

A grayscale map of Greater Manchester and surrounding areas. A bright yellow pushpin is stuck into the map, its point resting on the city of Manchester. The map shows major roads like the M56, M62, and M80, and labels for cities such as Bolton, Blackburn, Oldham, Stockport, Chester, and Leeds. The text 'GREATER MANCHESTER' is overlaid in large yellow letters, and 'Headquarters for Great British Railways' is written below it in smaller yellow text.

GREATER MANCHESTER

Headquarters for Great British Railways

1.CONTEXT

The image shows a wide-angle view of a grand railway station. The most striking feature is the massive, vaulted glass and steel roof that spans the entire length of the platform. Sunlight filters through the glass, creating a warm, golden glow throughout the interior. The platform itself is long and appears mostly empty, with a few people visible in the distance. To the right, there's a modern-looking building with large glass windows and doors, labeled 'INFORMATION CENTRE'. On the left, there are digital display boards showing train times, such as '08:48' and '08:18'. The tracks run parallel to the platform, leading the eye towards the far end of the station where a bright light source, possibly the sun, is visible. The overall atmosphere is one of historical grandeur and modern functionality.

This is the place

Greater Manchester is home to more than 2.8 million people and has an economy bigger than that of Wales or Northern Ireland. Comprising of ten metropolitan boroughs, for the purposes of this EOI only Bolton and Rochdale are not included in this bid and currently sites are only specified in Manchester, Salford, Wigan and Stockport.

Greater Manchester not only enjoys a central position within the UK but also has unrivalled North, South, East and West rail connectivity. Manchester, Wigan and Stockport are all home to West Coast Mainline hubs, with Manchester and Wigan giving superb North-South connectivity to Scotland and the South Coast and Stockport Station offering journey times to London in under 2 hours and Manchester in 8 minutes.

The city region has always been a pioneer, and through many years of cooperation and innovation between the public, private and VCSE sectors we have developed an entrepreneurial yet collaborative approach to identifying and promoting what matters most to our people and place.

This spirit of collaboration was formalised in 2011 through the establishment of the Greater Manchester Combined Authority (GMCA), Greater Manchester Local Enterprise Partnership (LEP) and Transport for Greater Manchester (TfGM) who alongside colleagues in Manchester, Stockport, Wigan and Salford Councils are fully supportive of this bid.

The GBR opportunity highlights the importance of Greater Manchester's rail network nationally and enables us to focus on the rich heritage and current assets we all share. The confluence of rail lines in the centre of Manchester – known as the Northern Hub – has been recognised as significant in the North of England and proposals to increase capacity and improve services on the Hub have the backing of stakeholders across the North. This will benefit all the local authority areas within Greater Manchester and numerous others just beyond our borders.

Greater Manchester is home to innovators, disrupters, change makers and pioneers - if Great British Railways truly want to change the UK railway model then **'this is the place'**.





Manchester

Manchester is proposing a headquarters site at the historic Grade II* Manchester Town Hall Extension. Built in 1938 for local government use and renovated with the Central Library in 2015, the facility would become available to GBR once the renovation of the existing Town Hall is completed.

The Town Hall Extension houses a premium 8 floor office with meeting & collaboration spaces and basement cycling parking. With existing railway contracting companies being present within the vicinity, the area is served well by Oxford Road and Deansgate railway stations and has excellent connectivity to main stations at Piccadilly and Victoria via the existing Metrolink light rail network or a short walk.

Manchester's Gothic style Grade I listed Town Hall is undergoing a programme of restoration including a redesign of Albert Square; fully pedestrianising the space to allow for a better, more welcoming visitor experience.

The Town Hall Extension is set against the backdrop of the attractive St Peter's Square which creates an impressive entry point into the city centre and outlook for the civic buildings. This has transformed the public space, introducing a collection of new trees, alongside the re-sited cenotaph and recently unveiled statue of suffragette Emmeline Pankhurst seen above.

The site is a stone's throw from Manchester Central which holds major conventions and has an excellent auditorium for presenting to large audiences and corporate events.

Salford

Salford's proposed site is 100 Embankment, a landmark office development built on the site of Manchester's historic Exchange Station. The site sits within the city's original Medieval Quarter and has floor to ceiling glazing affording uninterrupted views over the cities of both Salford and Manchester.

Developed by Ask Real Estate and forward funded and purchased by Salford City Council, Embankment is within a dynamic and highly populated commercial and residential neighbourhood. Benefitting from exceptional public transport connections, just minutes from the Metrolink tram network and Victoria mainline rail station, with increased connectivity via the Ordsall Chord - enabling faster and more frequent trains to Liverpool, Leeds, Newcastle and Hull.

This BREEAM Excellent building provides 166,000 sq ft of high-quality commercial office space within its elevated position offering stunning views across the River Irwell. It also offers a unique two-tiered roof terrace overlooking Manchester Cathedral and generous cycling provision with storage and welfare facilities are also provided.

X+Why (a certified environment and society-focused B-Corporation) are the exclusive building co-work operator and the ground, first floors and roof terrace are available as well as additional meeting space and catering facilities for any events.

The utilities for the building are sourced from 100% renewable schemes and the waste is dealt with by a local supplier who is committed to achieving zero waste to landfill.

Salford City Council has long recognised the importance of the environment and understands how it helps to sustain a growing and thriving city. Since the Council's carbon management programme was put in place in 2009, so far it has helped to save 14,000 tonnes of CO₂.





Stockport

Stockport Exchange offers a fantastic location with high quality new build and flexible office space served directly by a railway station. Sited on the West Coast Mainline with trains to London every 20 minutes and Manchester in 8 minutes over the famous Stockport viaduct. Stockport Exchange is an award-winning business hub being delivered by Stockport Council and Muse, and forms part of the wider £1bn transformational Whole Town Plan and levelling up ambition.

The £145m project is delivering 375,000 sq ft of grade A office floorspace, with a further 28,000 sq ft of retail realising the potential of regenerating this key gateway. A hotel and leisure centre is on site and the town centre a stone's throw away. Current national occupiers include Stagecoach, Music Magpie, BASF and O'Neill Patients.

Phase 4 of Exchange is due to complete in June 2023, with a BREEAM Excellent 64,000 sq ft office and 399 space tenant MSCP, with sustainability central to the design ethos with green walls, EV charging and solar array. GBR has the opportunity to take office space from 6,000 to 295,000 sq ft with Grade A office rents significantly below city centre alternatives.

In 2019 Stockport launched the Stockport Town Centre West Mayoral Development Corporation with a vision to create a 3,500 urban village alongside Stockport's Railway station and connected to Stockport Exchange. This forms part of a regeneration plan to bring new retail and leisure into the Town Centre alongside significant improvements to the rail station.

The proposed site will soon benefit from the new Stockport Interchange; a state-of-the-art local green transport hub with its innovative cycle and walking bridge. With excellent links to the motorway and planned Metrolink introduction, the area will be supported by unrivalled connectivity.



Wigan

Wigan are proposing two sites within our own asset portfolio: The Civic Centre and Progress House.

Located in the heart of the town, Civic Centre has been identified as a strategic asset within the Wigan Town Centre Strategic Regeneration Framework and is critical to achieving the economic, social and environmental objectives of the framework. The building is currently vacant with proposals being brought forward to re-develop part of the building as an innovation and incubation hub.

Its central location provides access to transport facilities including Wigan North Western Rail Station (West Coast Mainline), Wigan Wallgate (regional services) and the newly re-built bus station. Wigan North Western Station will also benefit from HS2 services when Phase 2b is operational.

Significant public (Future High Streets Fund) and private investment is being made elsewhere in Wigan town centre with the redevelopment of The Galleries Shopping Centre. Galleries 25, is a £130 million redevelopment scheme that will provide a vibrant new retail, leisure and residential scheme with a landscaped public realm square, a new hotel and room for 460 car parking spaces.

Progress House is located on the Leeds-Liverpool Canal within walking distance of Wigan Town Centre and has easy access along the canal to Wigan Pier Quarter which is also benefiting from significant investment. The Edge Venue and Conference Centre is also located within Wigan Pier Quarter providing excellent amenities.

welcomebackmanchester.com

LOOK

AFTER



EACH

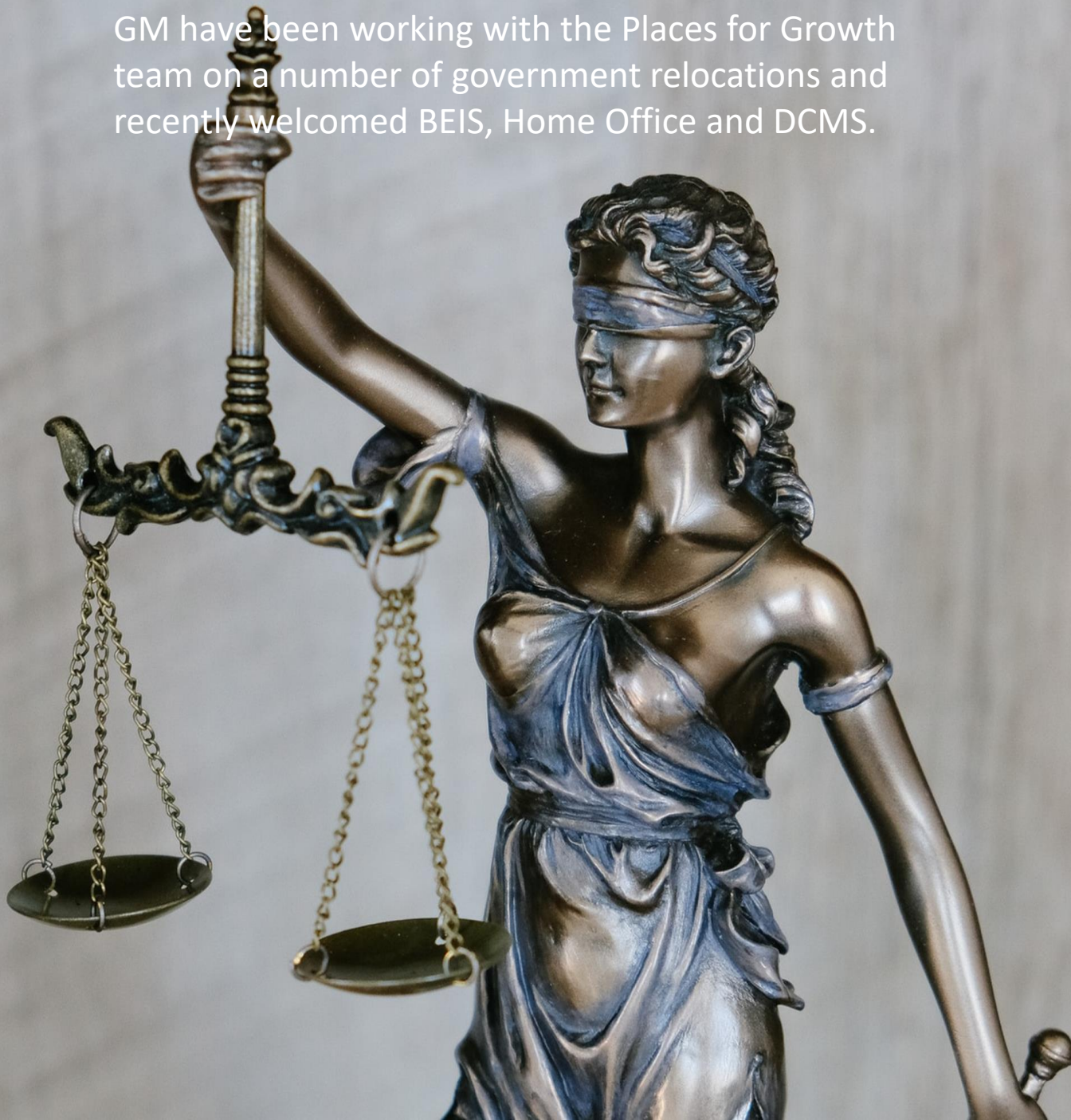
OTHER

welcomebackmanchester.com

2.LEVELLING UP



GM have been working with the Places for Growth team on a number of government relocations and recently welcomed BEIS, Home Office and DCMS.



Levelling Up

Greater Manchester is one of the UK's most successful devolved city regions, recently cited for strong mayoral leadership and given extended 'trailblazer' devolution deals to create a devolution roadmap for other Mayoral combined authorities to follow.

Our Greater Manchester Strategy; 'Good Lives for All', has been written by all 10 councils, the Mayor, NHS, transport, police and fire service with help from businesses, VCSO and members of the public. The plan explains our ambitions for the future of our city-region and the 2.8+ million of us who live here, covering health, wellbeing, work, skills, housing, transport and economic growth.

One of the greatest challenges is how to better improve skills for local residents in our more disadvantaged communities to enable access to employment opportunities across the city-region. This is a fundamental part of our Levelling Up solution and HQ/office functions are critical with the largest number of companies being in the professional and business services markets.

Greater Manchester's long-term delivery plan for an integrated transport network set out in our 'Transport Strategy 2040' will invigorate future growth in GM, through the delivery of improved public transport links, capacity enhancements to rail and Metrolink, clean air plans, investment in walking and cycling and bus reforms. The GM Growth Strategy would seek to bring GBR into these plans to ensure maximum connectivity to communities across the city region to truly harness the opportunities that levelling up promises.

The opportunities presented by GBR in addition to the delivery of HS2 and Northern Powerhouse Rail would be a watershed moment in leveling up economic and social disparities in England and would enable us to unlock the current capacity blockers, making the system affordable for all and delivering substantial progress in GM's ambitions to be carbon neutral by 2038.

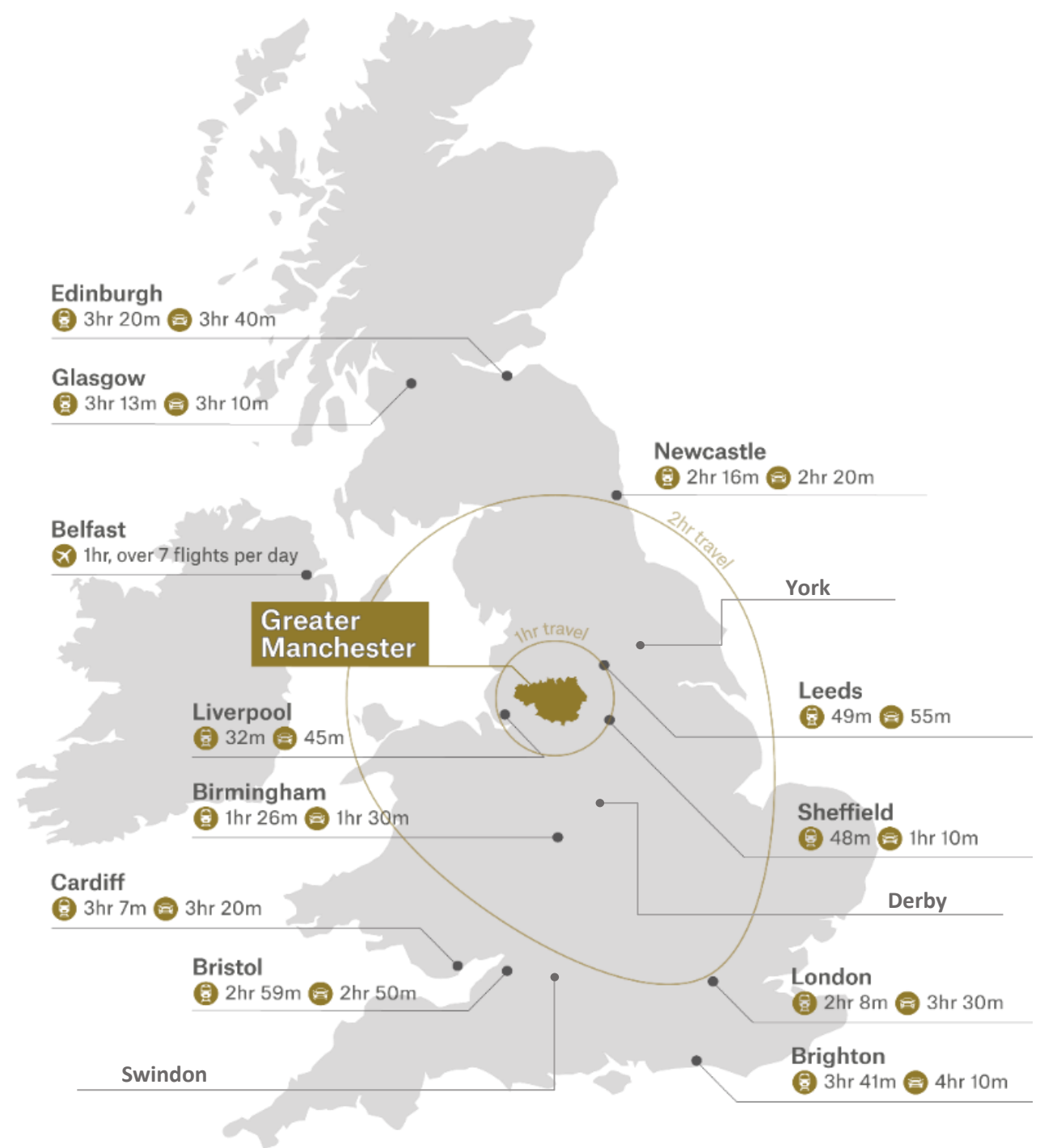


3.CONNECTED AND EASY TO GET TO

Location

Located at the heart of the UK, within the North of England, Manchester is one of the best connected and most accessible cities in the UK.

- **World class, multi-modal, integrated transport infrastructure** provides regional, national and international connectivity.
- Manchester Airport sits at the heart of the region's transport infrastructure, connecting more than **27 million passengers** to more than **210 destinations** every year.
- **Comprehensive rail network**, 30-mile outer ring road and good connections to key UK cities.



Location

Once our Integrated transport plan is complete, Greater Manchester will be the best-connected City region outside of London connected to 38 UK cities. NPR brings additional East-West Connectivity and HS2 improving North-South Connectivity.

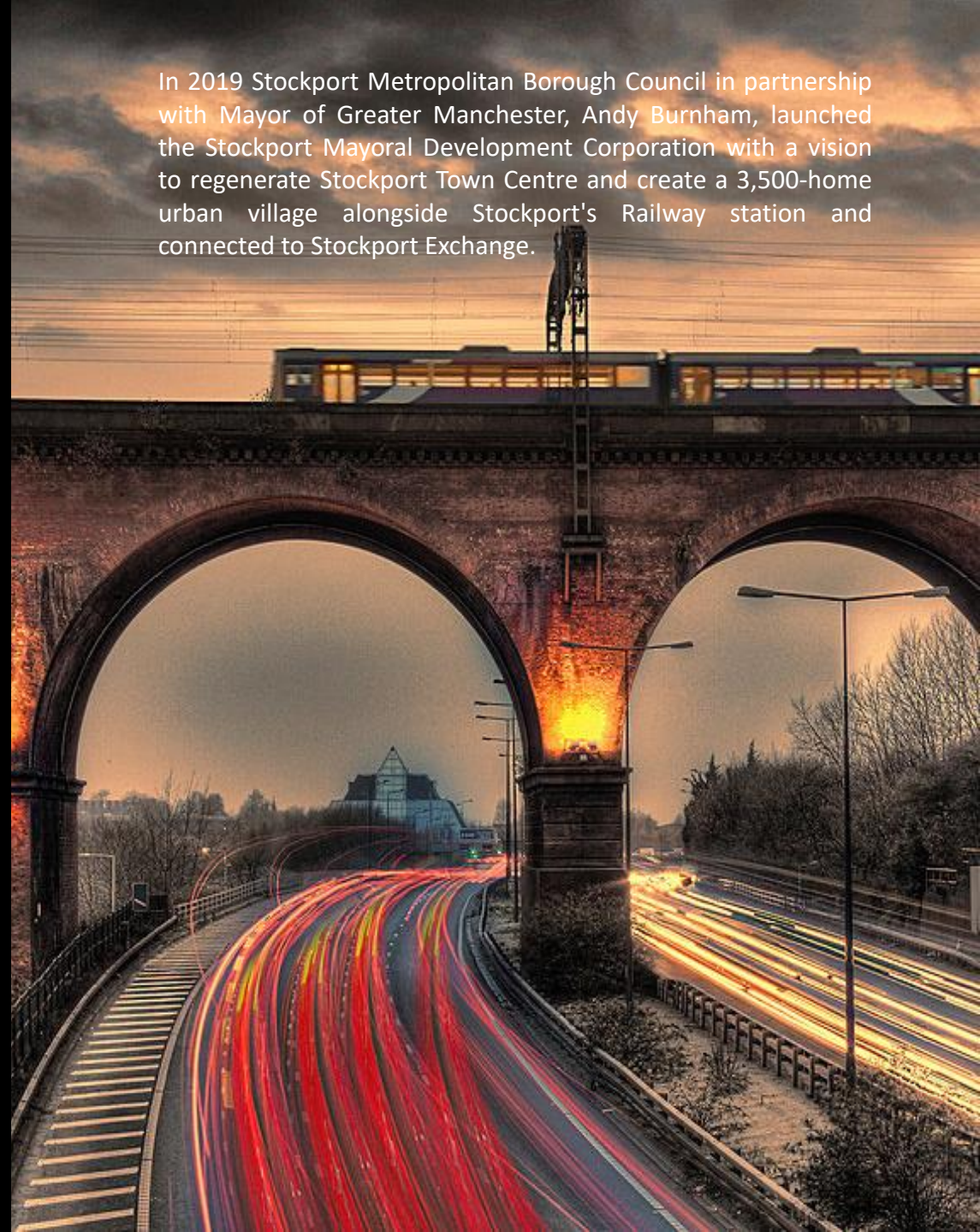
Across the city region, our Metrolink light rail system delivers 44.3 million journeys per year across its 99 stations. Wherever a HQ is located within Greater Manchester a Railway Station or Metrolink stop will not be far away.

The city region boasts several mainline stations including major passenger intersections at Manchester Piccadilly and Victoria, Deansgate and Oxford Road. The refurbishment of Manchester Victoria Station has enabled it to become an east-west rail interchange and through station between Liverpool and Leeds. Trains from North-East England to Manchester Airport now use the £85 million Ordsall Chord between Manchester Victoria and Manchester Oxford Road to access Piccadilly as well as Stockport anchoring its town centre regeneration around its rail station leveraging their West Coast connectivity.

Manchester Airport is the best-connected Airport outside of London- excellent links to the Airport station by rail means that Greater Manchester is not just a rail hub for customers and private sector businesses in the UK. The Airport is also a premier international gateway for the Global Railway industry who are looking to collaborate with GBR on innovation, world leading products and business with Network Rail. Consulting links include Siemens, Alstom, Mott MacDonald, WSP, Thales, Bombardier, SNC-Lavalin, Volker Wessels, Arcadis, Hitachi, CAF and Ansaldo.

Transport for Greater Manchester is a member of the Urban Transport Group and together members from West Midlands, South and West Yorkshire, Merseyside, Tyne & Wear and London serve more than twenty million people as a network of regional transport authorities playing a vital role in 'Moving City Regions Together'.

In 2019 Stockport Metropolitan Borough Council in partnership with Mayor of Greater Manchester, Andy Burnham, launched the Stockport Mayoral Development Corporation with a vision to regenerate Stockport Town Centre and create a 3,500-home urban village alongside Stockport's Railway station and connected to Stockport Exchange.



1830 STATION

4.OPPORTUNITIES



Opportunities for GBR

We are a city region that embraces collaboration – it is the ‘Mancunian Way’ of working.

Through forums such as TfN, CBI, Manchester Chamber of Commerce, GM Manufacturing forum, Innovation GM*, Pro-Manchester, Salford Business Leaders, GC and Stockport Economic Alliance, we are working collegiately with organisations that call Greater Manchester their home.

Important rail supply chain organisations have sites within Greater Manchester with Atkins / SNC-lavin, Volker Rail, KPMG, Network Rail, Arcadis, ARUP, AECOM, CAF Rail UK, Jacobs Engineering, Thales UK, Stagecoach, Turner & Townsend, Lundy Projects, Park Signalling, Reynolds Chains, TXM Plant and MGF providing a wealth of expertise across a range of specialisms in the transport sector.

The Greater Manchester HS2 and Northern Powerhouse Rail Growth Strategy forecasts 40,000 new jobs, 13,000 new homes and 820,000 m² of commercial development that are to be delivered in the area surrounding the new high-speed Station at Manchester Piccadilly. Additionally, 20,000 new jobs are associated with development around the high-speed Station at Manchester Airport.

Great British Railways would not only provide additional focus for the connected rail work currently being undertaken within GM but it would also protect a number of Network Rail corporate service roles currently delivered out of their Manchester site.

***Innovation GM is a highly developed blueprint for levelling up and increasing productivity across the North. Diffusing innovation across multiple sectors, including transport, will create a world-class innovation ecosystem that GBR can leverage.**



Site Opportunities

Manchester

Evidenced by the constantly changing skyline, Manchester is a booming city with international recognition as a great place to live and do business with a diverse and growing population. The city plays an important role in driving the regional economy with economic performance exceeding regional and national figures that strengthens key growth sectors.

The growth that we have seen in Manchester city centre has in part been facilitated by people choosing to use rail to access employment opportunities and the many other cultural and leisure activities that exist in the city centre. Companies recruiting staff in key growth sectors look to locate themselves in places with access to a wide and well-educated talent pool.

Manchester is also home to the University of Manchester (part of the Russell Group) and the Manchester Metropolitan University along the Oxford Road corridor, which is an innovation hub GBR would have access to an excellent talent pool with previously unexplored business opportunities. Manchester is laying the foundation to maximize the opportunity of HS2 and NPR by working with key industry partners to better understand the scope and scale of required entry level skills. This will ensure that the local population can gain jobs on the railway to alleviate its resourcing issue. GBR would help promote Manchester as a Rail Skills area that would be beneficial nationally to the UK rail network.

Manchester is also home some of the most deprived neighbourhoods in the UK and GBR HQ locating here fits with the national levelling up agenda which will bring additional national emphasis on the city and help employers increase living standards. GBR can also harness the well connected, quality employment opportunities and benefit from access to the largest concentration of students outside London.

Salford

Salford has grown remarkably over the past 5 years as evidenced by numerous indicators such as employment growth being up 12.3%, the number of businesses increasing by 21% and the area experiencing the fastest % growth in Greater Manchester. This growth has been driven by sector diversity and growing specialisation and productivity has improved and high-quality jobs have been created. However, Salford's growth has been spatially concentrated in City Centre Salford and MediaCity & the Quays areas. The vision moving forward is to Spread Salford's growth to help level up the left-behind parts of the city, in particular the city centre fringe areas where pay, productivity and living standards are lagging behind, in communities such as Pendleton, Lower Broughton and Ordsall that face challenges of significant deprivation.

The establishment of GBR HQ at Embankment will make a significant contribution to the national levelling up core objective to boost productivity, pay, jobs, and living standards by growing the private sector, especially in those places where they are lagging. It will contribute to Levelling Up Mission 1 by ensuring pay, productivity and employment rises in the city centre fringe areas. It provides an opportunity, within 2 miles of these places, to help to connect those left-behind areas to the employment opportunities associated with the GBR HQ. There are also wider impacts in that these deprived areas are not confined to Salford but also encircle the Greater Manchester regional centre and include parts of central Manchester and Trafford.

The Council and GM partners will work with GBR to deliver a tailored and targeted skills and employment programme supporting residents of the city centre fringe areas to access the employment opportunities associated with the new HQ and its associated supply chain.

Site Opportunities

Stockport

Stockport is home to 294,000 people, over 12,000 businesses, and 146,000 jobs. It comprises thriving town and neighbourhood centres, bustling hubs of commercial activity, and excellent transport infrastructure. This has attracted, supported, and enabled strong economic growth and unprecedented investment over the past decade, making Stockport a major regional economic driver. Since 2015, Stockport's employment base has grown by 13% which is stronger than the England and Greater Manchester averages. The borough is strategically located, benefitting from excellent connectivity to the vibrant economic hub being developed at Airport City and is part of the Southern Growth Corridor, an area of strong economic opportunity.

Stockport is well positioned for further growth, but economic opportunity is matched by significant challenges. The borough is the 8th most polarised in England in terms of deprivation, with borough-wide averages masking acute and highly localised issues. Stockport's Economic Plan will ensure Stockport builds on its strengths to ensure all residents secure maximum social, economic and environmental benefit from investment in the borough.

Stockport Exchange occupies a highly accessible, central location with excellent public transport connectivity for all areas of the borough and beyond. The development to date has had a significant impact on the borough, re-defining the visitor experience on arrival by rail, creating substantial new employment opportunities in both construction and end-user roles and enabling further investment in the town centre. The Council and partners ensure close collaboration with occupiers in developing skills and pre-employment programmes and the promotion of employment and training opportunities.

Wigan

Wigan Borough is an ambitious place made up of strong towns, proud people and a wealth of green and blue spaces. We actively seek partners to work with us in achieving our vision of a thriving, inclusive economy which connects and attracts businesses and people, encourages entrepreneurship, generates sustainable employment opportunities, and reinvigorates our built and natural heritage. We utilise our strengths and assets, working in partnership to co-design initiatives to bring opportunity and address our socio-economic challenges. The presence of the GBR HQ in the borough would deliver a significant partnership opportunity.

Our strategic location (rail and road) offers businesses a competitive advantage and we are investing in our transport network to provide sustainable options that connect people and businesses to opportunity. HS2 will only enhance our connectivity and economic potential and build on our strong rail heritage which includes recent investment of £46 million in a new depot by Network Rail/Arriva (Northern) Ltd.

Wigan has a strong industrial heritage contributing to the prosperity of the GM region with 7,800 businesses including internationals and SMEs that form the backbone of our local economy. We actively facilitate businesses, investors and suppliers to tap into our local supply chain developing a strong, connected economy.

Our 326,000 residents are one of our strongest assets as a workforce. We work in partnership with businesses, local Further and Higher Education providers to understand current and future skill requirements and co-design solutions. Our partnership has also fostered strong links with key higher education institutions within the region. Compared to Greater Manchester and the UK, Wigan has significant output and productivity gaps, a lower percentage of people with Level 4 skills and higher level of people with no qualifications. Wigan has ambitions to increase the number of higher value jobs and increase pathways to higher level careers to level up and increase social mobility.

LANCASHIRE AND YORKSHIRE RAILWAY



5. RAILWAY HERITAGE





The railways have played a formative role in Greater Manchester's rich and industrial history. The first and oldest train station in the world - Liverpool Road - opened in Manchester on 15th September 1830 and was built as part of the Liverpool and Manchester Railway, the world's first steam-powered inter-urban railway. Disused since 1975, the station building is well-preserved, and with the adjacent historic railway warehouses, forms part of the Museum of Science and Industry in Manchester.

Manchester Victoria opened in 1844 and is older than London Victoria by some 16 years whilst the busiest station, Piccadilly opened in 1842. Oxford Road and Deansgate both date back to 1849.

Stockport station - opened in 1843 and is home to two community rail lines and related 'friends of' group and a 1839 Victorian Railway viaduct, that is grade II listed and remains one of Europe's largest brick structures. The Manchester Locomotive Society is located here and houses a significant collection of railway history and memorabilia.

Manchester Exchange Station in Salford - Opened 1884 - Closed 1969. In 1929, Platform 3 and platform 11 at Victoria were linked together in 1929 to create Europe's longest platform at 682m and was made famous by painter L S Lowry by his depiction of Station Approach in 1960 which was sold in 2014 for £2.3 million.

Wigan Wallgate opened in 1848, moved in 1896 but still retains its Victorian frontage.

Manchester Central Station opened 1880 for trains to St Pancras - Closed 1969. Regenerated into a conference centre in 1986 and has hosted the Conservative Party Conference since 2015.

Network Rail currently have a significant presence at the Manchester Square one building and houses the North-West Regional Operational Control Centre (ROC), which is of important strategic value to the operational railway.

6. VALUE FOR MONEY

An aerial photograph of a city at dusk. In the foreground, a large, multi-story building with a blue-tiled roof and many lit windows is prominent. To its left is a curved building with a similar roof. In the background, a city skyline is visible under a twilight sky with a few clouds. A tall, pointed building is under construction in the center background. The text "6. VALUE FOR MONEY" is overlaid in white, bold, sans-serif font across the middle of the image.

Value for Money

Manchester

The cost of living in Manchester is 37% lower than London. This helps not only to attract talent, but also retain it. We understand that GBR HQ are seeking a long-term home at competitive rates, which we would be open to discussion upon should the site be selected.



Salford

Rental costs and charges are less than refurbished Grade A offices available elsewhere in the city and offer the best value for money in terms of sustainability and green credentials. Locating in the City of Salford will enable you to take advantage of, and help to contribute to, one of the leading approaches to the green agenda in the UK. Salford is not only the fastest growing part of Greater Manchester; it is also the greenest.



Value for Money

Stockport

Stockport Exchange provides GBR with an opportunity to join the Mayoral Development Corporation regeneration of Stockport town centre. This publicly owned site provides unrivalled value for money for Grade A, BREEAM Excellent office accommodation. Parking is also available at competitive rates in the dedicated Stockport Exchange tenant MSCP, which benefits from a green wall, EV charging and solar array.

The nearby Town Hall provides meeting room and event facilities and there are high quality food, accommodation and retail options close by and Grand Central Leisure offers a pool and fitness facilities available to GBR staff at reduced rates. With such an array of benefits available to GBR, this is likely to support staff retention and recruitment initiatives.



Wigan

Wigan Borough offers a quality of life that includes housing choice, excellent schools, a stunning natural environment, a growing cultural scene and a sporting heritage. The cost of living within the borough combined with a growing list of amenities make the borough an attractive choice for people to work and live.

Wigan would be open to discussion on the properties within our asset portfolio should the borough be selected. There are also privately owned commercial options currently available within the town centre quoting rentals well below city averages.



7. PUBLIC SUPPORT



Greater Manchester is the third fastest growing area in the UK (2011 census) with a population of 2,848,300 and with growth projections of a further 250,000 by 2037. A successful rail network is vital to our continued success.

Over the past decade this region has diversified to embrace a knowledge economy of digital and creative sectors, financial and consultancy, engineering, life sciences, environmental and most recently civil service as part of Government's own relocation programme. Our highly skilled workforce and universities act as attractors to inward investors. Commuters have demonstrated an increasing willingness to travel further to access employment, as seen with Greater Manchester having the largest Journey To Work Area anywhere outside of London and well as being a net attractor of talent into the city region.

Excellent international freight connections will also support Greater Manchester's global role, enabling import and export of goods which forms an important part of the current rail transport system.

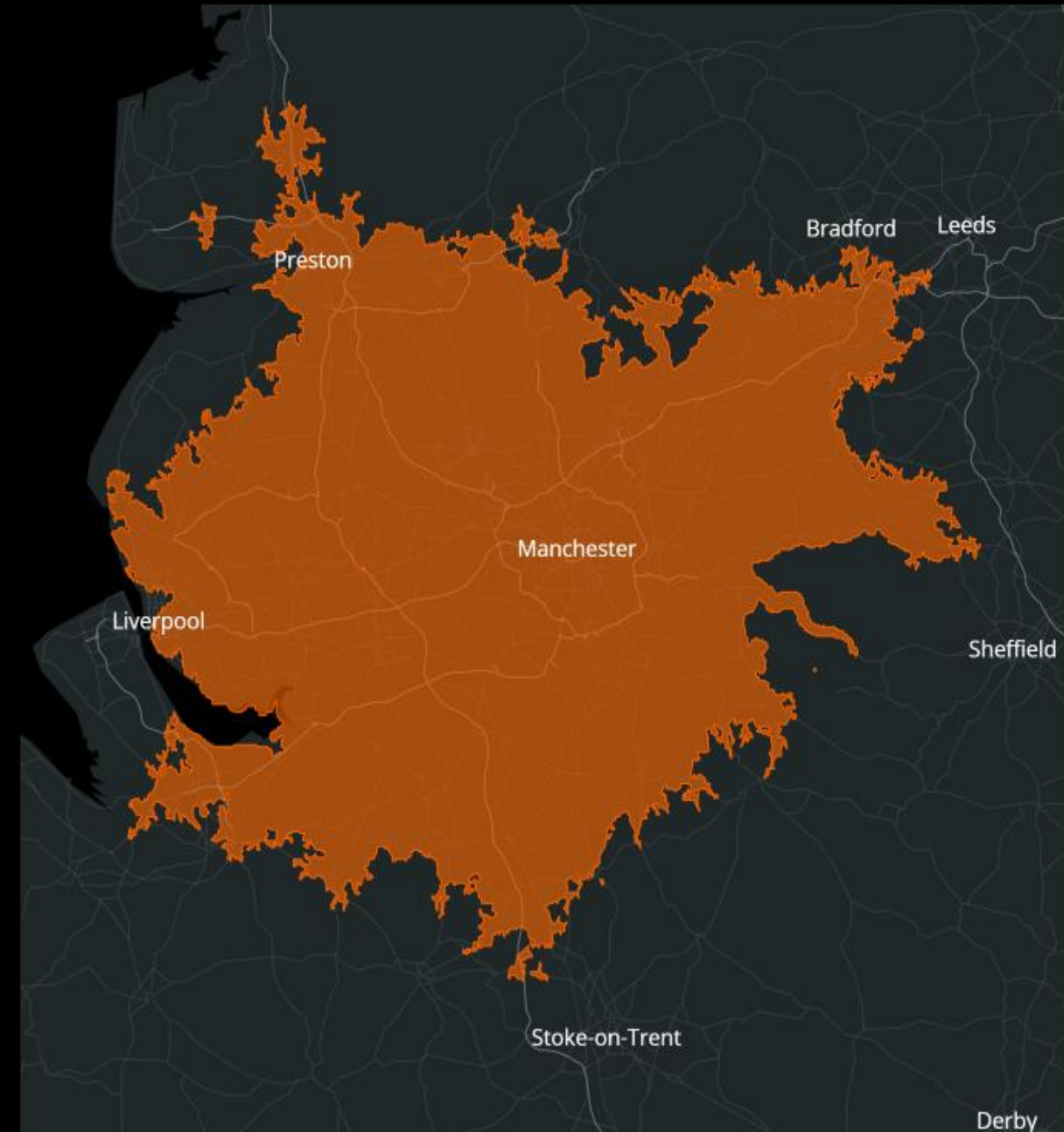
Across GM we have struggled with the competing 'needs' of individual rail operating companies, with conflicting timetabling, differing rolling stock (leading to inefficiencies in boarding and alighting) and individual and competing pricing making best utilisation of the current infrastructure inefficient.

Greater Manchester has a vision of an integrated and multimodal transport system that enables best use of current railway infrastructure, improves services, lowers costs and provides more low carbon transport alternatives. Without this the city region will struggle to realise its growth potential or its net zero ambitions.

A functioning, reliable and low-cost train service is vital to our economy but more emotively it sits at the heart of communities, commuters and hundreds of thousands of national and international visitors.

Travel times

Areas from which you can reach the centre by public transport and/or car, within an hour, for 9am.



“Greater Manchester is the birthplace of the modern railway and the ideal location for Great British Railways to establish its headquarters for a new era. With our status as a hub for innovation and creativity, our proud railway heritage and our plans for the Bee Network, an integrated, London-style transport system now moving from planning to execution, this is the perfect place for Britain's railways to call their new home.”

Andy Burnham, Mayor of Greater Manchester

