

# Civic Pride





Have your say:

Inside you'll find a questionnaire where you can let us know what you think Wythenshawe Town Centre needs most and help to shape our plans.



Illustration of the new Civic public square

# This town means more

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Wythenshawe Town Centre is a place with a plan. Building on what already makes Wythenshawe special and with Civic at its beating heart, the plan will bring new places to live and spaces for the community to come together.

Manchester City Council is working with placemaker, Muse, to come up with some big ideas to transform the town centre.

With the total investment expected to be more than £500m, it will provide new opportunities for people in Wythenshawe to live, grow and thrive.

It won't all happen overnight, but you'll soon start to see some changes at Civic, including a new public square, Culture Hub, workspaces and food hall.

In time, the plans will extend beyond Civic, with new, sustainable neighbourhoods within the town centre full of homes, businesses and green spaces to meet, relax and enjoy. The wider plans could see up to 2,000 new homes built in Wythenshawe.

We are looking forward to working with you to grow Wythenshawe for the community and this is just the start. We're going to be out and about in the community to share what's planned and find out what you think about the vision for a renewed Wythenshawe.

We'd love to hear from you and to kick things off we'll be at The Forum on *Saturday 26th April* from *11am to 3pm*, so drop in for a chat. Keep on reading for other ways to get in touch.



Cllr Bev Craig,  
Leader of Manchester  
City Council





# The shape of things to come

The first phase of the plans is centred around investing in Civic. The wider masterplan is looking at the opportunity for new homes in the town centre.

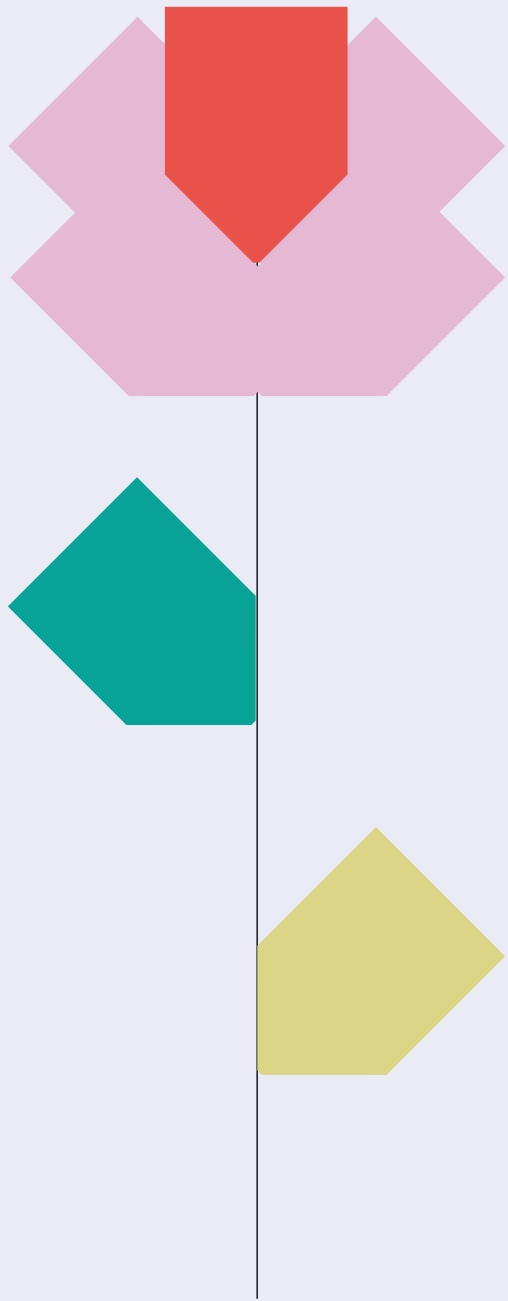
2025-2028  
Civic regeneration  
  
A new Culture Hub  
Food hall  
Workspaces  
Public spaces

2027-2035  
Future homes  
  
Up to 2,000 new mixed homes





With the sole vision of growing Wythenshawe, we have some key ambitions that will help us create a thriving, inclusive town centre that delivers the needs of the community now, and for generations to come.



**A place for all**

Town centres should reflect the people who use them. They need to be safe, friendly, and open to everyone, giving everyone a fair chance to live, work, and enjoy life.

**Green streets**

Like the original Garden City idea, we believe green spaces and plants make life better. This town will have lots of planting and walking and cycling paths to help people stay healthy and make the area more eco-friendly.

**Life in mind**

Everyone has their own idea of how they want to live, and homes should give them the freedom to do that. Our plans will bring new neighbourhoods with high-quality, eco-friendly homes for all kinds of people, from all walks of life.

**Central to tomorrow**

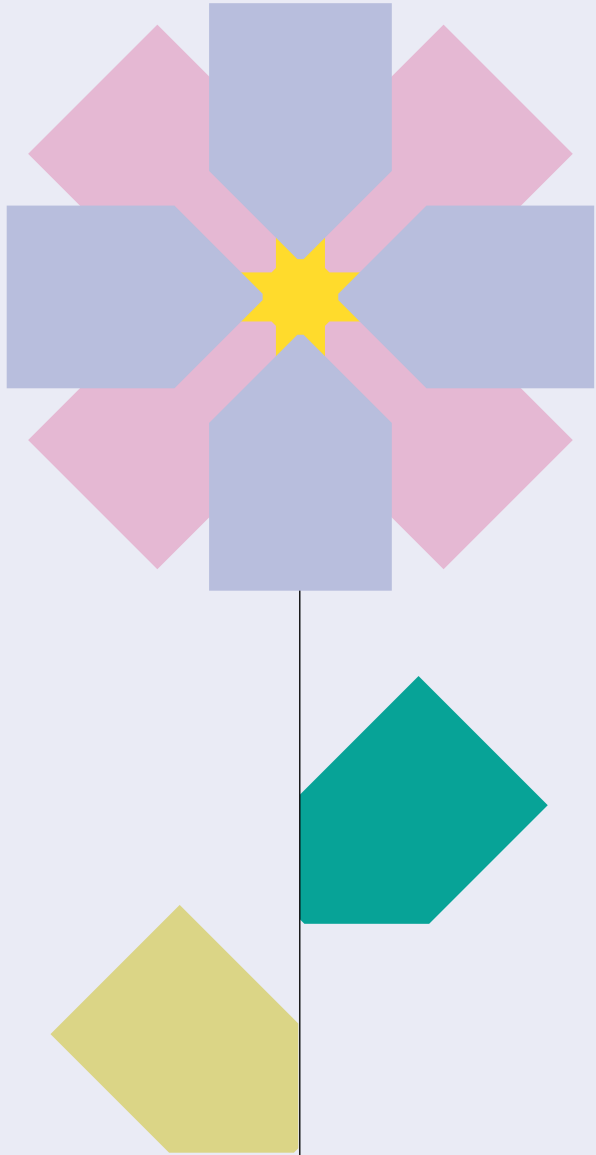
We want to make sure that we build a town centre that is not just good for today but also for the future. Creating a great place to live for many years to come with everything that people need to live and thrive.

**Built to last**

We are creating a place that is fit for the future, investing in improving the existing buildings and public realm at Civic so that they are energy efficient, climate resilient and low carbon. We will also be building new energy efficient homes that will help people to save money on their energy bills.

**Art and soul**

We are celebrating Wythenshawe’s creativity by building a new culture hub for the community, with arts and culture at its core—a place in the heart of Civic where people can come together and be creative.





We know from talking to you how important Civic is to the community. It's already the beating heart of the town and the place that people meet. But it's getting tired and is in need of a bit of a facelift.

Manchester City Council and Muse are now joint owners of Civic, which means that together, we'll be taking care of the centre for now and for the future.

The Council has received £20m funding from the Government, which will be complemented by a further £11.9m from the Council. This investment will kick start the regeneration of Civic.

We're going to extend the public square at Civic where The Birtles meets Hale Top, creating a bigger, better space for outdoor events or just to hang out.

We're also improving the outdoor spaces with new paving and more plants to make the town centre a much greener, safer and more pleasant space to spend time in.

We spoke to the community about our plans for the Culture Hub last year but that's not the end of the conversation. We still want to hear your ideas on what else you'd like to see at Civic from shops, places to eat and drink to community spaces.

It's important to note, that while the work is being carried out, Civic will remain open throughout, and you will still be able to access all of your favourite shops.

Have your say:

What other types of shops and community spaces would you like to see in Civic?

What things would make you want to visit more in the evening?



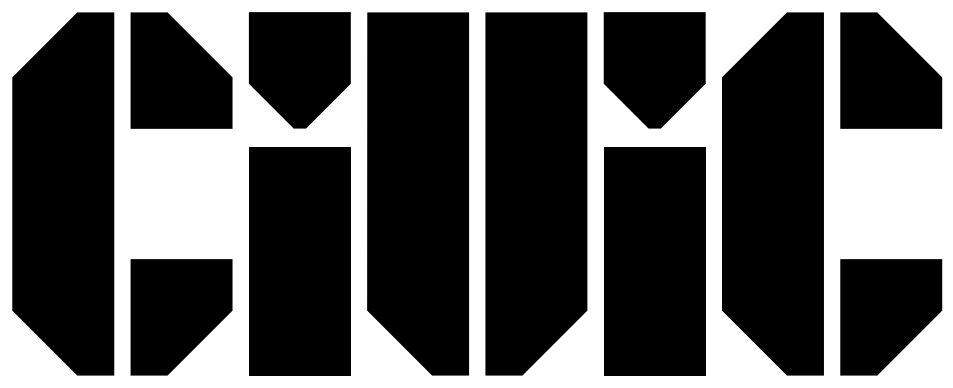
Illustration of Civic vision

A new identity to celebrate the heritage of our Civic

# A renewed Civic

We're planning new spaces for the community to enjoy:

- Public square
- Workspaces
- Culture Hub
- Food hall
- Community space







Initial designs for the Culture Hub

# Plans for a new Culture Hub

Last year we talked to you about the plans to create a new Culture Hub within the former Co-op department store. We had loads of useful feedback about what you want to see there, and we have now submitted a planning application.

The entrance to the Culture Hub on the ground floor will have space for socialising, meeting and eating. The first floor will be home to a mix of flexible community and creative studio spaces. These could be used for a ton of creative activities, from workshops and exhibitions, to painting or dance classes and community events.

Up on the second floor we'll be opening a new performance space with room for people to come and enjoy what's on. The new space will have everything budding performers need, including rehearsal rooms, studios and changing rooms.

If the plans are approved, we hope to start creating the hub in autumn 2025, which means we'll be looking to open in late 2026.

2025—2026

## Places to work

We're also planning some new workspaces for independent start ups and growing local businesses. We will be fixing up some office space which is currently empty and bringing it back to life as a great new local business community.

If you've any ideas on this, or if you would like a new home for your growing business, we'd love to hear from you.

## A new food hall

Spilling out onto the new public square, we've big plans to create a new, bustling food hall in 2026 and we'd love to know what you'd like to see there. It could be a bakery, coffee shop or even pizza place.

We will be on the hunt for local food traders, so let us know if you see yourself serving up great food here.



### Have your say:

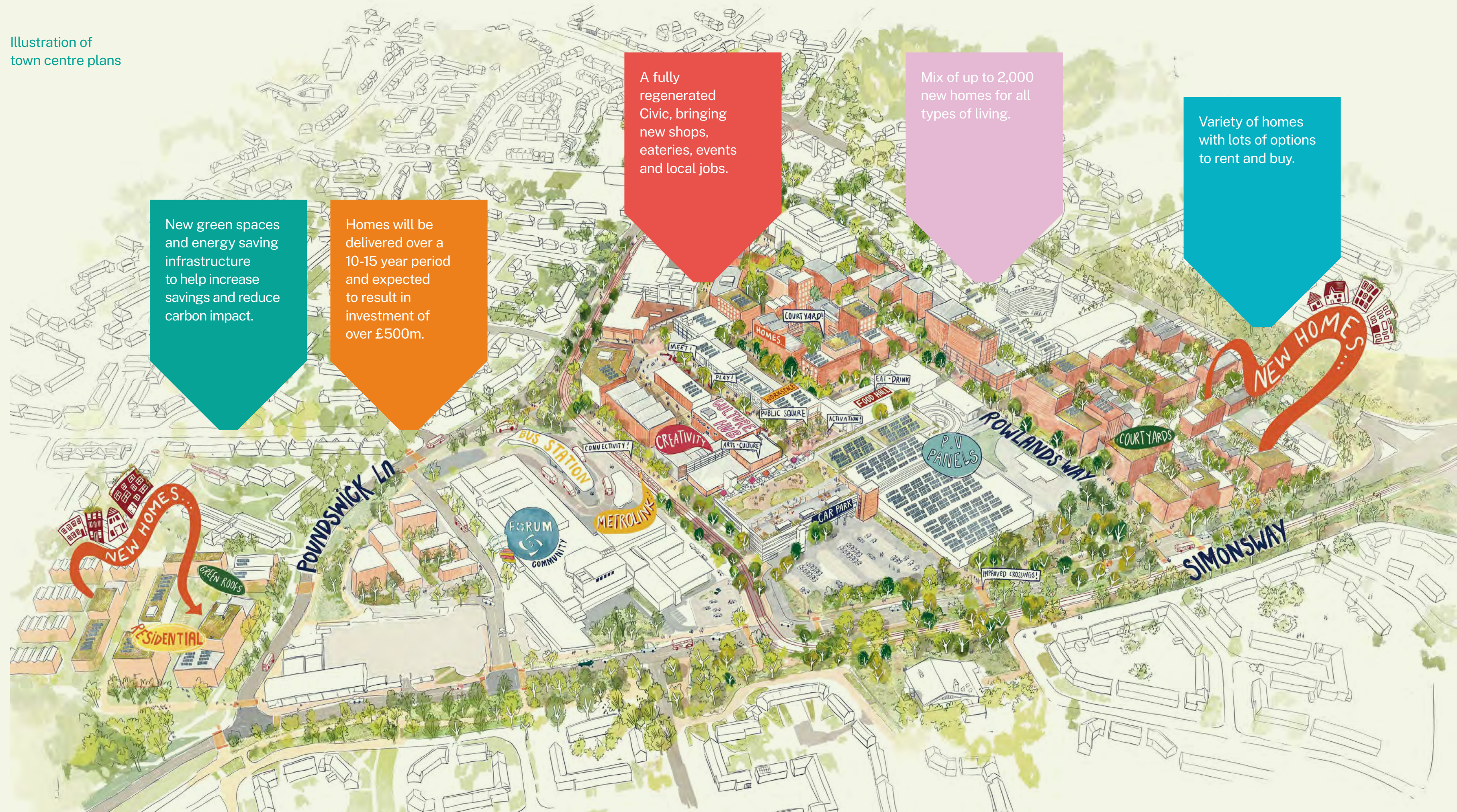
- What would you like to use the Culture Hub space for?
- What sort of things would you like to see in the new food hall?
- What would you like to see in the new workspaces?



# A town for all

In line with the Wythenshawe Development Framework endorsed by Manchester City Council, over the next 10-15 years, we have plans to deliver up to 2,000 new homes, alongside the regeneration of Civic.

Illustration of town centre plans



New green spaces and energy saving infrastructure to help increase savings and reduce carbon impact.

Homes will be delivered over a 10-15 year period and expected to result in investment of over £500m.

A fully regenerated Civic, bringing new shops, eateries, events and local jobs.

Mix of up to 2,000 new homes for all types of living.

Variety of homes with lots of options to rent and buy.

Over £500m could be invested in creating a mix of new homes, including affordable, rental and for sale.

We have identified a number of locations around the town centre which could be used for homes for the existing community and new residents.

The plan on the left shows an indication of what the town could look like in the future but we'll be asking for feedback from local people as we develop the plans for new homes.

## Have your say:

What do you think about the plans and what would you like to see in the new neighbourhood?



A town is only as strong as the people within it. This is why the plan for Wythenshawe Town Centre is rooted around community engagement and conversation. Giving you the chance to tell us what matters to you and help to shape the future of the town.

In the spring, we'll be launching 'Open Space', a new meeting point in Wythenshawe (*in Unit 10, The Birtles, next to the former market*) where you can chat to our team and hear more about our plans. You'll soon start to see activity around Civic as we start to introduce new colour and life.

We're looking at locations for a community mural and we want local children and young people to help us design it. So, if you're a school or youth group and would like to get involved, contact us using the details on the back page.

Find us in Unit 10,  
The Birtles



# OPEN SPACE

A space for the people of Wythenshawe Town Centre





The plans for Wythenshawe Town Centre are a once-in-a-lifetime opportunity to create long lasting benefits for local people.

We are working with social value experts Hatch to develop an ambitious approach to social value and community benefits.

We'll be talking to local groups and partners to identify lots of opportunities from jobs and education, to supporting community projects and local businesses, helping to grow the amazing community network that already exists in the town.

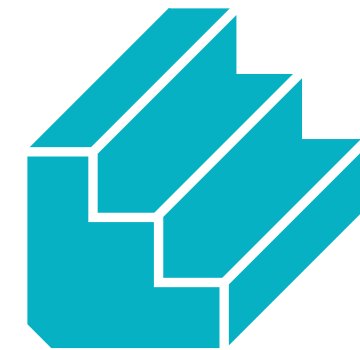
**A town to  
benefit us all**

**Have your say:**

What community benefits do you think we should focus on for Wythenshawe, and why?

# Building together

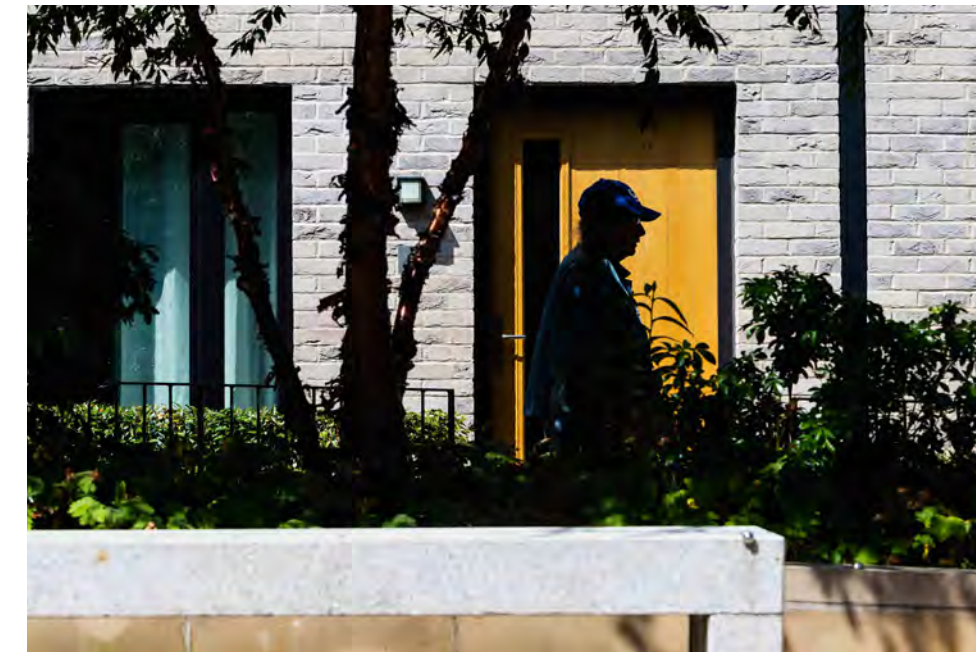
Manchester City Council has made a strong commitment to the regeneration of Wythenshawe Town Centre and we took the opportunity to acquire Civic in 2022. We know that a redevelopment of this size and ambition needs lots of different teams with the expertise to meet its potential. That's why we've partnered with Muse to bring a range of organisations and professionals together to create a town centre that Wythenshawe people deserve.



MANCHESTER  
CITY COUNCIL



**MUSE**<sup>®</sup>



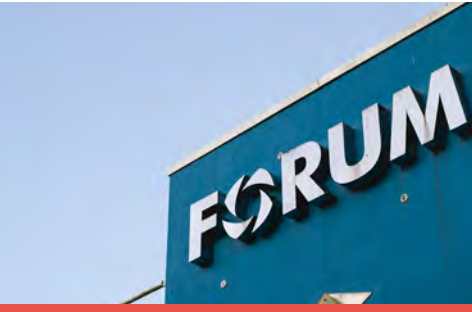
Placemaker Muse has 40 years of experience working with and growing communities across the UK. With an amazing track record of leading complex, regeneration projects, Muse delivers every time, revitalising places with the emphasis on sustainability, community and quality.

Muse is working with partners in 40 places across the UK right now including Prestwich, Salford and Stockport and is thrilled to now be working in Wythenshawe. Muse - working with communities to build brighter futures.

[Previous Muse projects](#)



You will start seeing changes around the town centre very soon, but in the next few years there are going to be some big milestones to be excited about.



Sat 26th April

Drop-in event at the Forum from 11am–3pm



Autumn 2025

Works start at Civic — public square, Culture Hub, food hall and workspace.



Spring 2025

Open Space opens



Autumn 2026

Opening of the new public square, Culture Hub, food hall and workspaces.



Late 2026

Target date for starting to build new homes around the town centre

2025—2026

# Words we use



When it comes to regeneration there’s often lots of jargon or phrases that don’t make a lot of sense in the real world. So, we thought we’d bust a few of them.

What are the phrases and words you use to describe Wythenshawe? We’d love to hear them.

**Affordable Homes**  
A mix of different types of homes, including social rented, intermediate and shared ownership. These types of homes will be affordable to a range of different people.

**Public realm**  
Space outside the shops, usually where the trees, benches and play areas are.

**Activations**  
All the fun stuff that pops up in the town – hoardings and public art – to brighten up the place and make you smile.

**Regeneration**  
Spending money and bringing ideas and changes to a town that will help to improve it and make people happy.

**Culture Hub**  
A place to go to eat and drink; to paint, create, dance, sing, whatever takes your fancy. Also a place to go and see other people perform great plays and concerts.

**Social value**  
Creating a positive impact on people and the planet, by improving the quality of life and delivering benefits to local people.

**Open Space**  
A new space where you can chat to our team and share ideas. You can find us in Unit 10, The Birtles.

**Sustainable**  
Energy efficient buildings that save everyone some money on their bills and help to save the planet.

**Placemaking**  
Creating a place that means a lot to people and that includes things that people actually want, not just plonking a load of buildings in a town that nobody wants or uses.



# Have your say

We know how important it is to grow Wythenshawe with the community, so we'll be out talking to local community groups, residents and businesses about what's happening, as well as attending local events, gatherings and business forums.

You can tell us what you think about the plans for Wythenshawe by:

## Online

Email us at  
[info@wythenshawetowncentre.co.uk](mailto:info@wythenshawetowncentre.co.uk)

Visit our website  
[www.wythenshawetowncentre.co.uk](http://www.wythenshawetowncentre.co.uk)  
or scan the QR code below

Instagram [@WythenshaweTownCentre](#)  
Facebook [WythenshaweTownCentre](#)



## Print

Fill in the questionnaire in this newspaper and dropping it into Open Space (*Unit 10, The Birtles, next to the former market*)

Alternative formats of this newsletter are available on request.

## Freephone

0800 689 1095  
(9am-5.30pm Mon to Fri)

## Face to face

### Wythenshawe Forum

We'll be at The Forum on *Saturday 26th April* from *11am to 3pm*, so drop in for a chat.

### Open Space

Once Open Space opens you'll be able to find us there with more details to follow.