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Latest on the new homes

Questionnaire for feedback

This way forward

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Wythenshawe Town Centre

MANCHESTER CITY COUNCIL + MUSE®

View of the improved public square.

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Over the last few months, we've been busy out and about hearing what you want to see in Wythenshawe. Thanks to everyone who's taken part and read on to find out how all your great feedback is helping to shape the plans.

One of our biggest priorities is the transformation of Wythenshawe Town Centre and we are excited for what's in store. You've told us what's important to you - great things to do, jobs and opportunities, and new homes that everyone can afford.

We've been moving fast because we know that ambitious regeneration like this can feel far away, so it's important we are getting on site to show that change is coming.

Since buying Civic we have made quick progress to get to this point – with work starting later this year to deliver the brand new Culture Hub and we are already working with Wythenshawe Community Housing Group to build genuinely affordable homes for local people. We are starting to see the potential of the town centre come to life.

This regeneration plan is about creating opportunities for residents, new homes and jobs, all part of a thriving high street where you want to spend time. A place we can all feel proud of.

Find out more in the coming pages and I hope you will continue to give us your views and come on the journey with us as we invest in your community.

Cllr Bev Craig,
Leader of Manchester City Council

The plans for the Culture Hub were approved in June, with work starting on this and the wider reboot of Civic later this year. We recently announced a collaboration agreement with Wythenshawe Community Housing Group to deliver the first phase of new homes. You can have your say on the plans by filling in the questionnaire in this newspaper, coming along to an event or checking out our website.

We can't wait to continue the conversation and work together to deliver a bright future for Wythenshawe. This is your town and your chance to have a real say in how it grows.

Joe Stockton,
Development Director,
Muse

We're going to be working with Wythenshawe Community Housing Group **(WCHG)** to build the first three phases of new homes. You told us that you want to see quality new homes, with lots of affordable housing, so teaming up with WCHG – one of the largest social landlords in the city and well known locally – made perfect sense.

We have also created a Community Advisory Group made up of members from key organisations in Wythenshawe, to help guide us throughout our community consultation, so that we reach the people we need to reach, and discuss the topics they want to hear about.

We're looking forward to working together to deliver our big plans for high-quality homes in the town.

Teaming up to deliver new homes

We're delighted to be involved in this collaboration and to be bringing a significant number of new homes to the heart of Wythenshawe. Our focus is on balancing housing supply to enable local people to right size, so that the size of their home reflects their requirements, while also recognising the need for suitable accommodation for older residents.

Andrea Lowman, Executive Director of Development, Wythenshawe Community Housing Group

View across the enhanced public square to the Culture Hub

Work starting later this year

The £500 million regeneration of Wythenshawe is really taking shape, with works set to begin at Civic.

Demolition of the former Peacocks building will start by the end of the year, with work on the Culture Hub, food hall, workspaces and outdoor spaces beginning in early 2026. All of the new spaces at Civic will open in 2027.

Full steam ahead for the Culture Hub

Last year we asked what you wanted to see from the new Culture Hub. Now we've got planning permission, we're ready to get shovels in the ground. Downstairs there's going to be spaces for eating, meeting and hanging out, whilst upstairs we're creating a bunch of flexible spaces for community use, creative studios and live music and performances. Get set for a ton of activities, workshops, and more when the Hub opens in 2027. Find out more by visiting our website.

Our new food hall

Designs for our new food hall are progressing.

You've already suggested burgers, bars and plenty of space for independents and local vendors, but we want to get more of your feedback before we finalise the plans.

So, come chat to the team and share some more ideas with us at the official launch of Open Space on 4th October, down at Civic, as well as at future events.

What do you want to see in the food hall?

View across the improved public square to the food hall.

Space to meet, work and grow

Above the new food hall, we're designing the perfect space for local businesses to have access to beautiful workspace.

These plans are still emerging, but we shall be sharing updates on these very soon.

You Spoke, We Listened

Over the last few months, we've been at lots of events talking about the plans – from stalls at The Forum and Makers Market, to attending a community meal at the Dandelion Centre and meeting families at the Aim4Hope community day – it's been busy! Here's how we've taken on board your feedback.

Read the full report on our website

www.wythenshawetowncentre.co.uk

More activities for all

You asked for more places to eat, drink, and have fun, especially in the evening. You want more family-friendly spaces and things for young people to do, including new play areas. And you liked the idea of spaces for events, markets and lots of options for eating out.

The first thing we're doing is creating the new Culture Hub and food hall, which will give people a reason to visit Civic and stay into the evening. With a cinema room and spaces for live music and performances, the Culture Hub will also be a place to get involved with all things arty and creative, with a variety of workshops and classes to suit everyone.

The food hall will be home to a range of independent traders serving lots of great food and we're also working hard to attract more bars, pubs and restaurants into Civic, to create a place that's buzzing morning, noon and night.

A mix of homes

You said you wanted a good range of housing types, with lots of affordable options, social housing for local people, and improved infrastructure.

We've taken this on board, and we'll be providing plenty of choice, from family homes to elderly living, and affordable and social rent apartments. The first three sites are currently being planned, these include Brotherton House, Alpha House and C2 The Birtles – read on for more information.

A more welcoming and accessible town

You told us that you'd visit the town centre more if it felt more welcoming and accessible.

So, we're planning big upgrades to the CCTV systems and new outside lights, to make Civic a place people can come and enjoy spending time. The best way to make the space welcoming is to get more people of all ages using it!

Workspace that works

You said you wanted affordable and accessible workspaces, with nice places to visit on your breaks.

The new workspaces will be smaller units perfect for start-ups, with plenty of facilities to make the working day that little bit more fun!

New shops

You said that better shopping options would really add to what Wythenshawe has to offer, with clothes shops for all ages and more independent stores high up your list. Recent and upcoming tenants to Civic include the new vets and tattoo shop.

In response to your feedback, we want to continue to attract more retailers so that local people have a wider range of places to shop, and improvements to Civic will create a great opportunity to do this.

Community space

You said it was important to look after the community, providing opportunities for everyone, young and old. You asked for more spaces where the community can come together, get support and learn new skills. The Culture Hub will provide flexible spaces for the community to use.

We're also creating an opportunities hub within Open Space, which will be a front door for residents to access opportunities relating to the regeneration; anything from education and skills, to employment, business and enterprise support and advice. It will also be a space for community engagement focusing on jobs and training, with a particular focus on skills that will be important for the future, like green skills and technical skills. The Council Work and Skills team and other partners will also be on hand to give advice to start-ups and help local companies grow.

Delivering new, affordable homes

The overall masterplan for Wythenshawe will deliver up to 2,000 new homes over the next 10-15 years, with something for everyone.

The first phase will see three sites – Brotherton House, Alpha House and C2 The Birtles – transformed into around 400 new homes including a mix of apartments and townhouses. All the homes in this first phase will be affordable, with a large number available for social rent.

All the homes will be high-quality, energy-efficient and with green spaces to promote health and wellbeing.

Working with Wythenshawe Community Housing Group, we're preparing planning applications for each of the three sites and want to know what you think about the plans?

We're hoping to submit the planning applications for the three sites by the end of the year. If planning permission is granted, the construction of the new homes could start towards the end of 2026.

C2 The Birtles

What do you think of the plans for C2 The Birltes?

Located at the top of The Birtles, next to the former market square, C2 The Birtles is currently retail and office space, which will be demolished and replaced with a new high-quality apartment building.

Approximately 80 one and two bedroom apartments with affordable rents.

Ground floor spaces for new shops to complement the other shops within Civic.

All of the homes will be highly energy efficient to help lower energy bills for residents.

New landscaped spaces outside of the building, including new trees and green spaces that will bring biodiversity benefits to the area.

Brotherton House

Brotherton House was once an office building. We're now looking to transform it into around 215 new homes. We're planning:

An extra care apartment building with around 109 homes for people in later life and those living with dementia. The building will have communal spaces for people to come together, including a dining room and activity studio.

An apartment building with approximately 80 social rent homes for older people, which will include full wheelchair access.

A mix of 25 new townhouses with either two or four bedrooms.

Landscaping and garden spaces for residents, including new trees and shrubs that will bring biodiversity benefits to the area.

All of the homes will be highly energy efficient to help lower energy bills for the residents.

The buildings will be fully wheelchair accessible.

What do you think of the plans for Brotherton House?

What do you think of the plans for Alpha House?

Alpha House

Alpha House was once an office building and is currently being demolished. We're now looking to transform it into 125 social rent homes. We're planning:

A mix of one and two bedroom apartments. The homes will be highly energy efficient to help lower energy bills for the residents.

16 wheelchair accessible apartments.

New landscaping, including trees and green spaces that will bring biodiversity benefits to the area.

Working with Manchester City Council to help prioritise the homes for local people.

OPEN SPACE

is now open

Hey Duggee Meet and Greet with CBeebies Parenting

Open Space, the new meeting place in Civic, has now launched!

We've already hosted some great events, including a '**Hey Duggee Meet and Greet with CBeebies Parenting**' and we're looking forward to a family fun day on **4th October**, with fabulous face painters, artists, and live music throughout the day.

Over the coming months, we'll be hosting more consultation events where we'll be asking for feedback on our plans for Wythenshawe and we'll also be doing workshops with local schools and community groups.

Upcoming events are listed on the opposite page, or you can keep your eyes peeled on our social channels and website for more to come.

Open Space is at **Unit 10, the Birtles**, next to the former indoor market. We'll see you there!

Find us at the following events

10:00 – 16:00
Saturday 4th October

Family fun day
Open Space, The Birtles and Wythenshawe Makers Market

14:00 – 18:00
Thursday 16th October

Consultation drop-in on new homes and plans for Civic
Open Space, The Birtles

12:30 – 14:00
Tuesday 25th November

WCHG Civic Regeneration Community Connector
Creative Space above The Forum Library

October 2025

Open Space official launch

October 2025

Consultation on the residential planning applications and food hall

Before end of 2025

Start of the construction works within Civic, beginning with demolition of the former Peacocks unit

By end 2025

Submission of the first residential planning applications

Next key dates

Funded by
UK Government

Have your say

Online

Email us at
info@wythenshawetowncentre.co.uk

Visit our website
www.wythenshawetowncentre.co.uk
or scan the QR code below

Instagram **@WythenshaweTownCentre**
Facebook **WythenshaweTownCentre**

Print

Fill in the questionnaire in this newspaper and drop 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)

Open Space

Check out our website and socials, or our windows, for the latest events taking place at Open Space.