



Weaver Vale Housing Trust

New Road Social Value Impact Report

Mid-project review
February 2025



This is a fully interactive document. Hover over, click and tap to reveal more.

**As 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.



"We are absolutely delighted with the Social Value contributions from M&Y in relation to our Winsford development. The work will make a massive difference in our community."

LYNETTE HAMLETT
WEAVER VALE HOUSING TRUST

IN PARTNERSHIP WITH



SCHEME OVERVIEW

We are delighted to be working with Weaver Vale Housing Trust once again to provide much needed affordable homes on the site of the old Greedy Pig pub located just off New Road, Winsford.

10 houses and 36 apartments were built on the site during the first phase of the development, but work had to be paused when the previous contracted developer went into administration.

M&Y have been working to complete a further 27 high-quality affordable rent apartments, delivering 15 one-bedroom and 12 two-bedroom flats on the site of the former pub.

The development is supported by £1.9 million in funding from Homes England with completion due in Autumn 2025.

Once finished, the scheme will bring 73 affordable rent homes to Winsford in total and revitalise this picturesque riverside location into a welcoming and accessible space for residents to enjoy, and we are delighted to have been a major part in this!

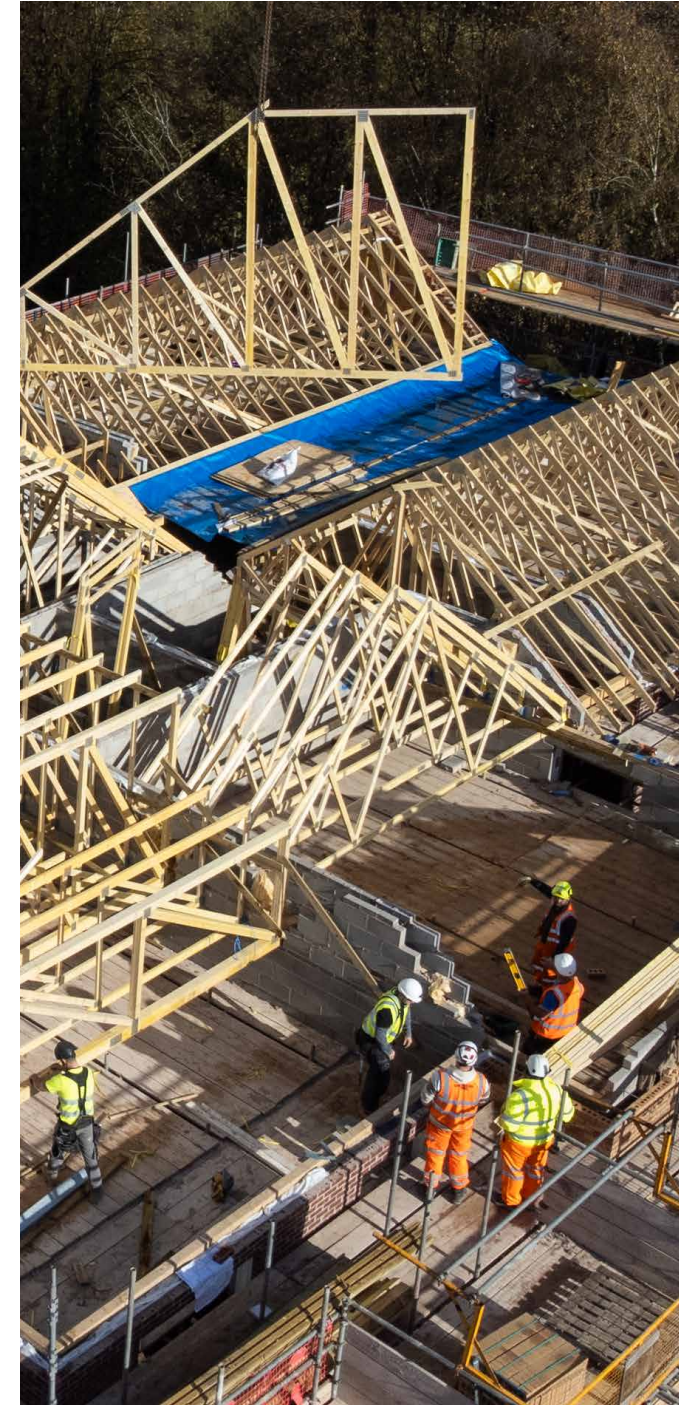


"I am thrilled we have partnered with M&Y Maintenance and Construction again to continue our transformation of this riverside area off New Road in Winsford."

WAYNE GALES
CHIEF EXECUTIVE AT WEAVER VALE HOUSING TRUST



Since M&Y stepped on site back in Spring 2024, we have generated an impressive £393,193 in social value.



**LET'S TAKE A LOOK AT SOME OF THE
STORIES BEHIND THE FIGURES...**

**CLICK
HERE**



CREATING A POSITIVE IMPACT

WITH WEAVER VALE HOUSING TRUST

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.

NEW ROAD HIGHLIGHTS SO FAR

£6,270.53

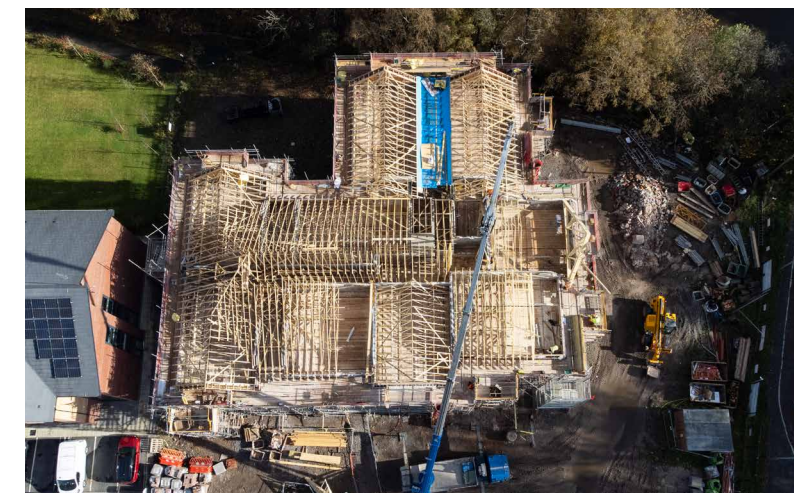
**GENERATED IN SOCIAL VALUE VIA COMMUNITY
DONATIONS FOR THE WINSFORD COMMUNITY HUB**



The Winsford Community Hub is one of the main venues for hosting a realm of community events, such as Over 50's Luncheons, Breakfast with characters (such as Spiderman and Santa!) Crafternoon tea and a café providing affordable meals. In addition, the hub houses The Very Green Grocery, which provides something different to the local community; they have partnered with supermarkets and local farmers to take surplus stock and offer it to the community at a fraction of the cost, providing affordable food shops for locals as well as combatting the issue of food waste.

With the support of our supply chain we have supported the Winsford Community in several ways:

- Donated 60 gifts for the annual Christmas grotto event alongside our subcontractor Emplas Commerical North
- Provided a commercial toaster and hot water urn for the on-site café, sourced through our supplier Sovini Trade Supplies
- Supplied and installed new communal doors at no cost, thanks to our subcontractor Emplas Commercial North
- Contributed £250 to support children's summer activities at the GGO bungalow on Finsbury Walk
- Site staff loved supporting the local community hub and café. Site teams including our Site Manager Richard Woodward, championed the café as the place to be for team lunch!





"The Raising Aspirations project at the Grange Primary is an excellent opportunity to help young children to understand that they can achieve anything, rather than being restricted to the few career areas that they are aware of. This could have a lifelong impact on both the children and their families."

FOR LOCAL SCHOOL, GRANGE COMMUNITY NURSERY & PRIMARY SCHOOL

When you partner with us you don't just work with M&Y, you're working with our partners too!

We looked at local schools to find out which would gain the most from the £2000 Positive Footprints Raising Aspirations program. Grange Community emerged as the school of choice as it had the highest percentage of students receiving free school meals in the local area.

The Positive Footprints Raising Aspirations programme was delivered in workshops to 26 Year 5 children, to help them identify their own personal skills, career goals and get them thinking about their aspirations for the future.

CLICK
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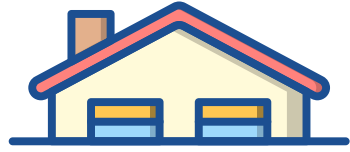
“As ever, M&Y take the time to understand the needs of a community and ensure that the donations will make a huge difference, we are extremely grateful for this and look forward to working together again in the future.”

CONSIDERATE
CONSTRUCTORS
SCHEME



£84,476.76

GENERATED IN SOCIAL VALUE FOR BEING A HIGHLY
CONSIDERATE CONTRACTOR, CARING FOR THE
LOCAL ENVIRONMENT, COMMUNITY AND OUR STAFF



AN ETHICAL CONTRACTOR

30 day payment terms with our supply chain.

87% of subcontractors we are working with on New Road are SME's

Currently spent **£551,610** with SME's.

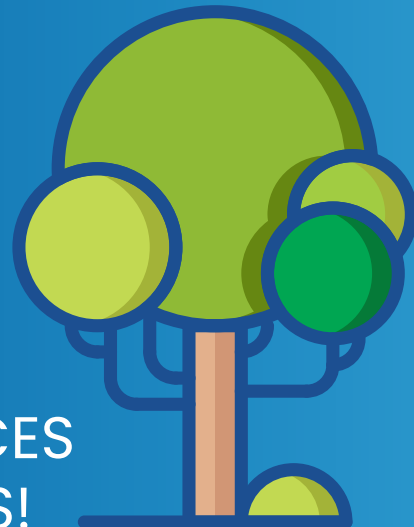
With SME's, projected to total over **£1.7M** by project completion!

SMALL CHANGES, BIG IMPACT

Recycling paper may seem like a small act, but its impact on the environment, energy savings, and resource preservation is enormous.

Leaving the world greener than we found it in our M&Y offices means not only recycling, it means sourcing products made from recycled paper, such as printer paper and notebooks.

EVERY 1 TONNE OF PAPER OUR OFFICES HAVE RECYCLED, WE SAVED 17 TREES!



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

AND IT DOESN'T END HERE!

After the project completion later this year, we will be producing a further report which will showcase even more impressive figures and include finalised data on local labour and apprentices on site, total spend with our local supply chain, recycling and I am sure many more donations to support the people of Winsford and surrounding areas.



"The contributions to Changing Lives Together Winsford Community Hub are very much appreciated and will benefit hundreds of service users every week. This has included a financial contribution, an industrial toaster and hot water urn, double doors for the side door, Christmas presents for the visit of Santa and an inspection of the heating system."

CHAYCE
GENERAL MANAGER
AT WINSFORD COMMUNITY HUB





✕ in

www.my-maintenance.co.uk