

Our Development Journey



ForHousing 

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The beginning 2012

Board agreed fully funded programme of £44 million to deliver 575 homes.



2013

First scheme started on site at Amblecote in January 2013.

Investor Partner Status attained.

Successful Homes England bids for £6.8 million grant.

First scheme completion in December 2013 at Wildbrook.

Amblecote Gardens, Fairhurst and Kenyon Gateway started on site.

2014

Successful Homes England bid for £7.9 million grant.

Amblecote Phase 3 and Mount Skip schemes started on site.

Opened Amblecote Extra Care.



2015

Successful Homes England bid for £2.5 million grant for Bourke Gardens.

Barton Village Canalside, Irwell Grove, Clifford and Green Street, Bridgewater Place, Modern Methods of Construction, The Willows, Bourke Gardens and Patricroft Conservative Club started on site.

DevCo Ltd established.

New development strategy agreed by board to develop outside of Salford.



2016

Opened Bourke Gardens Extra Care.

Successful Homes England bids for £8.6 million grant.

The Development Committee and Board approved the acquisition of its first PRS properties.

ForLiving launched - shared ownership, outright sale and private rent homes.



2017

Acquired 99 PRS properties.

Corporation Road started on site.

At this point we have delivered 848 homes, invested £105 million and secured £25.8 million of Homes England grant.

Board agreed to move forward with the 90 home Extra Care scheme at Jackson Gardens, Knowsley.



2018

Barley Mow starts on site, 16 homes, the first affordable scheme in Stockbridge Village in over 10 years.

Tyne Court, Russell and Whittlebrook, regeneration of obsolete older persons scheme into 3 new general needs affordable rent homes.

Key Worker scheme delivered at Radclyffe Park – 39 homes at 80% of market rent.

Commencement of ForLiving's first Outright Sale scheme in Urmston, Trafford, including shared ownership and affordable rent homes for ForHousing.



2019

People who were at risk of homelessness in Salford are being helped to keep a roof over their heads and get back into work thanks to a transformative £3.9m housing project which has seen derelict garage sites turned into homes.

Barton Lane, first regeneration scheme of 3 sites on Barton Lane, - 48 homes for Affordable Rent at Crown House.

Continuation of Section 106 programme in Fylde with 12 homes from Morris Homes development.

Commencement of major Dock 5 private rent development in Ordsall to provide 394 market rent properties.



2020

Homes England announce next 5-year funding programme to run from April 2021.

Sales commence on the outright sale development in Trafford by ForLiving, with profits to be gift aided to ForHousing to subsidise the affordable homes programme.



2021

Completion of the Jackson Gardens Extra Care scheme in Stockbridge Village.

Commenced 60 homes for shared ownership in Winsford, Cheshire West and Chester.

Commencement of first social rent homes on Barton Lane, Salford.

New Development Strategy delivered to develop for the Homes England AHP Programme for 2021-26, with emphasis on new social rent homes and design development to address the carbon reduction agenda.



2022

Our focus is on positively impacting the lives of our social housing tenants and providing safe, well-maintained affordable homes.

Completion of the Dock 5 development has enabled us to increase our long-term income stream so we can continue to invest in more homes for social and affordable rent.





Amblecote Phase One, Little Hulton

Started January 2013
Completed August 2014
Total cost £8,276,595
Funding £1,556,100
Number of homes 78
Type 1 and 2 bed bungalows,
2, 3 and 4 bed houses,
for affordable rent



Wildbrook, Little Hulton

Started March 2013
Completed December 2013
Total cost £1,714,309
Funding £319,200
Number of homes 16
Type 1 bed apartments,
2 bed and 3 bed houses,
for affordable rent





Amblecote Phase Two, Extra Care, Little Hulton

Started April 2013
 Completed September 2014
 Total cost £6,540,491
 Funding £1,752,000
 Number of homes 66
 Type 1 and 2 bed apartments



Fairhurst, Little Hulton

Started October 2013
 Completed November 2014
 Scheme Investment £2,259,269
 Funding £379,000
 Number of homes 19
 Type 2 and 3 bed houses,
 for affordable rent



Kenyon Gateway, Little Hulton

Started December 2013
Completed September 2015
Scheme Investment £4,930,260
Funding £979,650
Number of homes 50
Type 1 bed apartments, 2 and 3 bed houses,
for affordable rent and shared
ownership



Mount Skip, Little Hulton

Started February 2014
Completed March 2015
Total cost £3,787,343
Funding £778,050
Number of homes 39
Type 1 bed apartment, 1 bed bungalows
and 2 and 3 bed houses,
for affordable rent





Amblecote Phase Three, Little Hulton

Started June 2014
Completed June 2015
Total cost £3,950,000
Funding £678,300
Number of homes 34
Type 2 and 3 bed houses,
for affordable rent



Barton Village Canalside, Eccles

Started February 2015
Completed February 2016
Total cost £1,707,359
Funding £168,000
Number of homes 12
Type 3 bed houses,
for shared ownership



Irwell Grove, Eccles

Started February 2015
 Completed April 2016
 Total cost £1,853,932
 Funding £448,000
 Number of homes 16
 Type 1 and 2 bed apartments,
 2 and 3 bed houses,
 for affordable rent



Green Street & Clifford Street, Eccles

Started February 2015
 Completed March 2017
 Scheme Investment £8,918,566
 Funding £2,144,000
 Number of homes 80
 Type 1 and 2 bed apartments, 2 and 3 bed
 houses, for affordable rent and
 shared ownership



Bridgewater Place, Eccles

Started May 2015
Completed March 2016
Total cost £783,711
Funding £160,000
Number of homes 8
Type 1 and 2 bed apartments,
for affordable rent



Modern methods of construction

Haydock Drive, Sharp Street,
Nelson Street and Dixon Street

Built using structurally
insulated panels to achieve high thermal
efficiency values

Started June 2015
Completed August 2016

Scheme Investment £2,586,757

Funding £579,000

Number of homes 19

Haydock Drive, Boothstown

Type 2 bed bungalow,
for affordable rent



Sharp Street, Walkden

Type 2 bed houses,
for affordable rent



Nelson Street, Eccles

Type 2 bed houses,
for affordable rent



Dixon Street, Irlam

Type 2 and 3 bed houses,
for affordable rent



The Willows, Weaste

Started August 2015
Completed October 2017
Scheme Investment £11,175,225
Funding £2,752,000
Number of homes 103
Type 1 and 2 bed apartments,
2 bed bungalows, 2 and 3 bed houses,
for affordable rent and
shared ownership



Bourke Gardens Extra Care, Walkden

Started August 2015
Completed December 2016
Scheme Investment £7,641,831
Funding £2,540,000
Number of homes 56
Type 1 and 2 bed apartments,
for affordable rent





Narbonne House, Eccles

Started March 2017
Completed July 2018
Total cost £3,331,824
Funding £944,716
Number of homes 33
Type 1 and 2 bed apartments,
for affordable rent



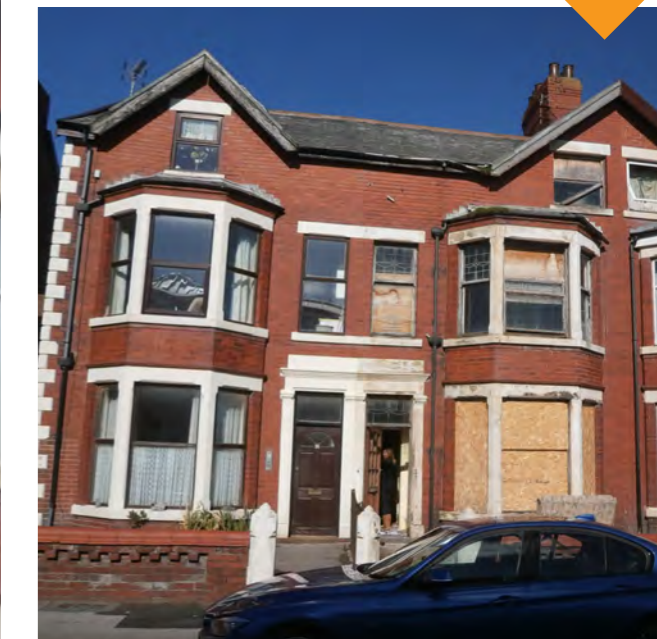
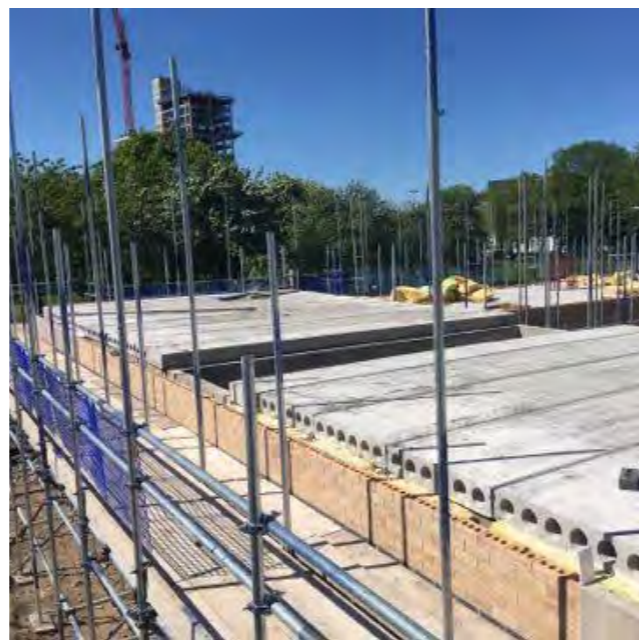
Addy House, Eccles

Started October 2015
Completed September 2017
Scheme Investment £3,409,329
Funding £864,000
Number of homes 36
Type 1 and 2 bed apartments,
for affordable rent



Radclyffe Park, Ordsall

Started February 2018
Completed March 2019
Total cost £6,043,531
Funding £1,519,050
Number of homes 39
Type 1 and 2 bed apartments, 3 bed houses,
for affordable rent



93 St Albans, Lytham St Anns

Started March 2018
Completed March 2019
Scheme Investment £221,852
Funding £112,794
Number of homes 2
Type 1 and 2 bed apartments,
for affordable rent



McLaren House, Lower Broughton

Started October 2017
Completed April 2019
Total cost £1,502,997
Funding £420,000
Number of homes 14
Type 1 and 2 bed apartments,
for affordable rent



Russell Court, Little Hulton

Started March 2018
Completed May 2019
Total cost £2,299,004
Funding £532,273
Number of homes 17
Type 1 and 2 bed bungalows,
for affordable rent





Whittlebrook House, Little Hulton

Started March 2018
Completed May 2019
Total cost £2,299,004
Funding £532,273
Number of homes 17
Type 2 and 3 bed houses,
for affordable rent



Rowan House, Little Hulton

Started March 2018
Completed August 2019
Total cost £3,157,998
Funding £517,248
Number of homes 36
Type 1 and 2 bed apartments,
for affordable rent





Barley Mow, Stockbridge Village

Started March 2018
Completed October 2019
Total cost £1,610,645
Funding £435,000
Number of homes 16
Type 1 and 2 bed apartments,
3 bed houses,
for affordable rent



Crown House, Eccles

Started March 2019
Completed December 2020
Total cost £6,148,477
Funding £1,824,000
Number of homes 48
Type 1 and 2 bed apartments,
for affordable rent





We developed schemes for sub social rent, working to tackle homelessness.

Haddon Road, Eccles

Started March 2019
Completed March 2020
Scheme Investment £1,233,401
Funding £528,000
Number of homes 12
Type 1 bed apartments,
for sub-social rent



Somerset Road, Eccles

Started March 2019
Completed August 2020
Scheme Investment £1,604,840
Funding £690,000
Number of homes 15
Type 1 bed apartments,
for sub-social rent



Vicars Street, Eccles

Started March 2020
Completed December 2020
Total cost £1,207,167
Funding £480,000
Number of homes 12
Type 1 bed apartments,
for sub-social rent





The Orchards, Stretford

Started June 2018
Completed January 2021
Total cost £910,025
Funding £0
Number of homes 2
Type 2 bed houses,
for affordable rent



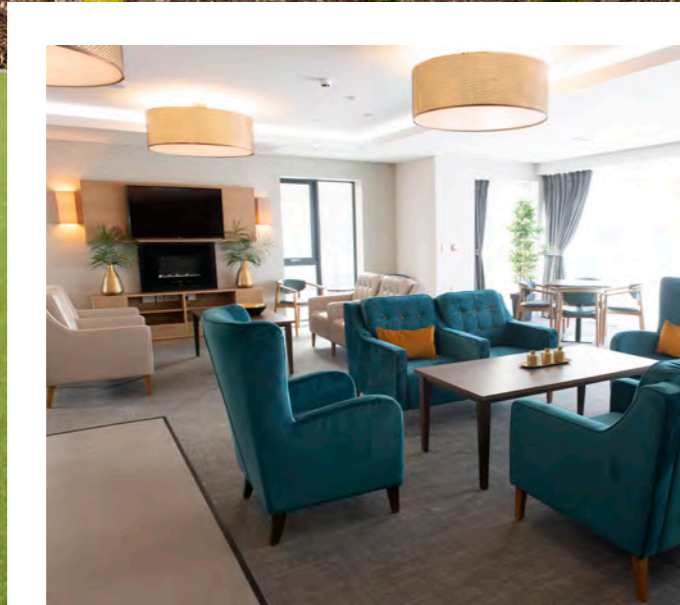
Church Road, Fylde

Started September 2019
Completed June 2021
Total cost £1,154,894
Funding £0
Number of homes 12
Type 2 and 3 bed houses,
for affordable rent



Jackson Gardens Extra Care, Knowsley

Started September 2017
Completed March 2021
Scheme Investment £15,081,566
Funding £3,358,687
Number of homes 90
Type 1 and 2 bed bungalows,
1 and 2 bed apartments,
for affordable rent





St Jude's, Stockbridge Village

Started September 2020
Will complete January 2022
Scheme Investment £3,071,581
Funding £1,248,000
Number of homes 24
Type 1 and 2 bed apartments,
for affordable rent



Boardman Street, Eccles

Started December 2019
Will complete January 2022
Total cost £4,888,779
Funding £2,699,970
Number of homes 39
Type 1 and 2 bed apartments,
for affordable rent



Next steps Accommodation programme Phase 1, Irlam

Started January 2021
Completed November 2021
Total cost £1,330,000
Funding £790,000
Number of homes 10
Type 1 bed homes for social rent



We have purchased a number of homes from developers across the North West for a mixture of tenures.

The Heathers, Staining

Developer Jones Homes
Scheme Investment £851,274
Number of homes 12 (all completed)
Type 2 bed houses for affordable rent and shared ownership



Brookwood Phase One, Fylde

Developer Story Homes
Scheme Investment £1,989,810
Number of homes 27 (by 2018)
Type 2 bed and 3 bed houses,
for affordable rent



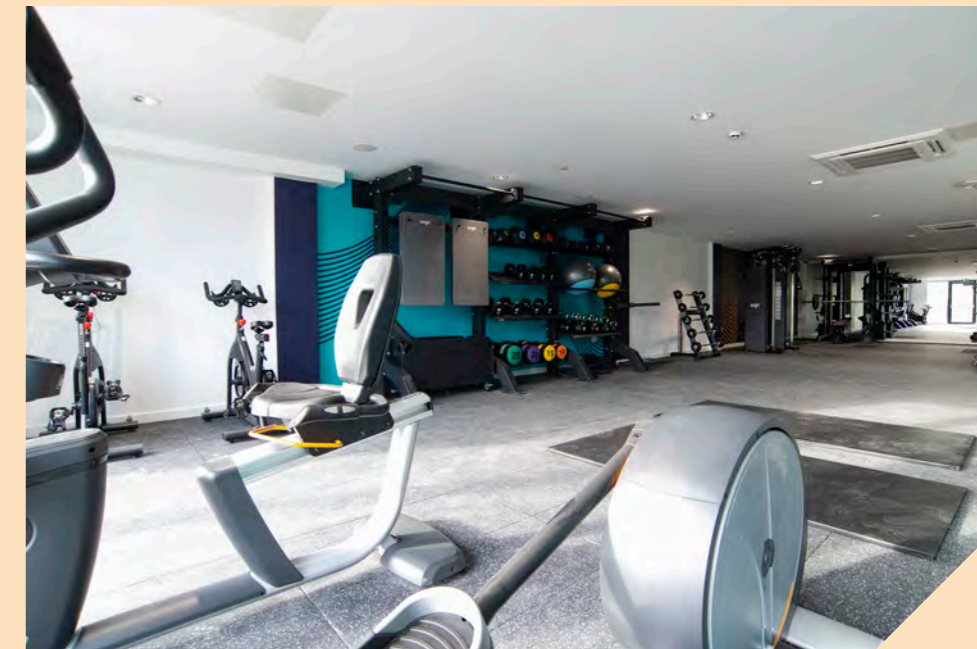
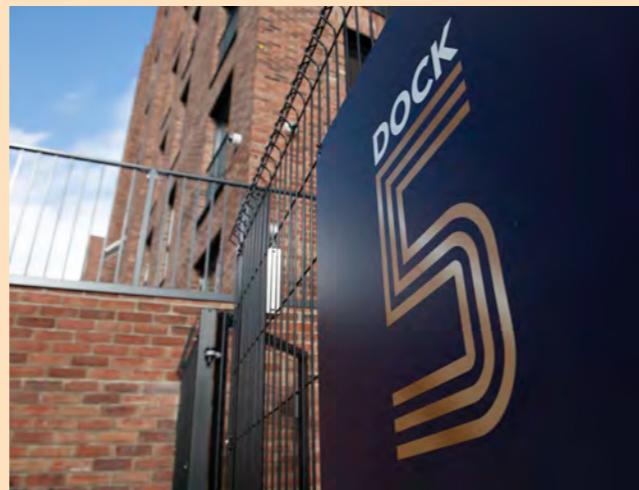
Riversleigh, Warton

Developer Prospect Homes
Completed March 2016
Scheme Investment £1,970,000
Number of homes 25 (by May 2017)
Type 2 bed and 3 bed houses,
for affordable rent and
shared ownership



Dock 5, Ordsall

Started January 2020
Completed November 2022
Total cost £69,964,365
Funding £0
Number of homes 394*
Type • 1, 2, 3 and 4 bed apartments,
• 1 bed studio apartments,
• 2 and 3 bed townhouses
*393 units for private rent,
1 unit for social rent





Roughsedge House, Knowsley

Started March 2022
Completed December 2022
Total cost £1,163,529
Funding £358,746
Number of homes 7
Type 1 bed bungalows,
for affordable rent



Woodlands, Salford

Started March 2021
Completed December 2022
Total cost £3,096,726
Funding £1,632,000
Number of homes 24
Type 1 and 2 bed apartments
for social rent



Milton Avenue, Cadishead

Started March 2022
Completed June 2023

Total cost £1,292,403

Funding £589,000

Number of homes 9

- Type
- 8 x 1 bed apartments, Rough Sleeper Accommodation Programme
 - 1 x 3 bedroom detached house for affordable rent



Leased homes, Cheshire West and Chester

Completed Summer 2022 - March 2024

Total cost £0

Funding £0

Number of homes 151*

Type 1 and 2 bed apartments,
2 and 3 bed houses

* 20 years leased homes



Wharton Green, Winsford

Started April 2021
Completed August 2023
Total cost £9,114,976
Funding £2,160,000
Number of homes 60
Type 2, 3 and 4 bed homes
for shared ownership



Building better lives for all



“It’s made a massive difference to our lives.”
Kate – The Willows

“My home makes me happy. I’m happy with having so much space,”
Martin – Amblecote Gardens



“Living here gives me a lot of peace of mind, there’s a lot of people you can go to.”
George – Jackson Gardens

“Once I moved here, it completely changed my life. I’m so happy.”
Abdolrasool – Addy House



“I am really pleased with my flat. I love my own space and feel I can live independently for the first time. The flat is really nice and I can be my own person there.”
Chloe – Haddon Road

“My favourite thing about my community is that everyone gets on very well together,”
George – Russell Court



“We’ve moved to a beautiful new build three bedroom house that we can now call our home, with outside space and close to the park which is great.”
Maria – Radclyffe Park

“A lot of developments don’t cater for communities. Community is so important. Without community, you don’t have anything. My wellbeing has totally changed. I’m in a lot better place.”
Edmund – The Willows

“Living in my home makes me feel happy, safe and secure. The best three things are mixing with people, joining activities and living on my own.”
Peter – Bourke Gardens



“I love my new home it’s bright and clean, I’m made up with it.”
Kathleen – Jackson Gardens



“We feel so settled here and we’re so glad we’ve found our forever home.”
David – Rowan House

“My life has changed.”
Sam – McLaren House

ForHousing 