



Mineral House

New Road Social Value
Impact Report

Project review
April 2026



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

**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.



“Having previously partnered with M&Y, we were confident in their strong social value approach, and once again they have excelled in this area. The positive reputation M&Y has built within the Winsford Community Centre speaks volumes. We look forward to the possibility of working with M&Y again in the future.”

SEAN CHEESEMAN
PROJECT MANAGER AT WEAVER VALE HOUSING TRUST

WHERE IT ALL BEGAN

M&Y was appointed to complete this partially constructed development after the original contractor entered administration.

The scheme **comprises 27 apartments** within a three-storey building in Winsford, Cheshire. It's the second new-build project delivered by M&Y for Weaver Vale Housing Trust. Through meticulous site logistics, planning and ongoing communication with the local community, the M&Y team has **delivered a fully compliant building that the community can be proud of.**

The completed apartments have achieved an **EPC rating of C** and incorporate MVHR units, electric panel heating, and photovoltaic panels reducing environmental impact and supporting affordable energy costs.

Mineral House is **an important milestone for the Trust** and its partners, supporting ongoing efforts to expand access to modern, energy-efficient homes in the local community.



"Reaching completion at New Road is **an important moment for us.** Seeing the development fully delivered is a real credit to everyone involved.

"We are committed to creating **high quality, affordable homes that meet the needs of our communities,** and this development is a great example of that commitment in action."

GEMMA WOOD

Director of New Homes and Regeneration
at Weaver Vale Housing Trust

"New Road is a great example of **what strong partnership working can deliver,** with early coordination and our teams focus on quality and the safety of neighbours. The positive feedback we've received about considerate working and site communication **shows the standards we aim for in every project.**

"It's been a genuinely collaborative effort from all partners and **a scheme we're proud to hand over.** It's been brilliant to see residents moving into their new homes. We're so proud to support WVHT's development programme and **look forward to working together on future schemes.**"

ALASTAIR MAIL

Our Director of Construction



THIS DEVELOPMENT HAS GENERATED £635,907 IN SOCIAL VALUE

*in line with HACT metric system

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



£635,907

WHAT DOES THAT MEAN?

£175,779.92

Through **EXCELLENT** Considerate Constructors Audits

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

£11,030.65

In community donations

The Very Green Grocery | Winsford Community Hub | GCO | Winsford Town Saxons Football Team | New Images Youth and Community Centre

£180,567.03

Generated in fair payment terms with our supply chain partners

86%

Of M&Y's supply chain were SMEs

£6,736.00

Generated via the delivery of the Raising Aspirations Programme to 26 children at The Grange Primary School, funded by M&Y

£2,676.12

Generated in school engagement, directly impacting 50 students at The Grange Primary School in Winsford

0% waste

Sent to landfill, with over 37.4 tonnes of waste reused and recycled

EPC C

All properties achieved EPC C, providing energy efficient and affordable homes for local people



SOCIAL VALUE IN MOTION

Watch the Mineral House build journey
and the social value impact.

CLICK
HERE



MINERAL HOUSE

NEW ROAD, WINSFORD

COMPLETED BY M&Y



WINSFORD THE GRANGE PRIMARY SCHOOL

We got involved at The Grange Primary School along with Weaver Vale Housing Trust to deliver their careers workshop about housing and construction as a part of **The Raising Aspirations Programme**, provided by [Positive Footprints](#), funded by M&Y.

- 17 hours of learning delivered to students focused on skills, careers and aspirations
- Interaction with 10 business volunteers
- 96% of the students involved have stronger foundations for the future

Lynette Hamlet from the Weaver Vale Housing Trust said:

“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”



OUR ELECTRICAL WORK PLACEMENT WITH MICHAEL

We facilitated a local work placement on site for Weaver Vale Housing Trust resident, Michael. Michael joined us in August 2025, after completing the Kings Trust programme but struggling to find a job or further training which was affecting his confidence.

Michael supported our electrical contractor on site and got a feel for what it is like working in a live site environment, completing tasks such as putting up light bulbs, testing sockets and fire alarms and sorting electrical cables.

Since completing his placement at M&Y, Michael gained confidence to request another work experience placement in retail and has successfully secured a job in retail.



“Thank you for your support, I have gained confidence, found out about new opportunities, and tried things I hadn’t done before!”

MICHAEL
WVHT Resident



WINSFORD COMMUNITY HUB

Throughout the project, we have engaged with the Winsford Community Hub, a fantastic multi-use centre at the heart of the Winsford Community. Some initiatives delivered included:

Donation of a hot water urn and commercial toaster for their on-site café staff.

Supported the Hub’s Christmas Grotto event in December 2024, supplying 60 presents for local young children.

Provided over £300 of food donations for The Very Green Grocery based within the Winsford Community Hub.

WINSFORD TOWN SAXONS

We sponsored the local under 11s football team, Winsford Town Saxons by funding their new kit in July 2025. All 16 children who are part of the team live in Winsford and the coach is a WVHT resident.



“

DEBBIE CRAGG
Executive Director
at New Images Community Centre

NEW IMAGES YOUTH & COMMUNITY CENTRE **BACK TO SCHOOL EVENT**

The 'back to school' event supported local families, getting ready for their new school year by providing essentials for their children.

M&Y donated £600 for stationary sets, lunchboxes, toiletries and snack bags for children while local barbers **CRATE Cheshire** attended to provide every child with a free hair cut!

“We want to extend our sincerest gratitude for your incredible support. Your generosity will help us reach families who are facing real challenges, and give children the chance to feel confident, prepared, and cared for.

We're proud to partner with organisations like yours that truly understand the value of community. Thank you for standing with us and helping make a meaningful difference.”





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).

**ON THE NEW ROAD PROJECT,
WE OUTPERFORMED OUR
BUSINESS TARGET OF 98%!**

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




THANK YOU

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

WE'VE LOVED WORKING ON THIS PROJECT AND MEETING THE LOCAL COMMUNITY!

Our Site Manager personally delivered thank you cards to the local residents for their patience whilst this project was delivered.

Until next time... It's been a pleasure! Thank you to the whole 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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