

# Building on the Weekend

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The Weekend succeeded in creating constructive face-to-face contact between a wide variety of existing and new parties involved in the regeneration of Hulme. Many of Hulme's younger population helped formulate proposals for a more balanced community. Many council tenants and officers joined in the planning of private sector housing. Existing business people helped envisage future commercial developments in Hulme, and private commercial developers helped local residents and traders plan the social housing and local shops of the future.

Tangible action plans and implementation proposals formed the backbone of the vision of the future. Every effort must now be made to capitalise upon the cooperative momentum generated by the Weekend.

The following text lists those major tasks to be undertaken as a result of the Community Planning Weekend, each task being followed by suggested appropriate implementors:

## NEW HEART OF HULME

- Establish a major, public strategy for securing funds to reinstate Stretford Road, including decking over Princess Road, forge links under/above the Mancunian Way and across Chorlton Road - Hulme Regeneration, with City Planning and Highways; Department of Transport, national and local; Olympic 2000; the UDCs; the Police.
- Zion Square and the Park need major public promotion, such as a competition for the artwork they contain, and more public planning, perhaps through Community Planning Events like the Hulme 5 Weekend, continuing creative momentum in a collective process.

## INTERNATIONAL BUILDING EXHIBITION

- Explore the possibility of initiating an International Building Exhibition on the Berlin model, where a number of specific buildings and sites are the subject of limited architectural competition or designed by invitation, introducing added interest and promotional value.

## COMMERCIAL DEVELOPMENT

- Local small businesses should be nurtured and helped to evolve into more formal structures, with levels of support gained from managed workspace or business park arrangements. A Workspace strategy to be drawn up - the Trust's Workspace group working with Hulme Regeneration to liaise with private developers, with development along Princess Road in mind.

**How many people came to the Weekend?**

**Nearly 600!**

**How many people hours have been spent over the Weekend?**

**Over 8000!**

**What organisations and groups were represented?**

**70 Hulme organisations!  
44 Other organisations!  
15 Developers and other  
Procurement Agencies!  
11 City Council  
Departments!**

*"... a momentum that we need to carry forward at the fastest possible rate."*

Councillor Dave Lunts

*"We've got a very positive output from this weekend - we're going to really push it now."*  
Chris Woodcock, Chair of  
Hulme Economic Assembly

*"The momentum that has been built over this weekend ... if it can be built on, I think we can really get somewhere with it."*

- Shopping development along Stretford Road - the Trust to work up a brief with Hulme Regeneration, based on interest from the private retail development sector.

### LOCAL ECONOMY

- Advice to local small businesses - to be followed up by Hulme Regeneration with the Agency for Economic Development (AED).
- Make existing shops safer, well lit and patrolled - directed through shopkeepers meeting with Land and Properties Department.
- Progress the idea of the new Moss Side District Centre, including an appraisal of likely clientele and their geographical distribution. - Hulme Regeneration, with as much consultation as possible, especially involving the Moss Side community, perhaps in a Community Planning process similar to Hulme 5.

### SHOPPING

- A comprehensive shopping strategy to be drawn up to cover: relocation and compensation issues of existing shops (Hulme Regeneration Ltd and Land and Property Department); provision of local corner shops (Housing Associations and the Trust); new clusters or parades of shops, especially along Stretford Road - the Trust and Private Developers.
- Establish viability of an open-air market, directed particularly towards the needs of the residents of St George's and Shaw Green - Hulme Regeneration with the City Council Planning Department and Land & Property Department's Markets Division.

### ECOLOGY

- Establish coordinating Green Group for the "Green Hulme" Earth Summit fringe event. The same group could be responsible for drawing up a green strategy for Hulme with Hulme Regeneration relating to the whole redevelopment. Involve the City Planning Department (re: Unitary Development Plan), Olympic 2000 bid to identify green-related elements of the Olympics. Establish a "Green Line" in Hulme City Challenge Budget.
- High standard of heat efficiency in new homes, possibility of district heat and power - Green Group to liaise with Hulme Community Homes.
- Locate temporary bottle banks (perhaps at the Zion Building, the Moss Side District Centre and next to the Church of the Ascension) and develop a recycling strategy for the new Hulme.



### CULTURE

- Establish cultural umbrella organisation to promote Hulme-based events, including performances, and perhaps many others associated with the park.
- Suitable building(s) should be identified for community use and ownership. A prime example would seem to be the North Hulme Centre, although the Hippodrome and Romany City/ Labour Club on Bonsall Street are also unused at the moment - Trust could act as holder on behalf of an existing group or a new building management group.

### HOUSING

- Investigate all future development opportunities, including those for Hulme 4 South, through participatory planning and ensure that where demolition is the preferred option, rolling replacement programmes are properly phased to allow the existing community to remain - Hulme Regeneration, Hulme Community Homes and the community as a whole.
- Continue to evolve a robust and exciting urban design vision for the whole of Hulme and market this vigorously - Hulme Regeneration in consultation with the community as a whole.
- Develop a coherent strategy for vacant land management and use throughout the development period - Hulme Regeneration and the community as a whole.
- Private Sector Housing: need to immediately establish a private housing strategy for Hulme 5 working with North British Housing Association to identify the preferred area for 'secure' development - Hulme Regeneration, private sector, North British Housing Association.
- Resolve outstanding issues raised by the Urban Design Code, through careful consultation - by Hulme Regeneration and the City Council.
- Explore options for denser and higher levels of housing development in specific locations, social and private - discussions between Hulme Community Homes, Hulme Regeneration and private sector.
- Publicise guarantee of the right to return to all eligible tenants, and through this, form an efficient network of all temporarily rehoused tenants - Hulme Tenant Participation Project, Hulme Community Homes and Housing Associations.
- A higher percentage of Special needs housing will be required in future developments - Hulme Community Homes, through the Supported Housing Forum.
- Review and standardise social housing rent levels across Hulme, especially in relation to quality of housing - Hulme Community Homes

*"We need to resolve the constraints and remove the stigma. There's been a positive shift through the weekend - it was a great beginning, let's build on it."*  
Private Developer

*"... after the dialogue that's started, we need to go on working with the Council, the tenants and HRL to hatch out a private development strategy for Hulme."*  
Private Developer



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and Hulme Housing Association Partnership.

- **Integrate housing with shops and workspaces** - The Trust working with developing Housing Associations (and Hulme Community Homes).
- **Review retained stock management quality, especially repairs** - meeting between retained stock tenants (through the Hulme Tenants' Alliance or HCH) and Direct Works and Housing management.
- **Move towards housing that is less dependent on social housing landlords ie. self-determined, tenant controlled** - for example People First Housing Association, Homes for Change, with help of Hulme Tenant Participatioin Project.
- **Investigate the possibility of a travellers' site integrated with new housing** - onto agenda of Hulme Community Homes or the Social Issues Committee.
- **Build on the success of the Community Architecture Programme and the work of the Hulme Tenant Participation Project.**

### TRANSPORT

- **Acquire a Metrolink route through Hulme** - Hulme Regeneration with City Planning Department, GMPTE/A.
- **Provide a local public transport route giving residents, especially those in St George's and Shaw Green, greater access to local public facilities such as surgeries, shops, hospitals, markets, etc.** - liaise with GMPTA/E and Hulme Regeneration.

### SAFETY AND SECURITY

- **Establish closer relationship with the Police, perhaps via the Moss Side and Hulme Community Forum. Perhaps work towards a confidential phone line direct to Greenheys Police Station** - Greater Manchester Police, Hulme Regeneration, Moss Side and Hulme Community Forum.



### SOCIAL SUPPORT

- **Maintain a regular coordinated network of support services** -possibly through the Social Issues Committee, Zion CHRC.
- **Monitor demand for social support due to the redevelopment, and review spending accordingly** - Independent Monitors, working with Social Issues Committee and Hulme Regeneration.
- **Improve access to health and social provision, and the continuity of services across the area** - to be monitored by the Hulme Health Forum and Hulme Regeneration Ltd (through the Social Issues Committee.) Also legitimate target for Community Safety budget.
- **Community workers (through Social Issues Committee) to promote new ways of working which reach people not attracted to, or unaware of, existing services, maybe by prioritising outreach techniques, good neighbour schemes, visits, doorknocking, etc. and promote more accessible forms of contact such as meals on wheels, luncheon clubs, etc.** - based around Social Issues Committee, Zion, Family Advice, or new Community Workers' forum.

### PRE-SCHOOL

- **Identify adequate pre-school childcare provision** - either a new forum, or the Social Issues Committee.
- **Liaise with developers and HCH, etc, over suitability, location and design of play facilities in new developments.**
- **Examine potential (and potential funding) for the Zion Centre becoming a coordinated facility for childcare provision, from crèche and "latch-key"schemes to Summer playscheme.**

### EDUCATION

- **The convening of a new Education Forum to investigate overall education provision in Hulme, especially:**

Better publicity of Secondary School facilities available now and to be improved.

The need for further secondary school provision in Hulme.

The educational needs of ethnic groups in the area.

The possibility of school-related childcare, for example pre-school "mums and toddlers."

