



AGENDA

Meeting: Meeting of the Board of the Stockport Town Centre West Mayoral Development Corporation

Date: 4th December 2025

Time: 2.30-4.30pm

Place: Stockport MDC Office, 4-6 Grand Central, Stockport, SK1 3TA

Board members:

Cllr Mark Roberts (Leader of Stockport Council and Liberal Democrat Group Leader)

Cllr Christine Carrigan (Labour Group Leader - Stockport Council)

Cllr Matt Wynne (Stockport Community Group Leader – Stockport Council)

Danielle Gillespie (Director - Homes England)

Dr Louise Brooke-Smith, OBE (Private Sector Board Member)

Simon Marshall (Private Sector Board Member)

Debbie Francis (Private Sector Board Member)

Associate members:

Cllr Gary Lawson (Green Party Group Leader – Stockport Council)

Cllr Anna Charles-Jones (Independent Ratepayers Group Leader - Stockport Council)

Michael Cullen (Chief Executive - Stockport Council)

Andrew McIntosh (Director of Place - Greater Manchester Combined Authority)

Paul Richards (Deputy Chief Executive, Stockport Council)

MDC Officers

Catherine Chilvers (Managing Director)

Jonathan Davies (Chief Finance Officer)

Kate Critchley (Corporation Solicitor)

Frances Jones (Head of Strategy and Operations)

1. ELECTION OF CHAIR FOR THE MEETING

2. APOLOGIES FOR ABSENCE

3. DECLARATIONS OF INTEREST

4. APPROVAL OF THE MINUTES OF THE MDC BOARD MEETING ON 3RD SEPTEMBER 2025

5. ITEM OF BUSINESS

Appointment of new Associate Board Member (Cllr Joe Barrett, Bredbury & Woodley Independents)

6. UPDATE ON GREATER MANCHESTER INTEGRATED SETTLEMENT AND INVESTMENT APPROACH

Presentation - Andrew McIntosh, GMCA and Catherine Chilvers

7. ONE STOCKPORT CONSTRUCTION HUB MOBILISATION UPDATE

Report and presentation – Frances Jones

8. PROPOSED EXPANSION OF THE MAYORAL DEVELOPMENT AREA AND CREATION OF STOCKPORT TOWN CENTRE MDC

Report – Frances Jones

9. DELIVERING THE STRATEGIC BUSINESS PLAN UPDATE REPORT (Confidential)

Report – Catherine Chilvers

10. COMMUNICATIONS UPDATE

Presentation - Frances Jones

11. RISK REGISTER (Confidential)

Report – Frances Jones

12. ANY OTHER BUSINESS

None anticipated.

13. CLOSE OF MEETING

sDRAFT MINUTES

Meeting: Meeting of the Board of the Stockport Town Centre West Mayoral Development Corporation

Date: 03 September 2025

Time: 10.00am – 11.30am

Place: Stockport MDC Office, 4-6 Grand Central, Stockport, SK1 3TA

Present:

Board Members

Dr Louise Brooke-Smith, OBE (Private Sector Board Member) – Elected Chair
Cllr Mark Roberts (Leader of Stockport Council and Liberal Democrat Group Leader)
Cllr Matt Wynne (Stockport Community Group Leader – Stockport Council)
Michael Cullen (Chief Executive - Stockport Council)
Danielle Gillespie (Director – Homes England)
Andrew McIntosh (Director of Place – Greater Manchester Combined Authority)

Observers

Cllr Gary Lawson (Green Party Group Leader – Stockport Council)
Cllr Anna Charles-Jones (Independent Ratepayers Group Leader - Stockport Council)
Paul Richards (Deputy Chief Executive, Stockport Council and Strategic Advisor)

Officers of the Corporation

Catherine Chilvers (Managing Director)
Jonathan Davies (Chief Finance Officer)
Kate Critchley (Corporation Solicitor)
Jessica Greenhalgh (Deputy Corporation Solicitor)
Frances Jones (Head of Strategy and Operations)
Gillian Duckworth (GMCA MO)

Members of the Public

Jude Barker (Assistant Director of Development and Regeneration at Stockport Council),
Agenda item 6

1. Election of Chair for the Meeting

- 1.1 The Managing Director recommended Dr Louise Brooke-Smith to Chair the meeting in accordance with paragraph 6.15 of the Constitution. The Board unanimously agreed.
- 1.2 The Chair welcomed those present to the Board meeting of Stockport Town Centre West Mayoral Development Corporation (MDC).
- 1.3 The Board is recommended to agree to exclude the public and press from the meeting, in accordance with Part 1, paragraph 3 of Schedule 12A to the Local Government Act 1972 (as amended), to consider item 8 and 10 on the agenda.
- 1.4 The Board agreed that the press and public be excluded from the meeting for consideration of item 8 and 10 on the agenda in accordance with paragraph 3 of Schedule 12A to the Local Government Act 1972 (as amended), in that such items would be likely to involve the disclosure of information relating to the business affairs of the MDC.

2. Apologies for Absence

Apologies were received from Councillor Christine Carrigan, Simon Marshall and Debbie Francis.

3. Declarations of Interest

- 3.1 There were no declarations of interest relevant to items on the agenda.

4. Approval of Minutes of the Meeting Held on 10 June 2025

- 4.1 The minutes of the meeting held on 10 June 2025 were accepted as an accurate record.
- 4.2 In relation to paragraph 10 of the minutes of the meeting held on 10 June 2025, the Managing Director raised a point of clarification that the expiration of the first private sector board member's appointment would be picked up after the December board meeting.
- 4.3 The Board noted the update and agreed with the timeline.

5. Proposed Update to MDC Constitution

- 5.1 The Corporation Solicitor presented a report to the Board about changes to the Constitution that were required to accommodate officers from Stockport Council and the GMCA who held politically restricted roles. It was proposed that the concept of an Associate Board Member should be introduced and for the membership status of those such individuals on the Board to be converted to Associate Board Member.

- 5.2 The presentation summarised that, following Board feedback, it was also proposed to amend the Constitution to convert all Observers to Associate Board Members. Accordingly there would be two types of Associate Board Members to distinguish between those who are public sector officers and those who are not. Those from Stockport Council and the GMCA would be named Associate Members Officio (to show they are officers of public sector bodies) and all others would be named Associate Members; with at least one Associate Member Officio required for quorum to ensure the voice of senior designated members of Stockport Council and the GMCA were retained.
- 5.3 The Corporation Solicitor clarified that if these proposals were adopted, quorum would require four voting members and one Associate Member Officio. To count towards quorum an individual must be physically present at the meeting.
- 5.4 **The Board thanked the Corporation Solicitor for the update and agreed the changes proposed. The Board instructed the Corporation Solicitor to make the relevant changes to the Constitution to effect the recommendations contained in the report (along with any necessary accompanying changes) and agreed that these changes shall take effect at the close of this meeting.**
6. **Strategic Regeneration Framework for Stockport Town Centre East**
- a. **Outcome of the Consultation on the Draft Strategic Regeneration Framework**
- 6.1 Jude Barker (Assistant Director of Development and Regeneration, Stockport Council) provided an update on the draft Strategic Regeneration Framework for Town Centre East (SRF), explaining how the Board's feedback had been addressed. The presentation provided an overview of the public consultation, highlighting that 153 responses were received, and a graph was presented illustrating strong public support for key SRF initiatives, with feedback informing amendments. The next steps are to present to the Housing, Economy and Environmental Scrutiny Committee and then Cabinet.
- 6.2 The Board welcomed the report, noting positive recognition of community benefits beyond the Town Centre boundary. Emphasis was placed on integration and collaboration with existing community groups, highlighting the importance of engagement. The Board flagged the lower figures on reducing car reliance and noted that this was attributed to behavioural uncertainty; a car club was proposed as part of a potential solution.
7. **Proposed Expansion of the Mayoral Development Area and Creation of Stockport Town Centre MDC**
- a. **Outcome of the Consultation and Update on Approval Process**

- 7.1** Frances Jones (Head of Strategy and Operations) provided an update to the Board on the consultation, noting it closed at the end of June with 32 responses. Feedback was overwhelmingly positive regarding the proposed boundary expansion, with support levels in the high 60 to 70% range for all aspects except the name. Approximately 50% supported the name while many were unsure. Following reflection, it was proposed that the name should be “Stockport Town Centre Mayoral Development Corporation”, which the Board endorsed.
- 7.2** The report will proceed to Scrutiny and Cabinet. Subject to Cabinet approval, the proposal will be submitted by the Mayor of Greater Manchester to the GMCA. If approved, the Secretary of State will be notified which will be subject to a Parliamentary process. The expanded MDC is expected to be established no earlier than December, with a minimum 40-day standstill. The current MDC will be disestablished upon its implementation.

Danielle Gillespie stepped out of the Board Meeting, removing quorum from the meeting – no further formal decisions to be made.

b. Business Planning Process

- 7.3** The Managing Director and Frances Jones (Head of Strategy and Operations) presented to the Board, outlining the intention to appoint a new Chair by next year.
- 7.4** The presentation went on to look at the scope of the Business Plan and how it will be developed over the coming months, highlighting the focus on engagement. Key groups for engagement include young people, and elected members. The Board noted the need for clearer communication to address assumed knowledge and strengthen connections between people and place. The MDC’s work was recognised as exemplary across the country.

8. Delivering the Strategic Business Plan Update Report (Confidential)

Minutes contained in confidential appendix.

9. Communications Update

- 9.1** Frances Jones (Head of Strategy and Operations) presented a communications update to the Board. While the recent Parliamentary event received limited coverage, it has prompted extensive follow-up conversations under the theme ‘From Brownfield to Blueprint’. The Stockport 8 planning approval attracted significant attention in the industry press, and the MDC’s messaging has been reflected in third-party communications and the GM Strategy launch.
- 9.2** Responding to the 2023 MDC Task and Finish Group on communications, work has been carried out to improve local engagement; looking now to our digital profile. Plans include a website managed in-house to be more responsive, improved social media, and alignment with the ‘Unstoppable Stockport’ narrative—all within existing budget.
- 9.3** The Board welcomed the ambition and positioning, noting the organisation’s role in setting a new trend and exceeding expectations.

10. Risk Register (Confidential)

Minutes contained in confidential appendix.

11. Any Other Business

No further business.

12. Close of Meeting

The meeting ended at 11.30am.

DRAFT

together
we are

**GREATER
MANCHESTER**

Stockport MDC

Collaborating for a decade of good growth



A thriving city
region where
everyone can
live a good life.

Bolton
Bury
Manchester
Oldham
Rochdale

Salford
Stockport
Tameside
Trafford
Wigan

together
we are

**GREATER
MANCHESTER**

Together, we'll focus on two interlocking areas

Growing our economy

A ten-year pipeline of projects in growth locations will continue to advance new industry and help spread prosperity across the city region.

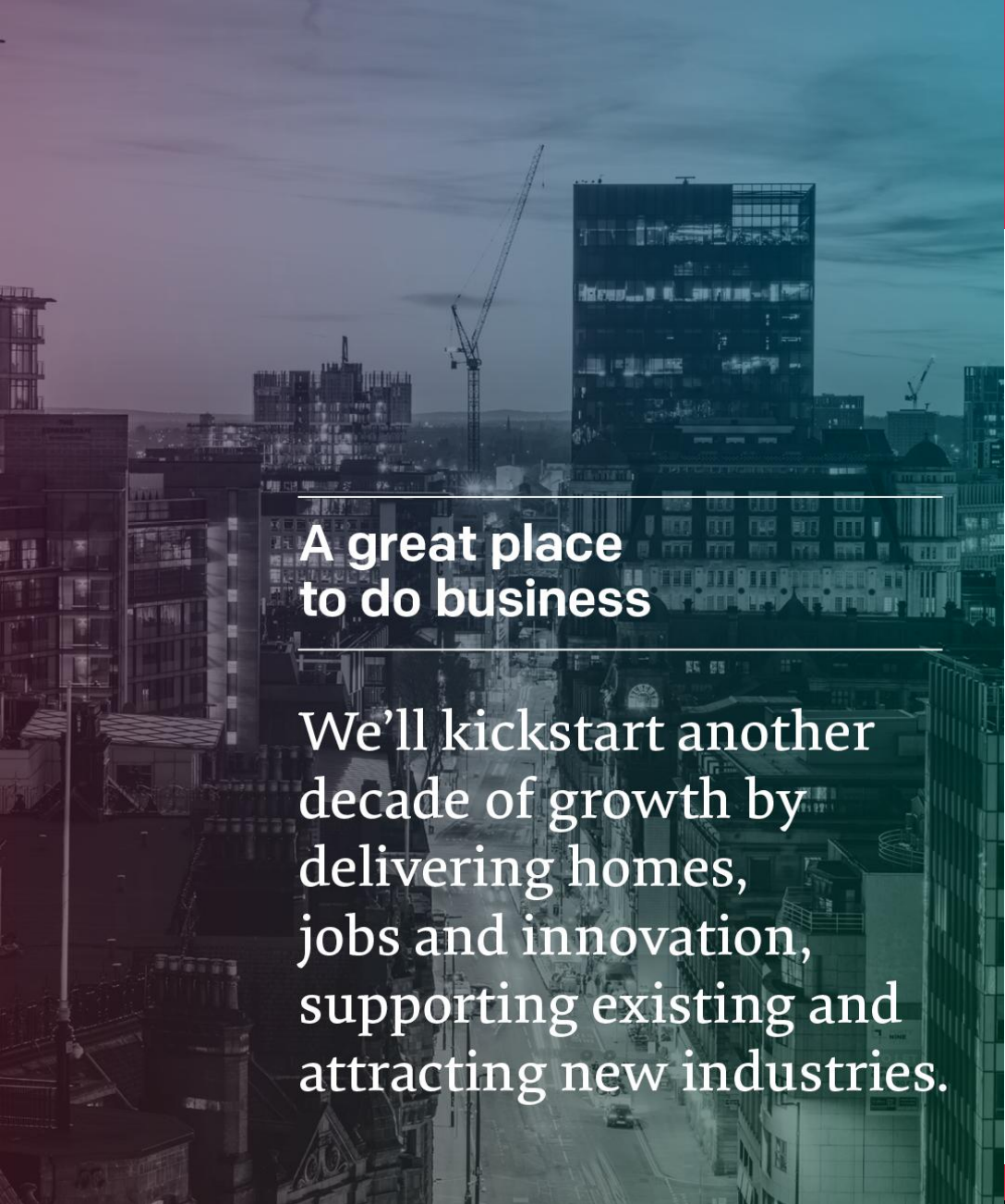
And we'll work with businesses to ensure they have the right support to flourish – from fixing skills gaps to funding to drive innovation and productivity.

Making sure people can live well

We will invest in people, creating the right conditions for everyone to live happier, healthier lives.

We'll help everyone access the opportunities that come from growth, providing support where it's needed.

We'll do this in a way that increases community wealth, shifting power and resources to trusted social, civic and community organisations.



A great place to do business

We'll kickstart another decade of growth by delivering homes, jobs and innovation, supporting existing and attracting new industries.

- The 10-year Integrated Pipeline - reflecting Greater Manchester's growth and regeneration priorities in every part of the city region
- Funding aligned to develop priorities - to be investment ready
- Continue working alongside Homes England and Government - highlighting Greater Manchester's readiness to deliver

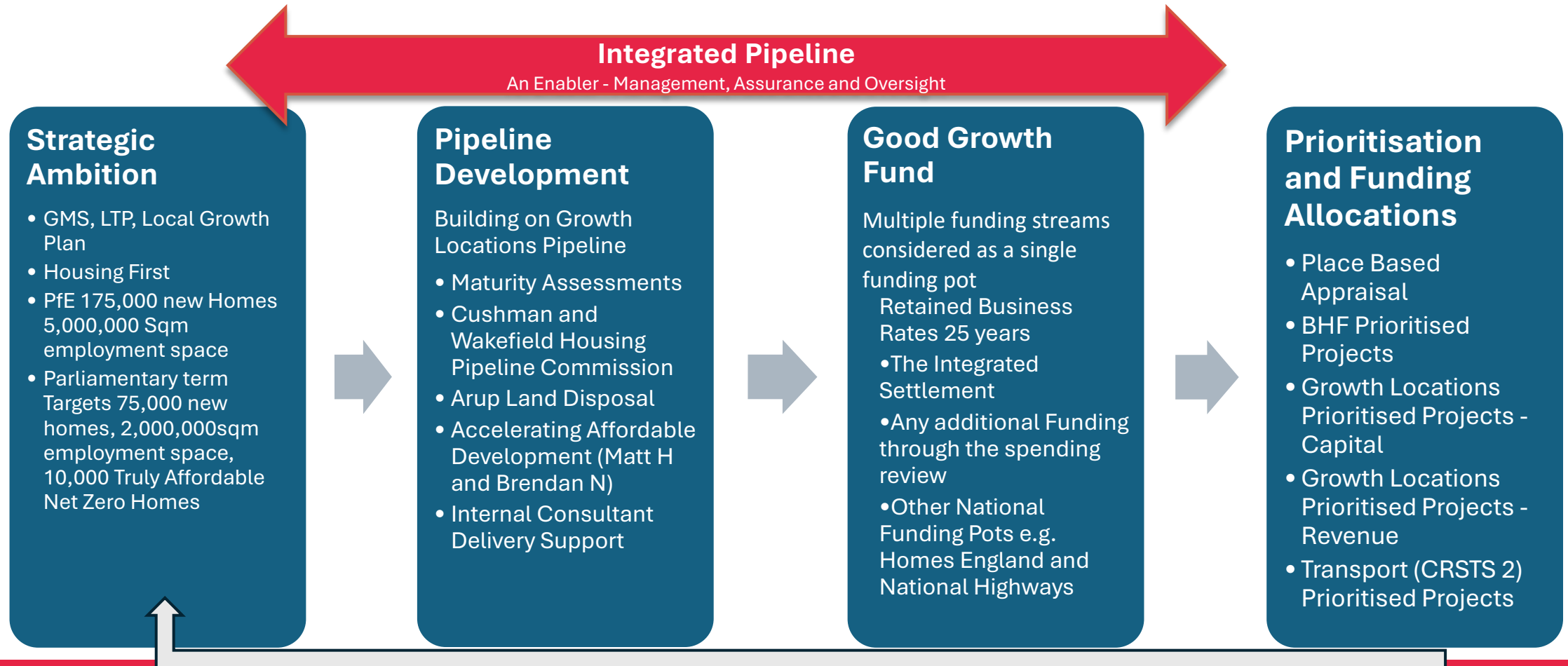
Approach to Delivery

The vision set out in the Greater Manchester Strategy and the delivery plan for growth will be underpinned by three components for the delivery of physical assets:

1. Integrated Pipeline
2. Good Growth Fund
3. Delivery Capability



GM Growth Ambition

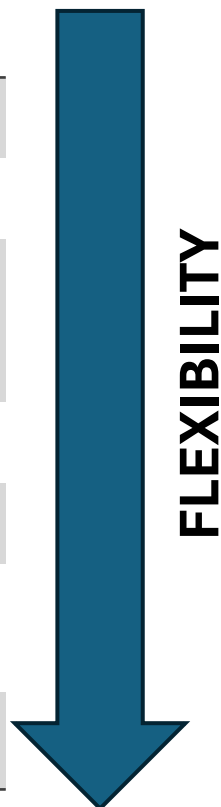


Integrated Pipeline

- The Integrated pipeline will provide GMCA with a comprehensive, place-based pipeline of strategic projects, empowering GM to collectively make informed decisions and prioritise funding and resources to ensure investment delivers GM strategic outcomes and maximises benefits.
- There is a need to unlock the growth potential of GM and support delivery of the Government's Plan for Change. The Pipeline underpins our Local Growth Plan with Government and will be specifically aligned with the National Industrial Strategy, National Infrastructure Strategy and national skills approach.
- This approach requires the visibility of all 10 GM authorities and TfGM to provide assurance that all partners are delivering against the commitments made in return for agreeing to funding allocations.

GM Good Growth Fund

	£'m
Grant – Flexible money	200
GM Borrowing – Flexible money	150
Financial Transactions (e.g HILF) - Recycling	430
GMPF	300
New money for commitment	1,080
Previously committed (principally transport and Brownfield)	417
Total	1,497



- In the current available investment capacity there is £350m of purely flexible money (which could be in effect used as grant if we chose)
- Through blending the money, we can derisk the other elements of the pot making the money go further
- In order to ensure all money is not invested into very high risk schemes a blended portfolio of investments will be sought
- **It is the flexible money where there is a capacity constraint. There is no opportunity cost to funding schemes from the recycling monies – there is plenty of recycling money available**
- **The pot includes assumptions around the level of BHF that will flow through the Integrated Settlement and the allocation from the Mayoral Growth Fund.** We have held back an element of funding to prudently cover the outcome of the budget and ensure funding is available as schemes develop.

ESPP Governance (draft)

ESPP Board

- **Chaired by EMSA Mayor/Deputy Mayor/Senior Executive.**
- **Strategic level steering and monitoring of SPP activity** – agrees SPP Business and Delivery Plans (for onwards submission to Homes England and EMSA governance for approval) and monitors delivery against this.
- **Escalation forum** for project-level delivery/resource allocation challenges – with route for further escalation (ultimately to government ministers) if required and subject to agreed framework.

ESPP Project Board (NEW)

- **Co-chaired by Homes England Regional Director/AD and EMSA Senior Official.** Includes representation from senior Homes England technical experts as required.
- **Oversees preparation of annual SPP business and delivery plans and submits to SPP Board for agreement**, ahead of submission to respective Homes England and EMSA governance forums for approval.
- **Responsible for the production of a single, joint pipeline and for determining appropriate funding routes for projects within this**
- **Monitors delivery of business plan workstreams and resource allocation and has sight of all relevant Homes England/EMSA activity in the region**, preparing quarterly update for SPP Board.
- **Reviews market/partner intelligence and policy developments and directs SPP Working Groups to respond as appropriate and/or escalates to SPP Board.**
- **Where challenges or matters arise requiring decisions or escalation, provides steers to SPP Working Groups and/or escalates to SPP Board as required.**
- **Provision to deliver workstream specific functions** (e.g. on the AHP) as required
- **Meets every one to two months (TBD)**

ESPP working groups

- **Led by Homes England regional SPP lead(s)** to manage the group, coordinate its activity and align with other pipeline and project deliver priorities contained within the SPP delivery plan.
- **Working level with joint representation** from relevant Homes England and EMSA officials, including technical experts.
- **Thematic working groups to progress specific workstreams** identified in SPP Business and Delivery Plans (e.g. affordable housing delivery, land assembly strategy). Majority of business carried out offline supported by a regular meeting rhythm.
- **May deliver specific functional requirements** – e.g. on the AHP
- **Majority of work "offline" supported by regular meeting structure**

GM Place Based Appraisal

- A GMCA/TfGM working group have been working together, along with advice from KPMG, to develop a new place-based tool for GM devolved funds
- The objective is to develop a tool that will support decisions and capture interactions across different policy areas (e.g. transport and housing)
- The outcome of the tool will include an ability to estimate the impact on outcomes of different combinations of funded projects and allow the optimisation of investment to maximise those outcomes – creating greater social returns

Reflections

The GM investment approach has a defining influence on the capacity of the MDC to deliver on our strategic outcomes. Key points for 2026-31 MDC Business Plan to consider:

- **The One Stockport, One Future vision includes transformational investment in both educational and health infrastructure in the town centre, alongside housing and commercial development.**
 - What is the potential for this approach to support innovative investment models in those areas, with Stockport as a testbed?
 - How can we continue to maximise private investment alongside strategic public investment?

ONE STOCKPORT CONSTRUCTION HUB UPDATE, DECEMBER 2025

1. INTRODUCTION AND PURPOSE OF REPORT

- 1.1 Stockport's £1bn transformational regeneration programme is a major driver of economic opportunity. A key element of this is the considerable investment in construction which will continue to create thousands of job opportunities over the next decade and beyond. The MDC alone is estimated to be generating £480-530m of construction investment, equating to approximately 600-650 jobs per year. The scale and longevity of this investment pipeline presents a powerful opportunity to make transformational impacts on skills and employment opportunities for Stockport residents.
- 1.2 In 2023 the Council established a Task and Finish Group involving Trafford College Group, local VCSFE organisations and construction contractors to co-develop proposals to drive a step change in the quantity and quality of skills and employment opportunities arising from construction investment in the borough. The proposals developed by the Group were presented to the MDC Board in December 2023 and the Board agreed to act as the Project Sponsor during a 'pathfinder' period during which time the team would work to test and prove the model.
- 1.3 Underpinning the Hub model is a commitment to secure sustainable funding to enable long term investment in locally identified priorities, rather than relying on time limited grant funding. As a first step towards this we have piloted an approach to securing financial investment in the Hub from contractors as part of their social value commitments. The first commitment was secured from a contractor in early 2025.
- 1.4 This report summarises the context for this work, progress to date and plans for the next phase of activity including:
 - Delivery and governance
 - A funding model for 2026 and beyond
 - Key outcomes and milestones

2. CONTEXT

- 2.1 The construction sector is of strategic significance to the borough and the Hub has the potential to act as a powerful delivery vehicle for key Council priorities including those set out in:
 - The One Stockport Economic Plan, including ambitions to increase quality employment opportunities, reduce worklessness, improved skills and growth of green businesses.
 - The MDC's Strategic Business Plan 2025-30 and Social Value Framework which identifies the Hub as a key vehicle for delivering on the strategic objective of Putting People at the Heart of Regeneration.

- The Council's Climate Action Now Strategy 2025-30 which identifies green technology and sustainable construction as key growth opportunities to realise economic benefit from the transition to carbon neutrality.
- The Council's Work and Skills Plan objectives of 'supporting businesses, supporting our residents, enabling collaboration, and future proofing'.

2.2 While focused specifically on the construction sector this work has been taken forward in the context of wider local and Greater Manchester strategic work on post-16 education and employment and skills:

- This is intended to be the first of several sector specific studies aimed at understanding the experience and outcomes of learners and employers locally.
- Emerging work to reshape the provision of technical education in Greater Manchester and maximise the opportunities created by devolution of adult skills budgets.

3. WORK TO DATE

3.1 **The One Stockport Construction Hub model**

The aim of the Construction Jobs and Skills Task and Finish Group was to co-create proposals which reflected both the shared ambition of the group and the specific capabilities and capacity of individual organisations. It was clear from the outset that participants were highly invested in this work and the sustained and active participation of the wide range of people and organisations involved has been key to our progress to date. To support this work the Group pooled insight and evidence to develop a shared understanding of both the opportunity and the problems which need to be addressed.

3.2 Reflecting on this shared analysis, the group developed the Hub model, focused on delivering the shared goals of:

- Bringing about a step change in the number of construction skills and employment opportunities for local people
- Creating inclusive skills pathways for local people to secure good jobs in the sector
- Driving investment into local construction firms that specialise in environmentally sustainable methods and technologies

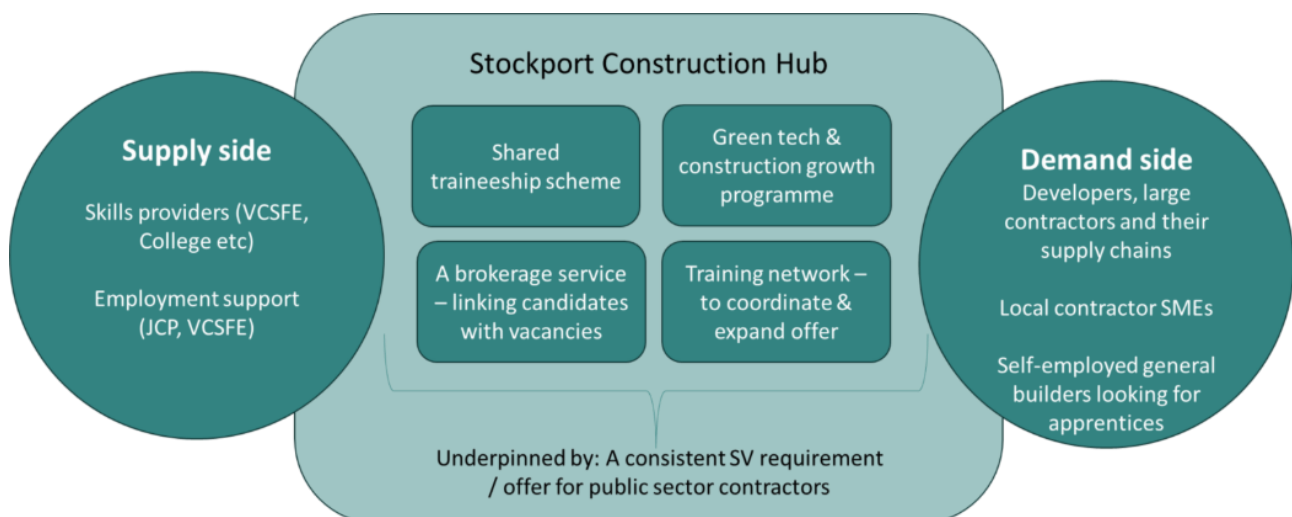
3.3 The three core functions of the Hub are set out below:



3.4 Guiding principles:

- Driving investment into our locally based VCSFE organisations specialising in construction related employment and skills and public sector providers to build long term capacity and ensure maximum long-term impact for local people
- Putting inclusion and accessibility for all at the heart of our approach
- Accelerating the transition to net zero and capturing the benefits of this for Stockport people and businesses
- A consistent approach to social value delivery for public construction projects

3.5 The Task and Finish Group designed four initial workstreams, each to be led by a different locally based organisation:



3.6 Future development.

The workstreams set out above have been designed as the first phase of what is intended to be a long term initiative. The ambition is that the Hub will act as a forum to identify, shape and deliver further innovation.

- 3.7 Our intention is for the Hub to be a sustainable initiative capable of harnessing time limited construction investments to drive long term positive change in employment and skills outcomes in Stockport. We used our pathfinder year to test and prove different elements of the model, through a combination of grant funding and voluntary contractor contributions. Going forward we have developed a sustainable funding model to enable longer term planning and capacity building.

3.8 **Outcome of the pathfinder year:**

- **Secured UKSPF (GMCA) funding to test the Shared traineeship and supported apprenticeship model.** Working in partnership with B4Box (a local construction social enterprise) we ran two 'test and learn' cohorts involving 14 young people who were NEET and had care experience, an EHCP and/or experience of the YJS. Learning from the first cohort informed the design of the second – specially the need for early planning, joint recruitment and embedded mentoring. Participant outcomes included
 - 2 progressed directly into employment
 - 4 offered supported apprenticeship placements
 - 2 enrolled on construction-related college courses
 - 9 gained their CSCS Health and Safety qualification
 - 2 are exploring alternative career pathways (including horticulture and the Armed Forces)
 - All participants reported improved confidence, motivation, attendance and engagement
- **Establishing a virtual Brokerage service**, led by Groundwork, which brings contractors and support providers together each month to match opportunities to local residents being supported through a variety of programmes.
- A first cohort completed the '**New Entrants Solar Installer Accelerator programme**' in December 2024, resulting in five businesses entering the Solar PV installation market. The programme was designed in partnership with GM's Green Economy Team and saw participants receive business support, technical training and, crucially, the opportunity to carry out a certified installation, giving them everything they need to run a sustainable and thriving MCS certified solar business. The first of its kind, this project has run from Stockport College and participants had access to installation opportunities in Stockport solar projects – providing an opportunity for the investment in our construction schemes to directly support the growth of new green technology businesses locally
- Securing the **first financial contribution from a contractor towards the costs of operating the Hub** which was secured as part of the ask of bidders during the procurement process.
- **Embedding in the Planning Process.** The team have worked to embed Hub requirements in the Employment and Skills Agreements negotiated as part of the Planning consent process. This means that contractors working on large scale schemes in the borough channel the jobs and skills opportunities they

are creating through the Hub, creating greater transparency about delivery and opportunities to direct these opportunities to those who will benefit most.

4. DELIVERY MODEL FOR 2026 ONWARDS

- 4.1 The pathfinder year was intended to enable us to test and prove the Hub model. This learning has provided us with a foundation for the development of a long term model for the operation and governance of the Hub. This model is set out below:

Group and membership	Roles and responsibility
One Stockport Construction Hub (OSCH) Steering Group • SMBC Deputy Chief Executive • SMBC Director of Education, Work and Skills • Director, Willmott Dixon • A representative from Sector3 • A senior representative from CITB • Assistant Vice Principle, Trafford College Group	The role of the Board will be to provide strategic oversight and direction through twice yearly meeting focused on: • Decision making on allocation of funding received through contributions from contractors, either via public procurement processes or the planning process • Oversight on delivery against outcomes • Advocacy with public sector (including GMCA) and industry bodies (CITB) • Strategic input to delivery plans The Steering Group will report to both the Economic Alliance and the VCSFE Forum to ensure alignment with wider strategic activity.
Workstreams	
Brokerage service (delivered in collaboration with virtual team including Stockport College Careers Service and Employer Engagement Team)	Through a combination of on-line and in-person support: • Act as a one stop shop for individuals seeking opportunities and contractors and other organisations offering them at all levels • Match the right candidates with the right opportunities • Match construction companies with training opportunities • Promote inclusivity through proactive engagement with schools and wider VCSFE and continuous employment • Facilitate the upskilling and in-work progression of people within the construction sector

One Stockport Construction traineeship	• Delivery of 8-12 week programme for those with barriers to employment and education • CSCS card course plus opportunity to complete Level 2 multi-trade accreditation • Up to 6 week work placements • Support to progress into apprenticeship or employment on completion
Excellence in construction education	Delivery of range of contractor supported initiatives to strengthen the capacity of local skills providers to deliver best in class training and education, including: • Dual professional programmes to bring industry active professionals into the teaching workforce • Work placements • Curriculum input including brief setting and exposure to live projects
Green technology and construction	Development and delivery of initiatives to grow Stockport based green technology and construction related businesses and secure access to supply chain opportunities

4.2 Funding model

Sustainable funding is crucial to the long-term success of the Hub, enabling us to smooth lumpy, project dependent provision and our VCSFE partners to invest in their capacity. Our model seeks to combine income streams from several sources. These streams include:

- A modest levy from contractors procured to undertake public sector projects as part of their social value offers, enabling them to maximise the impact of their social value commitments
- One off external funding streams

4.3 Evaluation approach

We will develop an outcomes framework which reflects the Construction Hub's contribution to Stockport's key strategic priorities. In 2026/27 we'll seek funding for an independent evaluation to provide external validation of the approach and inform future delivery.

- 4.4 Key indicators would include number of residents engaged, training completions, work placements delivered and progression into employment or further training. Specific attention will be given to outcomes for groups experiencing barriers to

employments such as care leavers, NEET young people, and long-term unemployed adults.

- 4.5 Employer focused measures will assess the scale and quality of contractor engagement, including social value contributions such as mentoring, in-kind support, and local recruitment. The evaluation will also aim to track evidence of access to skilled local labour, local business development, and strengthened collaboration across Stockport's construction network.

5. NEXT STEPS

Set out below are the key milestones for the development of the Hub during 2026:

- First meeting of the Steering Group, January 2026
- Launch event for the Hub in January 2026
- Development of a One Stockport Construction Contractor Charter and implementation of the funding model from mid 2026
- Brokerage service operating by end 2026
- Multiple cohorts through the Shared Traineeship programme each year from 2026

A circular word cloud in a light purple color, centered behind the main text. It contains various names of locations in Stockport, including High Hazel, LANE, GROVE, BRAMHALL, Great Cheddle, Moor Hulme, MARPLE, Vauxhall, Davenport, Marple, CHEDDLE, GATLEY, Bridge, Romiley, BREDDERY, HEATH, COCELEY, and others. The words are in different fonts and sizes, creating a textured, organic shape.

ONE STOCKPORT

ONE STOCKPORT CONSTRUCTION HUB

December 2025

TODAY'S DISCUSSION

- Construction Hub:
 - Update on progress to date
 - Proposed next steps:
 - Full roll out of the model including Brokerage Service
 - Establishment of a Steering Group
 - Launch event, January 2026

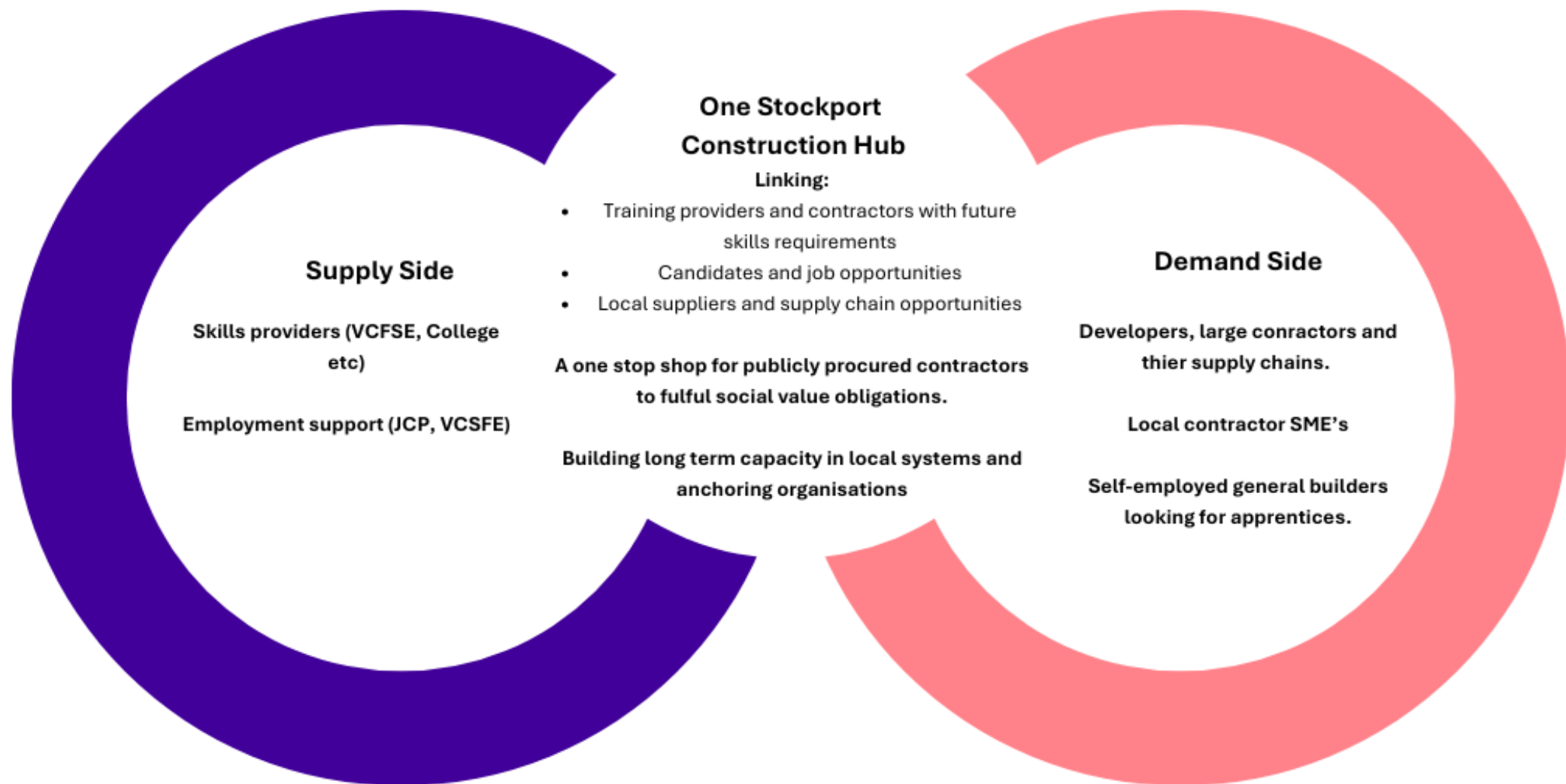


WHAT IS THE ONE STOCKPORT CONSTRUCTION HUB?

- **A strategic initiative** to connect Stockport residents and businesses with construction jobs and training opportunities
- **Harnessing the potential of our multi £b regeneration programme**
- **Designed and led in partnership** with construction contractors, local VCSFE and wider skills and employment support providers
- **Focused on inclusion** targeting underrepresented groups and removing barriers to good jobs in the construction sector
- **Tackling the whole system** with multiple workstreams evolving over time

WHY DO WE NEED THE CONSTRUCTION HUB?

- **Massive regeneration underway:** £1bn investment in Stockport is creating an estimated 650 construction jobs annually.
- **Critical skills shortage in the industry**
- **Huge interest in the sector but significant inequalities in access to good jobs:**
Underrepresented groups face barriers to entry
- **Complex landscape:** Multiple providers delivering fragmented short-term interventions
- **Urgency around net zero:** Green skills



Old Model	New Model
Social value priorities and approach are contractor led	Social value priorities and approach are place led
For residents, lumpy, one off opportunities	Clear training and employment pathways for residents seeking a good job in the industry
For contractors, numerous organisations with numerous asks	One point of contact, one conversation.
Social value managed as a paper exercise	Social value as a driver for sustainable real world impact
Standalone disjointed publicity	Single, local owned branding and messaging to build profile and confidence

DELIVERY: WHERE ARE WE UP TO?

- **Monthly Brokerage meetings** with contractors and providers to match candidates with opportunities
- Two 'test and learn' cohorts through the **Shared Traineeship**
- **Pathfinder** new entrants programme for solar PV fitters
- **Lecturer recruitment at Stockport College** – first dual professional commitments with contractors
- **Tested new approach to procurement** – specifying our TOMs and seeking financial contributions
- **The emerging Local Plan** - extend Employment and Skills Agreements to residential schemes and mandating modest developer levy



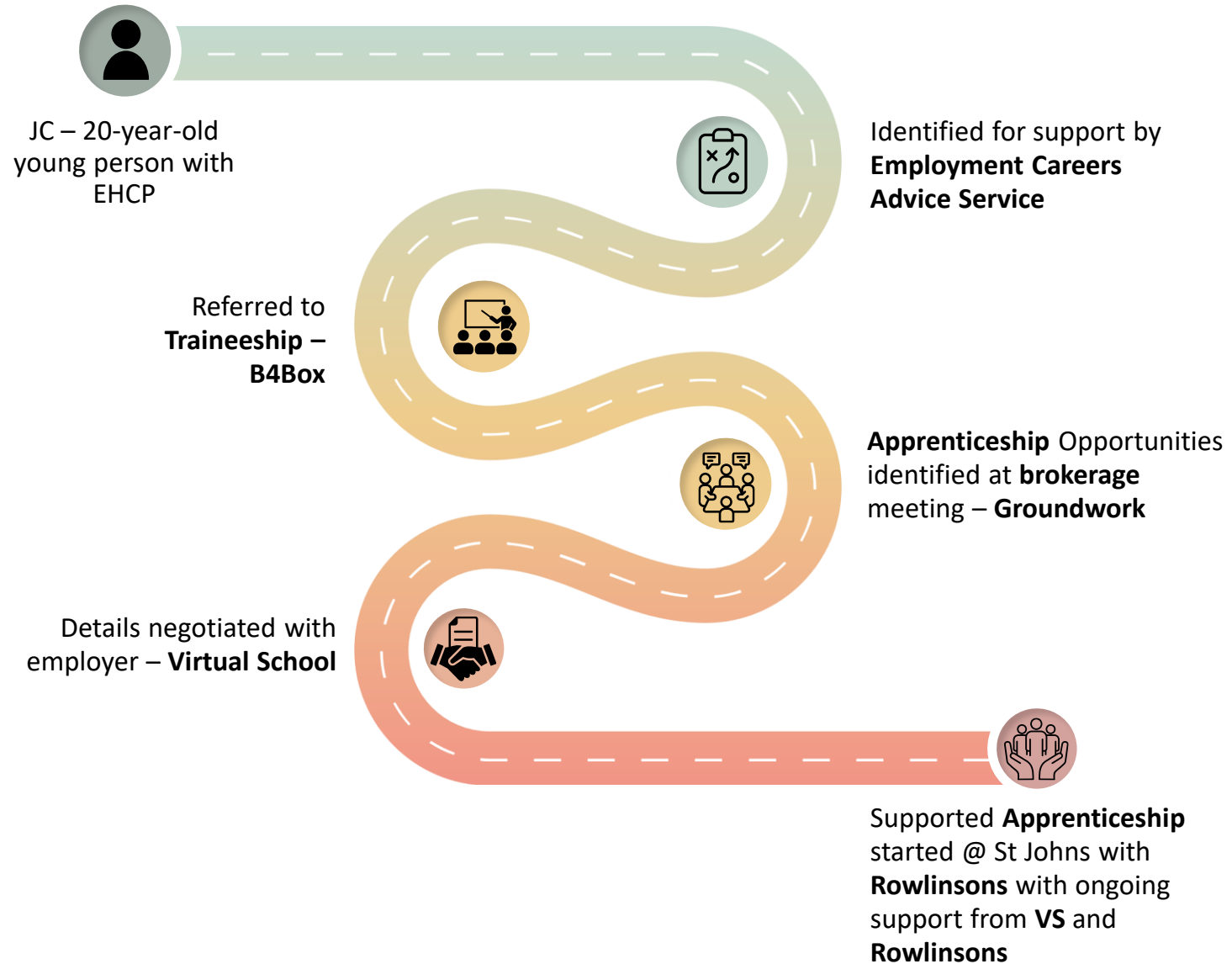
EARLY WINS

- Over **40 regular attendees** to the monthly Brokerage meetings
- **Shared traineeship:** Of 14 NEET young people with care experience and/or an EHCP:
 - 2 have secured & maintained good jobs
 - 2 have enrolled at college
 - 2 are exploring alternative careers
 - 7 gained CSCS qualification and 4 will re-sit this autumn
- **£125,000+** contractor contributions

“This course has taught me a lot of practical skills, but it’s also made me realise I need to get my head down and really focus if I want to get a job”.

“I’ve got to pass on my thanks to B4Box and give the trainers great credit, I’ve never seen him as engaged and interested in anything as much in all his life, it’s had a great impact on him”.

CASE STUDY



NEXT STEPS

- First meeting of the **Hub Steering Group**, January 2026
- **Launch event** for the Hub in January 2026
- Creation of a One Stockport Construction **Contractor Charter and implementation of the funding model** from mid 2026
- **Brokerage service** operating by Spring 2026
- Multiple cohorts through the **Shared Traineeship programme** each year from 2026



ONE
STOCKPORT

UPDATE ON THE EXPANSION OF STOCKPORT MDC

1. Background and purpose of the report

- 1.1. At the September MDC Board meeting we reported on the outcome of the public consultation on the proposal to create an expanded MDC for the whole of the town centre and set out next steps to progress with the expansion.
- 1.2. This note provides an update on progress to end of November and summarises next steps.

2. Progress update

- 2.1. On 16th and 27th September respectively Stockport Cabinet and the GMCA, voted unanimously in support of the expansion proposals.
- 2.2. Following a statutory standstill period the GM Mayor wrote to the Secretary of State for Housing, Communities and Local Government notifying him of his decision to designate the whole of Stockport town centre as a Mayoral Development Area and that the name to be given to the new Mayoral Development Corporation will be as follows: "Stockport Town Centre Mayoral Development Corporation" (see attached letter – item 8b).

3. Next steps

- 3.1. We have been informed by officials at MHCLG that the process to enact the expansion is unlikely to be completed before March 2026.
- 3.2. Once it is laid before Parliament there will be a 40 day period during which objections can be raised. If none are then it will automatically be made law.
- 3.3. Following the establishment of the new Mayoral Development Corporation, the GM will then notify the Secretary of State for Housing, Communities and Local Government of his intention to disestablish the Stockport Town Centre West Mayoral Development Corporation.

Rt. Hon. Steve Reed
Secretary of State for Housing, Communities and Local Government
Ministry of Housing, Communities and Local Government
Fry Building
2 Marsham Street
London
SW1P 4DF

20th October 2025

Dear Secretary of State,

Creation of a Stockport Town Centre Mayoral Development Corporation

I am writing to you as the Mayor of Greater Manchester and under the powers granted to me pursuant to Part 8 of the Localism Act 2011 (as amended by The Greater Manchester Combined Authority (Functions and Amendment) Order 2017) (the **Legislation**) to inform you that I have designated the area of land in Stockport Town Centre, Greater Manchester shown edged blue and orange on the plan attached at Appendix 1 as a Mayoral development area (the **Area**) .

I can confirm that pursuant to the Legislation I publicised the designation of the Area and I am pleased to notify you:

- (1) of the designation of the Area which allows you to, by Order, establish a Mayoral development corporation for the Area; and
- (2) that the name to be given to the Mayoral development corporation for the Area is 'Stockport Town Centre Mayoral Development Corporation' (the **Corporation**)

I have undertaken a public consultation exercise in respect of the specific proposals and designation of the Area as a Mayoral development area in accordance with the Legislation for a period of 6 weeks between 15th May 2025 and 26th June 2025. Following the consultation period a report was submitted to a meeting of the Greater Manchester Combined Authority (GMCA) on 26 September August 2025 where the designation was unanimously endorsed by the GMCA.

I have made the decision to designate this area as a Mayoral development area and create a locally accountable Mayoral Development Corporation as I consider the



designation to be expedient for furthering economic development and regeneration of the Area.

By way of background, in September 2019, I used my devolved powers to establish a Mayoral Development Corporation for 'Stockport Town Centre West'.

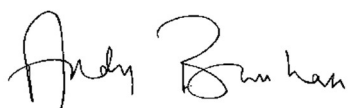
The Strategic Regeneration Framework (SRF) for Stockport Town Centre West set out how up to 4,000 new homes and 1m sq. ft of new employment floorspace and 5,300 new jobs could be delivered across Town Centre West by 2035. Since its creation in 2019 Stockport MDC has established itself as a credible and effective regeneration delivery vehicle that has changed perceptions of the town with residents and visitors, the investor and developer markets, and the wider public sector. In this time the MDC has overseen delivery of a range of schemes across both commercial and residential development, infrastructure, and public service transformation.

In order to assess the overall economic benefit of an expanded Mayoral development area Stockport Council have developed an SRF for Stockport Town Centre East. This SRF sets out an illustrative masterplan to guide the creation of Stockport's new neighbourhoods and achieve comprehensive urban regeneration by 2040. Together the SRFs for Town Centre West and Town Centre East will guide the development of a total of 8,000 new homes alongside services and amenities. The development set out in the SRFs will drive a transformational impact on the Stockport economy.

The Corporation will have all powers automatically given to it through the Legislation including in relation to infrastructure and to acquire and manage land. Mayoral Development Corporations can also seek to have powers and functions in relation to town and country planning, including the local planning authority for the Area, and powers in relation to discretionary relief from business rates. However, at this stage I wish for these powers to be retained by Stockport Council, as appropriate.

In summary, the Corporation will provide a single, focused body for local decision-making; engagement with stakeholders including government departments, public agencies; private sector landowners, and developers; and to drive investment across the public and private sectors to realise the shared vision for the regeneration of the Area. I look forward to working together to deliver this ambition.

Best wishes



Andy Burnham
Mayor of Greater Manchester



Tootal Buildings, 56 Oxford Street
Manchester, M1 6EU



0161 778 7000



greatermanchester-ca.gov.uk/contact

4th December 2025

STOCKPORT MDC

Communications update

Recap on objectives

- Raise the profile of the MDC amongst national, regional and property industry audiences, to instil confidence in the plans for Town Centre West (and Town Centre East as it develops) and attract investors and partners.
- Change perceptions of Stockport as a place, through positive positioning of the regeneration plans (to-date and ongoing) and MDC.
- Demonstrate the continued positive progress made in the regeneration, underline the expertise involved, and communicate future plans and ambitions.
- Demonstrate the MDC as a delivery vehicle driving longstanding value for local people by unlocking regeneration opportunities.



PR activity, September 2025 – November 2025

GRIT Studios finds new home at Stockport 8 site

A release was issued on the Stockport 8 Meanwhile Use agreement with GRIT Studios, which has temporarily taken over one of the vacant buildings at the site and transformed it into an artist space for 30 creatives.

It positioned the MDC as putting people at the heart of their regeneration, creating opportunities for local people. GRIT Studios being welcomed into the site was very well received on social media, with 172 positive reactions on Facebook - one of the top-performing posts on the page.



PwC Good Growth for Cities

Stockport was cited as a standout case study alongside top-performing UK cities for growth in their 2025 report.

Our town was recognised for delivering large-scale regeneration by combining bold local leadership, institutional innovation through models like the MDC, and a commitment to true collaboration.

Edinburgh

Rebalancing the benefits of prosperity

Edinburgh is one of the UK's most prosperous cities, with strong performance across economic and social indicators. But inequality, housing pressures and workforce challenges risk undermining long-term progress. However, targeted strategies promise to improve how growth is delivered across the city and who benefits from it.

[Find out more >](#)

London

Adjusting course in a changing global landscape

While London remains the UK's economic powerhouse, it faces a complex set of pressures. To close its performance gaps, strategic ambition must be paired with the kind of long-term coordination and delivery seen in its global competitors.

[Find out more >](#)

Stockport

Transformation through urban renewal and regional balancing

Stockport is shifting from a supporting role within Greater Manchester to a confident, competitive economic identity of its own. Previously seen as a commuter town with a lower economic base than its neighbours, Stockport is repositioning itself as a place where people choose to live, invest and grow businesses.

[Find out more >](#)

"The MDC model is attracting national attention as a blueprint for place-based delivery, with Stockport leading the way on brownfield-first growth, strategic investment, and town centre reinvention"

Expansion sets national first

Following the TCE SRF approval, which obtained 12 pieces of coverage, a release was issued on the MDC expansion, pending Parliamentary approval.

Coverage in radio, industry and local press was secured – each with positive sentiment and headlines around Stockport leading the way in a UK first.



Stockport Mayoral Development Corporation Expansion to Supercharge Regeneration

By Kim Butigan on Sep. 30, 2025 4 min read

Stockport's regeneration has hit a new milestone - its Mayoral Development Corporation (MDC) is one step away from expanding to cover the whole town centre, tripling its boundary in a UK first.

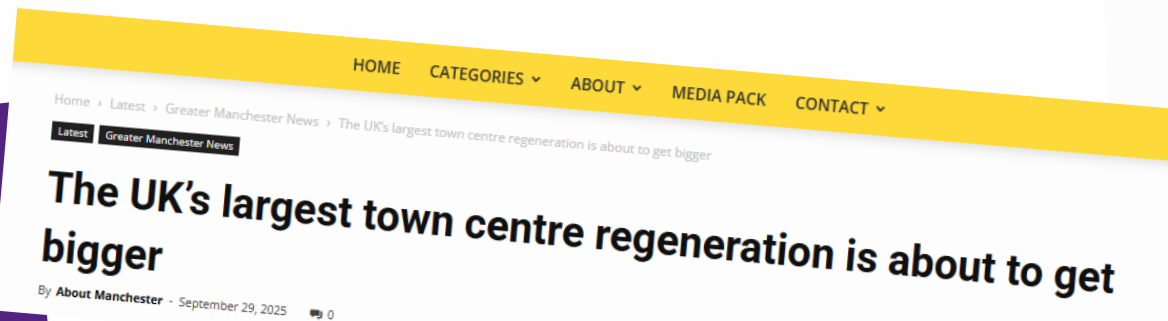
Home / North West / Regeneration / Stockport MDC extends boundary in UK first to deliver regeneration strategy

Stockport MDC extends boundary in UK first to deliver regeneration strategy



Regeneration
September 29 2025
Neil Hodgson

Write a comment



St Thomas' Gardens Topping Out

A milestone was celebrated with the final roof slate laid on the Centre of Living Well, maintaining momentum of the development with coverage in business and local press.

Milestone reached in restoring historic site into new neighbourhood with care facility



St Thomas' Gardens: Milestone reached in restoring historic site into new neighbourhood with care facility

Key milestone reached in new residential development in Stockport

By Alasdair Perry 17th Oct 2025

[comments](#) | [Local News](#)



Print Readership: Estimated at 832,000 readers per day



Supporting our partners' communications

Third party announcements/coverage

Cityheart & Great Places

We have supported our partners with external communications on housing developments and projects in Town Centre West, showcasing our collaborative approach to regeneration.



The grade two-listed building was previously a girls school. Credit: via Roland Dransfield

Thumbs up for Cityheart's
Cheers & Smith workspace

"Our UK-leading town
centre regeneration is
about more than
building new homes,
it's about breathing
new life into
Stockport's heritage
and giving our historic
buildings a future..."



First look inside new affordable 'first-time buyer' homes in Stockport that help you get onto property ladder

The new development, made up of 73 one and two-bed apartments, aims to help first-time buyers save for a deposit



NEWS By **Phoebe Jobling** Property Writer

08:41, 28 Sep 2025 | Updated 11:44, 30 Sep 2025





Digital communications

LinkedIn

Stockport MDC's LinkedIn account serves as our primary social media platform. The reach has considerably grown since the last Board meeting in September, from 664 followers to more than 1,000.

From September 1 to November 5, key highlights include:

25,496

Impressions

▲ 282.9%

708

Reactions

▲ 226.3%

20

Comments

▲ 185.7%

17

Reposts

▲ 240%

1,021

Total followers

142

New followers in the last 30 days

▲ 82.1%



Top performing posts

- 1) **Mayor Andy Burnham writing to the Secretary of State:** 296 positive reactions, 10,462 impressions, 1,122 clicks
- 2) **Milestone reached at St Thomas' Gardens:** 76 positive reactions, 3,227 impressions, 442 clicks
- 3) **MDC set to expand:** 66 positive reactions, 2,081 impressions, 115 clicks

Stockport Mayoral Development Corporation
 STOCKPORT 1,021 followers
 2w • 🌐

Signed, sealed, delivered... 🇬🇧

Today, Greater Manchester Mayor Andy Burnham has written to the Secretary of State for [Ministry of Housing, Communities and Local Government](#) to formally request Government approval to legislate our expansion, tripling the boundary to cover the entire town centre. This follows the recent green light from [Greater Manchester Combined Authority](#).

In a UK first, the expansion would unlock the potential for us to supercharge regeneration in the east of the town centre (Merseyway side of the A6), alongside the incredible transformation already happening in the west.

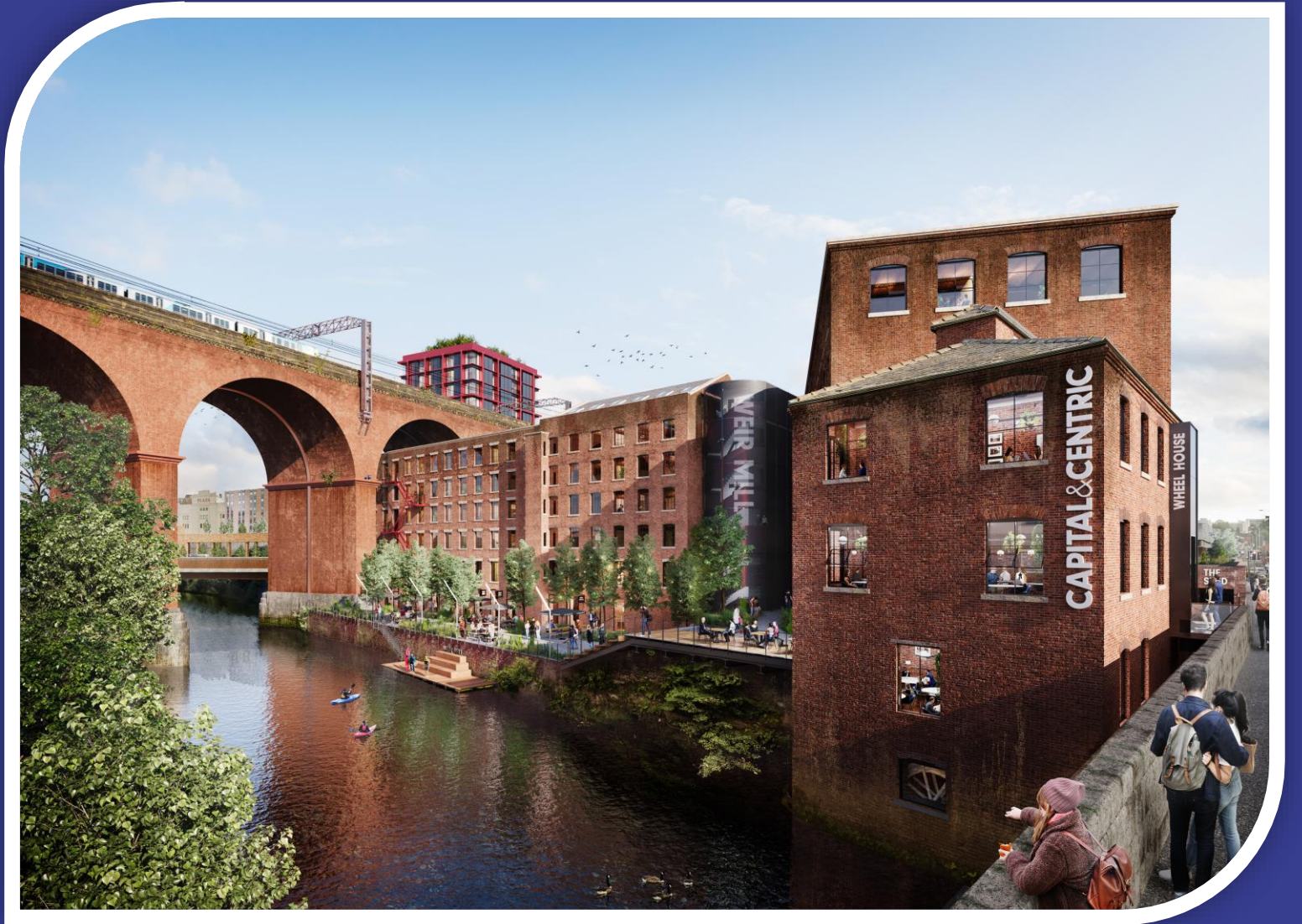
Spring 2026 could mark a new chapter for Stockport and we can't wait to get started!

[#StockportMDC](#) [#TownCentreTransformation](#) [#StockportRegeneration](#)



👤👤👤 Max Wieland CMgr MCMI and 295 others

16 comments · 16 reposts



Upcoming activity

Upcoming announcements / coverage:

- **December:** New MDC Chair, Stockport Exchange letting
- **January:** Feature on 2026 regeneration and Weir Mill progress
- **Spring:** MDC expansion officially legislated

