

Momentum

ASHTON HITS THE SPOT FOR IKEA

Scandinavian furniture giant IKEA has been given the green light to open a new high street store in Ashton – the heart of Tameside - a move that will create 500 new jobs.

The four floor outlet will provide a huge boost for the local economy and cements Tameside's increasing stature as a 'hot spot' for inward investment.

IKEA's decision to locate in Tameside is also further evidence of the borough's increasing economic prosperity since the opening of the M60 extension.

This economic renaissance is set to scale new heights in 2006 with approximately 92,935 sq m (1,000,000 sq ft) of new commercial development rising from the ground or going through the planning process, representing £60 million investment pouring into the area.

Work on the new store, which will be located at the former United Utilities depot at the corner of Wellington Road and Oldham Road, has already started and IKEA is set to open its doors to the public in October.



Picture: Manchester Evening News

IKEA on the horizon: Cllr Kieran Quinn, Tameside's Executive Member for Economic Services, with Graham Sharp, IKEA's UK Business Manager, at the future location of the new store.

Councillor Kieran Quinn, Executive Member for Economic Services, said: "The news that IKEA are coming to Ashton takes Tameside onto a new level economically.

"Having IKEA here in Tameside shows other businesses that may be thinking about moving here that we can offer the

support they need to succeed."

Scott Cordrey, IKEA UK property manager, said: "We're happy to have obtained such a good site in Ashton and glad that the plans have been approved. It's fantastic news for IKEA and all our customers in Greater Manchester."

M60 INVEST PUNCHING ABOVE OUR WEIGHT AT MIPIM 06

Tameside is once again proud to join Manchester City Council and Marketing Manchester at the prestigious International Property Conference, MIPIM.

Tameside Council will also be hosting a presentation on inward investment and development opportunities offered within its Economic Development Zone on the Manchester Stand on Thursday 16th March from 11am. If you are attending MIPIM as a delegate, be sure to come along and see us there or if you would like to set up a meeting either at The Palais or elsewhere in Cannes to explore further opportunities, email Pat Rattigan, Assistant Executive Director for Planning and Economic Development, at pat.rattigan@tameside.gov.uk.

Tameside's strong communications links, thanks to the opening of the M60 motorway, together with its wealth of development opportunities has helped deliver major inward investment to the area.

We look forward to seeing you there!



Tameside's IBF WBA Champion, Ricky Hatton

FACT FILES

In the fourth and final quarter of 2005 (dates: 01/10/05 - 31/12/05) Tameside MBC took 99 property-related enquiries.

During this quarter, there have been four inward investment successes, creating approx. 120 new jobs for Tameside and nine local investment successes, safeguarding approximately 76 jobs for the local workforce. This represents approx. investment totalling £4,710,950.

Of the 99 enquiries taken, a total of 13 successes were recorded.

Of these successes, nine were in the industrial sector, two were land requirements for new developments, one was for office space, and one was for retail. The largest area taken was 8,361 sq m (90,000 sq ft) - representing an individual investment of £1.5m.

In the period 1999 - 2004 recent data from the Office of National Statistics shows that several employment sectors have witnessed substantial increases in the number of jobs in Tameside, most notably construction and health and social work (increases of 37 per cent and 26.9 per cent respectively).

OCCUPIERS WELCOMED AT ASHTON MOSS EVENT

Around 1000 people now have new jobs at Tameside's prestigious business development, Ashton Moss, as more firms move onto the site.

The Civic Mayor of Tameside, Cllr Jacqueline E A Lane, officially opened the doors of two of the latest businesses to relocate to the site, Norbain SD and Office Depot, as part of a hospitality event organised for occupiers at the site.

Norbain, the UK's largest distributor of electronic security equipment, is now Europe's largest distributor of CCTV and Access Control equipment. Each year, the company's export division sells into over 77 countries over five continents

Office Depot, part of Office Depot Inc., of Florida, is the world's leading supplier of office products.

They join other major inward investors to the site, including leisure and service operators such as the Car People, Travelodge, Cine UK, Hollywood Bowl and the latest restaurant on site, the Eat Inn Chinese Buffet.

After the special opening ceremonies, guests attended an inaugural lunch at the 200 seater Chinese buffet. Hosted by Tameside Council's M60 Invest Economic Development Zone initiative, the event was organised to welcome all the development's new occupiers and introduce them to key guests representing the civic, commercial and community life of the borough.

The event also celebrated AMEC Developments' and Stayley Developments' achievement and progress at Ashton Moss, now one of the most successful magnets for inward investment in the North West.

"Tameside still has a strong manufacturing base. However, to continue maintaining this proud record, we need to attract to our area companies in the new growth sectors, thereby enabling our area to compete in a global marketplace," said Councillor Kieran Quinn, Executive Member for Economic Services.

CONTRACT SUCCESS TO LEAD TO NEW JOBS

Dukinfield based company, Hyde Group, has secured a £12 m contract to design and manufacture parts for the latest military Airbus plane, creating 75 new jobs in Tameside.

The company has spent £2m on a new factory to service the 15 year contract for Airbus plane, the A400M. Hyde Group has previously worked on components for the A380 and A240 commercial planes.



Civic Mayor of Tameside, Cllr Jacqueline EA Lane, officially opens the two latest businesses to relocate to Ashton Moss

EXHIBITION GIVES PUBLIC GLIMPSE OF NEW MARKET HALL PLANS

Tameside residents and traders were given the opportunity to see comprehensive plans for the new £21 million market hall when the detailed planning application was submitted by Architects, Taylor Young.

The plans will form part of an exhibition in Ashton Town Centre when members of the public will be able to see the proposals in detail. The Council's Speaker's Panel will then consider the application.

Because of the listed status of the Market

Hall building, Government Office for the North West will determine the application following consultation with English Heritage.

The £21 million redevelopment will rebuild the fire-ravaged Victorian listed market hall at the heart of the town centre complementing original features with new designs. It also involves remodelling the outdoor market area to create an open area or civic square for events and celebrations.

NATIONAL DECISION MAKERS GET NEW VIEW OF TAMESIDE

Ashton Moss provided the backdrop for the production of a film about the potential inward investment opportunities available in Tameside that will be distributed among 60,000 top decision makers throughout the UK.

Footage will also include current developments including Ask Developments' St Petersfield, Watkin

Jones' Droylsden Marina and plans for the new Market Hall.

Distributed throughout the UK to members of the Institute of Directors this May, the promotional DVD will include views of civic leaders and investors on the major benefits of investing in Tameside.

DEVELOPMENT DEMAND CONTINUES TO RISE IN TAMESIDE

Commercial and residential property development is continuing apace in Tameside.

A number of schemes are under way for both residential and commercial development in Stalybridge. These include:

Residential:

- Armentieres Square - developer plans in the pipeline for a mixed use development of 60 apartments and retail units/restaurant.
- The former Health Clinic on Stamford Street - developer plans in the pipeline for residential apartments.

Other schemes:

- Old Police Station - sold at auction by Police Property Board and developer now working on plans for conversion.
- Riverace building - purchased by Holy Trinity Church with plans for extended use for youth and other church and community activities.

Consort Healthcare is set to design and build a new acute and mental health facility at Tameside General Hospital under a concession contract worth £60 million.

The work is part of the £190 million contract won by Consort Healthcare - the specialist healthcare arm of international engineering company, Balfour Beatty



St Petersfield

- for the Northern Batched Hospitals project in Greater Manchester.

The first phase of Ask Developments' St Petersfield is now on site with a new office building totalling 4,567 sq m (49,167 sq ft) of which 2,028 sq m (21,837 sq ft) has been pre-let to the Pennine Health Care NHS Trust. The remaining 2,535 sq m (27,294 sq ft) will be available from this summer. An investment of £1.2 million will be ploughed into the extensive landscaping area surrounding St Petersfield. Funding for the public realm will be taken from the £14.5m

of Northwest Regional Development Agency (NWDA), national regeneration agency English Partnerships and ERDF money already committed to the 5.2 hectare (13-acre) site.

In total the scheme will provide 37,160 sq m (400,000 sq ft) of office space together with retail and leisure facilities.

ASHTON ARCADES SUBMITS MAJOR EXPANSION PLANS

The owners of the Arcades Shopping Centre have submitted plans to deliver a £40 million expansion programme at the Arcades in Ashton-under-Lyne. The plans will create up to 500 new jobs and deliver the town's first major department store along with a modern transport interchange.

The proposals from Apollo Ashton LP will more than double the retail space at the centre by adding 16,722 sq m (180,000 sq ft). Apollo Ashton LP has worked closely with the Greater Manchester Passenger Transport Executive (GMPTE) and Tameside MBC to incorporate a modern bus station.

The centre, which was recently boosted by the arrival of HMV and news that Footlocker is to open a 200 sq m (2,151 sq ft) unit in March, has received early interest in the development plans from major retailers. The expansion programme would potentially put the Arcades in the UK's top 100 shopping venues.

Councillor Kieran Quinn said: "The Arcades proposal is an exciting project that demonstrates the growing confidence in Ashton as a place in which to invest. It adds another valuable ingredient to the emergence of Ashton as the most important town centre in the east of Greater Manchester."

URBAN SPLASH SUBMITS PLANS FOR HISTORIC LONGLANDS MILL

Plans to create around 350 new apartments, shops and a hotel and restaurant at the listed Longlands Mill in the heart of Stalybridge were submitted to Tameside Council by developers Urban Splash earlier this year.

The detailed planning application outlines proposals for one new building that will provide around 100 apartments and 1,300 sq m (14,000 sq ft) of retail or leisure space together with car parking. Urban Splash has also submitted an outline planning application for a further

250 apartments and covered parking on the site next to the Huddersfield Narrow Canal. This development will house a new hotel, restaurant and other leisure uses.

Longlands Mill is flanked by the Huddersfield Narrow Canal on one side with the River Tame on the other. The proposal allows views through the site from the river to the canal, and beyond. It will also generate new routes to link together and help revitalise the town centre.

DEMAND IS HIGH IN DENTON

Plans to create new landmark office buildings in Denton have been given the go ahead by Tameside Council.

'Denton Rock' will comprise a striking signage tower with two office blocks on land off Alphagate drive at the junction of Manchester Road and the M67 and M60 interchange.

The demand for more industrial units in Denton is also high. Plans for a new 3,716 sq m (40,000 sq ft) scheme is planned by Rok Developments which will be the final phase of the Denton Parkway site.

Paul Cook, industrial agency associate at King Sturge confirms that demand is high in the area. He said: "Due to high land values there is a lack of industrial sites available in South Manchester, which has resulted in occupiers looking at sites around the M60 to the junctions at Denton and Ashton which are becoming increasingly popular."

HOUSE SALES ON THE UP!

Tameside's economic boom has been further underlined with reports that developer Bardsley Construction has sold £4.3 m of new properties in just 30 days.

Chairman Wayne Bardsley said: "This is fantastic news for Bardsley and the Tameside residential property market as these figures go against the current marked slowdown in house sales across the UK."

THE BEST KEPT SECRET OUTSIDE MANCHESTER



Full of potential: Hattersley is the new development hotspot

Six nationally recognised house builders and developers have been short-listed for the multi-million pound transformation of Hattersley.

Seventeen expressions of interest were received in response to advertisements placed by national regeneration agency English Partnerships working with Tameside Council and Contour Housing Group.

Short-listed are

- A consortium of Barratt Homes, Artisan and CTP.
- A consortium of Bellway and Taylor Woodrow.
- George Wimpey Manchester Ltd.

- Miller Homes (NW).
- Gleeson/Lowry Homes.
- A consortium of Countryside, Bardsley and Ask.

The six contenders will now submit detailed bids with selection to take place in May with work due to start in the Harehill area later in the year.

Plans for Hattersley include new, high quality private housing, a new district centre with retail facilities and community services, as well as providing improved roads, parking and public space. This is in addition to work by Peak Valley Housing Association to upgrade existing social housing.

Hattersley's location, set in stunning Peak District countryside yet less than 25 minutes from Manchester city centre, makes it an ideal base for commuters while its reputation as one of the safest and cleanest places to live in Greater Manchester has great appeal.

Cllr Roy Oldham, Executive Leader of Tameside Council, said: "With its natural setting in the foothills of the Peak District and its excellent road and rail network connections to Manchester city centre, this is a fantastic opportunity which is being presented by the Council and its partners".

For more information see www.hattersley.org.uk

M60 INVEST TEAM WELCOMES NEW RECRUIT

Welcome to Martin Wain, our new Inward Investment Project Assistant who is now working alongside and supporting the M60 Invest team.

After finishing his degree in Sheffield with a 2:1 in Social Science and Public Relations and two years' experience in Marketing, Relations and PR at Marie Curie Cancer Care's South Yorkshire Fundraising Office, Martin took on temporary jobs at Sheffield City Council and Manchester University before moving from his native Chesterfield to live in Manchester.

Martin will take enquiries about property, work with new and existing clients, operate the MIDAS evolutive database and manage www.tamesidem60.com. Martin can be contacted on 0161 342 2058 or martin.wain@tameside.gov.uk.

TAMESIDE WITH MIDAS LAUNCHES NEW ON-LINE PROPERTY DATABASE

Companies searching for the perfect premises to relocate their businesses in Tameside can now access a comprehensive property database on-line for the entire area.

The property database provides details of more than 500 commercial premises available throughout Tameside, giving browsers the opportunity to search by specific location, size or type of property required.

The database provides information on industrial, office and retail as well as land or development opportunities and gives agent contact details should enquirers want to find out more information.

The on-line search facility is available free of charge on the Tameside MBC website www.tameside.gov.uk/quicklinks/businessesintameside/search_box.

DROYLSDEN MARINA

The full detailed planning application for the £100 million development at Droylsden Marina was submitted to Tameside Council in January.

The site is almost assembled, clearance has commenced and discussions are

taking place regarding the canal arm and marina design and construction.

The Council and developers Watkin Jones have already received numerous enquiries regarding both the proposed residential and commercial units.

For additional information about Tameside, please contact the Economic Development Unit who will be happy to provide help, information and advice.

Telephone: 0161 342 2865 or email: sue.hobbiss@tameside.gov.uk