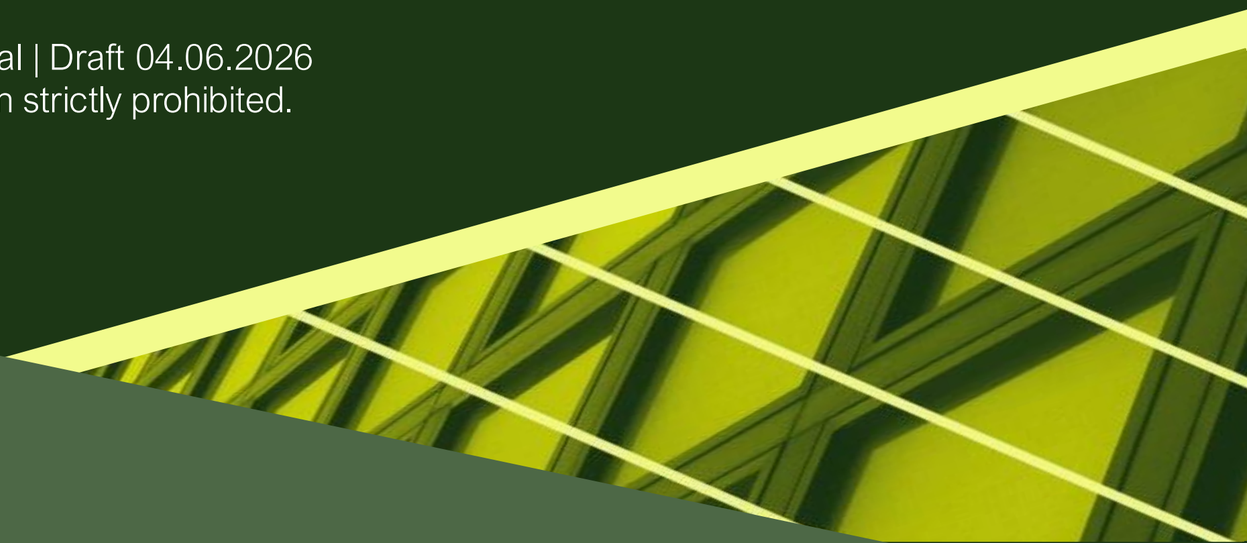
HILLBREAK

Wythenshawe Phase 1 Residential Plots

Scoping Workshop

Private & Confidential | Draft 04.06.2026
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AGENDA

- Introductions
- Work to date
- Scoping outputs
- Social value activities – discussion
- Next steps

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SCOPE OF WORK

Phase 1 Residential Plots Implementation Support

Phase 1 Resi Plots SV Implementation

KO & information review	Resi Plots Scoping & Workshop	Plot Commitments & Targets	Implementation Plan, Actions & KPI Tracker	Contractor check-ins
• Implementation plan scope • Request for Information – plot details, WCHG social value approach & priorities, etc.	• Commitments, delivery mechanisms and targets relevant to the residential plots • Shared and plot specific • Full lifecycle approach • Group workshop	• Shared and plot specific commitments and targets • Delivery partners, timescales and responsibilities	• Practical implementation plan for each plot • Actions tracker per plot to monitor progress & process • KPI tracker to monitor delivery	• Quarterly check-ins with plot contractor(s) • Using the Actions and KPI trackers

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WORK TO DATE

Familiarisation and Review

WCHG	MCC	Caddick	Sow the City
• Resident Involvement Strategy 2025-2027 • Wyth Everyone Strategy 2023-2026 • Resident Annual Review 2024/25 • Youth Involvement Team • Community Connector • Real Opportunities • Living Well Goals	• Opportunities Hub • Success of the NEETs programme • Importance of providing opportunities for local businesses – meet the buyer events, Rebel Business School • Importance of local & priority group employment – Wythenshawe Jobcentre	• Proposed targets • We Are Footprint • NW SV Alliance • Apprentice track record • Employability programmes • Education partnerships • Supporting VCSEs & community groups	• Site transformation • Workshops & training • Community Services • Green volunteering

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SOCIAL VALUE STRATEGY COMMITMENTS

Recap

Commitment	Interventions
Employment	Local employment Priority group employment Real living wage Wythenshawe Skills and Employers' Group Care Leavers and Armed Forces Covenants Manchester's Good Employment Charter Multidimensional wellbeing programmes for staff
Skills & Training	Apprenticeships Work experience placements Taster days Careers events Supporting the Opportunities Hub STEM Ambassadors Green & digital skills
Local & VCSE Spend	Local spend VCSE spend Meet the Buyer events Local climate bonds
Business Support Activities	Advice clinics for VCSEs and MSMEs Mentoring Enterprise support
Community & Youth Engagement Panels	Community Advisory Group engagement Wythenshawe Youth Forum engagement

Commitment	Interventions
Creative & Community Programming	Safeguarding flexible spaces Fundraising and charity support Activation and events programming (including at Open Space)
Culture & Food Hub Partnerships	Programme of locally relevant events and activities in the Culture and Food Hub
Enhanced Employee Activities	Multidimensional wellness programmes EDI Strategy and training
High Quality Homes & Public Realm	High quality design Safe and accessible public realm Net-zero design
Activation of Physical Spaces	Family friendly spaces Recreational areas Rooftop gardens Pop-up events
Active Travel	Pedestrian pathways Cycleways and cycle hire and parking EV charging and car sharing Micro-mobility facilities

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SCOPING EXERCISE

Scoping material commitments given phase characteristics and partner priorities

SV Commitment	Phase characteristics	Muse / MCC Priorities	WCHG Priorities	Caddick Priorities	Phase Relevance	Plot Relevance
Employment	c. £112m construction spend c. 76 months on-site (cumulative) Local Labour Statement – support local people into employment & skills opportunities & support local (sub)contractors	Local & priority group employment Opportunities Hub	Real Opportunities Programme	We Are Footprint – “We Are Bridging the Gap” Recruitment days	✓	Alpha, Brotherton, C2
Skills & Training		NEETs programme BW3 Dragons Den	Real Opportunities Programme	NW SV Alliance Education partnerships	✓	Alpha, Brotherton, C2
Local & VCSE spend		Local / VCSE spend – including engagement with local businesses	Social Value Fund Prioritise local spend	-	✓	Alpha, Brotherton, C2
Business support activities	Ground floor retail (C2) Public support for affordable rents	Rebel Business School	-	-	✓	C2
Community & youth engagement panels	Social rent homes Extra care facility and wheelchair-accessible homes	Continued engagement with local people & reporting back to the community EmpowerHim Wythenshawe Youth Action Day	Youth Engagement and targeted youth sessions	-	?	Alpha, Brotherton, C2

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SCOPING EXERCISE

Scoping material commitments given phase characteristics and partner priorities

SV Commitment	Phase characteristics	Muse / MCC Priorities	WCHG Priorities	Caddick Priorities	Phase Relevance	Plot Relevance
Creative and community programming	Social rent homes & extra care facility	Opportunities Hub programming – IWD, Youth Action Day, EmpowerHim, Upward Frog	Community Connector Events Community development grants Health and wellbeing focused activities Digital skills support	Volunteering in the community Charitable donations	✓	Alpha, Brotherton, C2
Culture & food hub partnerships	-	-	-	-	x	
Enhanced employee activities	-	-	Fair recruitment and benefits	Employee wellbeing initiatives	?	
High quality homes & public realm	Public support for diversity of housing tenure, including affordable housing Landscaped gardens and green spaces	Sow the City	WCHG Young Eco Champions	-	✓	Alpha, Brotherton, C2
Activation of physical spaces	Ground floor retail, bistro	Pop up events and flexible spaces	Community centres Gardening clubs & tool hire	-	✓	C2
Active travel	-	-	-	-	?	

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SCOPING RESULTS

Scoping material commitments given phase characteristics and partner priorities

SV Commitment	Phase relevance
Employment	✓
Skills & Training	✓
Local & VCSE spend	✓
Business support activities	✓
Community & youth engagement panels	?
Creative and community programming	✓
Culture & food hub partnerships	x
Enhanced employee activities	?
High quality homes & public realm	✓
Activation of physical spaces	✓
Active travel	?

- **Community & youth engagement panels** – to be directed at the masterplan level, phase teams to input as necessary
- **Culture & food hub partnerships** – not relevant
- **Enhanced employee activities** – minimum requirements to report on but not to actively plan against
- **Active travel** – minimum requirements to report on but not to actively plan against

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EMPLOYMENT

Activities

WCHG Real Opportunities Programme

Expansion of the programme into the Opportunities Hub through direct support from Caddick, sub-contractors and/or consultants to widen support with CV writing, interview preparation, upskilling and Work Place Safari. Caddick, sub-contractors and consultants should also directly advertise apprenticeships and work placements through this programme.

We Are Footprint

Expand Caddick's existing partnership with We Are Footprint – a social enterprise and preferred recruitment specialist. Already operating across Caddick's Northwest based sites, they connect local and traditionally under-represented groups with on-site employment opportunities.

KPIs and Targets as taken from the Masterplan level strategy

Intervention	KPI	Masterplan Target	Phase Target	Plot relevance*
Local employment	New FTE posts for Manchester Residents	-	15	A/B/C
	Local labour in construction	30%	30%	A/B/C
	No. vacancies shared with supporting partners	100%	100%	A/B/C
Priority group employment	New FTE posts for Manchester Priority Group residents	15 FTE (2 year)	7 FTE	A/B/C
	No. hours dedicated to supporting unemployed people into work	166 (2 year)	176	A/B/C
Real living wage	Real Living Wage	100%	100%	A/B/C
Wythenshawe Skills and Employers' Group	Join Wythenshawe Skills & Employers' Group	✓	✓	A/B/C
Care Leavers and Armed Forces Covenants	Signed up to Care Leavers and Armed Forces Covenants	✓	✓	A/B/C
Manchester's Good Employment Charter	Signed up to Manchester Good Employment Charter	✓	✓	A/B/C

…next step is to complement the core KPIs and Targets with additional ones tailored specifically to the Phase 1 plan as it is developed

*A = Alpha
B = Brotherton
C = C2

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SKILLS & TRAINING

Activities

Opportunities Hub – NEETs Programme

Provide follow on support for the young people already engaged in the October 2025 ‘Wythenshawe NEET Youth Voice’ 4-week programme. Provide support and resources to expand the programme into an annual event, providing support for a new cohort of young people not in education, employment or training. Consider support opportunities from both the consultant and contractor team.

MCC Youth Pathways Programme

Provide support to MCC to run a local Youth Pathways Programme to provide work experience and training via a structured programme of support.

We Are Bridging the Gap

Expand the “We Are Bridging the Gap” programme (a three-part employability programme for care experienced young people delivered in collaboration with Catch22) into Wythenshawe. Advertise via the Leaving Care Hub Drop-In sessions held at Crossacres Family Hub.

KPIs and Targets

Intervention	KPI / Target	Masterplan Target	Phase Target	Plot Relevance*
Apprenticeships	No. weeks of new apprenticeships for Manchester Residents	100 (2 year)	370	A/B/C
	No. weeks of new apprenticeships for Manchester Priority Group Residents	100 (2 year)	150	A/B/C
	No. weeks of existing apprenticeships for Manchester Residents	100 (2 year)	730	A/B/C
	No. weeks of existing apprenticeships for Manchester Priority Group Residents	100 (2 year)	tbc	A/B/C
Work experience placements	No. weeks of meaningful work placements for Manchester residents that are unpaid (1-6 weeks)	6 (2 year)	7	A/B/C
	No. weeks of meaningful work placements for Manchester residents that are paid (6 weeks+)	10 (2 year)	37	A/B/C
Taster days / Careers Events / Opportunities Hub	No. hours spent on school engagement	166 (2 year)	220	A/B/C

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LOCAL & VCSE SPEND

Activities

Meet the Buyer events

Host a series of Meet the Buyer events in partnership with BW3 to help to facilitate relationships with the local supply chain and to advertise upcoming opportunities to local businesses.

Meet the Buyer events are key in providing an outline of upcoming procurement pipelines, clarifying the tender requirements and providing an outline of how to bid on contracts.

Macc Partnership

Partner with Macc, a Manchester charity, supporting the VCSE sector by providing capacity building, funding advice and strategic development support helping to ensure that local VCSEs are equipped to meet procurement standards. Consultants and contractors could provide expert business advice as well as connect with local VCSEs to identify and fulfil procurement opportunities.

KPIs and Targets

Intervention	Commitment	Masterplan Target	Phase Target	Plot Relevance*
Local Spend	Total amount spent with local suppliers	£57,000,000	33%	A/B/C
Meet the Buyer Events	No. events / campaigns focused on business opportunities for the development	2 x annually	2 x annually	A/B/C

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BUSINESS SUPPORT ACTIVITIES

Activities

MCC Rebel Business School

Support additional Rebel Business School sessions in Wythenshawe which provide local residents with expertise and guidance to launch their own business. Currently offered as a one-day session, explore opportunities to provide additional one-day sessions or to work with Rebel Business School to provide a multi-day offer.

Retail Space for Local Businesses

The ground floor space at C2 has been designated for retail and workspace which provides an opportunity to support local and/or priority businesses to either occupy retail space or to obtain a workspace on the ground floor. Specific, targeted support could be given to these businesses including discounted rents, business rates relief, support with fit out costs and wider business support during operation.

KPIs and Targets

Intervention	Commitment	Masterplan Target	Phase Target	Plot Relevance*
Advice clinics for VCSEs and MSMEs	No. advice clinics for VCSEs / MSMEs	-	2 x annually	A/B/C
Enterprise support	Quantum of commercial space safeguarded for priority businesses	-	tbc	C

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CREATIVE AND COMMUNITY PROGRAMMING

Activities

WCHG Community Connector Sessions

Support WCHG to host a series of additional Community Connector events at the Opportunities Hub. These events could be specifically themed (e.g., digital inclusion or health & wellbeing) or target priority demographic groups (e.g., younger or older people). Once construction is complete, these events could be hosted within the communal areas of the residential plots.

Flexible Space at the Bistro

Explore opportunities to use the Bistro as a flexible community space, either through the daily operations of the space or through targeted use by local community groups and charities (e.g., wellbeing meet-ups, small-scale events etc.). This could be delivered as part of targeted annual community programme, alongside WCHG specific events.

KPIs and Targets

Intervention	Commitment	Masterplan Target	Phase Target	Plot Relevance*
Fundraising and charity support	No. hours for community projects or VCSEs	608 hours	300	A/B/C
	Value spent on cash or in-kind donations	£7,500 p.a.	£18,000	A/B/C
Safeguarding flexible spaces	Quantum of community space provision	-	tbc	B

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HIGH QUALITY HOMES & PUBLIC REALM

Activities

Partnership with Sow the City

Sow the City are a Manchester based social enterprise focused on creating greener cities and connecting people with nature. There is potential to partner with Sow the City to co-design and deliver the green spaces within Phase 1, run specific workshops and training for Wythenshawe based residents and/or provide green volunteering and donations to support existing Wythenshawe based activity.

WCHG Young Eco Champions

Engage with WCHG Young Eco Champions across Phase 1 to help support and lead environmental action and sustainability education within their communities. Alpha's first floor amenity space should be a particular focus given the opportunity for a communal garden, diverse planting and biodiversity programs that can support vibrant and inclusive places.

KPIs and Targets

Intervention	Commitment	Masterplan Target	Phase Target	Plot Relevance*
High quality design	No. affordable homes	-	400+	A/B/C
Safe and accessible public realm	Quantum of public realm provision	-	tbc	A
	Quantum of meanwhile space provision	-	tbc	A/B/C

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ACTIVATION OF PHYSICAL SPACES

Activities

Programme of Pop-Up Events

Support and contribute to a wider masterplan programme of meanwhile pop-up events to be hosted in the Opportunities Hub or in the town centre centred around key themes for local people. This could include health and wellbeing focused events in partnership with Upward Dog or culture focused events in partnership with the Tree of Life Centre.

Activating Green Spaces in Operation

In operation, continue partnerships with organisations and groups like Sow the City and WCHG Young Eco Champions to continually activate and manage the on-site green spaces. This could include skills workshops for local residents around green skills, garden maintenance or community food growing.

KPIs and Targets

Intervention	Commitment	Masterplan Target	Phase Target	Plot Relevance*
Rooftop gardens	Quantum of garden space provided	-	tbc	A/B/C
Pop-up events	No. pop-up events hosted in the shared, communal spaces	-	tbc	A/B/C
Family friendly spaces	No. events targeted at families hosted in the shared, communal spaces	-	tbc	A/B/C

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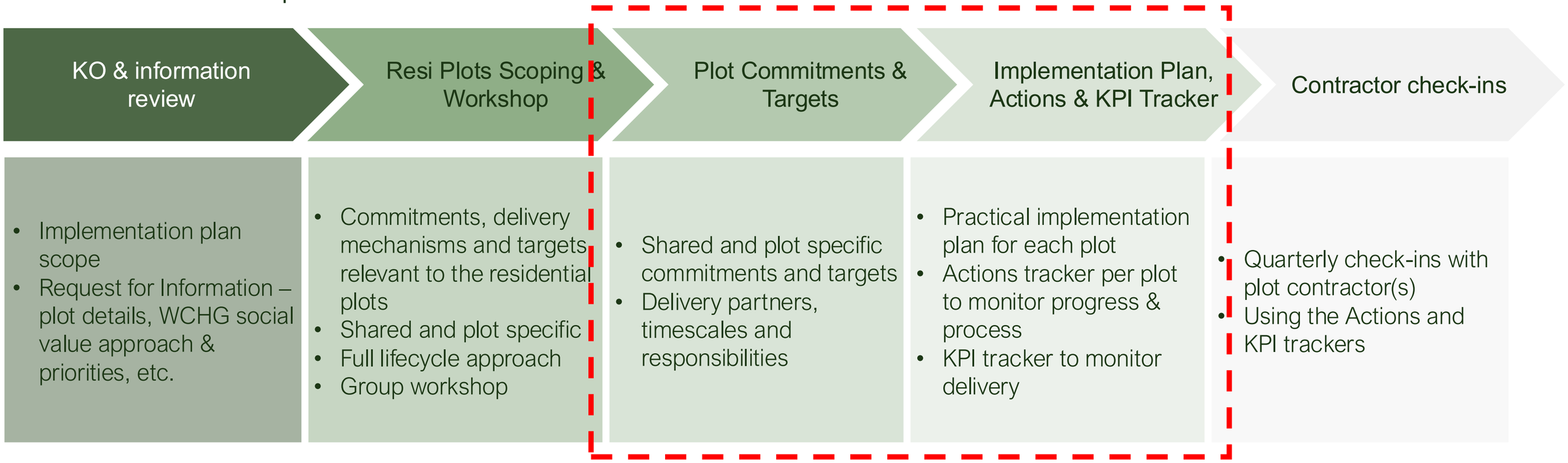
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NEXT STEPS

Phase 1 Residential Plots Implementation Support

Phase 1 Resi Plots SV Implementation



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