

Greater Manchester Housing Providers Annual Growth Report 2024/25



Greater Manchester
Housing Providers

www.gmhousing.co.uk



READY TO DELIVER.



Bronwen Rapley
Chief Executive,
Onward Homes and
GMHP Growth Lead

The 2024/25 Annual Growth Report comes against the backdrop of a favourable Comprehensive Spending Review delivering record investment to unlock more much-needed social and affordable housing. The government has set our sector a challenge and we stand ready to deliver.

In the last twelve months, as a collective, we have scaled up delivery and built 2,402 new homes, enabling even more people across our communities to find a place to call home and put down permanent roots.

Over the next few pages, we set out examples from our members of schemes delivered across Greater Manchester that provide a mix of homes to cater to the different needs of customers.

Looking to the future, we are ambitious to do more and ramp up the delivery of much-needed social housing across the city region. As anchor institutions, we have a pivotal role to play in revitalising our communities and will continue to work in partnership with local, regional and national government to accelerate supply.

**THE YEAR AT
A GLANCE 2024/25**



In 2024/25 our members have:



Built
2,402
new homes

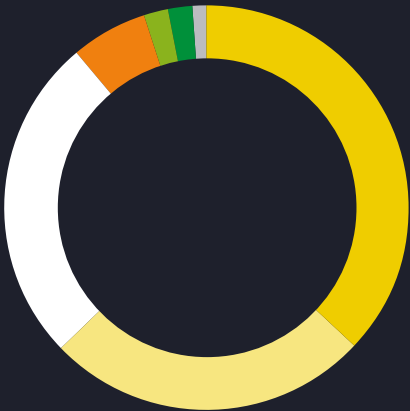


Started
1,827
new homes on site



Secured planning
consent for
1,774
new homes

Completions by tenure



- Affordable Rent **37%**
- Shared Ownership **26%**
- Social Rent **26%**
- Rent to Buy **6%**
- Supported Housing **2%**
- Market Sale **2%**
- Market Rent **<1%**

Delivering more homes across Greater Manchester

Here are some great examples of the work GMHP members have delivered over the past 12 months to boost the choice and supply of quality, affordable homes across the city region.

Stockport Homes Group
One team, transforming lives



Melford Road, Stockport

In Hazel Grove, **Stockport Homes Group** has delivered 87 high-quality homes including shared ownership, market sale and social rent, to cater to different local housing needs. Residents benefit from excellent connections, with easy access to the M60 and nearby railway stations.

The scheme includes homes in a mix of sizes and styles, from one and

two-bedroom apartments to three-bedroom semi-detached properties.

All homes have been carefully designed with features to maximise energy efficiency, with PV panels on the apartment blocks and half of the houses, as well as electric vehicle chargers. All the homes are now complete and occupied, which demonstrates the clear level of demand in the area.



Sale West, Trafford

The £50 million regeneration of the Sale West estate in Trafford is a key strategic priority for **Irwell Valley Homes**.

A 10-year vision was created in 2020 in partnership with the community, focused on improving the lives of the residents and creating a legacy for local people.

Working with local partners, phase 1 delivered 79 new family homes for social rent. Last year, the second phase of the masterplan was handed over, including 22 new homes of which 40% were adaptation-ready.

The new homes have been delivered with support from Homes England, the Greater Manchester Combined Authority and the

Ministry of Housing, Communities and Local Government.

This has enabled Irwell Valley Homes to deliver a significant amount of infrastructure improvements, biodiversity enhancements and high-quality public spaces with play areas.



I never expected to be given the chance of a place like this. I just thought 'how lucky am I'. Lots of people have lived on Sale West a long time and there's a close-knit community which is nice to be a part of.

Resident, Sale West.



Townley Gardens, Rochdale

In partnership with Homes England and Rochdale Borough Council, **MSV** has delivered 43 new affordable family homes at Townley Gardens.

The scheme incorporates a mix of 38 two-bedroom and 5 three-bedroom homes for affordable rent, designed to cater to the needs of local families.

One new resident, Aaron, who recently moved into one of the new homes with his partner and son, has also secured a job with the contractor, HJK Construction.



This type of fantastic, high-quality affordable housing is exactly what we want to see more of as part of our wider strategy to support the creation of more social homes across the borough.

Councillor Daniel Meredith,
Cabinet Member for Regeneration
& Housing, Rochdale Borough Council.

Onward



Birch Lea Park, Tameside

In March, **Onward** launched its new Birch Lea Park Housing with Care scheme, the final component of Hattersley Central, a mixed-tenure development of 161 homes spread across three neighbouring brownfield sites at the heart of Hattersley in Tameside.

Birch Lea Park offers 91 spacious one and two-bedroom apartments for over-55s alongside a range of on-site opportunities designed to promote active, independent

lifestyles for residents. These include a hair salon and bistro, which are open to the public to encourage integration with the wider community. A bespoke level of on-site care and support can be tailored to each individual, reflecting the diverse needs of residents.

As well as providing quality accommodation for residents, the scheme has helped to free up family homes in an area of high demand.



I absolutely love it. It's like being in a village - you know everyone and they're all friends. When I wake up in the night and I turn over, all of this is lit up and I can't describe the comfort and feeling of safety I get from it. It just makes you feel like you belong.

This is the best move I've ever made and I am so glad that I did it. If you don't want to mix, you don't have to. But the place being the way it is, you find you want to. It's lovely, it's home from home, it's everything.

Sandra, 76, Birch Lea Park resident.



Onward and Rowlinson have done a fantastic job here at Birch Lea Park. It's absolutely outstanding, really well built and it looks like it's really going to be a great success.

The people of Hattersley have waited a long time for something like this and it's really nice to see it up and running with a buzz about the place. I never thought it would happen as quickly as it has.

Councillor Gary Ferguson,
Longdendale Ward Councillor,
Tameside Council.



Unicorn Quarter, Salford

Southway Housing has delivered 16 two and three-bed, energy efficient shared ownership homes at Union Quarter in Eccles, featuring solar panels, electric vehicle charging points and an eco-friendly alternative to traditional brickwork which is also maintenance-free.

The £2.9m development, built on a former pub and car park site, uses brownfield land to unlock family housing.

New residents are local people, including first-time buyers and people wanting to move to a smaller home.

The scheme completed at the end of 2024 and received grant funding from Homes England. The development is being sold via Southway's sales arm, Gecko Homes.

Bolton at Home



Moor Lane, Bolton

In Bolton, residents have moved into a major housing-led town centre regeneration scheme. Developed jointly by **Bolton at Home** and Step Places, the Neighbourhood Moor Lane development has delivered 214 new homes and regenerated a former bus station site.

Featuring a mix of open market, Rent to Buy, over 55s and general needs affordable housing, the development also features new public realm and artisan retail spaces. Bolton at Home is managing 82 properties within the development, which includes a block of 27 one and two-bedroom apartments for general needs affordable rent, a second block of 33 one and two-bedroom apartments aimed at over 55s, and 22 three-bedroom houses under the Rent to Buy scheme.



When I was looking for my new home, I wanted to move to a convenient location, and this apartment is perfect. Everything I need is on my doorstep, including a lovely park where I walk my dog. It has been great to meet some of my neighbours and there is a real sense of community.

Catherine, Moor Lane, resident.



Victoria Riverside, Manchester

Victoria Riverside is one of the first phases of the strategic regeneration project Victoria North, a joint venture between FEC and Manchester City Council.

L&Q is working with FEC to deliver 128 apartments for shared ownership as part of the wider Victoria Riverside development. City Tower will include a mix of high-quality one and two-bedroom apartments as well as shared communal facilities.

This significant project will catalyse the transformation of the Red Bank area, the seven neighbourhoods within Victoria North, and provide routes to home ownership for those living and working in the regional centre. The affordable homes were also supported with Homes England grant funding.





Victoria Avenue, Manchester

Great Places has delivered 25 two and three-bedroom homes for social and affordable rent on a brownfield site located in Blackley, Manchester. The site is located in an area of high demand with an average of 150 bids per two and three-bed property.

The scheme involved partial demolition and reconfiguration of a community centre, requiring close collaboration to ensure safe delivery, minimal disruption, and lasting benefit. John Southworth Builders also delivered social value including refurbishing two rooms in the community centre, supporting a local community garden with donated items, and appointing apprentice site and project managers.

Victoria Avenue was delivered through Greater Places Strategic Partnership with Homes England and completed in July 2024.



The house is absolutely amazing, and we all love it, especially the kids. Thank you so much!

Victoria Avenue resident



Rockleigh Hotel Redevelopment, Wigan

Jigsaw Homes Group, which has a strong track record of delivering high-quality affordable housing across the Wigan borough, has redeveloped the former Rockleigh Hotel site in Ashton-in-Makerfield.

Working in partnership with Wigan Council and contractor Watson Homes, the scheme has delivered 26 new homes, all for social rent, comprising 13 one-bedroom ground floor cottage flats and 13 one-bedroom first floor cottage flats.

The development was officially completed and handed over at the end of October 2025.

The site, previously occupied by a dilapidated hotel that had been severely damaged by fire, has been transformed into a vibrant residential community, providing much-needed affordable housing in the area.

Residents now benefit from sustainable homes, all of which have achieved an EPC rating of B, ensuring energy efficiency and lower running costs.

The development also includes on-site parking and is centrally located, offering easy access to local amenities and community services.



West Vale, Oldham

First Choice Homes Oldham (FCHO) has this year welcomed residents to West Vale, its £20 million flagship, mixed-tenure development.

The award-winning scheme is FCHO's biggest new project to date, transforming a site formerly occupied by two ageing tower blocks at the gateway to Oldham.

FCHO and its developer Caddick built high-quality, affordable, green homes to meet local housing needs.

West Vale comprises 62 one and two-bedroom apartments for affordable rent and 26 two, three and four-bedroom houses for shared ownership.

All 88 homes are off gas, built using modern construction methods and a fabric first approach to sustainability.

Landscaping and a new children's play area, named by pupils at nearby Richmond Academy, ensures West Vale is not just a place to live, but a growing community.

The scheme received £4.6m of Homes England grant funding, and £1.14m from the Greater Manchester Combined Authority.

Beyond the development, FCHO is investing in the wider neighbourhood: upgrading facilities in communal blocks, enhancing green spaces, and delivering energy efficiency improvements to existing homes.



Hive Homes

Hive Homes have now successfully completed and sold its first 3 developments with one of these receiving 2 awards.

With all developments aimed at the first timer buyer market the figures show over 60% of buyers on our developments fall into this category.

The developments have provided a sense of place for building new communities on once derelict and forgotten land and now hold the key to true family living.

Hive Homes have just launched 2 developments to the public in Bury and Radcliffe with a total of 171 brand new homes. Each development holds a significant section 106 contribution to the local area as well as much needed affordable housing.

Ground has been broken on the largest development on the portfolio – 132 homes with over 30% affordable housing. This development will true regeneration at the heart of the community.

An Award Winning Year for Hive Homes

Hive Homes has recently won a number of industry awards in recognition of the quality of homes delivered:

First Time Buyer Awards

Best New Development in the North – Weavers Fold

LABC Awards

North West - Best High Volume New Housing Development – Weavers Fold.

