KEEBLE BROWN | Community & stakeholder relations



Octagon House, Ardwick
Statement of Community Involvement

10 August 2026

www.keeblebrown.com
86-90 Paul Street London EC2A 4NE
Tel: 0800 061 4979
United Kingdom Reg. Company №07931522

Contents

Introduction 2
Project overview 3
Policy and guidance for community consultation 4
Consultation approach 4
Modes of engagement 7
Local sentiments regarding consultation 7
Steps towards a shared goal: engaging with the community 9
Community/stakeholder engagement 11
Feedback 15
Analysis of feedback 17
You said, we did 18
Conclusion 22
Next steps: maintaining dialogue, building community 22

Appendices 24
Appendix A: Public Exhibition printed leaflet 24
Appendix B: Project website analytics 26
Appendix C: Place North West online article 29
Appendix D: Stakeholder engagement log 30
Appendix E: Facebook post from Ardwick Green Party 33
Appendix F: Invite to stakeholders 34
Appendix G: Exhibition boards 35
Appendix H: Images from Public exhibition 47
Appendix I: Engagement with local groups 50
Appendix J: Draft Community Initiative Programme 52
Appendix L: Support letter from Victoria Baths 60
Appendix M: Correspondence with NHS/renal unit 62

Introduction

This Statement of Community Involvement (SCI) has been prepared by Keeble Brown Ltd, specialist stakeholder relations consultants, on behalf of Plymouth Grove Residential (the Applicant).

It relates to the proposed redevelopment of Octagon House and the wider site on which it sits, on the eastern corner of the junction between Hathersage Road and Carmoor Road in Ardwick, Manchester M13. Further detail on the site and the proposals is set out in the accompanying Design and Access Statement and related application documents.

This report sets out the community engagement carried out by the Applicant ahead of submission and explains how the application has responded to the feedback received from the community and other stakeholders. It should be read alongside the Design and Access Statement prepared by Hodder Architects and the Planning Statement prepared by Turley.

Engagement began in early March 2026 and developed over the five months leading up to submission of the planning application. It will continue through the determination of the application, at which point a new strategy for ongoing engagement will be agreed.

The key aims of the public consultation were to:

1. Make sure the community, its representatives and other local stakeholders knew about the proposals and felt able to contribute to them.
2. Build working relationships with key stakeholders who could help shape the project as it progressed.
3. Share information about the evolving design that was honest, timely and easy to understand.
4. Encourage local people and stakeholders to take an informed part in the design process.
5. Make sure comments, suggestions and concerns raised by the community and local stakeholders were properly considered by the project team.
6. Keep up good, consistent communication with everyone involved throughout.

Project overview

Full planning permission is sought for the refurbishment and redevelopment of Octagon House, Hathersage Road, together with three new residential buildings of between 4 and 11 storeys.

This mixed-use development will provide key worker accommodation, purpose-built student accommodation and other residential uses, alongside expanded NHS renal dialysis facilities, commercial/community space and new public realm.

The proposals will regenerate a prominent, underused brownfield site, retaining and repurposing Octagon House while delivering new homes and supporting the continued growth of the nearby Oxford Road Corridor. The scheme will strengthen links between the site and the surrounding Ardwick community and provide significant environmental and public realm improvements.

The development will:

- retain and renew Octagon House, including the expansion and modernisation of the existing NHS renal dialysis facilities
- provide accommodation for students, healthcare staff, key workers and other residents close to major employment and education institutions
- introduce commercial/community space and active frontage to Hathersage Road
- create greener public spaces, improved pedestrian connections
- deliver social and community value through partnership working, neighbourhood investment and ongoing engagement with local organisations and residents, and
- establish a Community Benefit and Social Value Framework to guide activity through construction and operation.

The proposals will support Manchester's wider objectives for sustainable regeneration, housing delivery, healthcare investment and the continued development of the Oxford Road Corridor.

About the Applicant

Plymouth Grove Residential is owned by Richard Everton, a property developer with more than 35 years' experience delivering residential, healthcare, mixed-use and regeneration projects across the UK. He has worked extensively with local authorities, NHS Trusts, universities and other public sector partners to bring underused sites back into productive use.

His track record includes Adelphi Riverside in Salford, the Lever Chambers Centre for Health in Bolton, NHS redevelopment projects and purpose-built student accommodation in Manchester, Glasgow, York and Liverpool.

Richard is now leading the Octagon Project in Manchester, working with NHS partners and local stakeholders to regenerate the Octagon House site and support the continued development of the Oxford Road Corridor.

The Octagon Project was established to bring the underused site back into productive use through comprehensive regeneration.

Policy and guidance for community consultation

Keeble Brown's pre-application consultation strategy was informed by Manchester City Council's Statement of Community Involvement 2025 and the National Planning Policy Framework, August 2026.

Guiding principles

Manchester City Council approved its current Statement of Community Involvement in August 2025, replacing the previous version adopted in 2018. It sets out how residents, businesses, voluntary organisations and other stakeholders can get involved in the preparation of planning policy and in the consideration of planning applications.

Chapter 8 covers community involvement in planning applications. For significant development proposals, the council encourages developers to consult the community before a planning application is submitted, and identifies a range of appropriate engagement methods, including:

- letters to nearby residents and businesses
- accessible public exhibitions
- dedicated project websites
- locally distributed leaflets, and
- social media and other means of advertising consultation activity

The scope and format of consultation should reflect the nature, location and scale of the proposal. The council also encourages developers to engage with relevant equality groups, infrastructure providers, service providers and other organisations with an interest in the development.

Where pre-application engagement has taken place, the council expects the subsequent planning application to be accompanied by a record of the consultation, the responses received, and an explanation of how community comments were taken into account in preparing the final proposals.

National Planning Policy Framework

The Government published a wholly restructured National Planning Policy Framework on 17 August 2026, replacing the December 2024 version. Numbered paragraphs have gone, replaced by named policies, and decision-making policies, which take effect immediately, are now set out separately from those governing plan-making.

Most of the engagement described in this Statement took place before the new Framework was published. However, because its decision-making policies apply immediately, they will govern this application regardless of when the engagement occurred.

The relevant provisions now sit in Policy DM1 (Preparing development proposals), which sharpens the focus of pre-application engagement onto major development specifically. Proposals of this kind should be informed by early engagement with neighbours, the local community, the local planning authority, statutory consultees, infrastructure providers and registered social housing providers, proportionate to the nature of the scheme and those likely to be affected by it. Major development applications should also come with a concise planning statement showing how the proposal accords with development plan and national policy, what came out of the pre-application engagement and how the scheme changed as a result, and how any planning obligations are proposed to be used.

Design carries a similar thread through the new Framework. Policy DP4 (The design process) carries forward the emphasis on considering design quality throughout a scheme's evolution, assessment and delivery, including through pre-application engagement, and on local planning authorities making proper use of design review and taking account of its recommendations. Policies DP1 and DP2 add that community engagement should shape both the design vision in local plans and any local design guides, codes or masterplans.

This Statement's own engagement programme, and how its findings have shaped the design, sit comfortably within the new Framework's intent. The engagement itself was early, proportionate, and reached the range of parties Policy DM1 has in mind. The "You said, we did" table below sets out what changed as a result, which is precisely the record Policy DM1 expects from a major application. The evolving design has, likewise, been shaped by that feedback, in the way Policies DP1, DP2 and DP4 anticipate.

Consultation approach

Informed by these principles, the Applicant carried out pre-application engagement while there was still scope for community and stakeholder feedback to shape the developing proposals.

The consultation programme had three main strands:

1. raising awareness of the proposals and encouraging people to take part
2. gathering comments through local canvassing, stakeholder meetings, email correspondence, a public exhibition, and online and paper questionnaires, and
3. reporting what was raised to the project team and considering how the proposals or supporting information should respond

The programme gave residents, businesses, community organisations and other stakeholders a range of online and offline ways to review the proposals, ask questions and give feedback.

The sections of this report that follow set out:

- who was contacted

- the consultation and engagement activities carried out
- the feedback received
- the main issues raised
- the Applicant's response, including any changes made to the proposals or extra information provided as a result, and
- the intended next steps

Engagement will continue following submission of the planning application.

Modes of engagement

To run an effective publicity and community engagement campaign, four members of the Keeble Brown team visited the area to canvass residents and other stakeholders and understand the local challenges and opportunities for engagement. This included reviewing potential venues for an exhibition, in case local people wanted one.

We then rolled out an approach that combined leaflet drops to residents and businesses, engagement with local media, invitations to political stakeholders, and a project website. Further detail on each of these is set out below.

Activity	Date
Site visit for early street canvassing and conversations with local traders	9 April 2026
Telephone canvassing	9 April 2026
Email invitations to councillors and council officers for the public exhibition	12 March 2026
Launch of project website (www.octagonhouse-ardwick.co.uk)	20 April 2026
Further engagement begun with community leaders and local groups	1 May 2026
Follow-up email invitations to councillors and council officers for the public exhibition	1 June 2026

Local sentiments regarding consultation

Face-to-face conversations with local representatives suggested that neighbouring residents and local businesses were often reluctant to engage in detail with the project team. Two factors appear to be contributing to this:

- **Socio-economic considerations.** Less well-off communities often feel excluded from mainstream civic participation, particularly when the outcomes are seen as more likely to benefit people from outside the area than the existing community.
- **Language considerations.** The technical and professional language used in planning materials can be harder to engage with for people more used to discussing everyday, practical concerns, especially where English is a second language for them or their family.

Demographics of Ardwick Ward

In the most recent census (2021), Ardwick Ward had a population of 21,046.

Age	%
0–9	11.4%
10–19	19%
20–29	29.2%
30–39	14.5%
40–49	10%
50–59	8%
60–69	4.6%
70–79	2%
80 +	1.3%

Religion	%
Muslim	31.7%
Christian	29.8%
Hindu	2.1%
Buddhist	1.1%
Sikh	0.4%
Jewish	0.2%
Other or none	27%

Ethnicity	%
Asian	33.4%
White	32.9%
Black	19.3%
Arab	1.4%
Mixed, multiple or other ethnic groups	4.2%

Languages

On language, **69.2%** of households spoke English as their first language, 1**3.9%** could speak English very well, **11.6%** could speak English well, **4.7%** could not speak English well, and **0.8%** could not speak English at all.

Attitudes to development

Among the people spoken with directly, many expressed apathy or distrust towards developers, and some were sceptical about the benefits and amenities typically promised as part of new developments.

Economics and deprivation statistics

Economically, **52.4%** of residents were classed as economically inactive, meaning they had not sought work in the previous four weeks, and **39%** were full-time students.

On deprivation, 34.3% of households were deprived in one of the categories of these categories: education, health, employment or housing, and a further 20.2% were deprived in two of these categories.

Research by Manchester City Council found that 34.4% of households in the ward could be characterised as deprived overall - substantially higher than the UK average.

Steps towards a shared goal: engaging with the community

Following conversations with ward councillors and local residents, site visits to Octagon House, and discussions with local stakeholders, including businesses and the NHS renal unit, a public exhibition was planned for June 2026.

This was publicised to the community through the following channels:

Leaflet drop

Keeble Brown commissioned **400 leaflets**, designed and printed, and delivered these door-to-door within the defined catchment area to ensure reliable coverage and give residents an early opportunity to raise questions, concerns or support.

Information about the proposals and the site, including details for accessing the website, was delivered to businesses and residents on the roads surrounding the site. The catchment area is shown on the map below.

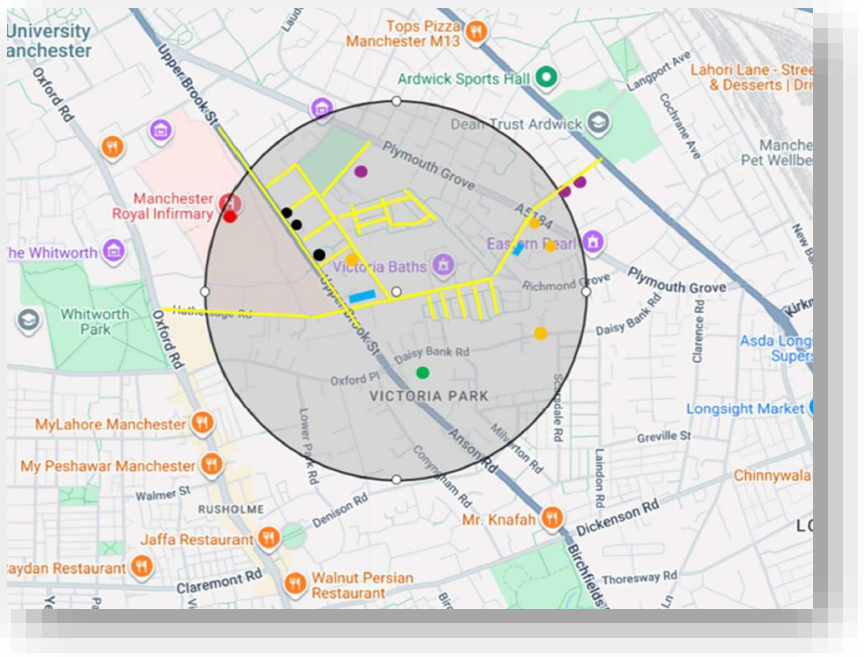


Figure 1: Map showing the area covered by the leaflet drop to residents and local businesses

The leaflet to local businesses included details of the public exhibition and a QR code to sign up for the event, along with links to the project website and a dedicated project email address.

A copy of the leaflet can be found at Appendix A.

Digital

A project website (www.octagonhouse-ardwick.co.uk) for Octagon House was published in April 2026.

Initially, it directed visitors to a page where they could request information about the project or subscribe to a mailing list for updates. That list currently has six subscribers.

Following the public exhibition on 18 June 2026, more detail about the site, the developer and the proposals was made publicly available. This included the site's relationship to Manchester Royal Infirmary and the on-site renal unit, and information about Manchester's growing need for

purpose-built student accommodation (PBSA) and how the Octagon House proposals aim to help meet these needs.

Since launch, the website has had 267 unique visitors and 582 page views, with spikes in traffic following an article in Place North West (10 June) and around the time of the public exhibition (18 June), when attendees were directed to the online survey.

https://www.placenorthwest.co.uk/plans-emerge-for-pbsa-led-octagon-house-redevelopment/

Screenshots and analytics for the project website are at Appendix B.

Email responses

Our project mailbox is monitored during working hours, with a target response time of 24 hours. The email address matches the project name to make it easy to find and remember: info@octagonhouse-ardwick.co.uk.

Local advertising

The project featured in *Place North West* on 10 June 2026, in an online article titled "Plans emerge for PBSA-led Octagon House redevelopment."

The article outlined the proposals and introduced Richard Everton as the developer, along with Turley and the wider project team. It also linked to the consultation page of the project website, helping the campaign reach a wider local audience.

This is included at Appendix C.

Community/stakeholder engagement

Stakeholder engagement began in April 2026, as we worked to connect with a broad range of community stakeholders, gauge local interest and gather initial feedback on the proposals. An overview of the activity carried out during this period follows.

Political stakeholder outreach

Date and details	Outcome
2 April 2026: Initial phone call about the project to Councillor Amna Abdullatif	The councillor expressed her strong concerns regarding student housing. She acknowledged that a mixed-use approach was preferable and that the proposed scheme is a step forward provided the promises made are kept. The site is currently not delivering for the neighbourhood.
12 May 2026: Follow-up email and conversation with all three ward councillors about the project and the public exhibition.	An email was sent to Cllr Abdullatif and Cllr Muse outlining the proposals. A brief conversation covered the recent election and the Green Party's role in new housing in Ardwick, and we requested an introduction to newly elected Ardwick councillor Alex-Salik Imran [name spelling to be confirmed]. A call was arranged with Cllr Muse. See Appendix D.
1 June 2026: Call with Councillor Abdigifar Muse	Brief conversation. Cllr Muse expressed positive support for the regeneration of the area but with caution about ensuring that the local community is engaged. Keen to see the area used for something other than car parking.
3 June 2026: Teams meeting with Councillor Gavin White (portfolio holder) about the proposals	Cllr White was broadly supportive of the proposals. He was supportive of retaining and expanding the on-site dialysis unit, cautious about the scale and massing of student accommodation near The Groves' lower-density terraced housing (drawing a comparison with lessons learned at Victoria Point) and strongly interested in the core-worker housing model, pointing to comparable schemes at Poplar and the emerging Mayfield/Landsec scheme as reference points. He also asked that the team clearly communicate that the NHS unit is remaining, to avoid any perception of displacement, and flagged parking as an issue to address.
18 June 2026: Public exhibition, attended by Cllr Amna Abdullatif	Cllr Abdullatif discussed the proposals, mitigations and opportunities directly with freeholder Richard Everton and senior members of the project team.
26 June 2026: Ardwick Green Party Facebook post	The party encouraged constituents to have their say on the Octagon House proposals. See Appendix E.

Manchester Victoria Baths

A meeting was held with Anthony Baker, CEO of Victoria Baths to discuss the emerging proposals and the wider regeneration ambitions for the area. The discussion noted that, despite Victoria Baths' ability to attract visitors and host events, its location can feel somewhat isolated from the more developed and active Oxford Road corridor and surrounding areas. It was suggested that the redevelopment of Octagon House could help draw the neighbourhood together and make it feel more vibrant and connected.

Victoria Baths representatives also noted that the proposed facilities at Octagon House, including the gym, café and other community-focused amenities, could complement and integrate with the wellness, cultural and leisure activities already offered at Victoria Baths.

Community organisations and groups

Group	Point of contact	Comment
The Groves	Paul Keeble/ Nya Simms	Contact made and ongoing dialogue.
Friends of Swinton Grove	Judith Keeble	Contact made and ongoing dialogue.
M13 Youth Project	Helen Gatenby	Contact made and ongoing dialogue.
Moss St Vincent Housing	Cath Finch	Contact made and ongoing dialogue.

NHS Renal Unit Engagement

Throughout the development of proposals for Octagon House, the project team maintained awareness of the existing NHS Renal Dialysis Unit and undertook engagement relating to its future role within the site. Correspondence between members of the project team highlighted the importance of ensuring that NHS stakeholders and renal unit management were appropriately informed about the proposals and that communications were handled carefully given the sensitivity of healthcare operations and associated parking arrangements.

Date	Summary of Engagement
11 May 2026	Confirmation of initial discussions with NHS. Regarding expansion of Fresenius Renal Centre at Octagon House.
26 May 2026	Emails regarding conversations with Manchester University Foundation Trust about growing demand for dialysis capacity.
4 June 2026	In person, pop-in discussion with NHS staff about development and upcoming public exhibition, specifically opportunities for expansion, staff parking and landscape improvements to benefit patients and their families.
5 June 2026	Telephone conversation with senior manager, responsible for Fresenius operations at Octagon House. Discussed proposals, answered questions and confirmed website URL and contact details in case of further queries.
27 July 2026	Email exchange with Caroline Bradley, Associate Director of Neighbourhood Health & Care, about initial proposals and the role of Octagon House. Bradley referred to Gordon Reid.
10 August 2026	Initial email to Gordon Reid, Associate Director of Neighbourhood Health & Care about potential for increasing local capacity for primary care - GP and in particular dentistry services and availability for meeting.

See Appendix M.

Public exhibition

Keeble Brown helped organise a public exhibition at the West Indian Community Centre on Carmoor Road on 18 June 2026.

The exhibition engaged residents and relevant stakeholders, presented the initial proposals for Octagon House, and gathered feedback on the emerging design and proposed resident profile. Key members of the project team attended, giving visitors the chance to ask questions, discuss the proposals, and meet the people behind the project.

The event was advertised on the website and through the leaflet drop, and relevant stakeholders were notified directly that it was taking place.

Local groups advertised the event to their members.



Inviting political stakeholders

To make sure the community's political representatives knew about the proposals and the public exhibition, we drew up a list of relevant political figures and contacted them directly.

Councillors were invited by email and received a follow-up email after the exhibition, including PDFs of the exhibition boards. The invitation email is at Appendix D and the follow-up email is at Appendix G.

Exhibition boards

Twelve A1 display boards were presented at the exhibition to give attendees the first detailed view of the scheme, covering the proposed design, the number and type of homes, environmental considerations, and landscape and public realm proposals. For anyone unable to attend, the boards were also made available on the project website.

Following the exhibition, a short survey was created so attendees could share their views on the proposals. Both the survey and the project website could be reached by scanning a QR code included on the boards and questionnaires at the event. Respondents were told that their answers would be considered by the design team as the proposals were refined through the planning process, and local people were also invited to submit their views to the project team directly or by post.

The exhibition boards are at Appendix G, and photographs from the event are at Appendix H.

Feedback

Background

Feedback gathered through street canvassing, door-knocking, email, telephone calls and face-to-face conversations helped shape the project team's approach throughout.

This fed into the proposals presented to the community at the public exhibition on 18 June at the West Indian Community Centre on Carmoor Road.

Key themes

Engagement generated a wide range of comments on the emerging proposals, which fed into subsequent design iterations.

Residents, ward councillors and local organisations shared detailed insight into the area, highlighting both its challenges and the things the community values most.

This local context allowed us to refine the proposals to better reflect community needs and priorities. It helped shape the proposed amenity offer by identifying the facilities and services local people wanted most. It also allowed the project team to address misconceptions about the proposals and their likely effect on residents.

The table below summarises the feedback received during the pre-application engagement period.

Event	Feedback
4 June 2026 **Canvassing / leaflet drop**	A local business owner said the area needed facilities such as a childcare centre or a gym, feeling that new developments often don't build to meet locals' needs and that these facilities would help residents feel more engaged with the regeneration of the area. The NHS renal unit welcomed the prospect of increased NHS parking for staff and patients and said they liked the idea of a community amenity that would also be more appealing to patients.
13 April **Email engagement with community members**	A local community group leader, an existing contact, got in touch to clarify the name of Octagon House and highlighted the formation of a new residents' group as a forum for engagement, suggesting a meeting to discuss the proposals once they had been reviewed.
19 June **Follow-up**	The same group leader got back in touch after the exhibition with feedback from discussions with local residents, raising concerns about healthcare provision, environmental issues and confidence in the consultation process, while encouraging further community engagement and offering opportunities to collaborate, including on

Event	Feedback
	the Community Garden and future proposals.
Councillor outreach	See the Political stakeholder outreach table above.
18 June 2026 **Public exhibition**	Strong interest in space for a GP practice and NHS dentistry, with the project team pledging to designate community space for these uses and offer the NHS the option to occupy it. Positive response to a community café, particularly if linked with Victoria Baths, and strong support from Hathersage Road businesses for a coffee/sit-down café to encourage dwell time and footfall for the wider retail area. Requests for more litter bins, street trees and benches, and careful landscaping to discourage littering, which the project team agreed to incorporate. Emphasis on maximising green space — street trees, rain gardens and planting schemes — with the design aiming to create a "green lung" in the atrium using climbers and planters. Support for improved sight lines, gates and boundaries to enhance safety and manage access. Recognition of the opportunity to work with Victoria Baths on wider regeneration, apprenticeships, and mental health and wellbeing initiatives. General support for the principle of comprehensive regeneration, seen by some as a catalyst for further investment and attention in the area. Interest in flexible spaces that could serve community, retail or health uses as local needs evolve, and a wish to improve the general street environment and activation even where public access is limited. Concerns raised about construction disruption, with the team agreeing to work with stakeholders to manage noise and inconvenience during works. Concerns about increased demand for on-street parking and the adequacy of car and cycle parking provision, including disagreement with the proposed cycle parking ratios and a preference for a more realistic, evidence-based approach. Questions about vehicle access for maintenance, fire safety and refuse collection, with requests for clear strategies and turning areas. A sense among some residents that the area has been overlooked

Event	Feedback
	by the local authority, alongside hope that the project will bring more attention and investment. Concerns about rough sleepers and a need for secure boundaries and gates, which the project team confirmed would be addressed through Secure by Design protocols. Concerns about the height of new buildings and possible loss of sunlight to neighbouring properties, particularly along Upper West Grove, which the project team addressed by demonstrating set-back heights and referencing comparable schemes. Questions about the affordability of student and key-worker accommodation, reflecting concern for students facing high rents and debt. A highlighted shortage of dentists and GPs in the area, and a wish for the development to help close this gap. Ongoing concerns about litter, with requests for more effective management and landscaping that doesn't trap rubbish.
Feedback forms post-exhibition	Four requests for more information on the project, including general project specifics, a request to be kept up to date with news and changes, and a referral to other local residents. One respondent commented: "Please could priority be given to social housing, as we have enough housing locally for students and young professionals, if this is to be converted into a residential neighbourhood."

Analysis of feedback

The feedback from local residents and stakeholders at the public exhibition allowed us to identify recurring themes across both the opportunities and the concerns associated with the scheme, giving the project team a clear basis for refining the proposals in line with community priorities.

The strongest theme was demand for improved health provision, particularly a GP practice and the retention of the existing NHS unit.

Other recurring themes were concern about construction impact, parking provision and the effect on NHS services, reflecting a broader worry about how additional student housing would change the character of the neighbourhood.

You said, we did

This section sets out the most prominent feedback we received, along with our response and the action taken to address it.

Stakeholder / source	You said	We responded
Local business owner (canvassing, 4 June)	Need for local facilities such as a childcare centre or a gym; felt new developments often don't build to meet locals' needs.	The development includes space earmarked for community regeneration use, to be shaped through ongoing consultation.
NHS renal unit (canvassing)	Welcomed the prospect of improved NHS parking for staff and patients; positive about the proposed community amenity offer.	Existing dialysis unit parking will be retained, with additional undercroft parking provided to support expanded operations, including ambulance and medical vehicle access.
Community health services (public exhibition)	Strong support for a GP practice and NHS dentistry within the development.	The project team has pledged to designate community space for these uses and to give the NHS first option to occupy it; discussions are already under way.
Shortage of local health services (public exhibition)	Lack of dentists and GPs in the area; desire for the development to help close this gap.	As above — community space earmarked and offered to the NHS.
Community café (public exhibition / Hathersage Road businesses)	Support for a community café, particularly if linked with Victoria Baths; seen as encouraging footfall for surrounding retailers.	Local liaison is under way.
Litter and public realm (public exhibition)	Requests for more litter bins, street trees, benches and careful landscaping to reduce litter accumulation.	The project team agreed the merit of these features in principle and is modelling them for practicality and viability; once this is complete, the team will confirm which features can be delivered and is exploring ways to sustainably improve local litter collection with nearby traders.
Greening and landscaping (public exhibition)	Maximise green space to enhance the street scene and ecological value.	The design includes street planting and trees to improve the look of the street.

Stakeholder / source	You said	We responded
Security, access and anti-social behaviour (public exhibition)	Improved sight lines, gates and boundaries; concern about rough sleepers and unauthorised access.	Secure by Design protocols will be incorporated, including sliding gates and barriers at key entrances.
Collaboration with Victoria Baths (public exhibition and Victoria Baths meeting)	Opportunity to work with Victoria Baths on regeneration, apprenticeships, and mental health and wellbeing initiatives.	Agreement in principle reached for a strategic partnership with Victoria Baths; see supporting correspondence.
Flexible community spaces (public exhibition)	Provide flexible space usable for community, retail or health purposes as local needs evolve.	The Hathersage Road commercial/community unit is designed as flexible space, with the Applicant committing to use reasonable endeavours to secure a healthcare-related or community-serving occupier.
Street amenity and activation (public exhibition)	Improve the general street environment, activation and greening, even where public access is limited.	The design introduces active frontages on Hathersage Road and Carmoor Road to improve natural surveillance and support a safer, more animated street environment.
Construction impact (public exhibition)	Concern about disruption from construction and how works on site will be managed.	Construction impacts will be managed through the accompanying Construction Management Plan, which sets out measures to reduce disruption, noise and inconvenience during the works. The Applicant will continue to liaise with relevant stakeholders, including Manchester City Council, throughout construction.
On-street parking (public exhibition and councillor engagement)	Concern about increased demand for on-street parking, alongside existing pressure on limited provision.	We are liaising with ward councillors to help resolve residents' concerns about on-street parking.
Car and cycle parking ratios (public exhibition)	Questions about the adequacy and justification of car parking ratios; disagreement with the proposed cycle parking ratios.	The parking strategy provides 106 cycle spaces, including 84 covered long-stay and 22 short-stay spaces, alongside additional Curzon Road stands and cycle hire. Car parking is

Stakeholder / source	You said	We responded
		reduced to 50 spaces, supported by the Transport Assessment and parking surveys.
Access and servicing (public exhibition)	Questions about vehicle access for maintenance, fire safety and refuse collection.	Refuse, fire and servicing arrangements have been resolved. Refuse vehicles will route via Curzon Street and Carmoor Road without reversing; NHS clinical waste will be managed separately; and the Fire Statement confirms BS 9991 compliance, including two new hydrants.
Perceived neglect of the area (public exhibition)	Residents feel the area is overlooked and under-resourced by the local authority.	Proposed a working relationship with community groups and local stakeholders to support community-led initiatives aimed at sustainable improvements.
Sunlight and building height (public exhibition)	Concern about the height of new buildings and loss of sunlight to neighbouring properties, particularly along Upper West Grove.	Addressed by demonstrating set-back heights and referencing comparable precedents, as set out in the daylight/sunlight report.
Affordability (public exhibition)	Concern about the affordability of student and key-worker accommodation.	See the response set out in the Planning Statement and supporting reports.
Support for regeneration (public exhibition)	General support for the principle of comprehensive regeneration, provided there are benefits for the existing neighbourhood.	Proposed a working relationship with community groups and local stakeholders to support community-led initiatives aimed at sustainable improvements.
Social housing priority (feedback form)	"Please could priority be given to social housing, as we have enough housing locally for students and young professionals…"	See the Planning Statement and supporting documentation.
Requests for information (feedback forms)	Requests for more project information and to be kept up to date with news and changes.	The project mailbox (info@octagonhouse-ardwick.co.uk) is monitored during working hours with a 24-hour response target.

Stakeholder / source	You said	We responded
Local community group leader (email, 13 April; follow-up 19 June)	Requested clarification of the project name; flagged formation of a new residents' group; later raised concerns about healthcare provision, environmental issues and confidence in the consultation process; offered further collaboration, including on the Community Garden.	A good working relationship has been established, with effective, consistent dialogue demonstrating the project team's commitment. See supporting evidence and reports.
Portfolio holder, Cllr Gavin White (Teams meeting, 3 June)	Support for retaining and expanding the on-site dialysis unit; caution on the scale and massing of student accommodation near The Groves; interest in the core-worker housing model; request to clearly confirm the NHS unit is remaining; parking flagged.	The application confirms the NHS dialysis unit will remain and expand significantly, from 1,329m^2 to 2,758m^2, supporting up to 80,000 treatments a year. The scheme also steps down towards West Grove and Upper West Grove to reduce massing impacts, includes a dedicated, professionally managed key-worker housing offer for NHS and university staff, and sets out a parking strategy supported by the Transport Assessment.
Ardwick Green Party / Cllr Abdullatif	Facebook post encouraging constituents to have their say on the proposals.	Provided information and clear feedback options, open to all.

Conclusion

Community engagement on the Octagon House proposals has run since March 2026 and has shaped the scheme in meaningful ways, from the treatment of the NHS renal unit and the core-worker housing offer through to landscaping, security and the future of community space on Hathersage Road.

Turnout at individual events has sometimes been modest, and initial scepticism among some residents was clear from early canvassing, but the people and organisations who did engage - ward councillors, the NHS renal unit, Victoria Baths, local traders and residents' representatives, raised substantive points that the project team has worked to address directly, as set out in the "You said, we did" table above.

The Applicant recognises that consultation does not end with submission of the planning application. The commitments set out in the next section reflect a genuine intention to keep working with the local community as the scheme progresses through planning and into delivery.

Next steps: maintaining dialogue, building community

An important part of the proposed redevelopment of the Octagon House site is the opportunity it presents to support a more vital, cohesive and prosperous community.

Led by Keeble Brown, the project team will keep building relationships with local people and stakeholder groups, including neighbourhood residents, local traders and community organisations on Hathersage Road, to help deliver sustainable, community-led benefits for Ardwick alongside the new homes.

The team has already begun laying the groundwork for a number of community-focused initiatives:

- Opened a dialogue with NHS Manchester to explore potential new premises for additional GP and/or dentistry services.
- Liaising with ward councillors on how to help resolve residents' concerns about on-street parking.
- Started a dialogue with local traders ahead of a forum to help improve street activation, footfall and perceived safety.
- Reached agreement in principle on a strategic partnership with Victoria Baths, aimed at increasing local opportunity and community connection.
- Proposed a youth horticulture and grounds-maintenance initiative with the M13 Youth Project, to build local skills and employment routes while improving green spaces.

We will also progress plans for cleaner, better-maintained streets, community artwork celebrating local identity, and a commercial and leasing strategy designed to fill gaps in local provision and support existing traders, all shaped through direct engagement with the people who live and

work here, so that the redevelopment of Octagon House demonstrates that development can benefit the whole neighbourhood and leave the area stronger, more active and richer in opportunity than it found it.

Programme of further community engagement

See appendix J.

Appendices

Appendix A: Public Exhibition printed leaflet

Front page



Back page



A new beginning for Octagon House

Public Exhibition:
Thursday 18 June 2026 | 3pm – 7pm

Come along to meet the design team and review the early stage designs.

A vision for the future

The Octagon House site, known to many as the former Norweb HQ, could be providing so much more for the people of Ardwick.

Located at the prominent junction of Hathersage Road and Carmoor Road, the site was also the operational base of United Utilities PLC until 2013 and has for decades been an important employment hub in the area.

Although it is now home to the Central Manchester NHS Renal Dialysis Unit, the site has not fully adjusted to Manchester's changing needs and is yet to reach its true potential.

A fresh approach is required

Our focus is on **Practical regeneration** - retaining and improving the existing Octagon House building and strengthening its relationships with Manchester's key employers and institutions.

The ambition is to bring the whole site back into sustainable economic use, creating a new, mixed residential neighbourhood, that feels safer, greener, better managed and more connected to the surrounding area.

By listening to the local community, we hope to achieve a significant regeneration project with both practical and visible benefits, that provides more employment and better amenity to Ardwick.

Appendix B: Project website analytics

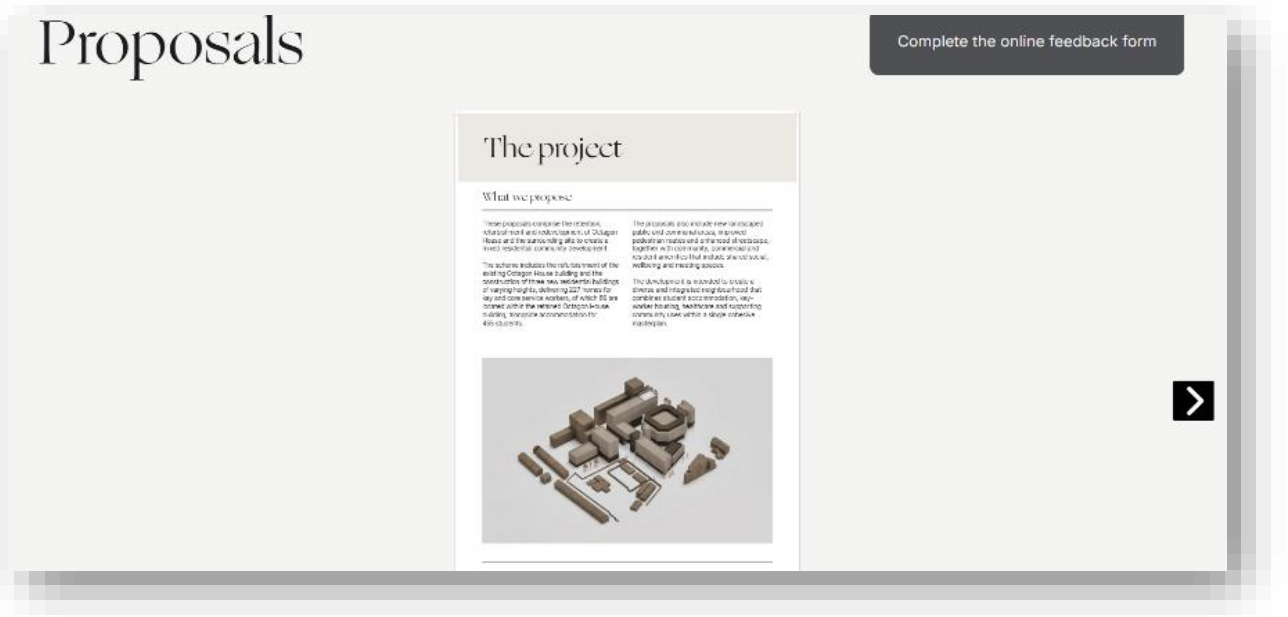
Visitor numbers summary

Overall views of website	582
Unique users	267

Homepage

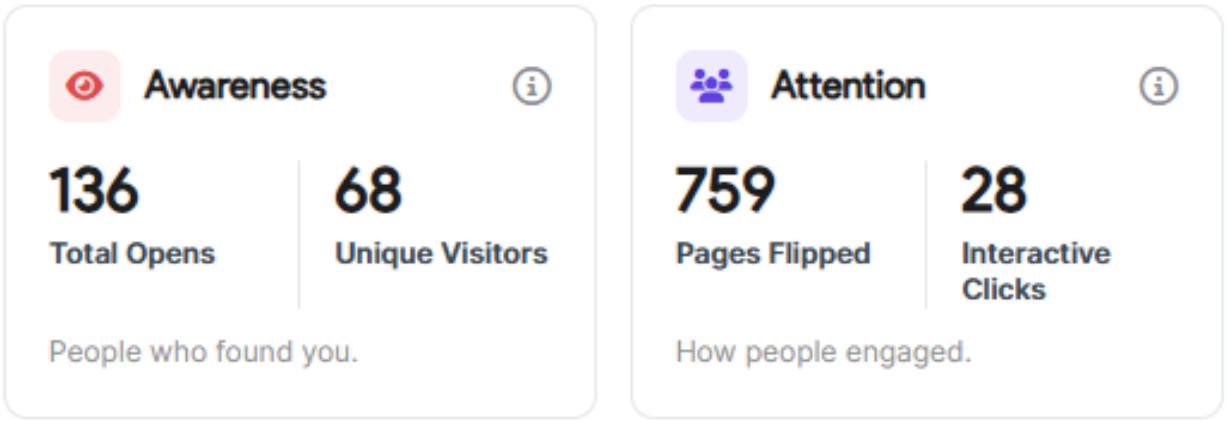


View the proposals

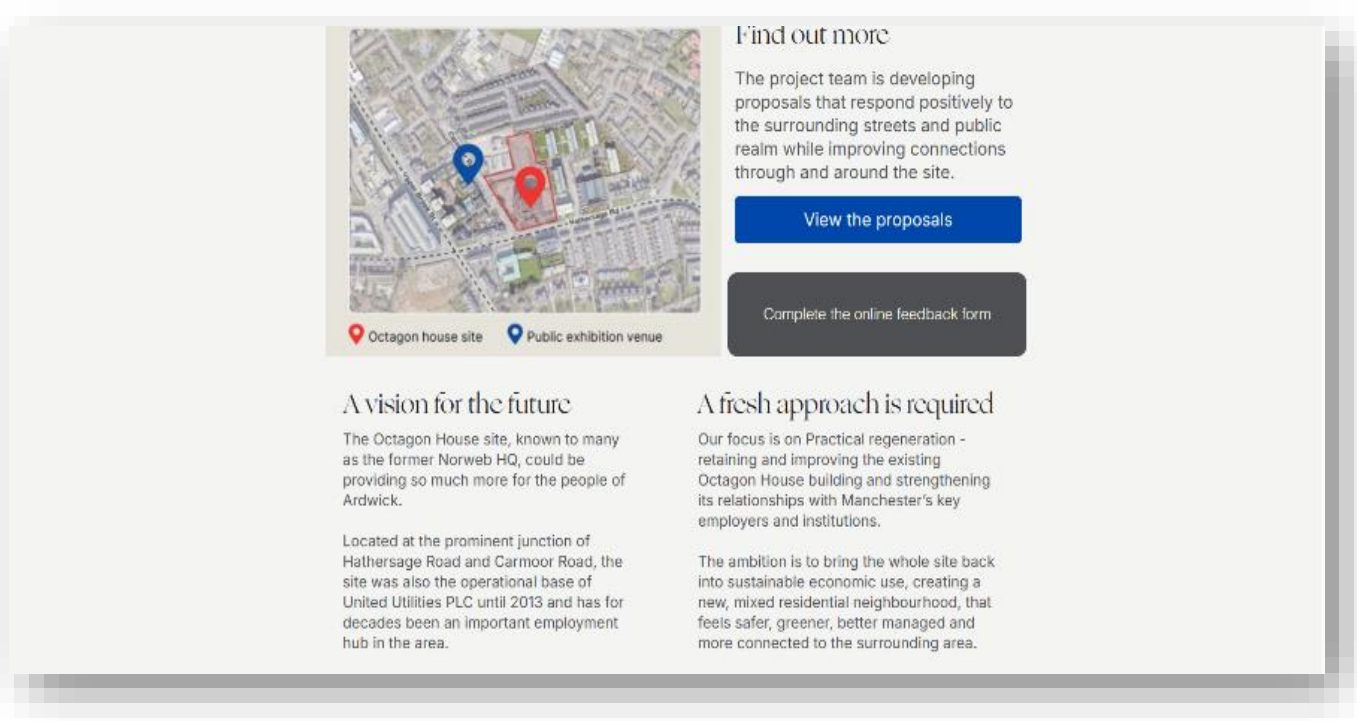


The proposals are displayed in an online booklet, for which engagement statistics are available separately to the website usage.

The online booklet received:



Contact 32 views



Appendix C: Place North West online article

https://www.placenorthwest.co.uk/plans-emerge-for-pbsa-led-octagon-house-redevelopment/

Place NORTH WEST

Place PARTY PROPERTY'S BIGGEST NIGHT 1 OCT AO ARENA MANCHESTER

Place MEDIA GROUP 2027 EVENTS CALENDAR NOW LIVE

News Analysis Video Podcast Events Jobs MIPIM UKREiiF Subscribe Contact Marketing Other Regions Search

Reader Comments

Another blow to the local economy as large retailers fill their shareholders pockets. Jobs...
All-clear for Colne's M&S Foodhall

Take a look at Stockton on Tees as a good example, they knocked down...
Craig to create GM High Streets...

This plan, and the need for it, highlights the extraordinary lengths that it's necessary...
Blackpool seeks Central Drive development partner

So we have a visit to an area and she knows what to do,...
Craig to create GM High Streets...

Too many people using the N word on here like it's a bad thing....
Campaigners force Henley's 78-storey Salford skyscraper...

Do Cheshire East Councillors never learn??????
Cheshire East's refusal of 200 residences...



The NHS renal centre would remain in-situ, according to the project team. Credit: via Keeble Brown

Plans emerge for PBSA-led Octagon House redevelopment

10 June 2026 09:42 • Dan Whelan • Comments (3)

Architect Hodder + Partners is drawing up proposals for around 700 homes on the three-acre plot on the corner of Hathersage Road and Carmoor Road in Manchester.

Analysis

ANALYSIS
The big ask for Burnham

ANALYSIS - COMMENTARY
Manchester: A beeline for housing growth

ANALYSIS - COMMENTARY

UPCOMING EVENTS

SOLD OUT | Greater Manchester Development Update 2026
3 September 2026 , 8:00 - 12:00

South Yorkshire Development Update 2026
10 September 2026 , 8:00 - 12:00

MIPIM 2027 | North of England Update
15 September 2026 , 4:30 - 6:30

Energy & Power 2026
17 September 2026 , 8:00 - 12:00

Jobs

Project Manager
Liverpool City Region Combined Authority
Liverpool City Region

Good to see something happening here. The surface car park is an eyesore. Its a shame they aren't demolishing Octagon house....its an abomination of 70's brutalism.. but it looks like they are recladding it at least. I hope this goes ahead!

June 10, 2026 at 1:52 pm By Anonymous

This is Chorlton-on-Medlock. Not Ardwick?

June 11, 2026 at 5:52 pm By Anonymous

They're not homes! It's a student hotel. This, no local tax contributions

June 13, 2026 at 10:25 am By Houemartin

Appendix D: Stakeholder engagement log

Paul Keeble, community leader

Date	Subject	Summary
13 Apr 2026	Octagon House	Introduction of Nya Simms and discussion of forming a Groves residents group.
21 Apr 2026	Octagon House (the old Norweb building), Hathersage Road	Update to Paul Keeble and Nya Simms regarding Octagon House proposals and community engagement.
22 May 2026	Groves website address change	Notification of new Groves website address.
3 Jun 2026	Octagon House and community engagement	Request for help contacting Nya Simms and discussion of engagement with M13/Groves community.
3 Jun 2026	Re: Octagon House / adjacent to the Groves	Includes exchange involving Nya Simms regarding public exhibition attendance.
4 Jun 2026	Community event ref: Octagon House	Invitation and details for public exhibition.
19 Jun 2026	Re: Octagon House follow-up	Detailed feedback from Paul Keeble covering NHS provision, dental waiting lists, fly tipping, community concerns and amenities.
25 Jun 2026	Re: Octagon House follow-up	Response regarding engagement report and questionnaire promotion.
24 Jul 2026	NHS primary care and dental services	Update on discussions regarding NHS and dental provision within Octagon House.

Nya Simms, local resident and emerging community leader

Date	Subject	Summary
13 Apr 2026	Octagon House	Introduction of Nya Simms as organiser of Groves residents group.
21 Apr 2026	Octagon House (the old Norweb building), Hathersage Road	Joint email to Paul Keeble and Nya Simms.
27 May 2026	Octagon House	Direct invitation to discuss Octagon House community event.
3 Jun 2026	Octagon House / adjacent to the Groves	Invitation to June exhibition and reply from Nya Simms indicating she could not attend but requested a summary.
3 Jun 2026	Octagon House and community engagement	Discussion with Paul Keeble about contacting Nya Simms.

Cllr Amna Abdullatif, ward councillor

Date	Subject	Summary
12 Mar / 17 Mar 2026	Community engagement / Ardwick ward	Invitation to councillors and proposed meeting dates from Amna Abdullatif.
27 Mar 2026	Re: A belated "Eid Mubarak"	Agreement to discuss Ardwick projects and regeneration proposals.
12 May 2026	Re: Follow up / Catch up	Discussion about introduction to newly elected councillor and engagement approach.
5 Jun 2026	Re: Carmoor Road - Public exhibition event	Confirmation of attendance at Octagon House exhibition.
30 Jul 2026	Re: Update on Octagon House proposals and NHS	Detailed feedback on student accommodation balance, parking pressures and community impacts.
10 Aug 2026	Automatic reply: Controlled parking	Out-of-office message.

Cllr Abdigafar Muse, ward councillor

Date	Subject	Summary
12 Mar / 17 Mar 2026	Community engagement / Ardwick ward	Included as addressee with Ardwick councillors.
1 Jun 2026	Octagon House - a new beginning!	Initial contact requesting discussion regarding Octagon House proposals.
1 Jun 2026	Octagon House / Carmoor and Hathersage	Follow-up after telephone conversation.
4 Jun 2026	Re: Carmoor Road - Public exhibition event	Public exhibition invitation and date correction.
30 Jul 2026	Update on Octagon House proposals and NHS	Briefing on NHS and healthcare aspects of scheme.

Cllr Gavin White, ward councillor

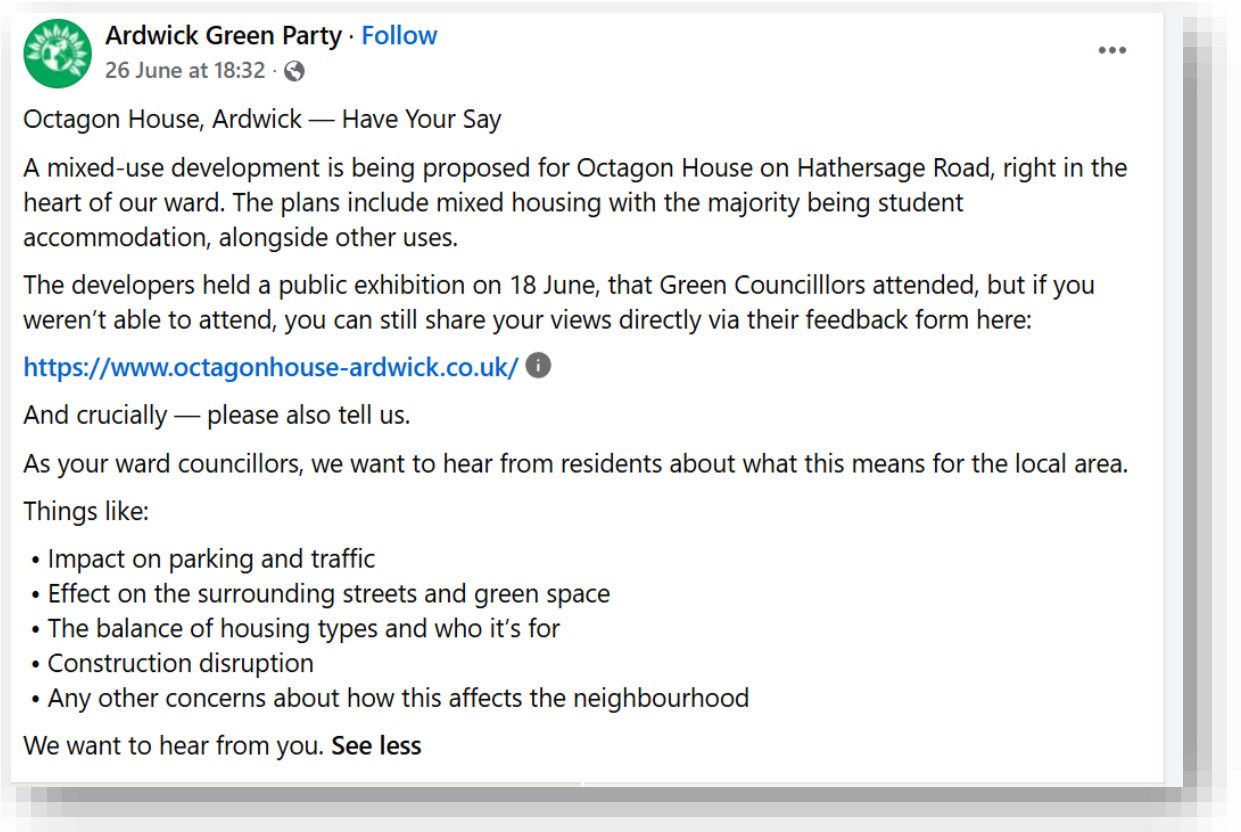
Date	Subject	Summary
20 May 2026	Octagon House / Hathersage Road	Request for discussion regarding regeneration proposals.
21 May 2026	Octagon House / Hathersage Road	Availability provided for Teams meeting.

Other Manchester City Councillors

These councillors were contacted:

- Tina Hewitson (included in Ardwick engagement correspondence)
- Alex Salik-Imran (referenced following election and contacted separately)

Appendix E: Facebook post from Ardwick Green Party



Ardwick Green Party · Follow
26 June at 18:32 ·

Octagon House, Ardwick — Have Your Say

A mixed-use development is being proposed for Octagon House on Hathersage Road, right in the heart of our ward. The plans include mixed housing with the majority being student accommodation, alongside other uses.

The developers held a public exhibition on 18 June, that Green Councilllors attended, but if you weren't able to attend, you can still share your views directly via their feedback form here:

https://www.octagonhouse-ardwick.co.uk/

And crucially — please also tell us.

As your ward councillors, we want to hear from residents about what this means for the local area.

Things like:

- Impact on parking and traffic
- Effect on the surrounding streets and green space
- The balance of housing types and who it's for
- Construction disruption
- Any other concerns about how this affects the neighbourhood

We want to hear from you. **See less**

Appendix F: Invite to stakeholders

Good morning Councillor Salik-Imran,

I wanted to let you know that we are holding our first public exhibition for the Octagon House project and would be delighted if you were able to attend. Here are the details for your diary:

Date: Thursday 18 June 2026

Time: 3pm – 7pm

Venue: West Indian Community Centre, 74 Carmoor Road, M13 0FB

It will be a great opportunity to meet the design team and review the early stage proposals for the site. The exhibition is open to local residents and stakeholders, and we are keen to ensure the proposals reflect the needs of the neighbourhood - your input and presence would be very much valued.

We hope to see you there, if you have any questions beforehand please don't hesitate to let me know.

Best,

Madeleine

Appendix G: Exhibition boards



Welcome

Welcome to this public exhibition. We are pleased to present the initial proposals for the regeneration of Octagon House and its surrounding site.

We hope you will enjoy reviewing the information on display. Members of the project team are here to listen and will gladly answer any questions you might have.

Your comments and suggestions will help shape the proposals ahead of a planning application to Manchester City Council.

Please complete the feedback form or respond online via the project website.

The project

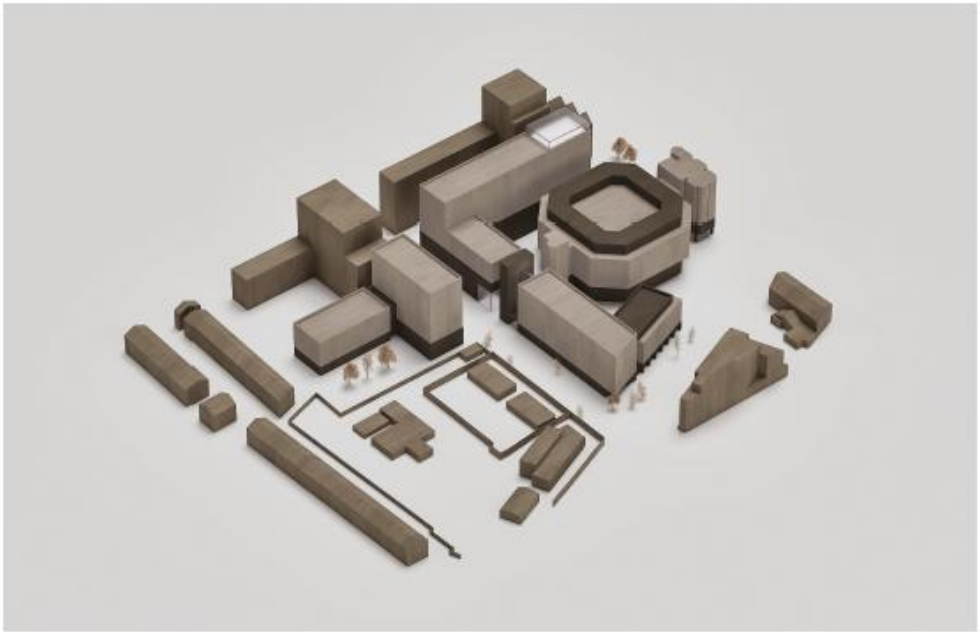
What we propose

These proposals comprise the retention, refurbishment and redevelopment of Octagon House and the surrounding site to create a mixed residential community development.

The scheme includes the refurbishment of the existing Octagon House building and the construction of three new residential buildings of varying heights, delivering 227 homes for key and core service workers, of which 86 are located within the retained Octagon House building, alongside accommodation for 455 students.

The proposals also include new landscaped public and communal areas, improved pedestrian routes and enhanced streetscape, together with community, commercial and resident amenities that include shared social, wellbeing and meeting spaces.

The development is intended to create a diverse and integrated neighbourhood that combines student accommodation, key-worker housing, healthcare and supporting community uses within a single cohesive masterplan.



Why this site?



The three acre Octagon House and its surrounding land represent one of the most significant underused sites in this part of Manchester. Strategically located adjacent to Manchester Royal Infirmary, the University of Manchester and the Oxford Road Corridor, the site has the potential to play a meaningful role in the city's ongoing growth - but it has not yet done so.

Only the ground floor of Octagon House is occupied, while the surrounding land is largely made up of surface parking and hard standing, with limited landscaping and little activity at street level. With new development taking place nearby, including the approved Victoria Point scheme, the area is changing. These proposals will help ensure the site plays an active role in the neighbourhood's future.

Retaining and improving the building

Rather than demolishing Octagon House, the proposals focus on retaining and improving the existing building.

This approach is expected to save around 3,200 tonnes of CO_2 compared with a full demolition and rebuild.



Biodiversity and landscaping

A greener site

The proposals transform a predominantly hard-surfaced and inward-looking site into a more biodiverse neighbourhood setting. New tree planting, landscaped courtyards, green spaces and improved pedestrian routes will all contribute to a measurable increase in biodiversity on the site. A Biodiversity Net Gain strategy will be developed as part of the planning application, in line with national requirements.



Sustainable travel

The development proposes zero resident car parking, encouraging people to travel by the accessible public transport, on foot and by bike. Cycle parking will be provided for residents and visitors. The site is well served by bus routes along Hathersage Road and Upper Brook Street and is within easy reach of Oxford Road.



Energy and sustainability

The scheme incorporates a range of sustainable design measures, including energy-efficient heating and domestic hot water systems such as air source heat pumps, photovoltaic panels on the roof, and the potential for future connection to a District Energy Network. Low-maintenance planting has been selected to minimise the need for powered maintenance equipment, while the building has been designed with flexibility in mind, allowing for future remodelling and adaptation to meet changing needs over time.



Residential led

Accommodation for core workers and NHS staff

The scheme will provide 227 various sized apartments for key workers and NHS staff - people who are essential to the day-to day life of the city but who increasingly struggle to find good quality accommodation close to where they work.

With Manchester University NHS Foundation Trust and other healthcare institutions on the doorstep, the Octagon site is ideally placed to meet this need.

Manchester's growing need

Manchester is home to some of the UK's leading universities and has one of the country's largest student populations. That population is growing and with it, the demand for good quality, well-managed accommodation, close to where students study and undertake valuable research.

When purpose-built student accommodation (PBSA) is in short supply, students are pushed into the private housing market, competing with families and local residents for a limited number of homes. This puts upward pressure on rents and reduces the availability of housing for the wider community. Providing more PBSA, especially in this area of Ardwick, helps to relieve that pressure.

The scheme will also provide 455 student bed-spaces, which will be professionally managed, with on-site staff providing a safe, secure and supported environment for residents.





Community

Community amenities

The shared amenity spaces will include flexible lounge and meeting spaces, a gym, café and potential crèche facilities. These will create an active, inclusive environment throughout the day and evening, and provide facilities that are currently absent from this part of Ardwick.



Healthcare

The existing NHS Renal Dialysis Unit in Octagon House - operated by Fresenius and serving patients from across the city - will be retained as part of the redevelopment. Subject to the outcome of discussions with Manchester University NHS Foundation Trust, the facility could be expanded, strengthening the site's long-standing relationship with MFT and the wider healthcare community.



Public spaces and safety

New accessible spaces will be created throughout the site, with improved lighting, landscaping and management, making the area feel safer and better cared for. A good neighbour policy will underpin the management approach, with clear points of contact for local residents and businesses to raise any concerns. Community representatives will always be welcome to engage with the site management team throughout the development period and beyond.



Heritage

The history

The area around Hathersage Road and Carmoor Road has been shaped by more than a century of change. Victoria Baths - the Grade II* listed Edwardian swimming complex immediately to the east, has been a landmark of the neighbourhood since it opened to the public in 1906. Manchester Royal Infirmary, the university campuses and the residential streets of the Groves have all played their part in defining the character of this part of Ardwick.

Octagon House itself, once the HQ of Norweb and the operational base of United Utilities PLC, is a significant presence in the area and has served the Manchester community for decades - a public role which is retained by its ongoing relationship with the NHS Renal Centre.

Responding to context

The design team at Hodder + Partners has developed the proposals with a clear awareness of the heritage context. The materials, massing and detailed design of the new buildings are intended to make a positive contribution to the street scene while respecting the scale and character of the surrounding area, including the setting of Victoria Baths.

The proposals support Victoria Baths' ongoing role as a community and heritage asset, with improved public spaces around the site helping to make the Baths more accessible and better connected to the wider neighbourhood.









Design

The design has been led by Hodder + Partners, an award-winning Manchester-based architecture practice with deep experience in master-planning complex urban sites.

The approach

The design approach is rooted in the principle of urban renewal and regeneration; retaining and rejuvenating Octagon House, with its distinctive form preserved and improved. The three new buildings are designed to complement and extend the character of the existing building while making a confident, contemporary contribution to the Hathersage Road and Carmoor Road streetscapes.



Building heights

The new buildings range from four to eleven storeys, with heights carefully considered in response to the surrounding context, including the approved Victoria Point scheme, the scale of Victoria Baths and the residential streets to the east. Octagon House itself will maintain its existing height but, the top floor plant will replaced with premium accommodation.



Materials and facade

The facade development draws on a layered palette of materials - a brick plinth, precast concrete body and considered crown to reflect the materiality of the surrounding area while establishing a clear architectural identity for the new development. The design team is continuing to develop this approach and welcomes feedback from local people.



Everyday life

One of the most important qualities of a well-functioning urban neighbourhood is consistent, year-round activity. Empty sites and single-use buildings can undermine the vitality of an area; a well-managed, mixed-use development will do the opposite.

Students, year-round

Purpose-built student accommodation brings a meaningful difference to this equation. Unlike traditional private student rentals, professionally managed PBSA, which includes a high proportion of both research and post-graduate students, means buildings are actively occupied and managed throughout the year. Residents are supported by on-site staff, and the development contributes to the life of the street every day, not just during term time.

Key workers and NHS staff

The development will provide much needed residential accommodation for people with a longer-term relationship with the neighbourhood, who shop locally, use local services and contribute to the everyday life of Ardwick throughout the year.

Community uses and the street

Ground-floor design prioritises active uses, open entrances and generous landscaped spaces. The atrium within Octagon House will be enhanced to provide a high-quality amenity space for residents. In addition, a landscaped podium to the north will offer secure outdoor space exclusively for residents. Vehicle movements will reduce significantly. With no resident car parking proposed and student arrivals managed on coordinated move-in days, the impact on local roads and parking will be carefully managed.





Timeline

Autumn 2025
Project launched
Vision developed with the community in mind

Dec 2025
Council engagement begins
First discussions with Manchester City Council

Spring 2026
Support for new mixed residential accommodation, healthcare & community use
Support for new homes, healthcare & community use

June 2026
Your voice heard
Public exhibition · Thursday 18 June, 3–7pm

Summer 2026
Planning application to be submitted
Formal submission to Manchester City Council

Late 2026
Planning decision
Determination expected - the next chapter begins

Future
Community spaces open
Healthcare, homes & public realm for Ardwick

Project team

A dedicated team has worked closely throughout the development of these proposals, their collective expertise has informed every stage of the design process to help create a high-quality and well-considered scheme.

Hodder + Partners

Architect - Hodder + Partners is an award winning architectural practice specialising in regeneration and built environment projects, with expertise delivering sustainable, design-led architecture across residential, commercial and civic sectors.

Turley

Heritage and Planning - Turley ensures that development is carried out sustainably by providing expertise in planning and heritage. They promote and manage change to sustain and enhance the significance of the UK's historic environment and townscapes.

Keeble Brown

Communications - Keeble Brown is a public relations consultancy specialising in public consultations and regeneration projects, with an expertise providing community engagement for built environment projects.

Ridge

Multi-disciplinary Consultancy - Ridge is a multi-disciplinary property and construction consultancy specialising in the built environment, with expertise providing architecture, engineering, project management and cost consultancy services across residential, commercial and public sector developments.

Next steps

We hope you have found today's exhibition useful. The proposals are at an early stage and there is still plenty of opportunity to help shape what is built here. Your views matter - please take the time to share them.

Have your say

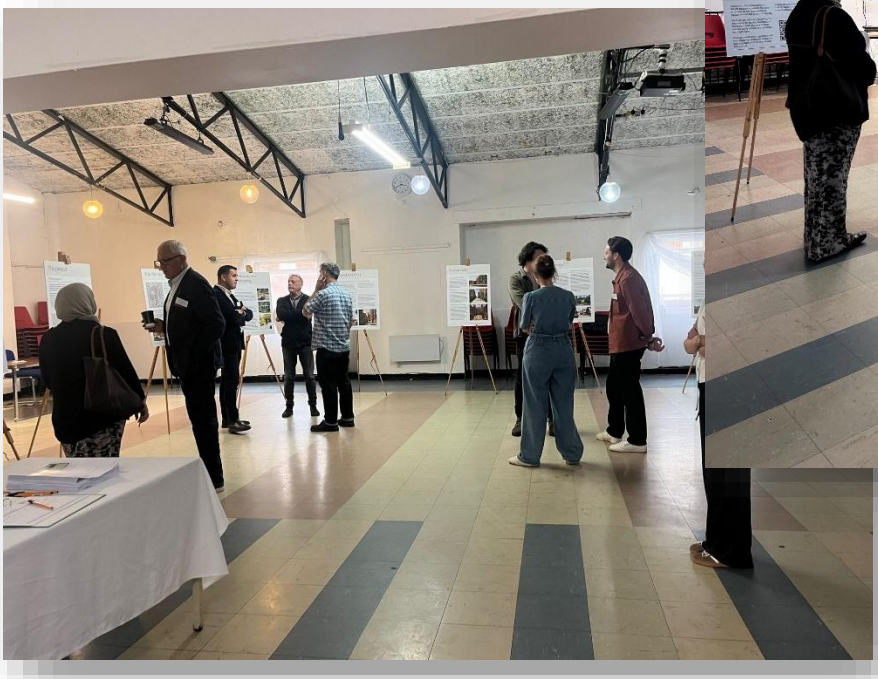
Please complete the feedback form and hand it to a member of the project team before you leave or submit your response online using the QR code below. All responses will be carefully considered and fed back into the development of the scheme.

Or visit:
www.octagonhouse-ardwick.co.uk

Appendix H: Images from Public exhibition








The project


Welcome




Why this site?
Biodiversity and landscaping

Appendix I: Engagement with local groups

Hi Spencer

Good to see you again yesterday. As you no doubt noticed, I spent quite a long time in conversation with Richard Everton, and was encouraged to discover that he - or his 106 funding from Nick Everton house - paid for the improvements to Swinton Grove Park. Judith and I are members of the Friends group and know the park - before and after - well.

Richard asked me to send, via you, some of the points I was making yesterday. Please feel free to pass on my contact details should he wish to get back to me directly.

- We spoke about local infrastructure and the increasing strain that will be put on it by more people moving in. In particular, health services - GP and dental. He was quite shocked at the figure I quoted for the NHS registration waiting list for the Vallance Dental Centre - probably the closest to Octagon House - of 1400. I was going from memory from a couple of years ago - not as reliable these days - and thought I'd better check with the centre. I did get it wrong: the waiting list is actually over 11000. Other dentists are available of course, but I suspect the numbers will be similar. There is also waiting times for a GP appointment and at A&E. With all this in mind we speculated about some of the space in Octagon House being used for a health-related drop-in or such-like.

- Speak to many of our residents on the Groves and there will be much positive comment about the community and area, but the one main negative and source of ongoing frustration is the fly-tipping, dumping and littering that goes on. And the Council's seeming inability to do much about it. If the Octagon House project is really about "listening to the local community" and " developing proposals that respond positively to the surrounding streets" then there is a concern we need help with. We have others, such as unregistered HMOs, but that is the biggie. The photo below was taken opposite my house on my way back from the meeting yesterday. My wife Judith also found and reported another 18 in the alleys this morning.

- How many from the Groves 143 houses came yesterday? I'm aware of 7. People are busy working, raising families etc, but many are also disillusioned because of previous let-downs ("Waste of time", "They're only interested in us because we're close to the University", "What's the point?") The wall mural and other small practical helps % the Victoria Point consultation process you, Spencer, led a couple of years ago made a dent in that cynicism, which we can work on, but memories are short.

- Speaking of the Community Garden, and thinking of the previous help given with Swinton Grove Park, there could be another local amenity worth looking at for practical help. Some proposals via Victoria Point didn't (or haven't yet) come to anything. If Richard or others would like to come and have look round the Groves, Community Garden and area, we'd be pleased to organise that.

More about the Groves, the Community Garden and the litter here.

Hi Spencer

Octagon House is/was what we know round here as "the old Norweb building". I'd forgotten the new name, hence my confusion!

Do you remember our neighbour Nya? She is putting together a Groves residents group with support from Moss Care and once that is up and running that will be a better forum to work with us here. I've copied her in.

Once we've been able to look over the proposals you're sending, we can arrange a get together. You're up for coffee!

yours

Paul

Appendix J: Draft Community Initiative Programme

September 2026 to September 2029

Prepared by Keeble Brown for Plymouth Grove Residential LLP · Draft for discussion, 11 August 2026

Purpose

This draft sets out a three-year community initiative programme for the Octagon House site on Hathersage Road, Ardwick (M13), running from September 2026 (submission of the planning application) through to September 2029 (anticipated completion and stabilisation of the development). It builds on the engagement already undertaken for the Statement of Community Involvement and the Community Value framework discussed with Victoria Baths and other local stakeholders, and it is designed to evolve as detail is agreed with the Community & Business Liaison Group.

The programme deliberately mirrors the approach taken on comparable large-scale Manchester regeneration schemes, which show that sustained, locally-rooted engagement — rather than a single consultation exercise — is what builds trust, supports placemaking and reduces the disruption experienced by existing communities during long construction programmes.

Programme structure

This draft programme is organised into four phases that track the site's progress from determination through construction to occupation. Each phase sets out the initiatives to be delivered, the community value/purpose behind each, the delivery partners and mechanism, and the intended frequency or format. Costs, named leads and detailed milestones will sit in the accompanying Community Value Delivery Plan and be refined through the Liaison Group.

Phase 1 · Determination — September 2026 to March 2027

Covers submission of the application through to committee decision. Focus: sustaining the goodwill built during pre-application consultation, formalising engagement structures, and giving local stakeholders visible ownership ahead of a decision.

Period	Initiative	Community value & purpose	Delivery partners & mechanism	Frequency / format
Sep–Oct 2026	Community & Business Liaison Group established	Gives residents, traders and community organisations a standing, structured voice Identified as key to refining community value commitments and building local support ahead of committee.	Keeble Brown to convene; Hathersage Road traders, The Groves residents' group, Friends of Swinton Grove, West Indian Centre, M13 Youth Project invited; ward councillors as observers	Inaugural meeting Sept 2026, then quarterly
Sep 2026 – Mar 2027	Project website, mailbox and quarterly e-newsletter maintained	Keeps the community informed of the determination timetable and answers queries raised since the public exhibition, following the "always-on" model used on Victoria North.	Keeble Brown (content); Turley (planning updates)	Continuous; e-newsletter quarterly
Oct 2026 – Feb 2027	Victoria Baths strategic partnership formalised	Converts the agreement in principle into a Memorandum of Understanding covering shared programming, footfall and community benefit — the strongest immediate community value opportunity identified.	Victoria Baths Trust; Richard Everton; Keeble Brown	Heads of terms by Dec 2026; MOU signed before committee
Oct 2026 – Mar 2027	Ward councillor and NHS/ICB briefings continue	Maintains dialogue on parking, massing and the healthcare offer so members and commissioners are not surprised at committee.	Ardwick ward councillors; Manchester University NHS Foundation Trust; NHS Manchester ICB	Monthly or as required

Phase 2 · Mobilisation - April 2027 to September 2027

Assumes planning consent in late 2026. Focus: converting commitments into a delivery plan, agreeing a construction-phase code of conduct, and starting the first visible, low-cost initiatives before site hoardings go up.

Period	Initiative	Community value & purpose	Delivery partners & mechanism	Frequency / format
Apr–May 2027	Community Value Delivery Plan published	Turns the agreed themes (litter/waste, youth horticulture, planting, artwork, liaison group, commercial strategy, healthcare) into a live plan with leads, milestones and costs, distinguishing planning obligations from voluntary commitments.	Keeble Brown; Turley; Plymouth Grove Residential LLP	Published once, reviewed at each Liaison Group meeting
Apr–Jun 2027	Good Neighbour Charter and considerate constructor commitment agreed	Gives residents and traders a clear contact point and standards for noise, dust, deliveries and hours before construction starts, addressing the "no one is listening" concern raised repeatedly in engagement.	Main contractor; Liaison Group; Keeble Brown	Agreed once; contact point live throughout construction
May–Aug 2027	Construction hoarding community art brief commissioned	A local school, youth group or artist designs hoarding artwork so the site looks cared-for from day one — an easily deliverable, well-received idea raised in the Community Value meeting.	Local school / M13 Youth Project; commissioned artist; main contractor	Brief and commission before site set-up

Period	Initiative	Community value & purpose	Delivery partners & mechanism	Frequency / format
Jun–Sep 2027	Youth horticulture and grounds-maintenance partnership launched	Creates skills, activity and local employment routes while improving green spaces — the "distinctive initiative" identified as well received in the Community Value meeting.	M13 Youth Project; Friends of Swinton Grove; main contractor (safeguarding/insurance)	Launch event, then regular sessions (see Phase 3)
Jul–Sep 2027	Hathersage Road trader forum formalised	Gives shopkeepers a structured route to shape the leasing/footfall strategy for the new commercial unit, building on the informal conversations already held with them.	Local traders; Keeble Brown; leasing agent	Quarterly, feeding into Liaison Group

Phase 3 · Construction Year One — October 2027 to September 2028

Focus: keeping disruption visible and managed, and making the first initiatives tangible on the ground so residents see delivery, not simply promises.

Period	Initiative	Community value & purpose	Delivery partners & mechanism	Frequency / format
Oct–Nov 2027	Hoarding artwork installed and unveiled	A small community celebration marking the first visible community-value output, building awareness and ownership before the buildings themselves appear (note: Mayfield shifted local awareness of its site from 4% to over 50% before completion.)	Main contractor; local school/artist; Keeble Brown	One-off unveiling event, then permanent display through construction
Ongoing from Nov 2027	Neighbourhood litter and street-cleanliness partnership operational	Extends the site's refuse/litter collection to the immediate street network (bins, litter-trap redesign) rather than leaving this to already-stretched council services.	Main contractor; Manchester City Council; Liaison Group	Continuous; reviewed quarterly
Quarterly from Jan 2028	Community planting and green-space volunteering days	Maintains new landscaping and links to wider environmental activity, run jointly with the youth horticulture programme.	Friends of Swinton Grove; Ardwick Climate Action Group; M13 Youth Project	Quarterly volunteering days
Quarterly from Oct 2027	Liaison Group meetings, drop-in surgery and progress newsletter	Standing forum for construction updates, considerate constructor performance and complaints handling, keeping the "hard yards on the floor" engagement going through the noisiest phase of the project.	Keeble Brown; main contractor; Liaison Group members	Quarterly meeting; drop-in surgery alongside each one
From Jan 2028	Apprenticeships and local employment programme with contractor	Converts construction employment into tracked local opportunities, particularly for young people connected through M13 Youth Project.	Main contractor; M13 Youth Project; Job Centre Plus / GM Combined Authority skills team	Ongoing; targets reported at each Liaison Group meeting

Period	Initiative	Community value & purpose	Delivery partners & mechanism	Frequency / format
Mid-2028	Community pulse-check survey	A short, informal check-in (online and in person) on how construction is being experienced, so issues are caught early rather than surfacing as complaints.	Keeble Brown; Liaison Group	Single mid-programme survey

Phase 4 · Construction Year Two, Completion and Handover — October 2028 to September 2029

Focus: delivering the remaining legacy commitments, celebrating completion with the community, and handing stewardship of ongoing engagement to the site's long-term management team.

Period	Initiative	Community value & purpose	Delivery partners & mechanism	Frequency / format
Oct 2028 – Mar 2029	Food-and-beverage collaboration with Victoria Baths progressed	Commercial feasibility and operator discussions for a shared food/drink offer, including exploring apprentice roles for local people — treated as an evolving relationship, not a fixed commitment.	Victoria Baths Trust; prospective operator; Richard Everton	Feasibility work through this period; outcome reported to Liaison Group
Nov 2028 – Feb 2029	Commercial unit leasing strategy finalised	Fills the gap in local provision (café/food/seating) repeatedly raised by Hathersage Road traders and residents, agreed via the trader forum rather than imposed.	Leasing agent; trader forum; Liaison Group	Strategy agreed once; tenant announcement to community on confirmation

Period	Initiative	Community value & purpose	Delivery partners & mechanism	Frequency / format
Jan–Jun 2029	Permanent neighbourhood mural / public artwork delivered	A lasting legacy piece at a suitable location, distinct from the temporary hoarding artwork, with maintenance responsibility agreed in advance.	Local artist/community group; landowner; main contractor	Design and consent Q1 2029; installation by mid-2029
Jul–Sep 2029	Practical completion community open day	A public celebration of completion — including the expanded NHS renal dialysis unit, key-worker homes and new public realm — framed as delivering a stronger, more active neighbourhood than before.	Plymouth Grove Residential LLP; Manchester University NHS Foundation Trust; Liaison Group; Victoria Baths	Single open day event, publicised via newsletter and website
Aug–Sep 2029	Community Value Delivery Plan close-out and stewardship handover	Reports transparently on what was delivered against each commitment and transitions the Liaison Group into a long-term neighbourhood forum supported by the site's management team, so engagement continues after the project team stands down.	Keeble Brown; site management company; Liaison Group	Close-out report and handover meeting
Sep 2029	Final "You said, we responded" report published	Reports on the substantive issues raised since March 2026, consistent with the	Keeble Brown	Single publication, shared via website and Liaison Group

Period	Initiative	Community value & purpose	Delivery partners & mechanism	Frequency / format
		transparency already established through the Statement of Community Involvement.		

Governance and review

The Community & Business Liaison Group is the primary mechanism for reviewing and refining this programme: each phase above should be treated as a working draft, tested and adjusted through quarterly Liaison Group meetings and reported against the Community Value Delivery Plan. Costed, named-owner detail for each initiative should be agreed before the relevant phase begins, following the same "principles now, detail through dialogue" approach agreed at the 31 July 2026 Community Value meeting.

This document should be read alongside the Statement of Community Involvement, the Community Value meeting notes of 31 July 2026, and the emerging Community Value Delivery Plan.

Appendix L: Support letter from Victoria Baths

Victoria Baths
Discover. Experience. Celebrate.

04/08/26

To whom it may concern

Victoria Baths is an internationally significant heritage asset and perhaps one of Manchester's most important civic buildings. Whilst the organisation has demonstrated remarkable resilience in sustaining community programmes, cultural events and visitor activities, and continues to attract significant levels of public engagement, its long-term sustainability remains constrained by its physical context.

Despite its success as a destination, Victoria Baths remains relatively isolated from the more active Oxford Road Corridor and surrounding neighbourhoods. This lack of integration limits opportunities to increase everyday use, broaden its visitor base and maximise commercial income, all of which are essential to securing the building's long-term future.

The financial challenge faced by Victoria Baths is unique because the building itself is the business. As a Grade II* listed structure of exceptional scale and complexity, it carries substantial maintenance and operating costs simply to keep it safe, weatherproof and operational. Whilst grant funding has played an essential role in supporting these costs, this cannot be relied upon indefinitely. Achieving long-term financial resilience requires not only continued investment in the building itself, but the creation of a thriving neighbourhood that supports its everyday use and commercial viability.

The proposed redevelopment of Octagon House, together with the regeneration of Victoria Point, as part of a wider Ardwick–Hathersage Road masterplan, represents a transformative opportunity for this part of Manchester. These developments will help reconnect Victoria Baths with the surrounding community, improve links to Upper Brook Street and the Oxford Road Corridor, and create attractive, tree-lined, pedestrian-friendly streets and public spaces that encourage movement, activity and social interaction.

Most importantly, the development will create the critical mass of residents and local activity needed to support Victoria Baths as an everyday place to go rather than simply an occasional visitor attraction or event venue. The combined developments will introduce a diverse, predominantly young residential population of approximately 1,650 people, rising to almost 2,000 when neighbouring developments are taken into account. This represents a substantial local customer base within a few minutes' walk of the Baths.

The proposed mix of uses at Octagon House—including existing healthcare services, a café, gym and community facilities —aligns closely with Victoria Baths' own ambitions to expand its programme of cultural, heritage, wellbeing and leisure activities. Together, these facilities have the potential to operate in a mutually reinforcing way, creating a richer and more diverse destination that benefits residents, visitors and the wider community alike.

Rather than functioning as separate insular developments, Victoria Baths, Octagon House and Victoria Point can form an integrated neighbourhood where heritage, culture, leisure, health and community life support one another. This synergy will increase footfall, extend dwell time, create new commercial opportunities and strengthen the financial resilience of Victoria Baths while contributing to the wider regeneration of Ardwick.

Victoria Baths therefore strongly supports the redevelopment of the Octagon House site. It is regarded as a vital component of the wider regeneration strategy and a key piece of the broader placemaking vision. The proposal will help transform the area from somewhere people simply pass through or sleep in, to a distinctive, vibrant and sustainable neighbourhood in which Victoria Baths can fulfil its potential as both a cultural landmark and the social heart of the community.

In our view, the creation of a high-quality mixed residential neighbourhood, centred around Victoria Baths is fundamental to securing the building's long-term future. The additional population, improved connectivity and complementary uses delivered by the Octagon development will significantly enhance the commercial viability of Victoria Baths, strengthen its role within the local community and help ensure that this remarkable heritage asset continues to thrive for future generations.

Kind regards



Anthony Baker

CEO

Victoria Baths
Hathersage Road
Manchester
M13 0FE

Victoriabaths.org.uk
enquiries@victoriabaths.org.uk - 0161 224 2020

Registered Charity Number 1026351

Appendix M: Correspondence with NHS/renal unit

Outlook

Fwd: [EXTERNAL EMAIL] Octagon House

From Richard Everton [redacted]
Date Wed 12/08/2026 19:48
To Spencer Neal [redacted]

FYI
Sent from my iPhone

Begin forwarded message:

From: Sally Clarkson [redacted]
Date: 27 May 2026 at 09:35:04 CEST
To: Richard Everton [redacted]
Cc: "Sam [redacted] Jack Everton [redacted], Phil Evans [redacted]
Subject: Re: [EXTERNAL EMAIL] Octagon House

Thanks so much Richard. I will pass on this information to Ranjeev as I know she will find this especially helpful. It will indeed be Martin Mason who will support from our end.

I will email Ranjeev today with this information and regarding dates and get back to you as soon as I can.

Best wishes
Sally

Best regards/Mit freundlichen Grüßen,

Sally Clarkson
Area Manager
Area 4 – Midlands & East of England
Care Delivery UK & Ireland

FRESENIUS MEDICAL CARE

[redacted]
www.freseniusmedicalcare.co.uk

Registered in England No. 3203279
Registered Office: Nunn Brook Road, Huthwaite, Sutton-in-Ashfield, Nottinghamshire, NG17 2HU

This e-mail message is intended solely for the use of the addressee and may contain legally privileged and confidential information. If you are not the intended recipient or his/her representative, please be advised that any dissemination, distribution, copying, or the use of this message or its attachments is strictly prohibited. If you have received this message in error, please notify the sender immediately and please delete this message and all attachments from your computer

---

From: Richard Everton [redacted]
Sent: 26 May 2026 6:11 PM
To: Sally Clarkson [redacted]

Cc: Sally Clarkson [redacted]; Sam plymouth [redacted]; Jack Everton [redacted]; Phil Evans [redacted]
Subject: Re: [EXTERNAL EMAIL] Octagon House

This message is from an EXTERNAL SENDER – be cautious with links and when opening attachments

Hi Sally
Thanks for getting back to me – I fully understand the timescales involved in such a process. Although the reaction seems to be quite positive.

Regarding a further visit, it's probably best to ascertain Ranjeev's availability first, so we can coordinate something around that. That said, I am away between Tuesday 2nd and Thursday 11th June, so if we could squeeze in a visit in before then it might be helpful for everybody. Meanwhile, please see attached some plans of the ground and first floor areas.

I have included in them the position of a new dedicated lift, linking the present RDU ground floor entrance and the first floor (with lobbies), together with a new escape at the north of the building. The staircase between the ground and first floors, located at the south, which can connect the two floors and thus solely service the Fresenius demise is existing. I assume that Martin Mason will become involved to look at such matters in further detail if things proceed.

I look forward to hearing from you.

Kind regards
Richard
image001.png
Suite 3
31 Station Rd, Cheadle Hulme
Cheadle, Cheshire
SK8 5AF
United Kingdom
[redacted]
www.octagonproject.co.uk

From: Sally Clarkson [redacted]
Date: Tuesday, 26 May 2026 at 14:19
To: Richard Everton [redacted]
Cc: Sally Clarkson [redacted], "Sam plymouth [redacted], Jack Everton [redacted], Phil Evans [redacted]
Subject: Re: [EXTERNAL EMAIL] Octagon House

Hi Richard,

Apologies for the delayed response. I've now had a really good conversation with the MFT team, and they've asked whether we could arrange another walkaround upstairs.

Ranjeev hasn't yet seen the upstairs space, but she's looking at putting together a business case for the Trust as, like us, they think it could be a really strong opportunity. They're also very conscious of the growing demand for dialysis capacity across Manchester.

Would you be able to advise on some possible dates? Alternatively, if it's easier, I can get Ranjeev's availability first so we can coordinate something around that.

It would also give you/Sam a chance to have some direct discussions with them and get a better feel for how keen they are, along with any considerations or points they may raise.

Thanks
Sally

Best regards/Mit freundlichen Grüßen,

Sally Clarkson
Area Manager
Area 4 – Midlands & East of England
Care Delivery UK & Ireland

FRESENIUS MEDICAL CARE

[redacted]
www.freseniusmedicalcare.co.uk
Registered in England No. 3203279
Registered Office: Nunn Brook Road, Huthwaite, Sutton-in-Ashfield, Nottinghamshire, NG17 2HU

This e-mail message is intended solely for the use of the addressee and may contain legally privileged and confidential information. If you are not the intended recipient or his/her representative, please be advised that any dissemination, distribution, copying, or the use of this message or its attachments is strictly prohibited. If you have received this message in error, please notify the sender immediately and please delete this message and all attachments from your computer

---

From: Richard Everton [redacted]
Sent: 11 May 2026 3:06 PM
To: Sally Clarkson [redacted]
Cc: Sally Clarkson [redacted]; Sam plymouth [redacted]; Jack Everton [redacted]
Subject: [EXTERNAL EMAIL] Octagon House

This message is from an EXTERNAL SENDER – be cautious with links and when opening attachments

Hi Sally
I hope that you are well.
Following our recent discussion, regarding the potential future expansion of Fresenius into the first floor of Octagon House for NHS services, I am still keen to understand your position in order that we can properly consider and align our future proposals for the upper floors, cores and reception areas of the building.

Bearing in mind that the earliest termination date which can be achieved, by Fresenius exercising a the first break option, is 2nd September 2028 and that we are presently 8 years into the lease, I presume that a decision on future strategy and any potential expansion must be imminent.

If you feel that a meeting might be helpful, then I am happy to do so.

I look forward to hearing from you.

Kind regards
Richard

image003.png
Suite 3
31 Station Rd, Cheadle Hulme
Cheadle, Cheshire
SK8 5AF
United Kingdom
[redacted]
www.octagonproject.co.uk