin objective of realising locally-inclusive, globally-competitive economic growth, whilst simultaneously transforming to a zero-carbon campus.

Co-op Live is proposing a Canalside food and beverage (F&B) and retail space with ancillary performance areas that can benefit the community on event and non-event days in numerous ways.

The proposed development will provide new ancillary F&B and retail space, to principally support event day operations at the Etihad Campus. Further to this principal use, it will also be open outside of event days providing daytime coffee and pastries to accommodate Etihad Campus visitors and the local community throughout the week. The intention is to support the array of other uses at the Etihad Campus, and to provide an offering for visitors to the Etihad Campus and the local community.

As ancillary, the proposal will support the ongoing success and development of the Etihad Campus as a world class sports and live entertainment destination and will deliver direct socio-economic benefits and value for the local community, including further job opportunities both during the construction and operational phase.

The proposals will also support the extension of dwell times at both Co-op Live and the Etihad Stadium, both before and after events, helping to smooth out peak travel movements and thus helping to reduce the peak intensity of transport demand, congestion and local community impacts arising from event-day traffic.

The canalside proposal is south facing and so bathed in sunlight. It has multiple spaces and removable furniture design and can be used in many ways from a café to bar, an exhibition space to merchandise shop, a Yoga studio or art class and there is the opportunity for multiple modes of use, including those that meet the needs of the local community.

This proposal could also support additional local job creation that Co-op Live has already stimulated for event staff from stewards to bar staff, baristas and chefs.

Finally, this proposal could create more spaces for community and commercial use adding to the fabric of East Manchester's regeneration.

Community and social value all year round

Job Creation

The East wards have between 4-11.5% unemployment rates for 16-64 year olds. This additional F&B and retail space with ancillary performance area could create **11 FTE** equivalent job opportunities per year with a GVA of **£439,000**.

Table 1: Example of employment opportunities for this additional facility:

Job Required	Shift	Hours	Number of people	Total hours	Café 250 days (Mon-Fri 8am-2pm))	Event 150 events (Co-op Live & MCFC)
Cleaners						
-Café operation	7am-3pm	8	X2	16	4000	
-Event day	3-9pm	6	X2	12		1800
Stewards, SIA/ Host						
-Event day	3pm-9pm	6	X3	18		2700
Bar, food & beverage support						
-Café operation	8am-2pm	6	X2	12	3000	
-Event day	3-9pm	6	X4	36		6600
	2pm-10pm	8	X1	8		
Chefs						
-Event day	2pm-8pm	8	X2	16		2400
Merchandise						
-Event day	3pm-9pm	6	X2	12		1,800
Entertainment						
-Event day	3pm-9pm	6	X1	6		900
Total for Café operation			4 people	28hrs	7,000 (3.36 FTE)	
Total for event operation			14 people	108hrs		16,200 (7.79 FTE)
					11.15 FTE	

**Full-time equivalent (FTE) is a unit that donates the workload of an employee. A FTE of 1 is equivalent to one full-time employee working 40 hours per week.*

Living Standards

Not only will there be additional jobs but the jobs created enhance living standards for local people as we are committed to employing local people and paying the living wage.

Current Co-op Live jobs demonstrate that 84% of all staff live within 10 miles of the venue and that we are supporting local job creation and we will aim for a similar 8/10 employees being local.

Current Co-op Live staffing plan

Co-op Live positions	Proximity to the venue					Total
Permanent Roles	0- 2 miles	2-5 miles	5-10 miles	10 miles+	Not specified	
Venue	2	42	11	55		110
F&B	15	10	11	10		46
Casual Roles	0-2 miles	2-5 miles	5-10 miles	10 miles+		
Venue	387	299	197	98	36	1017
F&B	582	388	155	123	91	1339
Location of staff	40%	29%	15%	11%	5%	2,512

Sustainable Benefits

This facility, if approved provides great connection to nature and celebrates and enhances the waterways.

As with Co-op Live's planet friendly ethos, this F&B and retail space with ancillary performance area will echo our energy efficiency and low carbon design, continuing to help us deliver the most sustainable UK arena and one of the most sustainable arenas in the world. This F&B and retail space with ancillary performance area will be powered by Co-op Live's 100% renewable energy, rainwater harvesting for irrigation, the bulk of the structure will be made from recycled containers providing a sustainable end use, recycled decking as well as energy efficient and noise reducing insulation, LED lighting, enhanced greenery of wild flowers and herbs and bug hotels.

This build has a 40% CO2 emissions reduction against a building made from traditional bricks, concrete and tiled roof.

The proposed F&B and retail space with ancillary performance area will follow Co-op Live's principals on local food and drink, no single use plastic, re-useable cups, zero waste direct to landfill etc

This facility is easily accessible via sustainable transport modes (tram, cycle and the enhanced walking route) and sustainable transport will be included in the promotion of how visitors get to this facility.

In terms of this facility, the following design considerations are proposed:

- Utilising Better Green as our contractor to support the build, who ringfence 20% of their post-tax profits to support sustainable practice and social impact.
- The use of recycled steel containers for the structural build, that are non-perishable and can be recycled again.

- The containers will be sourced from the Liverpool docks massively reducing haulage distances and keeping transportation impacts low.
- The two site operatives supporting the construction will be local people sustaining short term local employment over the five week build period.
- All timber products will be FSC approved.
- All lighting will be low voltage LED
- The proposed structure will install rainwater collection tubs to service the planting
- All build refuse or residual material will be collected by ZeroWaste - a local supplier that picks up, separates, and recycles the items and all operational waste will be part of Co-op Live's zero waste direct to landfill and recycling policies.

Community Benefits

Outside of event days, here are some examples of how this space could add community benefit all year-round including examples below:

- **Health** initiatives to benefit the wider community (overall life expectancy of East MCR residents is lower than the national average at 75 years for men compared to an average of 79 years for England).
 - This facility can be available to hire at certain times outside of events for community activity, space for social prescribing or health outreach activity e.g. sunrise yoga classes, knit and natter, cancer screenings, coffee mornings, post Parkrun coffee options etc
 - And provides additional space for Co-op Live to continue the x20+ 'open house' free community use e.g. community boxing.
- **Community** meetings - just as Co-op Live does now, the arena could open up this space for use by the community to host meetings, like local consultations, general resident meetings, social events, skill enhancement, digital inclusion training, and charity/fund-raising events as part of a regular programme of engagement and 'open house' free activations. As well as a space perfect for individuals to remote work, groups to simply meet and enjoy a coffee e.g. Women's Institute, walking groups, parent and baby networks and walkers and runners passing through.
- **Cultural and creative** space. The size and space of this facility will lend itself to more creative opportunities compared to the arena by being smaller, external and easily accessible and secured. Containing two c.60 m² (dependent on final design) spaces with an interconnecting garden this space provides multiple occupancy use as well. Some examples are listed below but the opportunities are endless:
 - house artwork and celebrate local artists, photographers etc. via mini exhibitions and temporary gallery use.
 - use as an anchor for local maker markets as the area develops.

- A space for creative and cultural workshops, talks and skill development including art classes
- and finally as with Co-op Live, this space could support emerging talent providing a platform to grow new audiences, earn money, perfect their performance/stage presence and work up to larger sub stages at Co-op Live.

The proposal will help create a sense of place, pride and further enhances the entertainment neighbourhood development of the Campus strategic regeneration plan.

The public realm and amenity spaces will provide a number of opportunities for passive recreation around the arena adjacent to the canal. Which will enhance the dwell time spent by both football and music fans and longer-term all day and nighttime visitors to the Campus. Creating points of interest that extend the CityLink walking route art installations and provide more Instagram moments for the football, music fans and residents of the hotel and local community.

Summary

OVG and Co-op Live and its partners are committed to delivering social value to local communities, and want those who live and work in the area to benefit from having a state of-the-art facilities nearby.

Being a good neighbour, is a central pillar of Co-op Live's objectives and this facility further develops our ongoing community and city-wide engagement to maximise social value and enhance the area for everyone.

Co-op Live will maintain communication with the local community throughout the construction and operational phases of this facility through existing community open days, neighbourhood forums, website, local e-newsletters, our resident direct phone line and email address.

Table 2 summarises how the proposed F&B and retail space with ancillary performance area responds to MCC's East MCR Social Value Framework measures:

Table 2: Social value impact of this proposed new facility

Social Value Objective	Applicant comments
Education, employment, training - inclusive creative economy.	Continuing our work with stakeholders and organisation's in the City to maximise local employment and training opportunities, including working with local job centers, attending jobs fairs at various educational institutions and careers guidance days at local schools. To support the additional 23,200 hours per annum /11 FTE roles required.
Health, wellbeing and quality of life.	Building on Co-op Live's active outreach with community boxing, community days, facilitating volunteering enhancement

	and local fun runs, this space could support health and wellness activity for community use to help improve physical and mental health outcomes. This area has limited social spaces for people to connect and come together as a community and this proposed space adds a much-needed daytime café for local people to use and enhance the entire neighborhood as a place to live, work and visit.
Community Resilience - locally rooted and culturally distinctive	The arena including this proposed additional facility will be able to host meetings, fundraising events, art exhibitions etc as part of a regular program of private hire and free community use.
Digital Inclusion - East MCR to become a digitally inclusive, with better digital infrastructure, access to digital technology and stronger digital skills	The space will have free wifi for the community to use and makes a great remote office and training facility for digital skills. These two c.60 m2 digital connected spaces with an interconnecting garden provides the opportunity for multiple occupancy use and can house skill development workshops and hotdesking/remote working options for the community.
Zero carbon and sustainability: respond to planetary limits and enable flourishing local ecosystems and climate resilience.	Promote sustainability and be at the forefront of energy efficiency and sustainable design, supporting Co-op Live's wider vision to be the most sustainable UK venue and amongst the world's leading sustainable venues. This facilitate, alongside Co-op Live's existing plan fully supports Manchester Zero Carbon 2038 strategy, with a deliverable route map to achieve this. This build has a 40% CO2 emissions reduction against a building made from traditional bricks/ concrete and tiled roof. With recycled build materials, 100% renewable energy, rainwater harvesting, LED lighting and efficient insulation/sound proofing, enhanced greenery, zero waste to landfill and no single use plastic.

Estimated Social Value return=- £439,000 (GVA)

The latest data (2023) indicates an average GVA per FTE for workers in a restaurants/café to be £34,099 in the North West. If you inflate this to 2025 - for 11 FTEs this comes to around £439k in GVA.