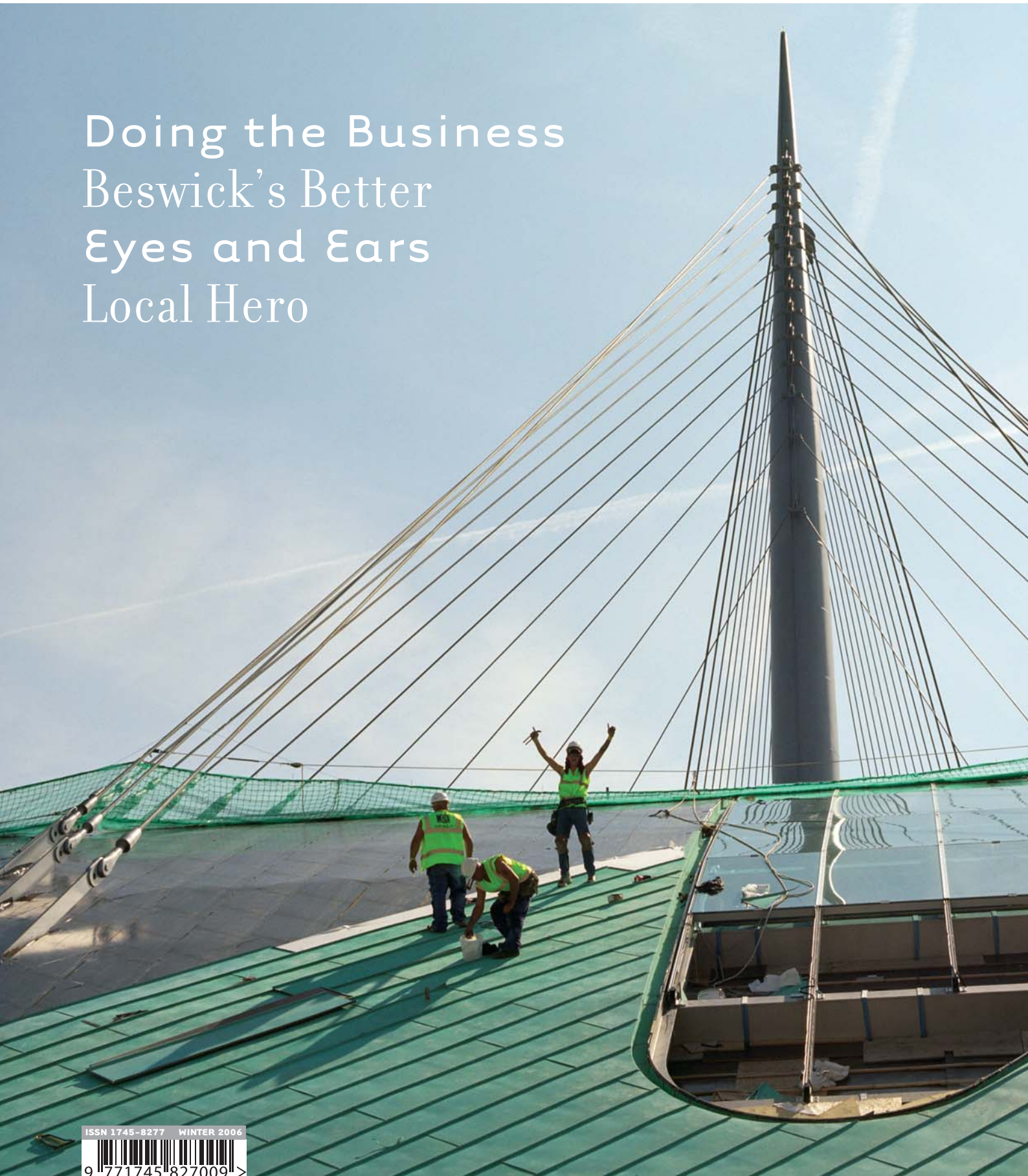


Doing the Business Beswick's Better Eyes and Ears Local Hero



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Beswick's Better

From draughty back-to-backs to low-energy dream homes within a generation. Len Grant reports on Beswick's latest reincarnation.







Between 1963 and 1967 about 4000 houses were demolished in Manchester each year.

Previous spread:
The first completed homes at 'The Way'.

Below:
Beswick in 1964.
Left, Roseberry Street.
Right, Baden Street and Nansen Street, where Lovell is building 550 new homes.

For Liam Brady this is the third phase of new building he's witnessed since he was a boy. He and his family moved from Dublin in 1956 when he was just four. Like many others, his dad came looking for work and they settled in Roseberry Street, Lower Openshaw as it was then called. "There were two bedrooms for six of us," he recalls. "It was a bit of a squeeze."

At the time East Manchester was enjoying full employment with the textile industry and associated heavy engineering in full swing. Liam's father, a builder by trade, worked on the railways. The streets were brimming with people going to and from work in the numerous mills and factories all within walking distant, or jumping on the electric tram which ran along Ashton Old Road. Shops and pubs on every corner, local cinemas the Don, Mosley and New Royal providing weekly entertainment for those who could afford it.

This was the period of slum clearance in many cities. Thousands of two-storey houses without foundations or inside bathrooms were declared unfit. Between 1963 and 1967 about 4000 houses were demolished in Manchester each year. They were to be replaced by the latest building innovation: system built, high rise, deck access flats.

"You have to remember we were used to breaking the ice on the outside toilet in winter and using a tin bath in the middle of the kitchen to keep clean," says Liam. "These new flats with their inside bathrooms looked good to most people."

So Beswick joined Hulme and Ardwick in the brave new world of the 'streets in the sky'.

"You could walk from Rylance Street to Grey Mare Lane without touching the ground," remembers Liam who took on his mother's flat in the aptly-named Fort Beswick after her death when he was just 21.

There was pressure to re-house people quickly and the flats were put up in a hurry. The floors and ceilings were paper thin and the walkways became dumping grounds. Only vermin and vandalism thrived. They were soon despised by those who had so enthusiastically embraced them.

Within a decade Fort Beswick was condemned as a failure. In 1975 Manchester Housing Committee admitted to 'making a mistake' and alternatives were sought.

This time planners looked across the Atlantic for inspiration. Here architect Clarence Stein came up with a new housing layout while redesigning the town of Radburn in New Jersey. Cars and people were separated with houses looking onto an open area and vehicles skirting the outside.

Of the so-called Radburn layout, Stein said, "We did our best to follow Aristotle's recommendation that a city should be built to give it's inhabitants security and happiness."

In Beswick supposedly temporary houses of pebble dashed pre-cast concrete were built to the Radburn layout to re-house the displaced high rise tenants and those from the remaining terraces. Liam and his family



“We did our best to follow Aristotle’s recommendation that a city should be built to give it’s inhabitants security and happiness.”

moved into 24 Wright Robinson Close at much the same time that Joan Alexander moved next door with her family.

“We came from the old terraces on Prince Street,” says Joan. “We thought it was fantastic: inside bathroom, all mod cons. I never imagined we’d ever move from there.”

This was the late 70s, early 80s, and economic decline hit East Manchester hard. Beswick suffered its social problems like everywhere else. Ironically Stein’s vision for ‘security and happiness’ backfired. The open spaces with little natural surveillance and no vehicular access were difficult to police and became havens for the area’s thugs.

Since then regeneration in Beswick had been piecemeal. Demand for housing was low, the lack of jobs meant new residents had not been attracted into the area and until now the money was unavailable to make significant improvements. Bizarrely one homebuilder, Tay Homes, built a small development of semidetached homes for sale in the mid 80s. These sold new for £46000 but until recently were valued at half that.

In New East Manchester’s Regeneration Framework of 2001 Beswick was highlighted as a priority. Councils across the north were lobbying the government for money to

tackle low demand in rundown inner city neighbourhoods.

Large swathes of the area were already cleared, ready for the next new development. Money had been found to prepare the land and start briefing developers.

Then, in 2003, the Office of the Deputy Prime Minister announced that Manchester and Salford would be one of nine Pathfinder projects to benefit from a share of £500 million Housing Market Renewal (HMR) fund to tackle inner city housing problems.

“This money was crucial,” explains Michelle Bailey from the HMR team. “It meant, amongst other things, that we were able to finance the ‘right to remain’ package for local residents. Yes, the developers could have come and built a private housing development but the plan has always been to keep the local community together.”

So, for the past two years there has been frenetic home building activity yet again in Beswick. Gleesons have completed an apartment block adjacent to Ashton Old Road and will progress with houses and flats towards Grey Mare Lane. Metres away, Lovell’s site office shows a plan of 550 homes called ‘The Way’. Within five years 1100 new homes will be built again in Beswick.





The latest phase: a new apartment block going up on Ashton Old Road.

“From the very beginning we have pushed for a very high quality development.”

And old neighbours Liam and Joan (with her partner Charlie Connor) are the first residents to have moved in each of the new developments. They had bought their old houses which were compulsory purchased as part of the overall neighbourhood plan.

“Joan and I are both born and bred in Beswick and didn’t want to move far,” explains Charlie. “We saw the Lovell houses going up and liked the look of them so we put our names down.” They were offered an interest free loan to make up the difference between the value of their old property and the new house.

“The financial deal was unbelievable,” says Liam who now has a top floor flat Gleeson apartment with views towards the city centre. “I’d have been a fool not to take it up.”

For him, this is his fourth move in the area in fifty years. From back-to-back in Roseberry Street to a two-bedroomed high spec apartment. What’s to say these brand new homes won’t have to be replaced in 20 years time with something different?

“Transformational change is what has been needed in Beswick,” Says Michelle Bailey. “Residents have been incredibly supportive of this change, which is crucial to its long term success.

“From the very beginning we have pushed for a very high quality development. We’ve spent a lot of time talking with developers to ensure that not only is the housing sustainable but the neighbourhood as a whole will work. It’s about schools, shops, crime reduction, road layout... everything has to work together this time.”

Apart from the 1980s private housing around Hartwell Close, all existing properties south of Albert Street will be demolished, even family homes built little more than a decade ago.

“For Beswick to work again as a viable community we not only have to have the right quality of housing but we also need to make sure the neighbourhood is managed properly afterwards and we’re already looking at options for that,” says Michelle.

“Remember Beswick is just one part of the bigger picture. This time round the regeneration agencies are delivering on

literally hundreds of social and economic initiatives. It’s a holistic approach where everything is linked together.”

Part of this ‘holistic approach’ means attracting new people into East Manchester and in Beswick, this is already happening. Recent graduates Catherine Craven and Kellie McGewon have moved into the same Gleeson apartment block as long-term resident, Liam Brady.

“We graduated from different universities,” explains Catherine, “but we both had friends in Manchester and we knew the city was a great place for the nightlife and for shopping so we decided to move here.

“We wanted to be close to the city centre but we couldn’t afford city centre prices so this was absolutely ideal for us. There’s a bus stop right outside and we can be in Piccadilly in seven minutes.”

Catherine is working in the city centre for a marketing organisation and Kellie travels to Stockport each day where she works as a residential care assistant.

“We know something of the area’s history but we also know that one or two years down the line there will be a lot more on offer here. It’s brilliant to have Asda so close but it would be good to have a DVD rental shop too!”

“We wanted to be close to the city centre but we couldn’t afford city centre prices so this was absolutely ideal for us.”



Charlie Connor and Joan Alexander were the first to move into a Lovell home. "Of course there have been hiccups, you expect them, but Lovells have bent over backwards to sort things out."



Liam Brady outside his new Gleeson flat. "A house was too big, all the kids have gone. A flat was the ideal solution."



Eyes and Ears

Len Grant discovers every East Manchester resident has at least two good neighbours. You just have to ask.

“We’re here to reassure older people, educate young people and fill in the gaps of other agencies... it’s not just around crime, it’s around everything.”

“We don’t have to do this,” explains neighbourhood warden, Michelle Wood, as she squeezes through a broken garden fence behind a boarded-up house in Beswick. “It’s not so much of a priority for other agencies, and we all have kids so we know the dangers.”

Her and her partner, Ray McGrath, are looking for ‘sharps’, hypodermic needles discarded by drug users often in areas where local children like to explore. “It’s not part of our job really,” says Michelle, “but as we’re out here, we’re probably in a better position to get them dealt with.”

All the warden teams are equipped with sharps boxes and ‘litter pickers’ and aim to have the dangerous needles collected within 20 minutes of being reported by the public.

After the sharps it’s a short trip to investigate a report of a car being driven erratically across the estate. It’s a familiar call.

“We often get called out instead of the police,” explains Ray. “We encourage residents to call the police as well, to report what they know so they can respond to it. Unfortunately the police are often over stretched and can only act when they have evidence.”

The car had disappeared but the wardens listen to the complaints of two local residents about the ongoing nuisance in their street. “What saddens me most,” says one, “is that I’ve known them all since they were toddlers. They’ve all played with my kids. Now they’re making my life hell.”

From the wardens’ office back in Openshaw, deputy head warden, Janet McGlashan refutes any comparison with the police. “When we

first started we were called ‘plastic bobbies’” she says, “But we’re not a second tier police force. We have no powers. We’re not confrontational, we’ll stand back and report what we see.”

Indeed the wardens are able to go to court and act as professional witnesses, which in any inner city area where recriminations are feared is a useful asset in securing a conviction.

Ray and Michelle listen to the neighbourhood nuisance complaints and make a note to request a mobile CCTV camera for the area.

The wardens service was set up in 2000 at the request of residents on the New Deal for Communities Board. Since then their role has broadened. “We’re the eyes and ears of the community,” explains Janet, “we’re here to reassure older people, educate young people and fill in the gaps of other agencies.”

Working with social services, the police, Groundwork, and many council departments, the wardens act as a signposting service.

“I’d like to think we are the first port of call,” says Janet. “We can identify a problem, contact the appropriate authority and get it resolved. It’s not just around crime, it’s around everything.”

Accompanying the wardens on a couple of their shifts and Janet’s words ring true. On their rounds the wardens report and tag dumped rubbish, make sure ‘void’ houses are secure, check out abandoned cars, drop in on elderly residents and generally act as good neighbours.

Behind the scenes their activity is no less varied. Each primary school in the area is





Most wardens live within the area, some even patrol their home patch. The idea of being 'on call' at all hours doesn't appeal to all, but Michelle has got used to it.

assigned a team of wardens. Computers are tagged with liquid DNA as a crime prevention measure. Schoolchildren have regular talks from their wardens around personal safety including the dangers of 'sharps'. The children are encouraged to get to know the wardens by their first names. Out on the street the pale blue uniform becomes a familiar sight for the youngsters.

Wardens attend resident group meetings, work with asylum seekers, coach local children in football skills. Victims of burglaries are visited and offered a basic alarm fitted free together with light timers, personal attack alarms and UV pens. Practicalities like these are particularly welcome by elderly victims as repeat burglaries are not uncommon.

So who'd be an East Manchester warden? Janet reckons you need to be a 'people person', sensitive to the needs of others. An understanding of the area's problems is also useful.

Most wardens live within the area, some even patrol their home patch. The idea of being 'on call' at all hours doesn't appeal to all, but Michelle has got used to it. "You can be relaxing at home after a twelve hour shift," she says, "and a neighbour comes knocking on your door with a problem. I don't mind. I do what I can."

Satisfaction at helping others is what keeps the wardens going. Ray recalls finding

a robbery victim's handbag in an alley and returning it to its elderly owner. "She was really made up," he remembers, "she hadn't expected there to be any cash left, but was overjoyed to have her cards and documents returned."

Funding for the service currently comes from Eastlands Homes and Housing Market Renewal and the project is managed by Adactus (formerly Family Housing Association), which has a long association with East Manchester. But year-on-year the wardens face uncertainty. The service has yet to secure permanent funding so although job satisfaction is high, job security is not.

"Until now the service has been dependent on time-limited funding," says deputy council leader, Cllr Jim Battle. "The valuable work that wardens do is recognised by everyone, and we are now investigating other sources to make sure the long-term future of the service is secure."

Security for the wardens means security for the residents, which can only be a good thing. As one resident puts it, "They're marvellous. We've never had anything like this before."

East Manchester Wardens: 0161 370 4216
Police headquarters: 0161 872 5050
Crimestoppers: 0800 555 111

Security marking a primary school's computer equipment.





Sunday morning football on Bradford Park and getting the message across to local schoolchildren.

This is a security
patrolled area

Local Hero

He's a self-confessed firebrand and yet first to receive the Ann Brady Memorial Award for Being a Good Neighbour. Bill Booth's desire to help others comes from his East Manchester childhood.





I was born in Lower Openshaw, now Lower Beswick, one street behind Ashton Old Road, where the new housing is going up now. It was a massive extended family: my father was one of 16 and my mother was one of 23. As a child I knew of 56 cousins and about 13 of us all lived in the same street. As cousins we were very close, like brothers and sisters to each other.

Being concerned about the needs of others came out of necessity when his mother became ill with cancer and spent many months in hospital.

My father worked 12-hour nights, so I was left at the age of nine or ten to look after the family. It was instilled in us then, to look after your own. As the oldest of my group of cousins I also had to stand up for them. I was never very good at reading or writing but I was blessed that I could throw a few punches.

By the time he was about 13 Bill's family had moved out to Partington after their house had been pulled down. His first job, which he found boring, was as an apprentice cloth dyer

but his taste for adventure was too great to keep him in Manchester.

Even back then we were passionate about our own homes. But they were a mess and needed to come down. The sinks were hanging off the walls and we were infested with cockroaches. In Partington, I'd watch the ships on the Ship Canal, wondering where they were going. Within months I'd joined the Merchant Navy. That's where I learnt to read, an officer took it upon himself to teach me. I couldn't get enough of it and still read lots now.

After the Merchant Navy Bill moved back to Bradford and lived in Manipur Street with his new wife, Jean. He got work at the Clayton Aniline Company (now Ciba Chemicals) where he became a shop steward.

I believe in fairness. If there is such a thing as 'this side of the fence' or 'that side of the fence' then I would never cross the line. But I would go up to the fence and listen to the other point of view. If I thought they were right, I'd take it back to my side and argue the case. I would always defend what I thought was right.

At that time, in the 60s and early 70s, East Manchester was enjoying full employment. But then the decline set in, followed by serious social problems.

As far as I was concerned this was the industrial heart of the world. The steelworks were here, the wireworks were here, the colliery... it was all here. There were thousands of men and women working. In those days you could finish one job in the morning and walk into another in the afternoon. Slowly but slowly each firm shut down. Before we knew it there was nothing left. But it still wasn't really bad. Then the 'new crime' came along. East Manchester

suffered because of the drugs like everywhere else. If you lived in Clayton like we did, you were very fortunate if you didn't have a child involved in drugs. I feel for the kids today... at least we had the job opportunities.

Five years ago when the regeneration got under way, Bill wasn't keen to get involved.

I sat on the sidelines, doing nothing. Apathy was in me. I didn't think it would affect me or my home. But then I thought if something did happen to my home that I didn't like, then how could I criticise those making the decisions if I wasn't involved myself? Then it just steamrollered. I was eager to find out more. I put my name down for everything going.

Bill became involved with BeSSARA, his local residents' association. He joined the Beacons board and was instrumental in the formation of the Philips Parks Allotments. He has also sat on, or chaired committees for, the Over 50s Forum, the Residents' Forum, Clayton Community Forum and his local gardening, chess and angling clubs as well as being involved with the Friends of Philips Park.

I can read quite well and I can talk, oh, can I talk. But I can't write and that used to embarrass me. I used to sit back in meetings and just listen. At first I couldn't put the words together. I'd know what I wanted to say but I couldn't say it in a civil manner, I'd always argue. Perhaps that's why I met a lot of resistance at first, people were wary of me. But I always known when someone was talking rubbish or speaking genuinely... and I've just gone through life like that. I guess I've always been able to motivate others but I, Bill Booth, can't do any of this without other people and I've been blessed with a wonderful wife and family and good friends.

Doing the Business

Gateways, incubators and waterless urinals. Louise Tickle takes a stroll in Manchester's newest park.

One Central Park is a... high-spec, hi-tech business and learning zone that will pull East Manchester up by its boot-strings.

Kitchens and car parks are clearly not David Aukland's favourite agenda items for a Friday afternoon meeting, particularly when it runs over time as the finer features of worktops, door handles and parking layouts are discussed in intricate detail.

The chief executive of One Central Park, Manchester's brand spanking new college of further and higher education, harrumphs indignantly at the waste of time as he apologises for missing our interview due to the ongoing kitchen and car park debate. Suddenly realising however that this may annoy the facilities management people back at the college, he quickly points out that these are just teething problems and insignificant in the grand scheme of things when opening a multi-purpose educational facility from scratch.

One Central Park is set in Manchester's most modern business zone, Central Park, just off the Oldham Road. It opened for its first academic year this September, and offers, says David Aukland, a unique approach to education in the middle of one of Manchester's most deprived areas.

Within a single building, the college brings together IT and digital media training to degree level; a research and graduate hub where industry and academia can work together to develop new products and services; an enterprise centre where potential business people will be supported to start

their own companies; the 'Incubator', which offers a 12-month programme so that local entrepreneurs can get their business idea market ready; and state-of-the-art event facilities which it is hoped will attract world-class researchers and practitioners to seminars and conferences.

David Aukland is determined that One Central Park should be open to anyone who has the urge to progress. "It's an access point for people at the lowest point of education, with no qualifications at all. They'd come to the Learning and Skills Centre to get basic level training, then move along to MANCAT (Manchester College of Art and Technology) and then, if they wanted to, go further with support from the other educational partners in the building." Degree courses are also on offer.

Already, One Central Park seems remarkably popular - some courses are now oversubscribed and extra funding has been sought to allow more candidates to enrol.

The hope is that this diverse mix of people, experience and expertise will create a whole that is far more than the sum of its parts, with students, tutors, researchers, business people and the community all sparking off each other to find new inspiration and ideas.

Currently, One Central Park is the most vibrant manifestation of a vision that was articulated five years ago, to transform a





“Our aim here is to bring education to people in the places where they live, offering the training they need to access jobs, in the best quality learning environments possible.”



“I felt like I didn’t fit. But I fit in now. We had an induction, which was good. We weren’t expecting so much, but the technology they’ve invested in, it’s the best.”

depressed and partly derelict post-industrial wasteland into a high-spec, hi-tech business and learning zone that would pull East Manchester up by its boot-strings and create new jobs for local people as well as an up-skilled workforce capable of doing them.

But to backtrack a little; before this blue-sky thinking could become a reality, a site for this potential new business park had to be acquired. As it turned out, buying the land required was not to be without controversy. The Northwest Regional Development Agency (NWDA) which undertook negotiations with property owners on the proposed site had to go to public enquiry on three disputed cases, leading to compulsory purchase orders being enforced.

Once the site was finally secured however, it became clear that Central Park would only become a success if it was developed by a company with experience of building, letting and managing first-rate business facilities.

Step in award-winning international development company Akeler, which, working together with Manchester-based retail and leisure company Ask, has brought the concept of 'environmental management' to Central Park from the beginning of its involvement.

Having pre-let 55,000 square feet of space to Fujitsu which wanted to relocate, just over two years ago Akeler began building work on three high-spec offices tailored to the IT company's needs. All three finished buildings have achieved a rating of at least 'Very Good' under the BREEM scheme (Building Research Establishment Environmental Assessment Method).

Chris Routh, development project manager at Akeler says, "Achieving BREEM 'Very Good' or 'Excellent' ratings on our developments has been company policy for the last 15 years. The ratings we get are partly through the design but also through the way the site is managed on an ongoing basis."

The Fujitsu workers are now installed, and the same eco-friendly design principles have been applied to its neighbouring building, One Central Park.

It is probably moot whether students fully appreciate that they are learning in a low-energy building equipped with highly efficient

boilers supplying hot water, passive infrared detectors switching lights on and off and minimal air leakage to the outside world. Though half of them will almost certainly have clocked the waterless urinals.

Nevertheless, amongst those enrolled on the Foundation Degree in Enterprise Technology there appears to be enthusiastic approval of the building itself and the ultra high-spec hardware and software installed for their use. This is a good thing, because as Adrian Calvert, 19, points out, One Central Park is so starkly contemporary in design that it risks putting local people off before they even step through the door – or rather, into the vast glass atrium that serves as an entrance.

What did he think of it when he first walked in? "Really posh!" he declares with a sheepish grin. "I felt like I didn't fit. But I fit in now. We had an induction, which was good. We weren't expecting so much, but the technology they've invested in, it's the best."

Adrian represents one distinct segment of the target market now being sought out by MANCAT, which provides the academic and vocational training at One Central Park. MANCAT's aim, says Senior Vice Principal Marie Gilluley, is to bring education to people in the places where they live, offering the training they need to access jobs, in the best quality learning environments possible.

Adrian and his friend Rob Aksiuk, 18, started their degrees after completing sixth form on MANCAT's Moston campus. That, they say, was like trying to learn in the middle of a war zone, compared to which One Central Park feels like a different world.

"Here I can cycle to college and know that my bike won't be nicked when I want to go home," explains Rob, who has taken out a large loan to fund his degree.

Adrian says that for him, the college's location near where he lives has been crucial. "If this building hadn't been here, I wouldn't have bothered. Commuting to the other place would have taken too long. I was getting fed up with it. And it's not safe there.

"These buildings are good and it's brand new, it doesn't smell and there are no kids hanging around," he adds with some relief.

Just starting the second year of his

MANCAT's Senior Vice Principal Marie Gilluley.

Adrian Calvert and Rob Aksiuk are on MANCAT's Enterprise Technology foundation course.





Skyward: the mast above Central Park's yet to be commissioned Metrolink station.

Colin Spofforth's The Seed is centrepiece outside Fujitsu's new offices.

“My ambition is that people who have trained at One Central Park, set up their own companies or get jobs with the businesses that have started here.”

degree, Matthew Waddingham, 24, is on his first day at One Central Park.

“I’m quite impressed, considering the old campus at Moston. If they bring in new businesses and put in the education near to it, then hopefully, yes, the area will come up. I think it will give a boost in job prospects and maybe better wage packets,” he says.

While the business park may be beautifully landscaped with low-impact buildings and happy students – at least for now – not everything in the garden is rosy.

With accessibility recognised early on by the project team as a priority for people who want to work and study at Central Park, excellent public transport links were a key element in the planning.

By now, Manchester’s popular Metrolink trams should have been delivering students and workers right to the heart of the site, trundling along new rails laid from the city centre out to Oldham and onwards to Rochdale. At Central Park, the trams would have run across a fin-backed bridge specially built to accommodate light rail traffic flowing in both directions.

Designed to arc over the top of the existing network rail line that brings less frequent commuter trains in and out of Manchester, the 150m bridge forms part of the striking Gateway to Central Park, helping to give the site a defined identity and kudos that makes it hard to ignore.

Above the unfinished Metrolink platforms floats a delicate leaf-shaped canopy clad in copper and glass. Commissioned before the planned extension of three Metrolink routes – including the line to Oldham – were kyboshed by Transport Secretary Alistair Darling last year on the grounds of escalating costs, this dramatic canopy forms the architectural highlight of Central Park’s Gateway area.

Janet Heron, Central Park’s project manager says that while everyone involved was horrified when the Metrolink extension was axed, she is more disappointed for the residents of East Manchester who will not, for the moment, be able to get to the business park except by bus or car. She puts a brave face on it, but the students who have just begun their courses testify to the relative infrequency and expense of the buses that



get them to college.

Frustration at the thwarting of the Metrolink extension however has not stopped ambitious plans for other areas of the site from going ahead.

“The next phase of building will be on a speculative basis, with Akeler then aiming to let them out,” says Janet Heron. “Planning has been approved for a further 140,000 square feet, nearly three times the space of the Fujitsu buildings, and we’re hoping to start construction after Christmas.

“My ambition is that in five to six years time there will be people who have trained at One Central Park, who have serious qualifications and who knows, are maybe setting up their own companies or getting jobs with the businesses that have set up here.”

It’s a vision that is shared by chief executive David Aukland.

“The important thing is that we have to keep our focus on doing something additional at One Central Park. As partner organisations, we have to be different by virtue of us being together, and we have to serve the community we’re in.”

To achieve this vision, there’s clearly no room for slacking; he’s still got the kitchen fittings and car-parking to sort out, but you get the feeling that there won’t be another marathon Friday afternoon meeting spent discussing them. For David Aukland, as for the rest of the Central Park project partners, there’s far too much other exciting stuff to be getting on with.

East is the magazine about regeneration in East Manchester and is published three times a year by Len Grant Photography on behalf of New East Manchester Ltd and New Deal for Communities

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Cover:

Copper cladding completes The Gateway canopy at Central Park.

This issue of **East** is kindly sponsored by



About East

In October we celebrated five years of regeneration in East Manchester, five years of hard work by both residents and officers. Part of the celebrations included the presentation of a special award, The Ann Brady Memorial Award for Being a Good Neighbour.

Ann, a local Beswick resident, worked in the New Deal offices and became a special friend and confidante to many of us. Since her untimely death in 2004, we have considered ways in which to celebrate her life and believe this award, which will be made annually, is a fitting tribute. So many local people deserve recognition as good neighbours and this year its worthy recipient is Bill Booth, a tireless advocate for his community and for the people of East Manchester. His story is told in this issue.

Also in this issue Louise Tickle reports on Central Park, the new business park in Newton Heath which will provide significant employment opportunities for the residents of East Manchester and beyond. She talks to students and staff at One Central Park, a hi-tech education facility bringing further and higher education together on one site, and she surveys the newly-opened transport gateway for the park.

Across East Manchester excited residents are moving into their new homes. It's the beginning of a massive programme of rehousing which will see hundreds of existing residents as well as newcomers building new communities across the area. For **East** the spotlight falls on Beswick which has seen incredible change over the last fifty years.

Also in this issue, Len Grant turns his camera on the East Manchester Neighbourhood Warden Service. For 12 hours each day the warden teams patrol the streets providing a reassuring presence for local people. But, as this feature discovers, the wardens' responsibilities go far beyond the street patrols.

And finally we are pleased to report that not only is this magazine helping to spread the word about our work in East Manchester but it's winning awards too! In October the first issue of **East** won the Best Use of Photography Award at the Shot Up North Photography Awards 2005 beating stiff competition from the Midlands northwards.

Tom Russell
New East Manchester Ltd

Sean McGonigle
New Deal for Communities

Contributors in this issue

Len Grant is a freelance photographer based in Manchester. For the past decade or so he has made regeneration the subject of his personal and commissioned work. This year he will produce a second book about the development of New Islington and a publication for Martin Stockley about the engineer's involvement in Manchester's rejuvenation. He is also curating an exhibition about regeneration for The Lowry in October 2006.

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In this issue of East:

First Good Neighbour Award for Clayton community champion;
Louise Tickle previews Central Park's hi-tech college; inside the
warden service and fifty years of Beswick.

