27 May 2026

Operational Management Strategy

Background
This Operational Management Strategy (OMS) outlines the operational framework for London College of Accounting ("LCA") at Base Building, Manchester Science Park. This updated strategy is submitted to Manchester City Council to amend compliance condition (2)(f) of planning permission Ref: 137779/FO/2023 (as amended by 138713/JO/2023), replacing the previously approved "Operational Management Strategy by MIAH 31-07-23". This reflects LCA's expansion into the full mezzanine floor and vacant makerspace units (approximately 10,000 sqft) within Base.

LCA is an experienced educational operator with a strong understanding of the needs of its students and staff. Bruntwood SciTech (BWST), operators of Manchester Science Park, where Base is located, has extensive experience managing learning institutions and other transient commercial occupiers across its portfolio. This expansion represents a pragmatic and beneficial solution to occupying vacant space at the Base building, aligning with established planning permissions for educational use (Class F.1a) and delivering continued socio-economic benefits consistent with LCA's original Change of Use. The proposed operational details, including hours and travel strategy, remain consistent with previously approved plans and do not introduce new material planning considerations.

Student Welfare, from an operational perspective
Students will have direct contact with liaison officers who can assist students with day-to-day needs or concerns, in the interest of supporting their wellbeing and continued educational development.

Staffing
For the 2023/24 academic year, 30 full-time equivalent ("FTE") positions will be recruited by LCA and accommodated at the premises ("Base"), including teaching, administrators, and admissions staff. This is expected to increase to 60 FTEs by 2025/26 when an additional 30 FTEs will be recruited, who will all be teaching staff. 4 FTE contracted cleaners and security staff will also be accommodated at the Site from 2023/24. This equates to 94 FTEs from 2026/27 onwards.

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Occupational Levels
The strategy includes a maximum occupancy of up to 500 students and 58 staff present at site at any one time. This represents the highest possible occupancy level, and it is anticipated that daily staff and student numbers would not regularly reach this capacity. The occupancy levels here include a contingency for growth, reflecting the expanded floorspace.

Operating Hours
Base operates under 24-hour access; with the external terrace available for use between the hours of 08:00 and 22:00 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 09:00 and 21:00. Only members of staff from LCA will have access to the roof terrace. These operating hours are consistent with previously approved plans and are not subject to change as part of this expansion.

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
LCA/UoB 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.

Travel Strategy
There are three accessible car parking spaces available for use by LCA. These will be reserved for members of staff, or in exceptional circumstances, occasionally used by students. The majority of LCA occupiers will travel to site via Manchester's integrated public transport network. Due to the variety within the teaching timetable, it is anticipated that students and staff arriving or leaving the premises will be phased over the course of the day, thereby reducing peak travel times. This travel strategy remains unchanged from previously approved plans.

The above transport options will be publicised to students as part of an induction/welcome pack.

- **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 be attending site semi-regularly and will have received an induction/welcome pack. LCA's landlord at Base, Bruntwood SciTech, has agreed to assist with additional temporary signage during induction weeks when a new cohort of students will be on site.



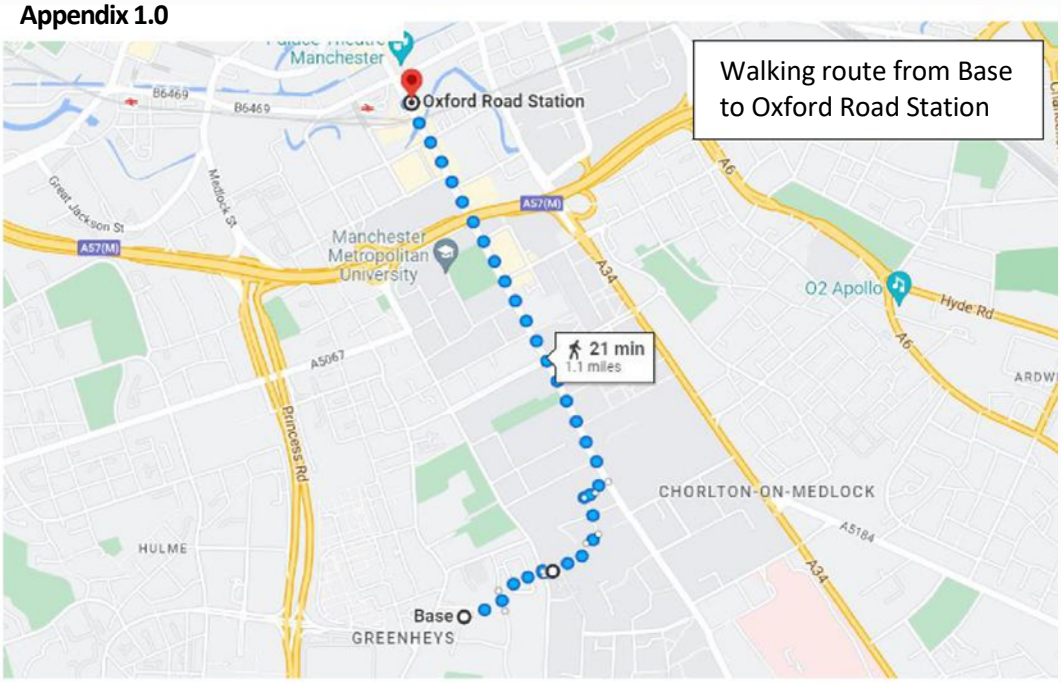
Roger Leung

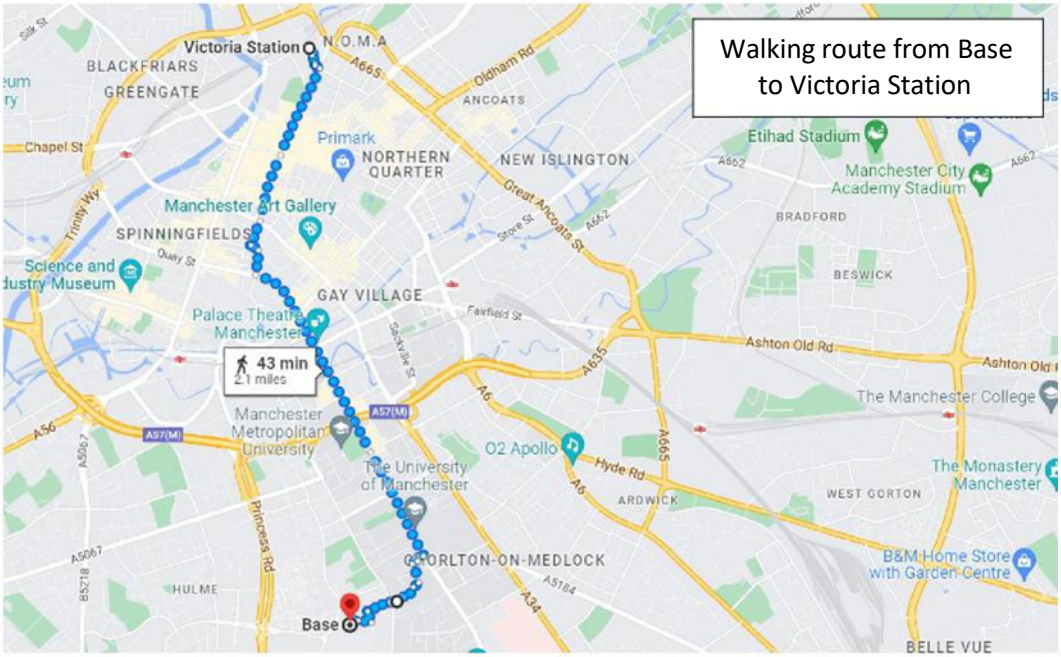
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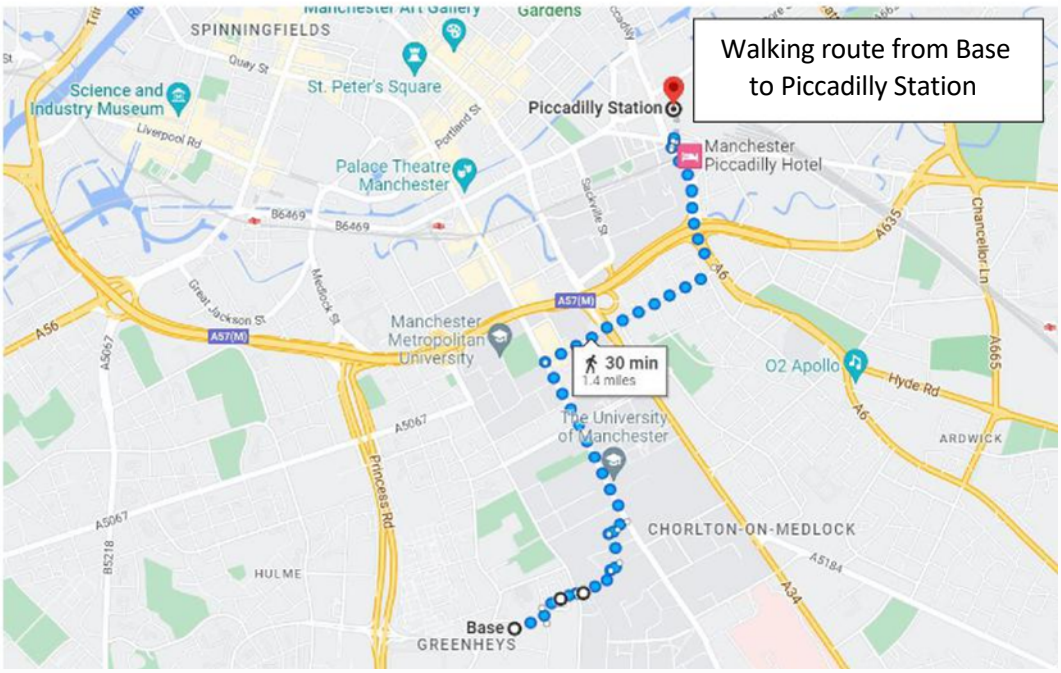
LCA Education Limited

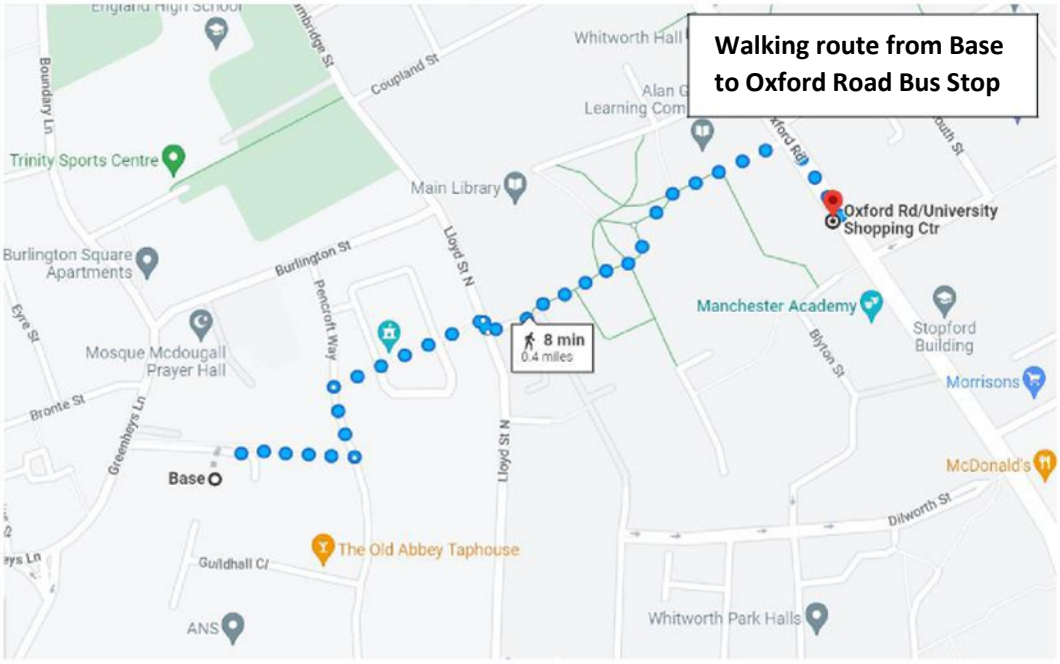
t/a University of Bolton Manchester

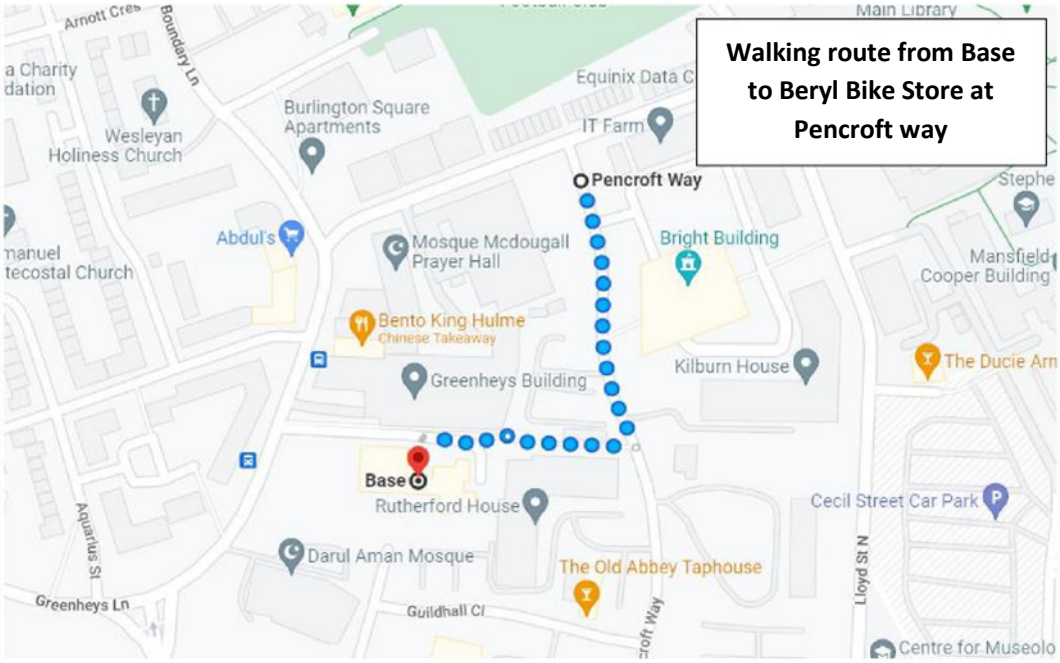
Appendix 1.0

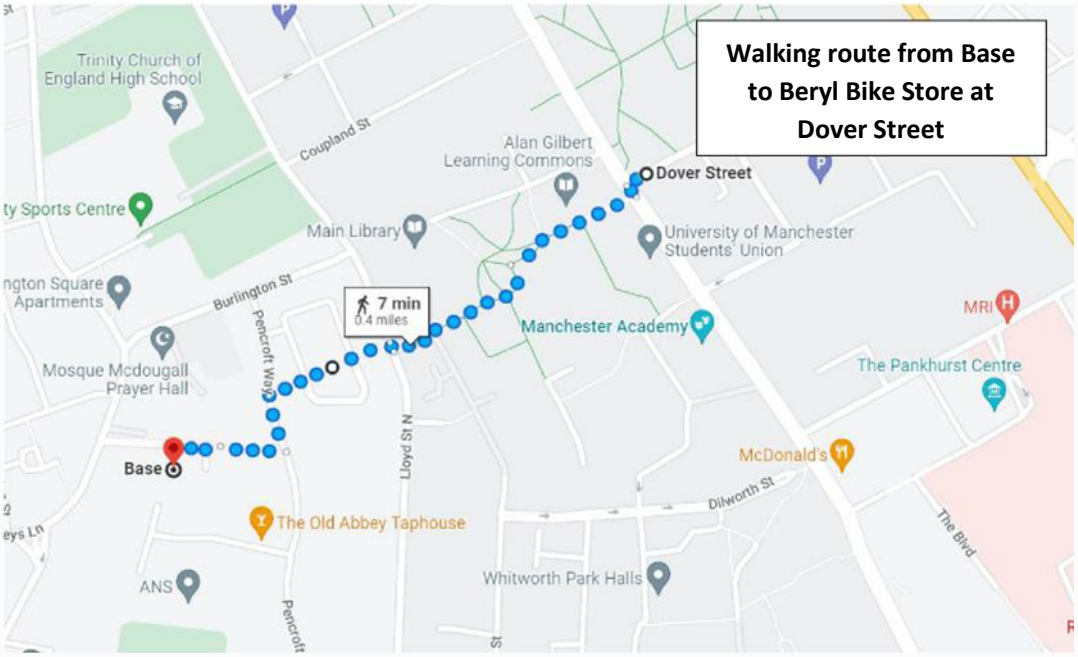

Walking route from Base to Oxford Road Station
Oxford Road Station
Manchester Metropolitan University
21 min
1.1 miles
Base
GREENHEYS
HULME
CHORLTON-ON-MEDLOCK
O2 Apollo
Hyde Rd
Princess Rd
A57(M)
A5067
A34
A6


Walking route from Base to Victoria Station
Victoria Station
BLACKFRIARS
GREENGATE
NORTHERN QUARTER
NEW ISLINGTON
ANCOATS
Manchester Art Gallery
SPINNINGFIELDS
GAY VILLAGE
Science and Industry Museum
Palace Theatre Manchester
43 min
2.1 miles
Manchester Metropolitan University
The University of Manchester
O2 Apollo
Etihad Stadium
Manchester City Academy Stadium
BRADFORD
BESWICK
The Manchester College
The Monastery Manchester
WEST GORTON
ARDWICK
B&M Home Store with Garden Centre
BELLE VUE
CHORLTON-ON-MEDLOCK
HULME
Base
Princess Rd
A57(M)
A5067
A34
A6
A635
A665
Ashton Old Rd
Hyde Rd


Walking route from Base to Piccadilly Station
Piccadilly Station
Manchester Piccadilly Hotel
SPINNINGFIELDS
St. Peter's Square
Science and Industry Museum
Palace Theatre Manchester
Manchester Metropolitan University
30 min
1.4 miles
The University of Manchester
O2 Apollo
ARDWICK
CHORLTON-ON-MEDLOCK
HULME
Base
GREENHEYS
Princess Rd
A57(M)
A5067
A34
A6
A635
A665
Hyde Rd


Walking route from Base to Oxford Road Bus Stop
Trinity Sports Centre
Main Library
Burlington Square Apartments
Oxford Rd/University Shopping Ctr
Manchester Academy
Stopford Building
Morrisons
Mosque Mcdougall Prayer Hall
8 min
0.4 miles
Base
McDonald's
The Old Abbey Taphouse
Whitworth Park Halls
Boundary Ln
Coupland St
Burlington St
Pencroft Way
Lloyd St N
Bronte St
Greenheys Ln
Dilworth St
Guildhall Cl
ANS


Walking route from Base to Beryl Bike Store at Pencroft way
Wesleyan Holiness Church
Burlington Square Apartments
Equinix Data C
IT Farm
Pencroft Way
Abdul's
Mosque Mcdougall Prayer Hall
Bright Building
Bento King Hulme
Chinese Takeaway
Greenheys Building
Kilburn House
The Ducie Arn
Mansfield Cooper Building
Base
Rutherford House
Cecil Street Car Park
Darul Aman Mosque
The Old Abbey Taphouse
Greenheys Ln
Guildhall Cl
Boundary Ln
Aquarius St
Lloyd St N
Centre for Museolo


Walking route from Base to Beryl Bike Store at Dover Street
Trinity Church of England High School
Coupland St
Alan Gilbert Learning Commons
Dover Street
Main Library
University of Manchester Students' Union
Burlington St
Pencroft Way
7 min
0.4 miles
Manchester Academy
MRI
Mosque Mcdougall Prayer Hall
The Pankhurst Centre
Base
McDonald's
Lloyd St N
Dilworth St
The Old Abbey Taphouse
Whitworth Park Halls
ANS
The Blvd