

	Civic Community Connector Questions	Responses: Wythenshawe Community Housing Group (WCHG) Manchester City Council (MCC) Muse Places
1	Do any of the plans include housing like Village 135 for adults with mild to moderate learning disabilities and/or autism?	<p>WCHG: Yes. We've been working with colleagues in Manchester City Council's Adult Social Care team to look at allocating some of our new homes for people with learning disabilities. We're also planning to offer some of our new Later Living homes to this group.</p> <p>Wythenshawe Community Housing Group already provides several purpose-built housing schemes and apartments in Wythenshawe for people with learning disabilities, and we know the demand for this type of accommodation is increasing. We want to make sure we continue to meet that need.</p>
2	Can you clarify what is meant by a 'food hall'? Will it operate like a market that opens on certain days, or will it include more permanent retail units similar to those currently at Civic?	MCC: The food hall will operate as a food and beverage venue that will offer a wide variety of food, and drink, options. It will be run by an established operator who has experience of running food halls in other parts of the North West. The small units in the food hall will allow local businesses to develop and grow their business and potentially move to larger premises within Civic as they grow and develop.
3	Do you have any information yet on the expected rent levels for the new homes being proposed?	Every home in the Brotherton, C2 and Alpha House schemes are proposed to be social rent (plus a service charge). Social rent is set by government formula and is usually below affordable rent (which is 80% of market rent).
4	How will groups or organisations be vetted before being allowed to use the new community spaces? Residents want reassurance that groups working with children, families, or around mental health are appropriate and properly qualified.	<p>MCC: Any community groups using or renting space at Civic will need to ensure they have appropriate policies in place such as safeguarding and health and safety policies to ensure their activities and events are safe, accessible and serve the needs of the Wythenshawe Community.</p> <p>WCHG: Wythenshawe Community Housing Group always considers safeguarding when looking at who uses our community and resident spaces. Our priority is to protect the wellbeing of the people who live in our schemes, as well as anyone visiting.</p> <p>Our spaces are inclusive and open to everyone in the community. The new multi-use space at Brotherton will be available for community groups to book directly through us.</p>

5	<p>How will you ensure Wythenshawe residents have a meaningful, ongoing voice in shaping the development? And what assurance can you offer that consultation is genuine rather than a tick-box exercise?</p>	<p>MUSE: Our overarching plan is to grow Wythenshawe with the community, for the community, so it's vitally important that we listen to the views of local businesses and people of all ages, so that we can shape the plans where possible to suit their needs.</p> <p>We have been actively consulting since April 2025, hosting drop-in events so that people could share their consultation feedback in person, as well as attending regular Maker's Markets and community events and workshops taking place in the town. We have issued two community newspapers to keep people up to date with the project, as well as providing information about future events, and we have launched Open Space, a dedicated new meeting place in the town where we can continue to share updates and deliver more workshops and events.</p> <p>We have set up a Community Advisory Group, to promote collaboration and enable the project team to share progress and discuss engagement which can then be communicated with the wider community through CAG members' networks, helping to raise awareness of the project, the engagement and communication channels.</p> <p>We are fully committed to this engagement process and this is being evidenced through open reporting of the feedback we are receiving and how we are responding to that through changes to the plans and designs.</p> <p>MCC: We are committed to working with local residents and community groups in Wythenshawe on all aspects of the regeneration and proposed improvements to Civic. There has been a lot of engagement through the consultation process to date and the Open Space venue provides a permanent space to allow this to continue. The Community Advisory Group has been a useful forum to help continue to guide this process and we will continue to look at further ways to ensure the community can not only have their say, but also help shape the future of Civic too.</p> <p>WCHG: As the local housing association in Wythenshawe, we will always use customer and community voice to inform the homes and services we do and want to provide. Feedback from tenants, residents, and people applying for housing has helped shape what we aim to build.</p>
---	--	---

		<p>We're committed to meaningful consultation and engagement - not a tick-box exercise. Your views directly influence what the Group and our Board decide as part of the Civic regeneration work. Whenever decisions are made, the Executive Team and the Board review and consider the consultation results, which are shared as part of the decision-making process.</p> <p>You can see the feedback from our last consultation on the Town Centre website: https://wythenshawetowncentre.co.uk/</p>
6	<p>How are older residents being considered in the plans, and what facilities or spaces are being proposed to support their inclusion in the regeneration?</p>	<p>WCHG: We've looked closely at the housing needs of older residents in Wythenshawe, as well as the growing ageing population in the area. This is why we're planning to build a second Independent Living Extra Care scheme for people aged 55 and above at Brotherton which will also have Later Living apartments for the over 55s. At Alpha the apartments will be for over 55s and will include 16 fully wheelchair accessible apartments.</p> <p>This new Extra Care development will include 10 apartments specifically designed for people living with dementia or memory loss, providing them with the right environment and support to improve their wellbeing.</p> <p>The scheme will also include shared facilities such as a multi-use room, a bistro, and communal gardens. Our proposed Later Living development at Alpha House will include its own communal garden too, giving residents a space to come together and enjoy the outdoors.</p>
7	<p>What are the plans for a local market as part of the redevelopment?</p>	<p>MCC: The monthly Makers Market has been in place for over a year now and is proving to be successful with many sold out stalls each month at Civic. The food hall will bring in a wider variety of food and drink stalls when it opens later in 2026, offering the chance for local traders to develop and grow their business at Civic.</p>
8	<p>What measures will be put in place to protect existing wildlife, trees, and established planting during the construction phases?</p>	<p>It is a requirement of the planning permission process for our Contractors to submit detailed statements that are reviewed and approved by the Local Authority Planning Department. These method statements will set out all the relevant measures that need to be followed to protect existing wildlife, trees and planting.</p>
9	<p>If the Forum car park is redeveloped, what alternative parking solutions will be provided? Parking is already</p>	<p>Each site is highly accessible by sustainable modes of transport, which are also usable by those with limited mobility and are wheelchair accessible. The</p>

	<p>limited around Civic, and residents feel the Asda carpark is not adequate.</p>	<p>surrounding area exhibits very good levels of pedestrian and cycling infrastructure, and there are several public transport opportunities within acceptable walking distance of the site.</p> <p>Each site is accessible by multiple modes of sustainable transport such as walking, cycling and public transport, especially through multi-modal trips. The surrounding area especially exhibits good levels of pedestrian infrastructure and public transport networks.</p> <p>The redevelopment of the Forum car park is a later phase of development so there is time to address the parking strategy for Civic and the wider Town Centre. Since the development framework launched and people have seen what the town centre may eventually look like, it's been great to see how passionate residents and stakeholders are about their local high street and particularly, the Forum. The team have received lots of comments from residents about parking within the town centre, and questions regarding the Forum car park in particular. Residents and stakeholders can be assured that any development of the Forum car park is at least ten years away and is predicated on there being a wider parking strategy that ensures visitors are always able to park somewhere safe, clean, and accessible.</p>
10	<p>There are a lot of new apartments in the plans, what will the offer be for larger families in Wythenshawe?</p>	<p>We plan to build 25 new two- and four-bedroom homes as part of these developments. However, our bigger goal is to support residents who are living in family-sized homes that are now too big for their needs. We want to identify these tenants and start conversations about whether they might prefer to move to a smaller, easier-to-manage apartment — a process known as “rightsizing.” (WCHG)</p> <p>We understand that some tenants will need help to do this, and both WCHG and Manchester City Council (MCC) will offer support, including financial assistance with moving costs. We estimate that around 1,000–2,000 tenants in Wythenshawe currently live in homes with three or four bedrooms that may no longer suit their needs.</p> <p>If some of these tenants choose to move into new Later Living apartments, their larger family homes can be reallocated through MCC and WCHG’s allocation policies. This means building new Later Living homes will also help free up much-needed family housing.</p>

		<p>We know that not everyone will want to leave their long-term family home, and we would never force anyone to move. But there is a clear demand for modern, energy-efficient Later Living apartments, and these will appeal to many residents.</p> <p>Early next year, a citywide rightsizing campaign will launch to raise awareness of this opportunity. WCHG has supported tenants to rightsize for many years, so we have strong experience in helping anyone who is interested in making this kind of move.</p>
11	Will there be disabled access to upper floor facilities at the culture Hub?	Yes, the Culture Hub will be fully accessible with two lifts serving all levels.
12	Will the memorial cross outside the Legion (used during every memorial) have a fixed site as part of the regeneration?	Yes, the memorial cross will have a permanent location in one of the new rain gardens.
13	"I moved here 21 years ago and the first event I attended in Civic was about a regeneration. It feels like an annual event for the council and the work that is being carried out does not meet the pace of deterioration. I absolutely understand the massive constraints that the council operate within, but the answer to the question "What do you want to happen in Civic?" is now anything. But please, don't keep me waiting for another 21 years as I may not make it to 77 years old."	<p>The hoardings are up; the demolition of the former Peacocks store is now underway and due to complete end of January and the Culture Hub will start on site at the end of January 2026. There is lots of activity taking place and scheduled for the coming months at Civic, so hopefully you are now starting to see genuine signs of physical progress on site.</p> <p>You can keep up to date on Wythenshawe Town Centre social media and the website: https://wythenshawetowncentre.co.uk/</p>
14	Will you consult with Community Groups regarding specialist housing for adults with learning disabilities and speak to the adults and their families and carers about their housing needs and requests?	WCHG: We have met with a colleague from Lifted Carers to help explain what homes we currently provide for this part of our community as part of our Independent Living offer and also to learn more about the amazing work Lifted undertakes. We have agreed to arrange to meet the adults/families and their carers to understand their housing needs and requests.
15	Will you be providing extra care housing similar to Village 135 but for the SEND community? It is important to provide extra care housing for all, not just for older adults over 55 or with care needs.	The current Civic regeneration residential development plans focus on Extra care and later living for the more mature residents in Wythenshawe as there is a demand for these types of homes and we are hoping that this will free up family accommodation for letting in the area alongside building the proposed 25 new

		homes on the Brotherton site. WCHG will meet with Lifted carers to understand the demand but currently there are no plans to develop this type of Extra housing.
16	There has been lots of talk about using the multistorey car park to make up for the lack of car parking spaces planned for the new housing. Currently only 2 of the 7 floors on the multistorey carpark are open to the public and they are dirty, smelly and inaccessible. How will you change this?	There is a schedule of maintenance works to take place over the next couple of years to improve lighting, CCTV, cleanliness, and appearance.
17	How will you ensure that ticket prices for events held at the cultural hub (cinema, shows, theatre performances etc) are affordable to the local community?	The new cultural hub will be run by a charitable company to ensure the events and programmes that run are what people want to see and the events are inclusive and accessible.
18	What opportunities do you think might be for targeted offers for people who experience extra challenges such as homelessness, poor mental health, addictions or history of offending?	<p>The Wythenshawe Town Centre Opportunities Hub is a key initiative designed to ensure that all local residents and businesses benefit directly from the significant regeneration of Wythenshawe Town Centre and surrounding major developments.</p> <p>Located in the new Open Space facility in the heart of the town centre, the hub aims to provide a flexible and inclusive space that connects residents of all ages to training, jobs, and business opportunities. We would welcome suggestions for what people would like to see happening at the Opportunities Hub.</p> <p>You can see some of what has happened at the Opportunities Hub so far: https://wythenshawetowncentre.co.uk/wythenshawes-young-people-take-the-lead/</p> <p>WCHG Employment team will offer a range of support to access these opportunities for groups experiencing additional barriers, through a range of employability programmes. You can find out more by contacting RealOpportunities@wchg.org.uk</p>