



**The Ev0 Building
Didsbury Technology Park
Economic Impact Assessment**

June 2022

Development Proposal

Didsbury Technology Park is located 6km south of Manchester City Centre and covers more than 3.4 acres. The Technology Park is home to the Spire Manchester Hospital and Siemens' UK head office in addition to a growing number of technology, research and innovation focused businesses.

The Ev0 Building proposals, the subject of this report, form part of the Didsbury Technology Park Masterplan which is seeking to create a new commercial campus for sustainable technology and research & development. Since 2014, three phases of development have been delivered, including the Spire Hospital, the Ohm office building and the Green Walk residential development. The Ohm Building, is now complete and has brought around 20,000ft² of office commercial space to the site.

The Ev0 Building proposes to deliver 83,000ft² of floorspace in a six-storey timber-framed building. The development will follow the UK Green Building Council's (UKGBC) net zero carbon framework and aims to achieve net zero in construction and operation. The building is targeting a 5.5-star NABERS rating¹ and an 'Excellent' certification from BREEAM, as well as meeting the LETI 2020 design target for upfront carbon, the RIBA 2025 performance targets on whole-life carbon and the UK Green Building Council's Paris Proof operational energy use targets². The developers are aiming to generate 94% of the Ev0 Building's energy requirements on site once operational, with the remaining energy requirements to be fulfilled by Bruntwood owned wind farm. This will support Manchester City Council's ambition to become a net zero carbon city by 2038.

Alongside the office building, the proposals will provide enhancements to the external environment that improve pedestrian and cycle connections, as well as create valuable outdoor space.

The development has an estimated construction cost of £30.0m over a 78 week build period.

The proposed development is strategically located in Didsbury, outside of Manchester City Centre. Didsbury has a diverse population, provides access to local universities and talent, and is conveniently located to key transport networks. Within 3 miles of the site there are links to Manchester Airport, major motorways, the city centre, and North Cheshire and Merseyside.

The proposals for the Ev0 building have a range of key objectives, which are:

- To deliver one of the UK's most carbon efficient building both through construction and operation.
- To deliver one of the UK's largest mass timber framed office buildings.
- To create a sustainable technology and R&D commercial cluster.
- To attract the best employers and maximise job creation.
- To deliver enhanced biodiversity and a net increase in tree provision, which will make a positive contribution to on-site ecology.
- Ensure the development responds positively to the local area and city.
- Enhances biodiversity and delivers sustainable urban drainage.
- Improves pedestrian and cycle safety and permeability.

The Ev0 Building proposals represents a significant opportunity to deliver good quality and highly sustainable commercial premises, and to support the employment and regeneration ambitions of the city.

¹ NABERS is a system for rating the energy efficiency of office buildings which measures and rates the actual energy use of offices.

² <https://www.placenorthwest.co.uk/bruntwood-unveils-30m-super-green-didsbury-office/>

The Context for Intervention

Manchester's Growth

Over the past two decades, Manchester has undergone a rapid transformation, becoming one of the most dynamic and fastest growing centres in Europe and England's most important economic centre outside of the capital.

Over the past decade Manchester's population has boomed with an additional 63,100 residents – an increase of 12.8%. During this period the working age population has increased by 42,200 residents – with a growth rate more than three times the national average.

Helping to drive the population growth has been the growing and significant range of employment opportunities and attractiveness of the city as a place to live and work. Manchester has experienced a significant uplift in employment, growing by 31.0% over the past decade, with growth far outstripping England across the same period (11.2%).

Employment 2010-2020			
	2010	2020	% change
Manchester	315,00	412,500	31.0%
Greater Manchester	1,181,000	1,349,500	14.3%
England	23,982,000	26,671,500	11.2%

Source: BRES 2020

Recent employment growth is likely to have impacted on the take up of new employment space.

Growth Potential and Thriving Sectors

The Oxford Economics Greater Manchester Forecasting Model (GMFM) predicts 66,400 additional jobs (+15.1%) will be created in Manchester over the 20-year period from 2019, accounting for 57% of jobs growth in Greater Manchester. While the forecast is based on the pre-Covid-19 position, Manchester, contrary to England as a whole and other major cities, did not experience any reduction in employment between 2019 and 2020.

Manchester has experienced the emergence of a new and diversified employment market in a number of important sectors such as R&D, Life Sciences and Tech with growth expanding beyond the traditional city centre area. These sectors are helping to drive innovation and clean growth.

Employment in R&D, Life Sciences and Tech sectors has almost doubled in Manchester over the past decade (+96% or 13,500 jobs), which compares to growth of 39% across Greater Manchester and 27% nationally. Manchester accounts for 38% of Greater Manchester's employment in these industries.

Employment in R&D, Life Sciences and Tech			
	2010	2020	% change
Manchester	14,000	27,500	96%
Greater Manchester	51,500	71,500	39%
England	1,359,000	1,732,500	27%

Source: BRES 2020

Greater Manchester and Manchester are host to a growing and regionally significant number of science and innovation related businesses. Between 2010 and 2020 there has been a notable 89% increase in the number of R&D, Life Sciences and Tech businesses within Manchester, significantly above the national growth rate (49%), representing a growing cluster of activity in these sectors.

R&D, Life Sciences and Tech Businesses			
	2010	2020	% change
Manchester	1,465	2,775	89%
Greater Manchester	8,665	12,535	45%
England	224,080	333,065	49%

Source: UK Business Counts 2020

Manchester is recognised as home to a growing tech cluster in the UK. The 2020 Tech Nation report outlines how Manchester has Europe's fastest-growing major tech cluster, with investment growing from £48m in 2018 to £181 in 2019, an uplift of 277%³. Investment dropped to £163m in 2020, an approximate 10% decrease from 2019, however this still leaves Manchester ranked fourth for investment in the UK and represents a 240% uplift from 2018⁴. The Data City, a data science and software company, completed research in 2020 which concluded that Manchester was the UK's top Digital Tech city in terms of the scale of digital business activity and affordability. The report demonstrates that Manchester is home to 18,900 digital businesses and hosted almost 1,800 related digital events in 2019⁵. Recent research by digital learning company Fire Tech suggests that *"Manchester is the UK's most impactful tech hotspot outside of London"* and is home to more than one fifth of tech and digital roles outside of London.

The R&D, Life Sciences and Tech sectors are therefore expected to continue to grow strongly in Manchester with the impacts of clustering and agglomeration helping to driving jobs and GVA growth. In order to meet growth forecasts, there is a need for the infrastructure to be in place to accommodate businesses and employees in locations that satisfy the needs of businesses in a competitive labour market.

Manchester's Innovation Assets

Manchester is home to the Oxford Road Corridor, one of the major economic drivers for the city and wider city region. It supports a significant volume of knowledge-intensive jobs, as well as associated service roles. A major programme of investment over many years has supported the city's construction industry. The Oxford Road Corridor employs some 83,500 people, with one of the largest concentrations of research staff in the country, both in academic institutions and the private sector.

The Oxford Road Corridor benefits from the co-location of two universities, five specialist hospitals, and is home to Manchester Science Partnerships, Manchester Technology Centre, Citylabs and many businesses benefiting from the research and innovation ecosystem. Other key assets include The National Graphene Institute, Sir Henry Royce Institute for Advanced Materials and the Manchester Engineering Campus Development, as well as the advancement of plans for the School of Digital Arts (SODA) and The Christabel Pankhurst Institute for Health Technology Research and Innovation. This growing mass of leading-edge facilities and associated expertise are building Manchester's reputation on a national and international stage.

Within Salford, the Innovation Triangle of the University of Salford, MediaCityUK and Salford Royal NHS Foundation Trust is also home to an established and growing skilled workforce in innovation and technology.

Further development at Didsbury Technology Park will benefit from its relative proximity to assets such as the Oxford Road Corridor and the Innovation Triangle. As a result of these assets, there is an established and growing skilled workforce within the city and the wider region helping to attract prospective occupiers to the Technology Park.

³ <https://gmlep.com/insights/manchester-takes-second-place-in-levelling-up-power-tech-league-2021>

⁴ <https://technation.io/report2021/#uk-spotlights>

⁵ <https://gmlep.com/insights/manchester-takes-second-place-in-levelling-up-power-tech-league-2021>

Meeting Demand for Office Space

As demand increases in the City Centre it is also important that other office and employment locations within Manchester and Greater Manchester provide suitable and specialist workplaces to help meet demand from existing and future employers. This is particularly important given the strong competition for office space in the City Centre.

Manchester reached a new rental high of £38.50 per ft² in the first quarter of 2021 and sustained rents at this level in Q4 of 2021⁶. Whilst there was no prime rent increase in the first quarter of 2022, there remains, according to Savills, further optimism for growth over the remaining three quarters of the year. Savills remains confident that prime rent will break the £40 per square foot level in 2022. Overall demand has been maintained into 2022, with there being a 66% increase in the number of individual transactions in the first quarter of 2022 compared to Q1 2021⁷.

OBI, a commercial real estate consultancy based in Manchester, predict that in 2022 the Manchester property market will see possibly its largest uptake in city centre office space in several years. According to the OBI, there has been a strong rental growth throughout 2021 and they expect to see this continue through 2022, with £40 sq. ft expected to be achieved. OBI suggest that, *“the Manchester office market is no longer relying on banks, lawyers, and accountants as it was 10 years ago, and is now driven on by growth businesses in the technology and digital sectors”*⁸.

Savills Research shows that Grade A Office Supply has fallen 16% between Q4 2021 and Q1 2022, with the Grade A vacancy rate falling to 3.3%. Based on the five-year average annual take-up, Savills suggest there is just 2.8 years of supply. OBI expects that the combined impact of a diminishing supply of Grade A new builds and limited new build space due to be delivered until 2023, alongside demand for existing buildings providing more than 50,000 sq. ft to outweigh supply, to lead to an upward price on rents.

Over the past five years, private sector office-based employment within Manchester has grown by 20% and is forecast to grow by a further 7% over the next five. Manchester is also forecast to see the highest levels of office-based employment growth amongst the big six⁹, between now and 2025¹⁰.

A recent report from Savills published May 2022 predicts that Manchester will experience 11% GVA growth over the next five years, with an expected 7% increase in office-base employment in Manchester across the same period. It forecasts 11,960 new jobs in the professional, tech and scientific sector in the next ten years¹¹.

Given the evidence of strong demand for suitable office space, limited supply of Grade A space and high forecast growth in the professional, tech and scientific sector, it is important that Manchester can deliver new high quality workspace to accommodate growing sectors and meet growth forecasts.

Sustainable Workplaces

Covid-19 has accelerated pre-existing trends in the commercial property market, including sustainability¹². Insights from Knight Frank suggest there is a growing trend for businesses choosing to base their teams in green, sustainable offices as a clear way to demonstrate a commitment to sustainability to employees, clients and competitors¹³.

Sustainability is increasingly a key factor for both businesses and employees when choosing locations and places of work. This arises amid demand that companies take action on their commitments to sustainability and net-zero carbon emissions; according to JLL, workers want action on sustainability, and this is especially true for younger employees. Up to 81% of workers aged 21 to 30 expect their company to follow sustainable business practices, and 70% of them would prefer to work for a

⁶ JLL, The Big 6 Report 2021

⁷ Savills UK | Market in Minutes: Manchester Occupational Office Data Q1 2022 – May 2022

⁸ <https://www.thebusinessdesk.com/northwest/news/2091314-consultants-predicting-positive-manchester-property-market-in-2022>

⁹ which, in addition to Manchester, is made up of Birmingham, Bristol, Edinburgh, Glasgow and Leeds

¹⁰ https://www.savills.co.uk/research_articles/229130/314716-0

¹¹ Savills UK | Market in Minutes: Manchester Occupational Office Data Q1 2022 – May 2022

¹² Arup, Future of offices: in a post-pandemic world

¹³ <https://www.knightfrank.co.uk/office-space/insights/culture-and-space/2020-workplace-trends/>

sustainability leader'¹⁴. This would suggest that there is likely to be increased demand for sustainable workspaces going forward. Research from Savills suggests this may already be the case, as 'in Manchester, Savills research has shown that 76% of offices let above £30 per sq. ft had a BREEAM rating of at least Very Good, rising to 100% of buildings let above £35 sq. ft. The Landmark office development is let at the city's current top rent of £38.50 per sq. ft and boasts a BREEAM rating of Excellent'¹⁵.

The Ev0 Building proposals respond to these trends by aiming for the highest standards of sustainability both during construction and in operation. As set out in the introduction this includes targeting a 5.5-star NABERS rating and an 'Excellent' certification from BREEAM, as well as meeting the LETI 2020 design target for upfront carbon, the RIBA 2025 performance targets on whole-life carbon and the UK Green Building Council's Paris Proof operational energy use targets. In addition, once operational there is a target for 94% of the Ev0 Building's energy requirements to be generated on site, with the remaining energy requirements to be fulfilled by a wind farm.

Contributing to Policy Objectives

The Ev0 development meets the following national, regional and local policy objectives in supporting growth and innovation in addition to meeting environmental and net zero carbon ambitions.

National Policy Alignment

1. The UK's Industrial Strategy

The Government Green Paper, Building our Industrial Strategy (2017), sets out an objective: 'to improve living standards and economic growth by increasing productivity and driving growth across the whole country'. Ten pillars have been identified to drive the strategy with four pillars of particular relevance to the proposed Ev0 building.

1. Investing in science, research and innovation – becoming a more innovative economy and doing more to commercialise the world leading science base to drive growth across the UK.
4. Supporting businesses to start and grow – ensuring that businesses across the UK can access the finance and management skills they need to grow; creating the right conditions for companies to invest for the long term.
7. Delivering affordable energy and clean growth – keeping costs down for businesses and securing the economic benefits of the transition to a low-carbon economy.
10. Creating the right institutions to bring together sectors and places – considering the best structures to support people, industries and places.

2. Science and Innovation Audit

The Science and Innovation Audits were commissioned by the Department for Business, Energy and Industrial Strategy. There are now twenty-five reports published in total, enhancing understanding of the UK's strengths in science and innovation based on national datasets as well as local data, knowledge and experience. This evidence will help underpin future investment decisions, foster local collaboration and strengthen future bids for local investment from public and private sources.

One of the audits of relevance to Manchester is the 'Science and innovation audit of Greater Manchester and East Cheshire' that reviews Greater Manchester's strengths in health innovation, advanced materials, digital, energy, and industrial biotechnology. The report further asserts that Greater Manchester is a full-scale test bed and lead market to develop and demonstrate innovative technology. Building on Greater Manchester's strengths, the Ev0 Building will add to the concentration of science, research, innovation and health assets and help to accommodate and support growth in health and scientific innovation.

¹⁴ <https://www.jll.co.uk/en/trends-and-insights/workplace/5-ways-companies-are-making-offices-more-sustainable>

¹⁵ <https://www.savills.com/impacts/environment/greener-agenda.html>

3. The Ten Point Plan for a Green Industrial Revolution

In November 2020, in response to the Covid-19 pandemic, the UK Government published the Ten Point Plan for a Green Industrial Revolution to move towards achieving Net Zero and supporting up to 250,000 jobs by 2030.

The cumulative effect of this plan will be to reduce UK emissions by 180 million tonnes of carbon dioxide equivalent between 2023 and 2032. The Ten Point Plan also establishes the 'Task Force Net Zero', putting a systems approach at the heart of policy making.

Point 10 of the Ten Point Plan: Green Finance and Innovation – seeks to accelerate the commercialisation of innovative low -carbon technologies, systems and processes. The vision for this point in the plan is for the UK to be a global leader in technologies needed to decarbonise the economy and transition to net zero. The proposed Ev0 Building will help to support this vision by aiming to deliver net zero in construction and operation and accommodating R&D and tech sectors including those with a focus on low carbon.

4. Net Zero Strategy: Build Back Greener

In October 2021, the UK Government published this strategy which sets out policies and proposals for decarbonising all sectors of the UK economy to meet our net zero target by 2050. This document reiterates and supports the aims of the Ten Point Plan for a Green Industrial Revolution.

The document outlines the importance of improving the energy efficiency of housing and non-domestic properties across the UK, ensuring they require less energy to heat. The document details how extensive decarbonisation is required across transport, buildings, and industry, given the need to account for possible residual emissions in agriculture, aviation, waste, and heavy industry and possible limitations on deployment of greenhouse gas removals. The proposed Ev0 Building will contribute towards this vision with the aim of delivering net zero in construction and operation and accommodating R&D and tech sectors, including those with a focus on low carbon.

Regional Policy Alignment

5. The Greater Manchester Local Industrial Strategy

The Greater Manchester Local Industrial Strategy sets out Greater Manchester's long-term aspirations to be a global leader in health and care innovation, advanced materials manufacturing, a leading European digital city region, and achieve carbon neutrality by 2038.

The aim of the strategy is to boost productivity and prosperity by setting a course for capitalising on the biggest opportunities. It aims to ensure that all of Greater Manchester's people thrive. It is also a plan for the environment, to ensure that Greater Manchester becomes carbon neutral in ways that drive local innovation and improves quality of life and health to benefit Greater Manchester's residents.

The Local Industrial Strategy seeks to capitalise on health innovation assets within Greater Manchester, to improve the health of the population to fully participate within the economy. Improving health in Greater Manchester will increase the number of economically active people thus improving the productivity of the region's economy. The focus on advanced materials will develop new technologies, products and services such as energy storage to support carbon neutrality. The proposed Ev0 Building will provide a net-zero development within Manchester that can set the standards for future development across the city region to help achieve the goal of net-zero.

6. The Greater Manchester Strategy – Our People Our Place¹⁶

The Greater Manchester Strategy sets out an ambition to make Greater Manchester one of the best places to live and work in the world. It involves growing the economy and increasing focus on ensuring that the people of Greater Manchester can all benefit from economic growth.

The Strategy sets out the framework for Greater Manchester's Local Industrial Strategy and how to build on core economic strengths, they include:

¹⁶ https://www.greatermanchester-ca.gov.uk/media/1084/greater_manchester_summary_full_version.pdf

- A concentration of science, research and innovation assets. Universities give Greater Manchester the largest concentration of excellence in health research nationally outside of south east England and, in advanced materials, a unique opportunity to develop 'Graphene City' bringing together world leading science with business to create jobs and growth.
- A globally competitive manufacturing sector, with niche strengths in advanced materials; textiles, chemicals, and food & drink. Greater Manchester's small and medium sized manufactures also play critical roles in national and global supply chains.
- A highly trained workforce which includes one of the largest graduate pools in Europe, a strong concentration of STEM graduates and postgraduates, and a long successful history of entrepreneurship and enterprise.

The proposed Ev0 Building will add to the concentration of science, research, innovation and health assets within Manchester and will provide a number of employment opportunities to help retain graduates and provide opportunities for local people.

7. The Greater Manchester – Places for Everyone Plan

The Places for Everyone Plan is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It is a joint development plan which aims to maximise the use of brownfield land and urban spaces while protecting Green Belt land from the risk of unplanned development. The plan is the result of a process that began as the Greater Manchester Spatial Framework (GMSF) in 2014, and the nine districts decided to produce a joint plan following the withdrawal of Stockport Council from the GMSF in December 2020.

There are a number of aspects of the Places for Everyone Plan which align with the Ev0 development, and the development of the Didsbury Technology Park.

- There will be an emphasis on facilitating the development of high value clusters in prime sectors such as Health innovation and life sciences.
- The following sectors are identified as areas of economic strength and key growth sectors within Greater Manchester: life sciences; health technologies, advanced manufacturing and materials science/fabrication.

This plan aligns with the sustainable design and intentions of the Ev0 site. The plan promotes prosperity for all residents and places in a sustainable and wide variety of ways. Such measures include:

- Delivering sustainable places that can meet the needs of all sections of communities, both now and in the future.
- Achieving the high quality, inclusive design of places and developments.
- An expectation that all development will be net zero by 2028.
- Enhancing the supply of employment opportunities at a variety of skill levels throughout our boroughs to achieve more inclusive growth.
- Supporting improvements in education and research facilities.

The proposed Ev0 Building will contribute towards wider city aims of encouraging sustainability, employment opportunities, and towards fostering clusters of desirable sectors such as life sciences, research and innovation.

8. The Greater Manchester Five Year Environment Plan 2019-2024¹⁷

In 2019 Greater Manchester set out its first five-year environment plan. The plan sets out the long-term environmental vision to be carbon neutral by 2038, and the urgent actions needed to be taken in the next five years to achieve this.

Greater Manchester aims to be a clean, carbon neutral, climate resistant city region with a thriving natural environment and a circular, zero-waste economy where:

¹⁷ https://www.greatermanchester-ca.gov.uk/media/1986/5-year-plan-branded_3.pdf

- Infrastructure will be smart and fit for the future: we will have an integrated, clean and affordable public transport system, resource efficient buildings, greater local community renewable energy, cleaner air, water and greenspace for all.
- All citizens will have access to green space in every community, more trees including in urban areas, active travel networks, environmental education and healthy and locally produced food.
- Citizens and businesses will adopt sustainable living and businesses practices, focusing on local solutions to deliver a prosperous economy.

The Ev0 Building will provide a net zero employment space with the potential to set the standard for development and construction standards across the city region.

9. Manchester Climate Change Framework 2020-25¹⁸

The Climate Change Framework plan builds upon the existing work within Greater Manchester to build a low carbon economy and sets out the priorities to 2025. The framework works to ensure Manchester plays its full part in limiting the impacts of climate change. The framework outlines four objectives to be met by 2025:

- Objective 1 – Staying within our carbon budgets.
- Objective 2 – Climate adaptation and resilience.
- Objective 3 – Health and wellbeing.
- Objective 4 – Inclusive, zero carbon and climate resilient economy.

As well as six priority areas for action:

- Buildings (existing and new).
- Renewable energy.
- Transport and flying.
- Food.
- The things we buy and throw away.
- Green infrastructure and nature-based solutions.

The Ev0 Building will create a net zero employment space, creating a market opportunity for future net zero developments across Greater Manchester and will also provide an environmentally efficient development of scale. This aligns with the objectives and priority areas for action within the Climate Change Framework including, in particular, Objective 1 which aims to reduce the CO₂ emitted from our homes, workplaces and ground transport by at least 50% during 2020-25.

¹⁸ <https://www.manchesterclimate.com/sites/default/files/Manchester%20Climate%20Change%20Framework%202020-25.pdf>

Forecast Economic Impacts

The proposed development will generate economic benefits through both its construction and operation. This section considers the scale and nature of benefits forecast to be achieved under each stage, considering the direct, indirect and induced effects.

Economic Uplift from Construction

The Ev0 Building development has estimated construction costs of £30.0m across a 78 week (1.5 year) build period. Applying the average spend per full time equivalent (FTE) in the Construction sector in the North West¹⁹, suggests around 250 FTE job years will be supported over the construction period. These jobs will generate total Gross Value Added (GVA – a measure of economic output) of £19.7m across the period.

Assuming a consistent development programme, this suggests that an average of 169 FTEs jobs will be supported for a period of 1.5 years, generating GVA of £13.1m per annum.

The construction sector generates considerable multiplier effects with a high proportion of construction related expenditure and wages recirculating in the economy. This in turn can help to support employment in the supply chain and wider economy. Applying the HCA Additionality Guidance sub-regional multiplier for regeneration and physical infrastructure projects, suggests a further 60 FTE job years will be supported through indirect impacts (including spill-over effects through the supply chain) and induced impacts (including knock-on consumer spending, e.g. via wages), supporting a GVA contribution of £5.3m over the full construction period.

Temporary Economic Uplift across the Construction Period	
Temporary Construction Benefits	
Construction FTE job years	250
GVA	£19.7m
Temporary Supply Chain Benefits	
Indirect and induced FTE job years	60
Indirect and induced GVA	£5.3m

By adopting a Local labour Agreement, additional local employment opportunities could be provided to ensure benefits are captured in the local economy. In addition, any apprenticeships directly supported through the construction phase would help to make a contribution to upskilling the local workforce and providing additional local entry level employment opportunities, generating wider benefits.

Operational Direct Economic Impact

The Ev0 building is likely to accommodate high productivity businesses across a range of sectors including R&D, Tech and Life Sciences, key growth sectors for Manchester.

The proposed development is estimated to deliver the following benefits.

- 620 FTE jobs accommodated in the building, once fully occupied, based on the anticipated floorspace, anticipated uses and the application of HCA employment densities guidance.
- The significant number of jobs accommodated will generate GVA worth over £41.3m per year.
- Wages will total £19.7m and a considerable proportion of which will be spent locally.
- Each year, £4.0m of national insurance and income tax will be contributed to the public purse.

Annual Onsite Employment Benefits	
FTEs	620
GVA	£41.3m
Wages	£19.7m
NI & Income Tax	£4.0m

The employment supported onsite will cater to a range of skill levels, including opportunities for a significant number of highly skilled workers, including roles relevant to graduates who have a strong retention rate in the city, helping to drive economic growth and productivity in the city. Mid-level and low

¹⁹ Using the Annual Business Survey, Business Register and Employment Survey (BRES) and the Annual Population Survey

skilled roles will also be accommodated, providing accessible employment opportunities for residents, and supporting inclusive growth aspiration. The range of job roles will create opportunities for career progression.

As outlined earlier in this report there is evidence of a lack of an appropriate supply of commercial space, especially which meets current market needs and expectations around sustainability. This suggests the Didsbury Technology Park development is providing a unique offering, with good quality premises outside the city centre, with reliable and fast transport links due to its strategic location.

Operational Indirect and Induced Impacts

The effects of agglomeration, knock-on effect of consumer spending through the wages spent by employees, and additional spending in the supply chain of businesses accommodated onsite will provide a further economic boost in the local economy. This impact is partially captured by the multiplier effect.

The What Works Centre for Economic Growth Local Multiplier Toolkit suggests an additional job in the tradable sector will create 0.9 jobs in the non-tradable sector,²⁰ but notes that skilled jobs or jobs in high-tech industries typically generate larger multipliers (2.5 for high skilled jobs and 1.9 for the tech industry). Taking a conservative approach, given that the development will accommodate a range of sectors and skill levels, applying a multiplier of 0.9 suggests a further 560 FTEs will be supported in the wider economy as a result of the development.

²⁰ <https://whatworksgrowth.org/resources/toolkit-local-multipliers/>

Conclusions

The Ev0 Building proposals form part of the Didsbury Technology Park Masterplan which is seeking to create a new commercial campus for sustainable technology and research & development. The proposed Ev0 Building will deliver 83,000ft² of floorspace in a six-storey timber-framed building. The development will follow the UKGBC net zero carbon framework and aims to achieve net zero in construction and operation.

The site is located in Didsbury and benefits from reliable and quick transport links to a variety of locations across Manchester and the city centre. It is strategically located with links to Manchester Airport, major motor ways, the city centre, and North Cheshire and Merseyside.

The Ev0 Building development proposals are well aligned to the economic, market and strategic context, in particular the proposals respond to:

- Growing demands for more sustainable workspaces.
- Evidence of strong competition and lack of supply of commercial space in the City Centre.
- Manchester's growing role as a nationally and internationally important employment and business location.
- Recent and forecast employment growth and evidence of a growing R&D, life sciences and tech in Manchester.
- Strategic ambitions for the city and plans for the area as most notably set out in the Places for Everyone, the Greater Manchester Five Year Environment Plan 2019-2024 and the Manchester Climate Change Framework 2020-25.
- Manchester City Council's ambition to become a net zero carbon city by 2038

The Ev0 Building is expected to deliver significant economic benefits including:

- Supporting a temporary economic uplift during a 78-week construction phase, supporting 250 construction job years and a further 60 indirect and induced FTE job years, equivalent to an average of 169 FTEs being supported for a period of 1.5 years. The scheme is expected to deliver a total GVA contribution of circa. £24.9m through the direct, indirect and induced construction effects over the construction period.
- Accommodating around 620 FTEs once fully occupied, generating GVA worth £41.3m per year, with wages totalling £19.7m.
- A range of jobs, including highly skilled roles, graduate-relevant opportunities, and entry-level roles will be accommodated helping to drive economic growth and productivity in the city and support inclusive growth objectives.
- Benefits to the public purse include £4.0m of national insurance and income tax each year.
- Supporting a further 560 FTEs through indirect and induced impacts.