

# Wythenshawe

Community Housing Group

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Development Portfolio  
2013-2021



# About WCHG



Wythenshawe is based in South Manchester comprising of nine areas known as Baguley, Benchill, Peel Hall, Newall Green, Woodhouse Park, Moss Nook, Northern Moor, Northenden and Sharston.

Wythenshawe Community Housing Group (WCHG) was formed in April 2013, providing over 14,000 affordable quality homes to over 20,000 people. As a responsible housing provider we are committed to tackling the national housing crisis by developing, by an approved development programme of 836 new homes with an investment of over £100m. These new affordable, quality homes are much more than just bricks and mortar they will provide the building blocks to leaving a sustainable legacy for the Wythenshawe community.

Wythenshawe property prices have continued to increase in value due to significant local investment such as Airport City, Wythenshawe Hospital and Amazon making the M22 postcode a very desirable place to live and work.

Our impressive development programme will provide hundreds of new homes and will support those most in need and those who would otherwise not be able to afford their own home.

We continue to heavily invest in our existing properties ensuring all our residents live in modern, safe and high quality homes.

We are much more than just a housing provider we support the local community by helping them get back into work, along with an impressive apprenticeship and training programme. We support our residents affected by the Welfare Reform and Universal Credit so that they can maintain their tenancies well into the future. We monitor our Social Return, investing £8.8m into the Wythenshawe Community, yielding a £6 return for every £1 spent.

**Nick Horne**  
Group Chief Executive



# WCHG at a Glance

Wythenshawe Community Housing Group is one of the main housing providers in Manchester offering quality and affordable homes, customer service excellence and being the cornerstone to residents lives across Wythenshawe.

## We provide quality affordable homes

We own and manage  
**14,000 homes**



providing accommodation to over

**20,000 people**  
within the Wythenshawe Community

## We drive economic growth and attract investment



**£42.8m**

investment in new homes since 2013

Invested **£8.8m** since 2013 in Community Investment with an impressive **£6 for every £1 spent** in social return

Acquired **£4.6m** in grant funding since 2013



## Volunteer hours since 2013

Real Neighbourhoods + Time-Banking Volunteers have contributed over  
**28,000 hours** to the community

**10,575 hours** have been donated by volunteers of Real Food Wythenshawe



In 2015 we launched our staff volunteering programme, which has seen  
**1,231 hours** donated to the Wythenshawe Community

Including All volunteering a total of  
**48,965 hours** have been donated to the local community

## Since 2013, we've helped resident into work and reduced poverty

**557** People supported **back into employment**

**1622** People benefited from **training**

More than **3000** tenants have been supported through Financial Inclusion Services



## We build homes, and want to build even more

We have an impressive development programme which will

**provide 836 new homes**

in Wythenshawe by 2021, with a total **investment of over £100m**

**with £15.4m grant funding** comprising of:

- ... Sales **54**
- ... Market rent **48**
- ... Shared ownership **244**
- ... Rent to buy **39**
- ... Affordable rent **451**



## We are an important cog in Wythenshawes economy



We have a **£65 million** annual turnover

We have **£325,000,000m** asset worth

**47%** of staff live locally

# Our Development Programme 2013-2021 at a glance



Development	No of units	Completion date
Hollyview	29	2013
Brooklands Gardens	11	2013
Leybrook	6	2014
New Foxfield	68	2014
Scout Drive	14	2014
Altrincham Road	6	2015
Glade Brook Gardens	12	2015
Moorcroft Road	6	2015
Hall Lane	4	2015
Kingsgate Road	12	2015
Amberley Drive	12	2015
Cotefield Road	38	2015
Nesfield Road	3	2016
Bideford Drive	10	2016
Daine Avenue	7	2016
Village 135	135	2017
The Woodlands	130	2017
Bramcote Gardens	70	2017
Lullington Close	4	2018
Nathans/Millhouse School	8	2018
Woodhouse View/Cornishway	5	2018
Selstead Road	11	2018
Greenwood Road	45	2018
Total	646	

We have a number of schemes due to start on site over the coming months with a projected investment of £23m and completion by 2021:

Development	No of units
Haveley Circle (Modular)	5
Bowland Road	6
Nesfield 2	2
Altrincham Road	10
Manchester Enterprise Academy	147
Learning Disabilities Project	20
Total	190







# Hollyview



This £2.14 million scheme includes 15 two bedroomed houses for sale and 14 for rent through an affordable shared ownership scheme in the heart of Wythenshawe.

These new homes were marketed at £54,000, based on a 50% share, and owners were able to purchase more of their home when, and if, they can afford it.

The properties, built by Wiggett Construction, have provided modern design features including, contemporary kitchens with stainless steel oven and hob, two double bedrooms, fitted bathrooms and gardens with private parking spaces.

Located, close to Hollyhedge Park central to Wythenshawe and near to some key transport links such as the recently built Metrolink, providing excellent links to Manchester City Centre and Manchester Airport, its location is ideal for local airport and hospital workers or anyone trying to get a foot onto the property ladder.

## Overview

Total scheme costs	£2.14 million
Funding	Homes & Communities Agency - £294,000
Completion	2013
No of Units	29
Tenure	15 Shared Ownership, 14 Affordable Rent

# Brooklands Gardens

This development at Brooklands Garden saw 11 two bedroomed bungalows targeted for the over 55's, with enhanced internal spaces with improved accessibility as part of Manchester City Council's Design for Access 2 standard. The development also achieved a 'Code for Sustainable Homes' rating level 3, with the introduction of a number of energy and water reduction measures, such as Solar Photovoltaic panels, higher levels of insulation, heat recovery systems and whole house ventilation and energy monitoring devices.



## Overview

Total scheme costs	£1.1m
Funding	Homes & Communities Agency - £274,000
Completion	2013
No of Units	11
Tenure	11 Affordable Rent

# Leybrook

This innovative project involved 35 of WCHG's apprentices working alongside trained roofers, plasterers, plumbers, electricians and painter and decorator colleagues from WCHG and Manchester College to learn their craft on site.

Leybrook was a development of 6 two bedroomed bungalows for affordable rent enabling local people wishing to down-size or find more suitable accommodation for their changing needs.



## Overview

Total scheme costs	£850,000
Funding	Homes & Communities Agency - £189,000
Completion	2014
No. of units	6
Tenure	6 Affordable Rent





# New Foxfield

This development consisting of 42 houses, 18 flats and 8 bungalows, has been designed for older tenants who are looking to downsize and free up family homes. The HCA invested £1.7m in the development as part of its Affordable Homes Programme.

Completed in 2013 'New Foxfield created 68 new homes for Wythenshawe built by Altrincham-based affordable housing specialist Lovell.

## Overview

Total scheme costs	£6.8m
Funding	Homes & Communities Agency - £1.7m
Completion	2013
No of Units	68
Tenure	68 Affordable Rent

# Scout Drive



Our Scout Drive development saw the provision of 14 new affordable bungalows (12 two bed and 2 four bed adapted family homes) in Newall Green and was built by locally based affordable house builder Lovell.

The 2 four bedroomed homes are fully accessible, to accommodate larger families requiring adaptable measures for disabilities.

Utilising subtly varied shades of external cladding, providing uplifting aesthetics complimented by coloured paving used in the landscaped areas.

The scheme was grant funded 350k by the HCA in partnership with Manchester City Council and was completed in January 2014.

## Overview

Total scheme costs	£1.6m
Funding	Homes & Communities Agency - £347,000
Completion	2014
No. of units	14
Tenure	14 Affordable Rent







## Altrincham Road

This site is located in a prominent position on Altrincham Road on a former brownfield site in Wythenshawe, within easy reach of a shopping complex and good transport links. The development consists of 6 two bedroom apartments in a three storey block surrounded by apartments on one side and houses on the other. These apartments have been fitted with a heat recovery ventilation unit to retain heat whilst removing moisture laden air providing a 'greener' way to ventilate the apartments. Each apartment has a balcony or allocated area for sitting out and allocated secure parking behind electronic gates. The scheme was designed by Bernard Taylor partnership and managed by Wilkinson Cowan Partnership and was completed in April 2014 by contractor Wiggett Construction.

### Overview

Total scheme costs	£700,000
Funding	Homes & Communities Agency - £149,000
Completion	2014
No of Units	6
Tenure	6 Affordable Rent

# Glade Brook Gardens



Our Glade Brook Gardens development boasts 12 two bedroomed bungalows for affordable rent.

Working with Aspire two homes are specifically designed for wheelchair accessibility. All bungalows have energy efficient features such as solar PV panels and high performance thermal insulation.

## Overview

Total scheme costs	£1.5m
Funding	Homes & Communities Agency - £297,000
Completion	2014
No of Units	12
Tenure	12 Affordable Rent





## Moorcroft Road

This site saw the construction of a block of 6 apartments on a parcel of land in the Baguley district of Wythenshawe. The apartments are set over a 3 storey block in a convenient location adjacent to a bank of shops and within easy reach of public transport links. There are separate landscaped gardens and a secure parking area set behind double metal gates operated electronically, there is also a separate pedestrian gate. The scheme architects were Bernard Taylor Partnership and the Employers Agents, Poole Dick Associates and the scheme completed in June 2015 by Wiggett Construction contractors.



### Overview

Total scheme costs	£660,000
Funding	Homes & Communities Agency - £119,700
Completion	2015
Number of units	6
Tenure	6 Affordable Rent

## Hall Lane

This site is located off Hall Lane in the Baguley district of Wythenshawe close to all amenities and set back off the main road overlooking a green common area which provides a pleasant seating area. The proposals saw the demolition of a block of underused garages for the development of these low rise residential homes and they were completed in August 2015 with contractor Wiggett Construction. The scheme architects were Bernard Taylor Partnership and the Employers Agents, Poole Dick Associates.



### Overview

Total scheme costs	£520,000
Funding	Homes & Communities Agency - £40,000
Completion	2015
No of Units	4
Tenure	4 Shared Ownership



# Kingsgate Road

The Kingsgate road site forms a parcel of land to the north of Kingsgate Road in the Woodhouse Park area of Wythenshawe. We now have a development of 12 low rise residential homes providing much needed accommodation with off road car parking with landscaped gardens to cater to families. With a mix of flats and houses in the area, the properties fit in well with the provision of a new road into the site. The Contractor, Wiggett Construction completed the scheme in September 2015.

## Overview

Total scheme costs	£1.38m
Funding	Homes & Communities Agency - £239,400
Completion	2015
No of Units	12
Tenure	12 Affordable Rent







## Amberley Drive

This site is located in the Newall Green district of Wythenshawe and bordered by Mill Brook. The site is irregular in shape being a long and narrow sits along the brook, surrounded by a mixture of apartments and houses. The location is within close proximity to Wythenshawe Hospital and nearby Rogers park as well as some good local schools.

There is a mixture of 12 two and three bedroom low rise homes for both market rent and shared ownership. The whole site was completed in October 2015.

### Overview

Total scheme costs	£1.36m
Funding	Homes & Communities Agency - £70,000
Completion	2015
No of Units	12
Tenure	7 Shared Ownership, 5 Market Rent

# Cotefield Road

This site consisted of a former corporation yard and waste land in a convenient position in close proximity to shops and recreation land as well as the new high speed rail network. In order to address the need for affordable family homes, apartments and shared ownership properties, this development caters for all those needs as well as generous driveways and secure parking for the apartments.

This scheme of 38 units benefits from landscaping and new roads being completed in June 2016.

This development was part funded by the Affordable Homes Programme offering residents:

- High quality, modern and contemporary design
- Energy efficient
- Meeting secure by design standard with in-curtilage parking
- Various transport links including the Manchester Metro

## Overview

Total scheme costs	£4.58m
Funding	Homes & Communities Agency - £490,000
Completion	2016
No of Units	38
Tenure	17 Shared Ownership, 16 Affordable Rent, 5 Market Rent







## Nesfield Road

The Nesfield Road site is located in Northern Moor and was part of a waste land area positioned at the end of a block of flats alongside the tramlines and within easy access to tram stops. The site has provided 3 three bedroom homes for affordable rent with front driveways and gardens along with secure rear gardens. The scheme was built and completed by contractors United Living in December 2016.



### Overview

Total scheme costs	£339,000
Funding	Homes & Communities Agency - £60,000
Completion	2016
No of Units	3
Tenure	3 Affordable Rent



## Bideford Drive

This site is located on a previously underused hardstanding site in the Baguley area of Wythenshawe. To the rear of the site there is a large green, bordered by Baguley Brook leading to Wythenshawe Park. The scheme offers 10 two and three bedroom homes for affordable rent with driveways and secure rear gardens with landscaping and was completed by contractors United Living in December 2016. The Employers Agents were Derek Evans Partnership and the architects were Bernard Young Associates.



### Overview

Total scheme costs	£1.1m
Funding	Homes & Communities Agency - £200,000
Completion	2016
No of Units	10
Tenure	10 Affordable Rent

## Daine Ave

This site is located off Sale Road at the end of a cul-de-sac in the Northern Moor area of Wythenshawe within a short distance of local shops and eateries. The scheme offers 7 two bed homes for affordable rent with driveways and secure rear landscaped gardens and was completed by contractors United Living in December 2016. The Employers Agents were Derek Evans Partnership and the architects were Bernard Young Associates.



### Overview

Total scheme costs	£790,000
Funding	Homes & Communities Agency - £140,000
Completion	2016
No of Units	7
Tenure	7 Affordable Rent





## Village 135



The Village provides 135 new homes through an Extra Care Specialised Housing Development for Older People and will amount to total investment of £22m, including £5.19m from the Department of Health, through the HCA.

Village 135 is located on the junction of Brownley Road and Hollyhedge Road and will consist of 66 apartments for affordable rent, 39 apartments for shared ownership and 30 apartments outright sale. The high quality facilities and extra care provision on site will enable older people to maintain their independence for longer, a key aim for most people.

The Community Hub with cafe/bistro provides a focal point for scheme residents and the local community, also benefiting from landscaped sensory gardens. The scheme has been designed to achieve full mobility and access under the Lifetime Homes, for all residents, ensuring living spaces are flexible in design and are a generous size to meet the needs of residents.



### Overview

Total scheme costs	£22m
Funding	Homes & Communities Agency - £5.19m CaSSH fund from DoH
Completion	2017
No of units	135
Tenure	30 Outright Sale, 39 Shared Ownership, 66 Rent

# The Woodlands

The Woodlands is a former brownfield area in the Newall Green district of Wythenshawe. The site is within close proximity to local businesses, transport links and the nearby Milky Button park. It is a large site sandwiched at each end between Hucklow Avenue and Kennett Road.

The development will create 52 houses for sale and shared ownership and 78 apartments for affordable rent. All units will have parking areas and landscaped gardens with new trees and bushes planted and is estimated to complete with contractor Lovell Construction in Autumn 2017.

The Employers Agents are Derek Evans Partnership and architects are BYA.

## Overview

Total scheme costs	£14.3m
Funding	Homes & Communities Agency - £1,840,000
Completion:	2017
No of Units	130
Tenure	24 Outright Sale, 28 Shared Ownership, 78 Affordable Rent







## Bramcote Gardens

This site is located in the Baguley area of Wythenshawe being a very long and narrow area sitting alongside the railway in close proximity to Baguley Park.

This development will see the construction of two bedroom two bathroom apartments for affordable rent. The scheme designed by architects BYA Associates and managed by Employers Agents Derek Evans Partnership is estimated for completion with Contractor Lovell Partnership in Winter 2017.

### Overview

Total scheme costs	£7.7m
Funding	Homes & Communities Agency - £1.1M
Completion	2017
No of Units	70
Tenure	30 Shared Ownership, 40 Affordable Rent

# Lullington Close

This site is located off Portway opposite St Marks Church and will consist of 4 two bedroom bungalows for affordable rent.

Lullington offers age restricted bungalows, level access, close to local amenities.

A development of 4 two bedroom bungalows all for affordable rent, complementing existing sheltered properties on Lullington Close. Part funded by the Government's Affordable Homes Programme, the development is situated in Woodhouse Park, close to local shops and the Wythenshawe Lifestyle Centre and offering superb transport links to the nearby Civic Centre and beyond. All properties benefit from individual front and rear gardens with driveways, blending traditional construction with a contemporary design, meeting secure by design standards and incorporating modern energy efficient features including Photo Voltaic roof panels, high quality bathroom and kitchen fittings along with A-Rated condensing combi boilers to provide warm comfortable secure and efficient homes for our customers. (Age restrictions may apply)

## Overview

Total scheme costs	£485,000
Funding	Homes & Communities Agency - £80,000
Completion	2017
No of Units	4
Tenure	4 Affordable Rent







## Woodhouse View/ Cornishway



This site is located off Cornishway, Woodhouse Park.

A mixed development of 3 two bed houses and a pair of two bed bungalows, all for affordable rent. Part funded by the Government's Affordable Homes Programme, the development creates a quiet cul-de-sac, close to local shops, schools, the Lifestyle Centre and with superb transport links. All properties benefit from individual front and rear gardens with driveways, blending traditional construction with a contemporary design, meeting secure by design standards and incorporating modern energy efficient features including Photo Voltaic roof panels, high quality bathroom and kitchen fittings along with A-Rated condensing combi boilers to provide warm comfortable secure and efficient homes for our customers.

### Overview

Total scheme costs	£465,000
Funding	Homes & Communities Agency - £99,750
Completion	2017
No of Units	5
Tenure	5 Affordable Rent

# Nathans/ Millhouse School

This site is located off Gladeside road and was a former nursery site where the building has been demolished to make way for 8 two bedroom apartments for affordable rent.

Nathan offers stylish apartments, maintained grounds, controlled access, and is close to Wythenshawe Civic Centre.



## Overview

Total scheme costs	£904,000
Funding	Homes & Communities Agency - £160,000
Completion	2017
No of Units	8
Tenure	8 Affordable Rent

# Selstead Road

This site is located on a former Brownfield site in the Woodhouse Park area and will consist of 5 two bedroom houses for affordable rent and 6 two bedroom houses for shared ownership.

## Overview

Total scheme costs	£1.456m
Funding	Homes & Communities Agency - £150,000
Completion	2017
No of Units	11
Tenure	5 Affordable rent, 6 Shared ownership





# Greenwood Road



This site is located on a former hardstanding area used for containers and storage in the Brownley Green area of Wythenshawe and will provide a mixture of 2 bedroom shared ownership houses and 2 bedroom affordable rent apartments.

This development was part funded by the Affordable Homes Programme offering residents:

- High quality, modern and contemporary design
- Energy efficient
- Meeting secure by design standard with in-curtilage parking
- Various transport links including the Manchester Metro

## Overview

Total scheme costs	£4.95m
Funding	Homes & Communities Agency - £720,000
Completion	2018
No of Units	45
Tenure	18 Shared Ownership, 27 Affordable Rent



Wythenshawe  
Community Housing Group

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