

31st July 2023

Operational Management Strategy

Background

Manchester Innovation Activities Hub (“MIAH”) is an educational operator, which will be ran and operated by The Blair Project. MIAH will provide industrial digitalisation and electrification skills training in a new community learning space to prepare residents living in surrounding communities for ‘hard to fill’ occupations requiring specialist skills; specifically targeting underrepresented communities. Bruntwood SciTech (BWST), operators of Manchester Science Park, where Base is located have experience of managing learning institutions across their portfolio.

Student Welfare, from an operational perspective

The Students will have direct contact with MIAH in order to ensure any concerns are met on a day-to-day basis, supporting the wellbeing and educational development for each student enrolled on the course.

Staffing

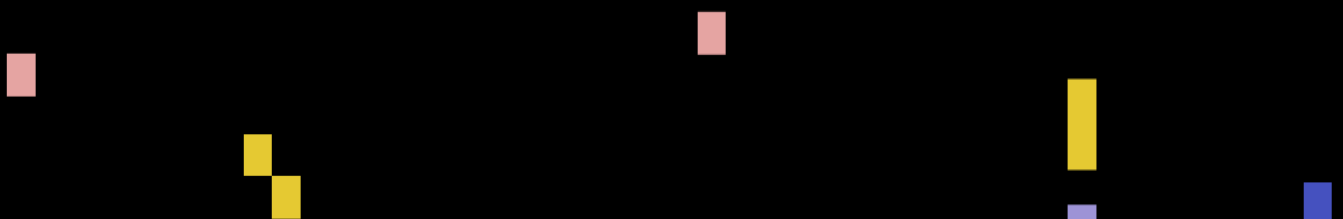
There will be 12 full time equivalent (“FTE”) positions recruited by MIAH to be situated at the premises (“Base”) from occupation, with the potential for future growth depending on the volume of services.

Occupational Levels

The strategy includes a maximum occupancy of up to 45 learners at any one time, delivering 200 new learners per annum. There will be up to 10 staff present at site with the scope for the occupancy levels to include contingency for growth.

Operating Hours

Base operates under 24-hour access; with the external terrace available for use between the hours of 0800 and 2200 Monday to Sunday. The proposed educational use is to also operate under 24-hour access, but it is proposed that teaching activities will only take place between 0800 and 2100. Only members of staff from MIAH will have access to the roof terrace.



Security

There is 24 hour security provided by Bruntwood SciTech (“BWST”) across Manchester Science Park, the site security office is located within Base.

Site Management

MIAH will work alongside BWST (the operator of Base and the wider MSP area) to ensure any management issues that arise are identified and addressed promptly. In this regard, BWST will remain the first point of contact for community engagement, but there will be regular dialogue with the occupier to ensure a high degree of coordination of operations and management between all parties. If additional security or site management is required, BWST will provide and recharge via the service charge. Please refer to the ‘Base Operational Management Pack’ attached alongside this document.

Travel Strategy

MIAH occupiers will travel to site via Manchester’s integrated public transport network.

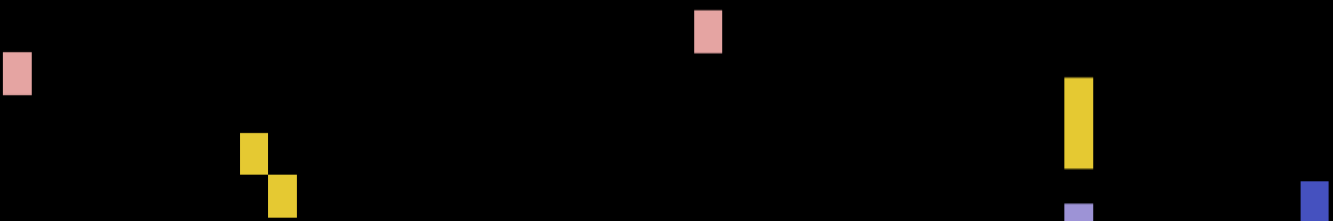
Beryl Bikes – the closest sites are on Pencroft Way and Oxford Road, these link with the major public transport hubs in the city centre.

Bus – the closest major bus route is on Oxford Road which will assist LCA occupiers travelling into the city centre to major public transport hubs. See below plan indicating the closest bus stop available on Oxford Rd.

Owner operated bikes – there is adequate cycling provision on site, alongside shower provisions.

Train – occupiers can access the major train routes via the Oxford Rd. These can be accessed by walking or the integrated public transport network.

Walking – occupiers wishing to walk to the major public transport hubs will be able to access these via Oxford Rd, see below plan.



Signage

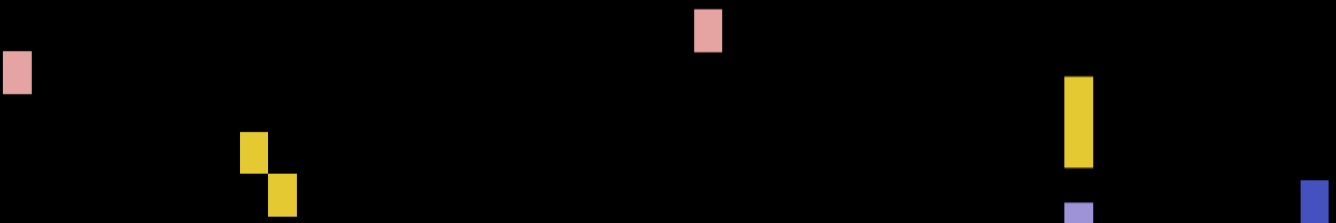
There will be limited on site signage required as students will have received an induction/welcome pack.

Marilyn Comrie

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Chief Executive Officer

Manchester Innovation Activities Hub Ltd



Appendix 1.0

