

Appendix 15.1: Socio-Economic Data Tables

Table 15.1: Total Population¹ (2017)

	Total Population	Male (count)	Male (%)	Female (count)	Female (%)
Assessment Area	85,091	44,889	52.8%	40,202	47.2%
Manchester	545,501	276,213	50.6%	269,288	49.4%
Greater Manchester	2,798,799	1,389,674	49.7%	1,409,125	50.3%

Table 15.2: Population Change² (2011 and 2017)

	2011	2017	% Change
Assessment Area	69,012	85,091	23.3%
Manchester	502,902	545,501	8.5%
Greater Manchester	2,685,386	2,798,799	4.2%
England	53,107,169	55,619,430	4.7%

Table 15.3: Age Structure of the Population³ (2017)

	Assessment Area		Manchester		Greater Manchester	
0-15	11,979	14.1%	110,138	20.2%	571,672	20.4%
16-24	24,002	28.2%	98,349	18.0%	326,724	11.7%
25-34	24,596	28.9%	115,511	21.2%	419,986	15.0%
35-49	12,819	15.1%	100,784	18.5%	547,007	19.5%
50-64	7,080	8.3%	70,105	12.9%	492,444	17.6%
65+	4,615	5.4%	50,614	9.3%	440,966	15.8%
Total	85,091		545,501		2,798,799	

Table 15.4: Ethnicity⁴ (2011)

Ethnicity	Assessment Area		Manchester		Greater Manchester	
All usual residents	69,036		503,127		2,682,528	
White	43,686	63.3%	335,109	66.6%	2,248,123	83.8%
White: English/Welsh/Scottish /Northern Irish/British	37,370	54.1%	298,237	59.3%	2,141,687	79.8%
White: Irish	1,379	2.0%	11,843	2.4%	34,499	1.3%
White: Gypsy or Irish Traveller	81	0.1%	509	0.1%	1,523	0.1%
White: Other White	4,856	7.0%	24,520	4.9%	70,414	2.6%
Mixed/multiple ethnic groups	3,168	4.6%	23,161	4.6%	60,710	2.3%
Mixed/multiple ethnic groups: White and Black Caribbean	1,189	1.7%	8,877	1.8%	23,131	0.9%
Mixed/multiple ethnic groups: White and Black African	636	0.9%	4,397	0.9%	9,997	0.4%
Mixed/multiple ethnic groups: White and Asian	610	0.9%	4,791	1.0%	15,657	0.6%
Mixed/multiple ethnic groups: Other Mixed	733	1.1%	5,096	1.0%	11,925	0.4%
Asian/Asian British	11,907	17.2%	85,986	17.1%	272,173	10.1%
Asian/Asian British: Indian	1,943	2.8%	11,417	2.3%	53,461	2.0%

¹ ONS Population estimates² ONS Population estimates³ ONS Population estimates by single year of age⁴ ONS Census

Asian/Asian British: Pakistani	2,127	3.1%	42,904	8.5%	130,012	4.8%
Asian/Asian British: Bangladeshi	597	0.9%	6,437	1.3%	34,186	1.3%
Asian/Asian British: Chinese	5,341	7.7%	13,539	2.7%	26,079	1.0%
Asian/Asian British: Other Asian	1,899	2.8%	11,689	2.3%	28,435	1.1%
Black/African/Caribbean/Black British	7,787	11.3%	43,484	8.6%	74,097	2.8%
Black/African/Caribbean/Black British: African	5,294	7.7%	25,718	5.1%	44,691	1.7%
Black/African/Caribbean/Black British: Caribbean	1,179	1.7%	9,642	1.9%	17,767	0.7%
Black/African/Caribbean/Black British: Other Black	1,314	1.9%	8,124	1.6%	11,639	0.4%
Other ethnic group	2,488	3.6%	15,387	3.1%	27,425	1.0%
Other ethnic group: Arab	1,607	2.3%	9,503	1.9%	15,026	0.6%
Other ethnic group: Any other ethnic group	881	1.3%	5,884	1.2%	12,399	0.5%

Table 15.5: Tenure⁵ (2011)

	Assessment Area		Manchester		Greater Manchester	
All households	29,368		204,969		1,128,066	
Owned	6,622	22.5%	77,395	37.8%	678,367	60.1%
Shared ownership (part owned and part rented)	249	0.8%	1,481	0.7%	5,730	0.5%
Social rented	9,551	32.5%	64,682	31.6%	247,540	21.9%
Private rented	12,432	42.3%	58,170	28.4%	181,095	16.1%
Living rent free	514	1.8%	3,241	1.6%	15,334	1.4%

Table 15.6: Employment⁶ (2017)

	Total Employment	Full time %	Part time %	FTE
Assessment Area	224,500	73.8%	26.2%	192,000
Manchester	392,500	71.4%	28.8%	331,000
Greater Manchester	1,331,000	68.7%	31.3%	1,099,250

Table 15.7: Employment by Sector⁷ (2017)

	Assessment Area		Manchester		Greater Manchester	
Prof., scientific and technical activities	36,500	16.3%	48,500	12.4%	123,000	9.2%
Admin and support services	33,525	14.9%	48,000	12.2%	131,500	9.9%
Wholesale and retail trade	27,625	12.3%	50,500	12.9%	217,000	16.3%
Accommodation and food services	19,750	8.8%	30,500	7.8%	77,000	5.8%
Education	19,575	8.7%	39,000	9.9%	116,500	8.8%
Human health and social work	17,775	7.9%	47,000	12.0%	170,000	12.8%
Finance and insurance	17,630	7.9%	19,500	5.0%	44,500	3.3%
Public admin and defence	11,625	5.2%	16,500	4.2%	54,000	4.1%
Arts, entertainment, recreation & other services	8,625	3.8%	14,500	3.7%	55,000	4.1%
Transportation and storage	8,425	3.8%	29,000	7.4%	75,500	5.7%
Information and communication	8,195	3.7%	16,500	4.2%	48,500	3.6%
Real estate	6,055	2.7%	10,500	2.7%	31,000	2.3%
Manufacturing	4,850	2.2%	13,500	3.4%	108,500	8.2%
Construction	3,725	1.7%	9,000	2.3%	60,000	4.5%
Agriculture, mining, quarrying & utilities	760	0.3%	1,170	0.3%	18,300	1.4%

⁵ ONS Census

⁶ Business Register and Employment Survey (BRES), 2017

⁷ BRES, 2017

Total	224,500	392,500	1,331,000
-------	---------	---------	-----------

Table 15.8: Claimant Count (June 2019)

	Assessment Area	Manchester	Greater Manchester	England
June 2013	Count	2,405	19,040	79,395
	% 16-64 year olds	4.2	5.2	4.5
June 2014	Count	1,600	13,270	54,680
	% 16-64 year olds	2.7	3.6	3.1
June 2015	Count	1,205	10,205	43,930
	% 16-64 year olds	2.0	2.7	2.5
June 2016	Count	1,305	10,510	45,980
	% 16-64 year olds	2.0	2.7	2.6
June 2017	Count	1,215	10,010	46,150
	% 16-64 year olds	1.8	2.6	2.6
June 2018	Count	1,620	12,045	51,975
	% 16-64 year olds	2.4	3.1	2.9
June 2019	Count	2,000	16,285	67,120
	% 16-64 year olds	2.9	4.2	3.7

Table 15.9: Skill Levels of the Working Age Population⁸ (2018)

	Level 4 + (%)	Level 3 + (%)	Trade Apprenticeships (%)	Level 2 + (%)	Level 1 + (%)	Other qualifications (%)	No qualifications (%)
Manchester	44.1	60.4	1.4	72.7	81.9	7.6	10.5
Greater Manchester	39.0	57.7	3.1	75.0	85.6	6.8	7.6
England	35.6	54.9	2.8	72.7	83.5	6.7	9.8

Table 15.10: Apprenticeship Starts⁹ (2014/15 – 2017/18)

	2014/15	2015/16	2016/17	2017/18	2014/15 - 2017/18 % change
Manchester	4,830	4,730	4,350	3,720	-23%
England	499,890	509,360	494,880	375,760	-25%

Table 15.11: Resident Occupation of those in employment¹⁰ (2018/19)

⁸ Annual Population Survey

⁹ Department for Education Apprenticeship and traineeships data

¹⁰ Annual Population Survey

	Manchester	Greater Manchester	England
Professional occupations	24.7%	21.0%	20.3%
Elementary occupations	13.2%	10.2%	11.5%
Associate prof & tech occupations	11.9%	15.0%	13.9%
Caring, leisure & other service occupations	10.1%	8.9%	9.1%
Sales & customer service occupations	9.5%	7.3%	8.6%
Administrative & secretarial occupations	9.3%	10.0%	10.3%
Managers, directors & senior officials	8.7%	11.2%	9.8%
Process, plant & machine operatives	6.1%	6.2%	7.4%
Skilled trades occupations	5.8%	9.9%	8.7%

Table 15.12: Tenure¹¹ (2011)

	Assessment Area	Manchester	Greater Manchester
	29,368	204,969	1,128,066
Owned	6,622 22.5%	77,395 37.8%	678,367 60.1%
Shared ownership (part owned and part rented)	249 0.8%	1,481 0.7%	5,730 0.5%
Social rented	9,551 32.5%	64,682 31.6%	247,540 21.9%
Private rented	12,432 42.3%	58,170 28.4%	181,095 16.1%
Living rent free	514 1.8%	3,241 1.6%	15,334 1.4%

Table 15.13: Average Household Local Expenditure¹² (2018)

	Average weekly expenditure	Average annual expenditure
Recreation and culture	£74.60	£3,879.20
Food and non-alcoholic drinks	£60.60	£3,151.20
Restaurants and hotels	£29.60	£1,539.20
Clothing and footwear	£24.30	£1,263.60
Personal care	£12.50	£650.00
Alcoholic drinks	£8.70	£452.40
Good and services for routine household maintenance	£6.70	£348.40
Personal effects	£4.00	£208.00
Total	£221.00	£11,492.00

Table 15.14: Doctors Surgeries within 1 mile of the Site¹³

Surgery	Distance	Number of Registered Patients	Accepting New NHS Patients?
The Vallance Centre	0.4 miles	9,444	Yes
The Docs	0.4 miles	7,766	Yes
Ancoats Urban Village Medical Practice	0.5 miles	10,692	Yes
New Islington Medical Centre	0.7 miles	6,439	Yes
Cornbrook Medical Practice – Boundary Surgery	0.7 miles	13,091	Yes
City Health Centre	0.8 miles	13,283	Yes

¹¹ ONS Census

¹² Based on the ONS Family Spending Survey:

<https://www.ons.gov.uk/peoplepopulationandcommunity/personalandhouseholdfinances/expenditure/bulletins/familyspendingintheuk/financialyearending2018> for the goods and services expected to be bought locally.

¹³ <http://www.nhs.uk/Service-Search>

Trinity Medical Centre	0.9 miles	9,741	Yes
The Arch Medical Practice	1 miles	18,900	Yes

Table 15.15: Dental Practices within 2 miles of the Site¹⁴

Dental Practice	Distance	Accepting New Adult NHS Patients?	Accepting New Children Patients?
The Vallance Dental Centre	0.4 miles	No	Yes
Manchester PCTDS	0.4 miles	Information not available	Information not available
mydentist, Stevenson Square	0.6 miles	No	No
Manchester Dental Practice	0.7 miles	Yes	Yes
Revive Dental Care Limited	0.7 miles	Information not available	Information not available
The Dental Practice	0.7 miles	Information not available	Information not available
New Cross Dental Surgery	0.7 miles	Information not available	Information not available
Ocean Dental Implant and Aesthetic Clinic	0.8 miles	No	No
Oasis Dental Care Ltd	0.8 miles	Information not available	Information not available
Bupa Dental Care	0.8 miles	Yes	Yes
207 Dental Care	0.9 miles	No	No
City Centre Dental Practice – Mr Moss	0.9 miles	No	No
Petrie Tucker & Partners Ltd	0.9	Information not available	Information not available
Manchester PCTDS	1.2 miles	Information not available	Information not available
Archway Dental Practice	1.4 miles	No	No
Rusholme Dental Practice	1.4 miles	No	No
Revive Dental Care	1.4 miles	Information not available	Information not available
Parsonage Dental Practice	1.5 miles	No	No
Kathcare Ltd	1.5 miles	Information not available	Information not available
Manchester PCTDS Longsight	1.6 miles	Information not available	Information not available
M S Umar Dental Practice	1.7 miles	No	No
Dr I Saleem	1.7 miles	Yes	Yes
Family Dental Practice	1.7 miles	Information not available	Information not available
Brooks Bar Dental	1.7 miles	No	No
Birchfields Family Dental Care	1.8 miles	No	No
Queens Road Dental & Cosmetic Centre	1.9 miles	Information not available	Information not available
Salford Community Health	2.0 miles	Information not available	Information not available
Deane Dental Practice	2.0 miles	Yes	Yes
Longsight Dental Practice	2.0 miles	Yes	Yes
mydentist, Platt Lane, Fallowfield	2.0 miles	No	No
East Road Care Limited	2.0 miles	Information not available	Information not available
Tasmia Khan & Associates	2.0 miles	No	No

Table 15.16: Nurseries within 1.2 miles of the Site¹⁵

Day Nursery	Distance	Available Places	Number of vacancies
Little Learning Ladder Nursery	0.45 miles	Yes	81
Paint Pots Manchester Day Nursery	0.53 miles	Yes	Information not available
Tiddlywinks – Ancoats	0.67 miles	Yes	72
Bright Horizons Manchester	0.71 miles	Yes	Information not available
Early Explorers Day Nursery	0.75 miles	Yes	Information not available

¹⁴ <http://www.nhs.uk/Service-Search>

¹⁵ <https://hsm.manchester.gov.uk/kb5/manchester/directory/results.page?directorychannel=1-2-7&qt=&term=M1+2QF&sorttype=distance> and https://www.mapdevelopers.com/distance_finder.php

Dryden Street Nursery	0.75 miles	Information not available	Information not available
First Steps Day Nursery (St Mary's Hospital)	0.93 miles	Yes	5
Happy Kids Heybury Close	0.99 miles	Yes	Limited vacancies available
Bright Eyes Day Nursery	1.00 miles	Yes	Information not available
Winstanley Day Nursery	1.06 miles	Yes	Information not available
Twinkle Star Pre-School Beswick	1.12 miles	Information not available	Information not available
Ciara's Tots	1.16 miles	Yes	Information not available

Table 15.17: Primary Schools within 1.2 miles of the Site¹⁶

School	Distance	No. Pupils	Capacity	Available Capacity
Medlock Primary School	0.39 miles	407	420	13
New Islington Free School	0.50 miles	253	420	167
St Annes RC Primary School	0.57 miles	189	210	21
St Philip's C of E Primary School	0.87 miles	191	210	19
Ashbury Meadow Primary School	0.90 miles	385	420	35
Trinity Church of England High School	0.89 miles	1,351	1,500	149
Dean Trust Ardwick	1.15 miles	646	1,200	554
Manchester Academy	1.23 miles	1,051	1,200	149
The East Manchester Academy	1.27 miles	936	900	-36
Eden Boy's Leadership Academy	1.73 miles	121	800	679
Eden Girls' Leadership Academy	1.75 miles	122	800	678
St Peter's RC High School	1.83 miles	968	1,000	32
Manchester Communication Academy	1.95 miles	1,128	1,200	72
William Hulme's Grammar School	2.2 miles	1,330	1,520	190
Manchester Enterprise Academy (MEA) Central	2.30 miles	213	1,050	837
Oasis Academy MediaCityUK	2.35 miles	521	900	379
Whalley Range 11-18 High School	2.4 miles	1,562	1,650	88
Seymour Road Academy	2.4 miles	415	420	5
The Albion Academy	2.5 miles	700	925	225
Cedar Mount Academy	2.7 miles	806	900	94
King David High School	2.9 miles	805	800	-5
Streford High School	3.0 miles	852	973	121
Secondary Total				4,252¹⁷

Table 15.18: Reported Crimes within 1 mile radius of the Site (June 2019)¹⁸

Crime Type	Count	%
Violence or sexual offences	485	19.3%
Anti-social behaviour	406	16.1%
Theft from the person	393	15.6%
Other theft	289	11.5%
Public order	210	8.3%
Vehicle Crime	192	7.6%
Shoplifting	149	5.9%

¹⁶ https://secure.manchester.gov.uk/directory/84/school_finder and https://www.mapdevelopers.com/distance_finder.php and Department for education (DfE), School Capacity underlying data for 2017/18

¹⁷ In schools where capacity is available

¹⁸ <https://www.police.uk/greater-manchester/AC28/crime/+47Smv8/> crimes in June 2019 accessed 06/08/19

Criminal Damage & Arson	85	3.4%
Drugs	83	3.3%
Bicycle theft	68	2.7%
Burglary	67	2.7%
Robbery	55	2.2%
Possessions of weapons	22	0.9%
Other Crime	15	0.6%
Total	2,519	

Table 15.19: Value of Local Greenspace¹⁹

Name	Area (hectares)	Welfare per annum	Welfare per Hectare
Sand Street	3.3	£41,385	£12,541
Hulme Park	4.9	£150,552	£30,851
Philips Park	15.7	£727,556	£46,341
Gartside Gardens	2.3	£111,948	£48,462
Ardwick Green Park	2.3	£115,630	£51,391
St Michael's Flags	1.8	£145,440	£80,800
Bradford Park	1.6	£176,667	£113,248
Ancoats Green	1.7	£213,994	£126,624
All Saints Park	0.8	£118,977	£158,636
Roman Gardens	0.8	£135,181	£168,976
Piccadilly Gardens	0.5	£97,161	£194,322
St Catherine's	1.8	£364,821	£202,678
Victoria Mill Park	2.2	£593,541	£269,791
Cutting Room Square	0.4	£107,949	£269,873
Sackville Gardens	0.5	£566,222	£1,132,444

¹⁹ University of Exeter ORVal Tool <https://www.leep.exeter.ac.uk/orval/>



This document is confidential and it is not to be copied or made available to any other party. Deloitte LLP does not accept any liability for use of or reliance on the contents of this document by any person save by the intended recipient(s) to the extent agreed in a Deloitte LLP engagement contract.

If this document contains details of an arrangement that could result in a tax or National Insurance saving, no such conditions of confidentiality apply to the details of that arrangement (for example, for the purpose of discussion with tax authorities).

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

Deloitte LLP is the United Kingdom affiliate of Deloitte NSE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee ("DTTL"). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NSE LLP do not provide services to clients. Please see www.deloitte.com/about to learn more about our global network of member firms. Real Estate Services regulated by RICS.

© 2019 Deloitte LLP. All rights reserved.