

Greater Manchester Housing Providers Annual Growth Report 2023/24



Greater Manchester
Housing Providers

www.gmhousing.co.uk

WELCOME TO THE GREATER MANCHESTER HOUSING PROVIDERS (GMHP) ANNUAL GROWTH REPORT.



Bronwen Rapley
Chief Executive,
Onward Homes
GMHP Growth Lead

As a collective, GMHP is committed to boosting the supply and choice of quality affordable homes in Greater Manchester.

In the last financial year, we have built 2,078 homes, enabling more local people to find a place to call home and put down permanent roots in their communities

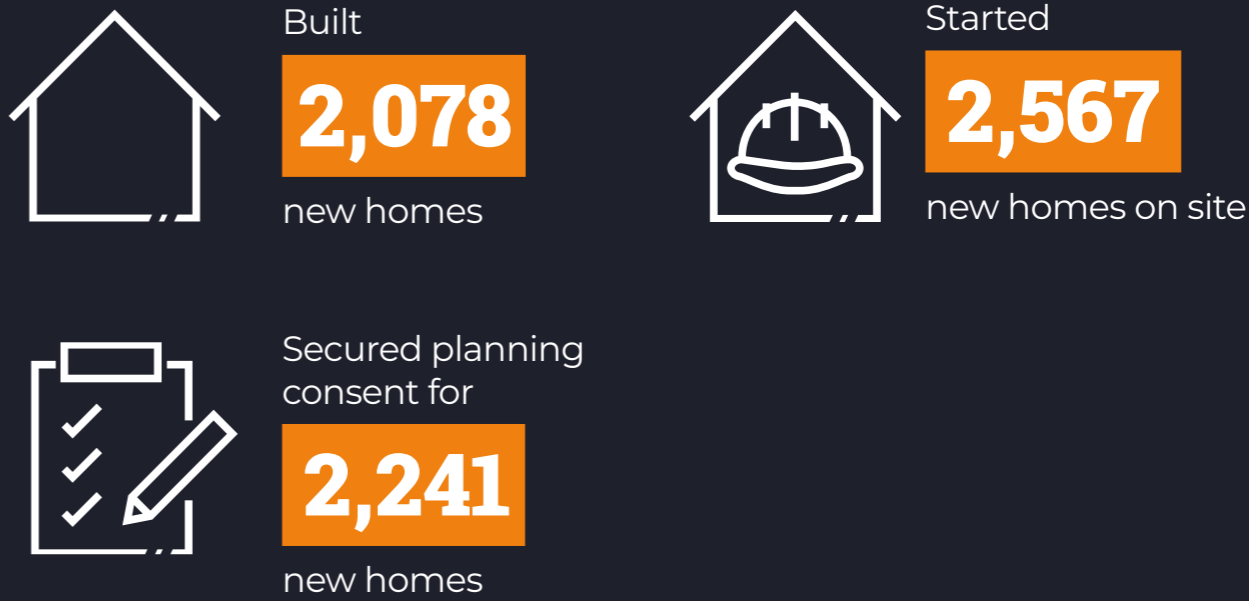
The progress that has been made over the last twelve months is testament to the commitment of our partners across the city region. All of this has been delivered against the backdrop of wider pressures on the sector as housing associations balance ambitious development programmes against the need to invest in existing homes.

Looking to the future, we will need to consider how we best deploy our resources to meet these challenges, and our members will continue to work closely with local, regional and national partners to ensure that we can continue to deliver at the pace and scale required to tackle the housing crisis.

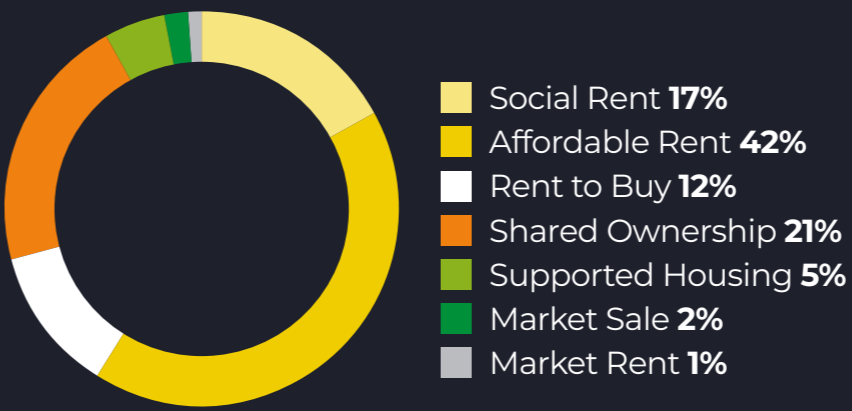
THE YEAR AT A GLANCE 2023/24



In 2023/24 our members have:



Completions by tenure



Delivering more homes across Greater Manchester

Here are some great examples of the work that GMHP members have done this year to boost the choice and supply of quality affordable homes in Greater Manchester.

Bolton at Home



In Little Lever, Bolton at Home has unveiled a new extra care development designed to help residents maintain their independence whilst giving them access to specialist 24-hour care.

Lever Gardens Court features 62 modern affordable apartments for those aged 55 and over who need additional care to live on their own.

In addition to the apartments, there are also six bungalows that allow residents to opt in to a 24-hour Careline community alarm service.



We love the community feel at Lever Gardens and the level of quality support we've received since moving in. It gives us the peace of mind that if anything were to happen to one of us then the other would be cared for in a safe and secure environment.

Kathleen and Michael



Jigsaw, together with funding from Homes England and developer Mangrove Estate, has delivered 24 one-bedroom and 16 two-bedroom apartments, all for social rent, on the site of the former Chatsworth Mill in Gorton.

A quarter of these have been allocated to residents who have 'rightsized', with additional priority given by Manchester City Council for those downsizing from larger family homes, enabling them to allocate that property to a family living in temporary accommodation.

When I first walked into the apartment it just felt right for what I needed, for me and for my daughter who is studying in Manchester. We are so lucky; all the neighbours are lovely and it's really quiet, safe and secure and I sleep so well at night. I feel so much happier here.

Louise, resident at Chatsworth Mill

Elsewhere in Manchester, Latimer Group, part of Clarion Housing Group has completed Islington Wharf, 106 apartments including affordable homes.

Rent was becoming an unaffordable amount, and I began exploring alternative options. It was only in January 2023 that I first heard about Shared Ownership. I had investigated buying before. However, it just didn't seem affordable at the time.

Without Shared Ownership I couldn't have become a first-time buyer, or at the very least the process would have taken a very, very long time to save.

Caroline, resident at Islington Wharf.



In March, residents were welcomed to Greenhaus in Salford, the largest Passivhaus affordable housing development in the North West delivered through a joint venture between Salix Homes, Homes England, Legal & General and Muse. Comprising 96 sustainable, affordable homes the properties use a leading

low-energy design standard. It is expected that monthly heating and hot water bills will be less than half that of a similar size new build home with a gas boiler. The scheme provides 11 homes for social rent, 13 homes for Affordable Rent and 72 homes available as part of the Rent to Buy, helping to cater to different local housing needs.



Having a home at Greenhaus has already made a massive difference to my life. I feel secure, lucky, and have renewed strength and belief in myself. I've started to build my own furniture and introduce my personality. It feels like home.

Studying animal behaviour, I'm enrolled in university and set to graduate in 2027. It's not easy, and the work is challenging,

but I now have a warm and secure place to study. I can walk or get the bus to lectures, and I have a platform for a fulfilling and exciting future career.

"Greenhaus has been a fantastic experience and is helping me thrive in a way which I would have thought difficult just two or three years ago. I'm proud to live here, and I'm proud of the direction my life is going.

Harriette Matthews, Greenhaus resident.



The Poplars development in Heaton Mersey has unlocked a 2.62-hectare brownfield site to deliver much-needed new homes for local people.

Delivered by Great Places, a mix of two to four-bedroom houses have been provided alongside one and two-bedroom apartments for both Shared Ownership and Social Rent. The Poplars has provided local families with the option to rent or buy in Heaton Mersey without compromising on quality.

What sets The Poplars apart is the fact that it delivered a high-quality flagship development in a high value area whilst providing 95% of the homes for affordable home ownership and rent.

Alongside this, natural play areas, a trim trail and wildlife areas have been incorporated throughout the scheme to create an attractive setting for the new homes that reflects the leafy backdrop of its surroundings.



The Willows has delivered high quality, affordable homes and commercial spaces in Sale Moor, revitalising a stretch of Norris Road which was formerly occupied by an ageing housing estate and several shops.

Delivered by L&Q, the development consists of 38 homes, of which 29 are Affordable Rent apartments and 9 Shared Ownership houses, offering an affordable route to home ownership.

A mix of homes has been delivered with one to three-bedroom homes designed to meet different local housing needs. There was a high level of interest in the Shared Ownership homes, which were fully reserved within just two months of launching.

L&Q is also delivering close to 600 homes for a range of tenures in partnership with Vistry at Partington in Trafford.

Onward



Working with local partners, Onward is delivering a transformative regeneration programme in Hattersley, Tameside, across several sites which will unlock more affordable homes and create new and improved community spaces.

Last year, the first of 161 new homes were handed over at Hattersley Central, a collection of three neighbouring sites.

In response to local housing needs, the homes will be for Affordable Rent and delivered in a range of sizes and styles.

Since then, Onward has handed over the keys to 15 new homes for shared ownership at The Alders, and moved forward with 91 extra care apartments and 46 new affordable homes.





In Wigan, the local authority has delivered 40 new apartments for Affordable Rent at 1 Brown Street South, Leigh.

Located on a former car park in Leigh town centre, the new homes are close to shops and transport links, making this an excellent location for a thriving new community.

Alongside providing much-needed new homes to those on the Council's housing register, the scheme has been carefully designed to achieve high environmental standards with electric heating, solar panels and electric vehicle charging points.

As part of the re-development and working alongside a local heritage group an historic boundary stone was relocated on the site.



Overall I like everything; it's comfortable and size is excellent for myself. Thank you Wigan Council for this opportunity.

Resident of 1 Brown Street South



Working in partnership

Wigan Council also works closely with GMHP members to deliver new affordable housing schemes.

March 2024 saw the completion of Jigsaw's 100% affordable housing scheme in Bickershaw. With five two-bedroom houses and 10 one-bedroom apartments, this scheme provides a range of high-quality affordable homes built as maisonette/walk up apartments all with private entrances.

This project both delivered a type of housing that is much-needed in Wigan borough, and brought a previously developed 'brownfield' site back into use.

Elsewhere in 2023/24 Great Places, in partnership with developer Stonebond, made a start on-site at a 100% affordable development at the former Enterprise House in Ince. This is part of these partners' regional ambition to deliver over 600 affordable homes across Greater Manchester and Cheshire.

The Council has worked with Great Places and Stonebond, ensuring this site delivers types of homes needed locally.

Once complete, this will see 106 new affordable homes with a mix of two, three and four bedroom properties.



Having successfully completed its first scheme in Middleton, Hive Homes is now live on its second and third schemes: Weaver's Fold in Castleton (102 homes) and Woodland Gardens in Breightmet (28 homes).

Both schemes are progressing well with approximately 50% sales achieved within the first twelve months and homes now in occupation.

Hive Homes' next tranche of schemes is making good progress with demolition and remediation complete at Seedfield, Bury (81 homes) and ground soon to be

broken at schemes in Radcliffe and Derker (91 and 132 homes respectively) with the latter being delivered to low carbon / carbon neutral standards.

An award-winning year

Hive Homes has recently won a number of industry awards in recognition of the quality of homes delivered, and its commitment to partnership working:

Resi Awards 2024

– Winner 'Best Newcomer'

I Love Manchester Awards 2023

– Winner 'Best Loved Property Developer'



Housing Innovation Awards 2024

– Winner 'Best Partnership'

First Time Buyer Awards 2024

– Highly Commended 'Best Partnership'.

About Hive Homes

Hive Homes is a unique 'profit for purpose' development joint venture set up by GMHP members and GMCA to develop high-quality new homes for sale on the open market across the city region.

All revenue generated from building and selling new homes is returned to the

partnership for them to use in creating and supporting more social housing, and regular dividend and interest payments are now being made to members.

Hive Homes is about delivering clear additionality; contributing more to Greater Manchester's housebuilding activity, providing homes of all sizes and tenures, and adding to what GMHP's investor members will develop independently. It demonstrates GMHP's commitment to a successful regional economy, as well as clear, measurable added value.

Visit www.hive-homes.co.uk

