

# Integrated Pipeline & Good Growth Fund

Andrew McIntosh  
Director of Sustainable Growth &  
Infrastructure, GMCA

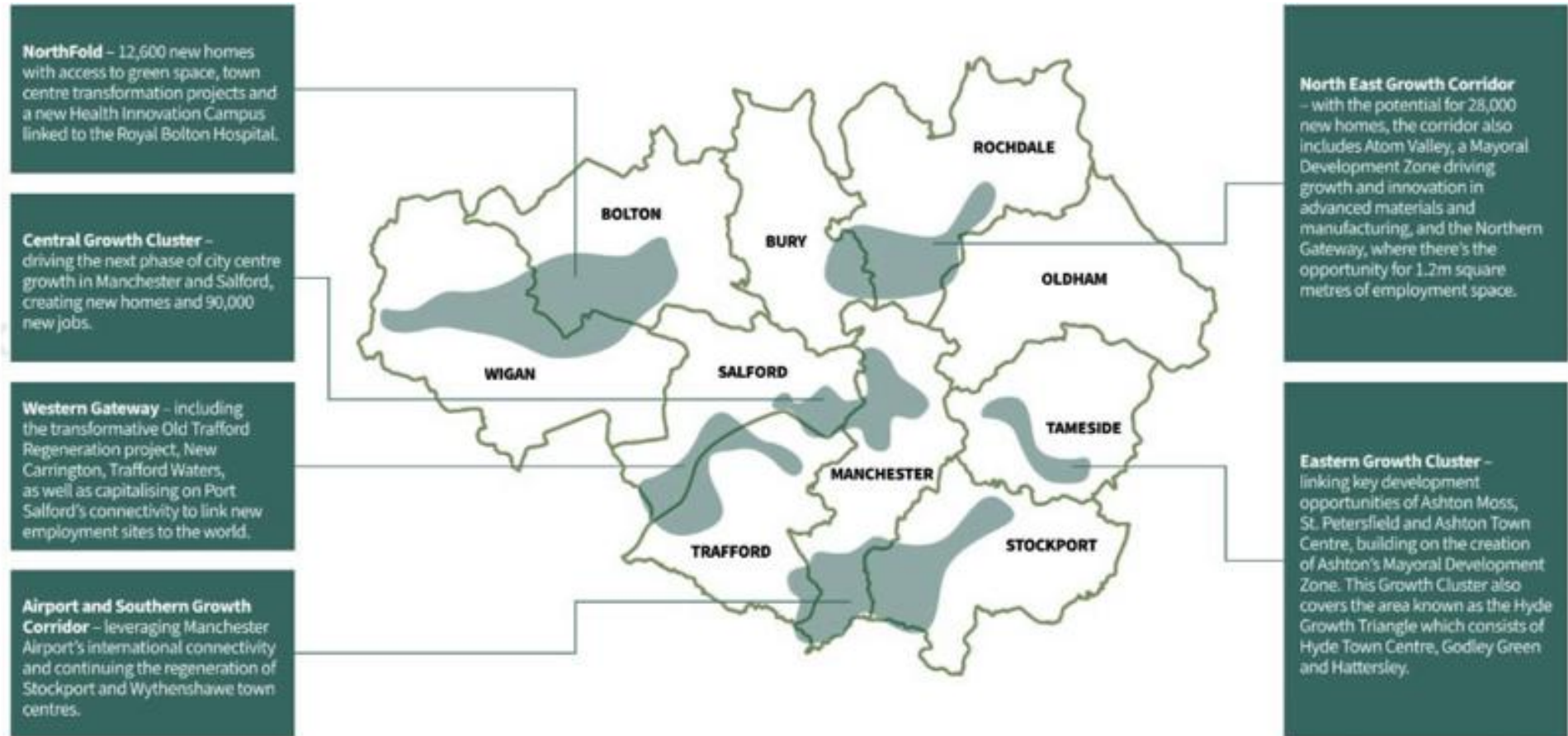
# Integrated Pipeline

**Integrated Pipeline as an enabling tool for strategic projects in employment, housing, city and town centres, transport and key infrastructure over the next 10 years plus.**

The Integrated Pipeline will be the key enabler to allow GM wide decision makers to make informed decisions on the allocation of funding and have oversight of key project and programme activity. The key objectives of the Integrated Pipeline are:



# Integrated Pipeline - Growth Locations



# Integrated Pipeline – Delivery Approach

- Ensuring the Right Delivery Approach - tailor delivery model and support for different locations and types of site
- Leveraging support of GM land commission to ensure availability of public sector land to support growth ambitions (building on work through our Government Taskforce to explore an approach to fair value disposals)
- Maximising Investment & Partner Resources – we will unlock our housing pipeline by aligning funding opportunities and partner contributions to maximise impact i.e. private sector investment, utilities and gov departments

# Integrated Pipeline – Delivery Approach

- GM Revenue Funding to move Growth Location projects forward into investible propositions
- Housing - Exploring delivery models and resources to ensure a range of housing tenures and types – supported by enhanced Homes England SPP model
- Employment - Aligning Sector Development Plans activity to Key Employment Pipeline opportunities
- Integration of pipeline for transport, infrastructure and development to sequence development and intervention in a way to maximise investment

# Good Growth Fund

- A new £1bn 'GM Good Growth Fund' will invest in our pipeline of projects, driving growth in every district and delivering regeneration at a pace and on a scale not seen before this century.
- Utilising the flexibility of the Integrated Settlement, GM have pulled together £1bn of funding that can be blended together to fund key priority growth schemes within the Integrated Pipeline.
- The first £400m investment will deliver nearly **3,000 new homes**, more than **22,000 new jobs** and **2 million square feet of new employment space**, all linked by the Bee Network.



# Good Growth Fund

- Ensuring Good Growth across **all of GM over the next decade**
- Using our devolved funding to **drive Social Value** – Good Landlord Charter and Good Employment Charter
- Focus on public sector providing **just enough to leverage partner investment** and unlock delivery – important role of Public Financial Institutions (National Wealth Fund and National Housing Bank)
- Regular prioritisation of the pipeline for the Good Growth Fund, next Wave March 2026



Do just enough to  
lever in private-  
sector capital



Minimise grant funding  
with investment  
recycled where possible



Capture value for  
reinvestment

# Good Growth Fund

Category	Amount (£m)
Grants received, principally through the Integrated Settlement	200
GM Borrowing, if approved	150
Financial Transactions that recycle (e.g HILF)	430
GM Pension Fund commitment to invest in the pipeline	300
New money for commitment	1080



# Town Centres and MDCs

- Good Growth Fund is **unlocking the regeneration of the region's priority town centres.**
- Key opportunity in town centres to drive **transport-led regeneration** – Ashton & Stalybridge as a pilot area identified with the Government Task & Finish process
- Supporting Town Centre regeneration **with the setting up of MDCS** - Oldham, Bolton, Middleton and Ashton & Stalybridge, complementing those already approved for Old Trafford and the Northern Gateway.
- Replicate the success of the Stockport Town Centre MDC with **a model and vision bespoke to the assets and characteristics of each area**

