



GROVE STREET THE IMPACT

A Meaningful Measure of Success

Project review, June 2026





WELCOME TO GROVE ST

Grove Street is one of the most ambitious regeneration schemes in Liverpool city centre and the largest construction project M&Y has delivered to date.

Phase 1 alone delivers 89 new homes, as part of a wider **304-home regeneration** in the city's Knowledge Quarter.

Grove Street is a construction project with a long-term investment in people, place and community. From the start, our focus has been simple: *To deliver high-quality homes and to create a meaningful impact within the community along the way.*



Alongside the delivery of 89 new homes in Phase 1...

The project generated £10 million in social value, with £28 million projected across the completed masterplan.

These figures are not aspirations or forecasts prepared at procurement stage. They represent measurable outcomes generated through employment, skills, education, community investment, environmental responsibility and charitable partnerships.



“The journey, that’s where the magic happens...We don’t know all the answers when we go into it, we learn as we go, share, and improve.”

GILL KELLY,

Managing Director,
at M&Y Maintenance and Construction



PHASE 1	PHASE 2	PHASE 3, 4, & 5
89 homes	108 homes	107 homes



(with 4 phases left to build, this is only the beginning!)



GROVE STREET IN NUMBERS



SOCIAL VALUE

£10,000,000

SO FAR

Social value generated through Phase 1

£28,000,000

**Projected social value across the completed
Grove Street development**

£14,042,733

Spent locally with SME's throughout Phase 1



COMMUNITY INVESTMENT

£53,000

**Charitable contributions and community
investment delivered**

£25,000

Investment into the PLACED programme

£8,000

Donation to Liverpool Women's Hospital



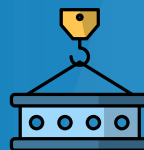
APPRENTICES WE'VE WELCOMED ON SITE

2

**Degree apprentices recruited directly onto
the project**

134

**Young people supported through careers and
employability initiatives**



CONSTRUCTION EXCELLENCE

42/45

**Average Considerate Constructors Scheme
score across three years**

15/15

Score achieved for Respect for the Community

0%

Waste sent to landfill

BUILDING TRUST BEFORE BUILDINGS

Long before a resident moves into a new home, a development becomes part of the community around it.

For local people, the experience of a project often begins during construction. How a contractor communicates, manages disruption and responds to concerns can leave a lasting impression.

At Grove Street, building positive relationships with the surrounding community was considered part of the job. Operating within a constrained city-centre environment required careful coordination throughout the programme. Deliveries, storage, access routes and construction activity all had to be managed within a limited footprint while maintaining safe and considerate working practices.

That approach was reflected in the project's performance under the Considerate Constructors Scheme.



Across three years...

Grove Street achieved an average score of 42 out of 45, placing it within the scheme's highest performance category. The project also achieved full marks for Respect for the Community.

Alongside day-to-day site management, practical support was provided to residents affected by the regeneration programme. During the decant process, a free community skip was made available to help residents dispose of unwanted household items as they prepared to move.

None of these actions were particularly complex. Collectively, they reflected a simple principle: successful regeneration depends on trust as much as construction.

"This brings fantastic opportunity for existing and new customers to live affordably in the city centre."

Gill Kelly, M&Y





STARTING CAREERS ON SITE

Five weeks before Phase 1 reached handover, **Degree Apprentice Site Supervisor, Erin Partington** was walking Grove Street reviewing snagging works.

Decoration was nearing completion. Landscaping was progressing. The project was entering its final phase. A short time earlier, Erin had never worked on a live construction project of this scale.

I'd have her running my site any day, she's going to go far."

DAVID HAGARTY,

Grove Street Site Manager, M&Y Operations

Before joining M&Y, she was **studying Construction in the Built Environment** at the City of Liverpool College while working for a family business. Determined to pursue a career in construction, she actively sought a degree apprenticeship that would allow her to **combine academic learning with practical experience**.

When the opportunity at M&Y appeared, she applied immediately. What followed was an education that no classroom alone could provide. Working alongside experienced managers including Alastair Mail, David Hagarty and Rod Fraser, Erin became immersed in the realities of delivering a major residential development.

Site logistics • Programme management
Quality control • Subcontractor coordination
Communication • Problem-solving.

"The biggest thing I've learned is how important teamwork is on a building site," Erin explains. "There are always lots of things happening at once and everyone has a role to play."

As the project progressed, so did her responsibilities. She became involved in snagging, subcontractor management and day-to-day site operations while gaining the confidence to take ownership of tasks independently.



"I've learnt a lot about dealing with subcontractors, managing expectations and handling issues when they arise."

"No day is the same there is always something new going on. I've learnt how important communication and planning are, and that even small decisions can have a domino effect"

ERIN PARTINGTON,
Site Supervisor Degree Apprentice

**FOR
ERIN**

Grove Street became a place to learn, develop and build confidence.

**FOR
M&Y**

It reinforced the importance of creating opportunities for the next generation of industry professionals.





LEARNING THE COMMERCIAL SIDE OF CONSTRUCTION

While Erin's experience focused on site delivery, **Degree Apprentice Quantity Surveyor, Ollie Jones** began his career on the commercial side of the project.

Working alongside Senior Quantity Surveyor Chris Mawdsley, Ollie joined Grove Street while beginning his studies at Liverpool John Moores University. From his first weeks on the project, he was involved in live project activity.

Processing payments • Raising orders • Supporting commercial administration • Gathering information to support project reporting.

One early task involved liaising with the Met Office to obtain detailed weather data required for project records.

The experience offered an immediate insight into the breadth of responsibilities involved in quantity surveying and commercial management.



By embedding apprentices within live projects from the outset, M&Y provides opportunities to learn through experience while contributing to project delivery from day one.

Both Erin and Ollie represent an important part of Grove Street's legacy. The homes being delivered today will serve communities for decades. The careers being developed alongside them may do the same.

"The support from the team has been amazing. Gary who is my manager really helps me all the time, especially at the start. All the communication before I started really eased my nerves and any uncertainties that can sometimes happen when starting a new job." "M&Y is a really welcoming work environment, I felt at home right away. Doing my apprenticeship here has surpassed my expectations, and I look forward to the ongoing learning opportunities that are ahead of me here"

OLLIE JONES
Quantity Surveyor Degree Apprentice





OPENING DOORS

Construction remains one of the UK's largest industries, yet many young people have **limited exposure to the range of careers it offers.**

Surveyors. Engineers. Designers. Commercial managers. Planners. Project managers. For many students, **these professions remain largely invisible.**

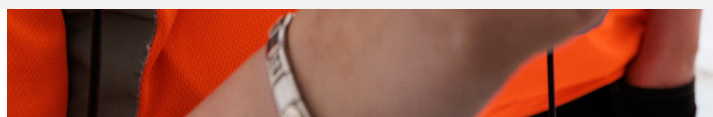
Throughout Grove Street, M&Y worked with schools, colleges and education partners to help change that. In total, **134 young people benefited** directly from careers engagement activities delivered by project teams.

Working with **St Anne's Catholic Primary School, West Derby High School and TLF Construction Academy**, students gained insight into the built environment and the opportunities available within it.

The objective was not recruitment. It was awareness.

By helping young people understand the breadth of opportunities available across the sector, these activities aimed to widen horizons and encourage future ambition.

The **social value generated through this engagement exceeded £9,700** while creating meaningful connections between education and industry.





GIVING YOUNG PEOPLE A VOICE IN REGENERATION



One of Grove Street's most significant community investments was a **£25,000 contribution to the PLACED programme.**

Designed to engage young people from Liverpool and Wirral in the future of their communities, the programme encourages participants to **explore regeneration, design and placemaking through practical experiences and creative workshops.**

As part of the initiative, participants visited Grove Street and gained first-hand insight into the development process. They explored how

neighbourhoods evolve, how decisions are made and how investment shapes places over time. The programme encouraged young people not simply to observe regeneration, but to engage with it.

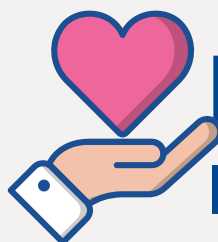
Alongside PLACED, **Positive Footprints delivered a careers carousel with St Anne's School** through its Raising Aspirations programme, helping local pupils explore future pathways and opportunities.

Together, these initiatives ensured that young people were included in conversations about the future of their communities.

"Helping young people understand pathways into construction, and really see what's possible. What gets me out of bed in the morning is the difference we make. I want to light the fire in young people's bellies and show them what they're capable of."

Gill Kelly, Managing Director at M&Y Maintenance and Construction





PARTNERSHIP IN PRACTICE



For families with a baby receiving specialist neonatal care, hospital stays can extend from days into weeks and sometimes months. During that time, **practical support can make a meaningful difference.**

As part of its partnership with Liverpool Women's Hospital, **M&Y provided £8,000 in charitable funding** to support two important initiatives.

A £6,000 contribution helped provide meals for families with babies receiving care in the Neonatal Intensive Care Unit.

A further £2,000 donation from Ecogee supported improvements within the Honeysuckle Suite, helping create a more appropriate environment for families experiencing baby loss.

Alongside financial support, M&Y employees **volunteered their time to assemble wellbeing packs for women** staying within the hospital. The packs included toiletries, pyjamas and small comfort items for women receiving cancer treatment, new mothers and families experiencing bereavement.



The partnership also extended beyond fundraising.

M&Y teams completed gardening improvements within the hospital's staff wellbeing garden, creating a more welcoming outdoor space for healthcare workers. Support was also provided through sponsorship of the hospital's annual golf day and improvements to kitchen facilities within neonatal parental accommodation.

Taken individually, these projects addressed different needs. Collectively, they strengthened a partnership focused on supporting patients, families and staff.

BEYOND THE PROJECT BOUNDARY

The impact of Grove Street has extended beyond the site itself.

Working alongside supply chain partners and community organisations, M&Y supported a number of initiatives designed to improve local spaces and support charitable organisations.

At Claire House Hospice, Thomas Contracting completed groundwork improvements free of charge, helping create safer and more accessible outdoor areas for children and families.

The works, valued **at approximately £3,500**, improved the usability of the space and supported the hospice's wider mission.

M&Y's Health and Safety team also volunteered at the hospice, **spending time improving garden areas used by children, families and staff**.

These projects formed part of a wider commitment to contributing positively to the communities connected to the development.

They demonstrate the value that can be created when contractors, supply chain partners and community organisations work together towards a shared purpose.





THE LONG VIEW

Developments are often assessed against the measures that matter most during delivery.

Programme • Cost • Quality • Safety.

Each is important, yet the full impact of a development is rarely understood at handover. Its influence is often seen later...

- In careers that continue to develop.
- In young people who choose new pathways because someone introduced them to an opportunity.
- In partnerships that grow stronger over time.

In organisations able to provide greater support because investment reached them when it mattered.

By the completion of Phase 1, Grove Street will have generated **approximately £10 million in social value**. Across the completed masterplan, that figure is projected to reach more than £28 million.

Those figures provide **an important measure of success, but the stories behind them provide another**. Together, they offer a picture of what regeneration can achieve when investment in people sits alongside investment in place.

A QUESTION WORTH ASKING

AS EXPECTATIONS AROUND SOCIAL IMPACT CONTINUE TO GROW, THE CONVERSATION IS CHANGING.

It is no longer enough to ask what a development will deliver. Increasingly, clients, communities and partners are asking who benefits, how opportunities are created and what remains once construction is complete.

Grove Street offers one answer to that question. We welcome the opportunity to continue that conversation.



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