



WIGAN COUNCIL

# Meadow View Court

Social Value Impact Report

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April 2025



**A family  
run business,  
with 40 years'  
experience**



## COMMITTED TO **MAKING A DIFFERENCE**

M&Y Maintenance and Construction are a leading maintenance and construction company in the North-West.

As a family run business, with 40 years' experience of serving local communities, we truly believe that our purpose is to support local people, and businesses in a way that is sustainable for our planet. Our commitment to this is set out in our Environmental, Social and

Governance (ESG) Strategy and reflected in the quality and customer-centric approach we take to deliver our services.

As part of the Regenda Group, we are a profit-for-purpose contractor, supporting their mission of regenerating places to create opportunities for people. We empower our team members to be involved in our journey to make our communities better places to live and work.

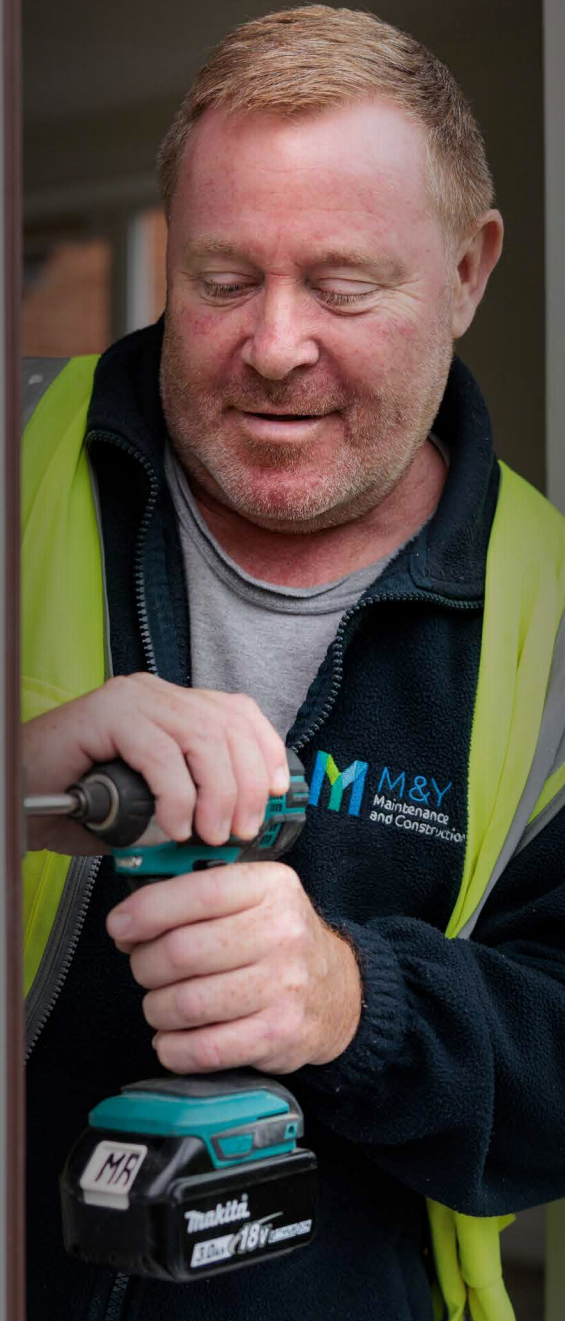
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“Meadow View Court is a very close-knit community with many community-led organisations, so this scheme provided great opportunity to really engage with local people and deliver some added value.

M&Y have exceeded expectations and gone above and beyond to provide some fantastic outcomes such as donations to local charities, providing a work placement for a local student, sponsoring a local football team, and employing local people directly and through their supplychain.

On behalf of Wigan Council and Shevington, we are really grateful of M&Y's social value commitments and the fantastic extra care scheme that will now provide great homes and facilities for our local residents.”

**PETER COLLINS**  
PROJECT MANAGER AT WIGAN COUNCIL





IN PARTNERSHIP WITH



## SCHEME OVERVIEW

Through a competitive tender exercise back in 2023, we were awarded the £7.9M scheme, working in partnership with Wigan Council.

The award marked our second contract award with Wigan Council, previously completing 17 houses for affordable rent in Goose Green, Wigan.

Built on the former site of Shevington Community Primary School on Miles Lane, the development included 1 Bedroom, 2 Person and 2 Bedroom, 3 Person apartments and bespoke communal areas that will provide plenty of space for socialising in a welcoming and friendly environment.

The contract included demolition of existing buildings and the construction of a new shared access road.



### Our promise to the planet:

There was a real environmental focus during the design of this scheme. All apartments have achieved an EPC rating B, containing ground source heat pumps and PV panels to reduce energy costs for residents and emissions. Electric vehicle charging points were also installed in the communal car parking area.

### Looking forward:

In 2025 it's a pleasure to hand over the completed building. The scheme is in the beautiful rural village of Shevington and will provide fantastic homes and shared spaces for residents, with scenic views.

This will forever be a treasured project for M&Y, being one of the largest schemes awarded to date and the first ever new build extra care scheme we have delivered from start to finish.



**Since M&Y stepped on site back in 2023, we have generated an impressive £2,838,080 in social value.**



# £2,838,080

## WHAT DOES THAT MEAN?

**£374,142.90**

Through **EXCELLENT** Considerate Constructors Audits

We care about our community, environmental protection and staff wellbeing!

**£17,018.85**

In community donations

Appley Bridge Football Club | The Brick  
| Friends of Stockley Park | Crooke Village  
Association | Vicarage Lane Allotments

**£3,379.72**

Through local school engagement  
& career carousels

**£121.43**

Generated from 0% of waste going  
to landfill

**£478,372.08**

In fair payment terms with our  
supply chain partners

We recognise how important it is to always  
pay people on time!

**£1,157.49**

In volunteering hours to support  
community initiatives

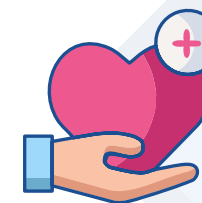
191 volunteering hours from staff!

**£616.74**

Generated via facilitating a T Level  
work placement for a local student at  
Wigan and Leigh College

**£1,129,676.95**

Generated by constructing 32 apartments  
available for affordable rent , providing  
quality, efficient and affordable homes for  
people to live in



## MEADOW VIEW COURT

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## WHAT IS SOCIAL VALUE?

Social value is a measurement of the benefits of the work we do for people and communities. It quantifies how different interventions affect people's lives, their wellbeing, or their quality of life.

## HOW DO WE CALCULATE SOCIAL VALUE?

The Social Value in this report has been calculated using the HACT metric system. HACT partners with organisations across the housing sector to drive value for residents and communities through insight-led products and services encouraging innovation and fostering collaboration

Built Environment Bank – HACT



“Delivering our social value targets is just as important as any other performance targets. It isn't an expensive bolt on, it is embedded into our delivery and business culture – it's who we are”

**ABBIE RILEY**  
SOCIAL VALUE MANAGER



# DELIVERING OUR ESG STRATEGY

Within our ESG Strategy we have set out our commitments to Place, People, Procurement and Planet.

**Click the circles below to read more.**



# LOCAL EMPLOYMENT AND EDUCATION OPPORTUNITIES



## WE ARE INTENTIONAL ABOUT APPOINTING LOCAL LABOUR ONTO OUR SITES.

Various trades at our Shevington site were sourced in Wigan, including our Forklift truck driver, Labourer and Metal Stud contractor.

We also worked with Wigan and Leigh College to offer a T Level Construction student Morrison, a work placement to fulfil their required 210 hours on site.



## IN A LEAGUE OF THEIR OWN

Our staff and supply chain came together back in 2024, to raise money for some local charities.

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We wanted to do something a bit different, that would bring everyone together.

Together, our supply chain, our staff and Wigan Council came together for a charity match, held at a local venue in Wigan. The event was a huge success, raising a total of £3,931.58. The funds were split between The Brick, a homeless charity based in Wigan and used to provide a compost site at Crooke Village Association.



CREATING A MORE INCLUSIVE

# STOCKLEY PARK



Working with our contractor Thomas Plant Hire Ltd we provided a new gate and access path at Stockley Park in Appley Bridge.

This work opened doors (quite literally!) for wheelchair and pram users, enhancing accessibility for the community.



“We would like to thank M&Y Maintenance and Construction for funding and implementing our new gate and accessible path. This has made a massive difference to our park and we are very grateful for your support. The lads from Thomas Plant hire Ltd Scott and Lee did an amazing job and went above and beyond what was expected from them.”

– FRIENDS OF STOCKLEY PARK



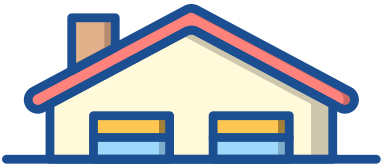
# A CONSIDERATE CONTRACTOR

We received 3 Considerate Constructors site audits in total, averaging 40/45 scoring. We generally scored high in all aspects of the audit including care for the environment, respect for the community and valuing our workforce.

OUR EXCELLENT SCORES ACROSS ALL 3 AUDITS GENERATED

# £374,142.90

IN SOCIAL VALUE



# AN ETHICAL CONTRACTOR

As a main contractor, we understand our responsibility to procure ethically, setting an example by operating fairly and responsibly.

We work with local subcontractors and suppliers to deliver excellent projects and support SME's as much as we can.

At our Shevington project...

**100%** of our supply chain on 30 day payment terms or less

**97%** of subcontractors who we worked with to deliver this project are SME's

**£6,250,208** of spend with SME's

**61%** of project spend within the North West



# WASTE

Working with Reconomy, we provide a system-based waste management process. We can report on waste quickly and easily and analyse data based on workstream (including spend, tonnage reports, landfill diversion rates and segregation statistics).

**AT OUR SHEVINGTON SITE,  
WE OUTPERFORMED OUR  
BUSINESS TARGET OF 98%!**

100% of waste was re-used & recycled, **ZERO** went to landfill.

We reached new recycling heights during the November 24-February 25 reporting period; we recycled and re-used 100% of all waste business wide.



# THANK YOU

FROM ALL OF OUR SITE TEAM, SUPPLY CHAIN AND SUPPORT STAFF  
THAT HAVE BEEN INVOLVED IN THIS PROJECT.



## WE HAVE LOVED WORKING ON THIS PROJECT!

Our Site Manager personally delivered Thank You cards to local residents for their patience whilst this project was delivered. Until next time... it's been a pleasure!

Thank you to the whole Shevington community for welcoming us and working with us to deliver impactful social value outcomes that will leave a lasting impact in the area.





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[www.my-maintenance.co.uk](http://www.my-maintenance.co.uk)