

Smithgate, Wolverhampton

Wolverhampton



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Elevating Wolverhampton's offer, creating genuine opportunities and social impact

Wolverhampton is a city which has all the ingredients for success. It is well-connected, has a thriving university, dynamic population and even a Premier League football club.

The City Council is bold and ambitious and has set out a strategy to elevate Wolverhampton's offer, economy, and opportunities. At the heart of this approach is people. Specifically, bringing and retaining more people in the city centre.

Smithgate – which is being delivered by ECF (a joint venture between Legal & General, Homes England, and Muse) in partnership with City of Wolverhampton Council – is a plan to do just that.

Smithgate is the largest brownfield regeneration opportunity in the city centre and has been championed by the council as a fundamental strategic investment.

The masterplan would create a new neighbourhood, delivering over 1,000 new homes. It also creates opportunities for new shops, cafes, or bars all set around an enhanced Market Square – one of the city's biggest civic spaces, with huge potential.

The Biodiversity Net Gain Baseline Assessment for Phase 1 identified 1.22 HU and 0.02 HeU linear-based Hedgerow Units (modified grassland, developed land; sealed surface, Ruderal/ephemeral, Introduced shrub, Urban trees, Non-native ornamental hedgerow).

Phase 1 is estimated to create a 47% increase in the Habitat Units and 122% increase in HeU.





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Embedding Our Sustainable Future strategy in Wolverhampton

In 2024, we appointed HATCH to support us to develop a holistic, impactful Social Value Strategy for Smithgate.

Based on the Local Needs Analysis and stakeholder engagement we have created key Social Value Objectives:

Healthy and Diverse Community

Smithgate will strengthen community bonds and improve physical and mental health through outreach activity and occupancy strategies focused on the diverse needs of age, ethnic, and LGBTQ+ groups.

Prosperous Western Quarter

Smithgate will bring new life to the City Centre and support existing local traders through events, place marketing, and commercial and cultural ground floor occupiers curated to meet needs of a young, growing population.

New Economy Skills and Jobs

Smithgate will drive growth in emerging sectors through affordable procurement, recruitment, and targeted training and focused on creating sustainable career pathways for women and priority groups.

Safe, Connected and Green Spaces

Smithgate will improve pedestrian connectivity, drive footfall, and increase biodiversity through improved streets and spaces, ensuring all community members feel welcome and safe through effective surveillance and security.

We are excited to see how Smithgate can unlock the identified social benefits for residents, businesses and community organisations in Wolverhampton.

The plan, which includes affordable homes, would enable thousands of new residents to live in the city centre. It would boost footfall and in turn drive additional custom to Wolverhampton's shops and leisure destinations, kick-starting economic growth.

However, the benefit of Smithgate will be felt much more clearly for some.

Smithgate is in one of the 20% most deprived places in England. It scores poorly on measures of income, employment, health, housing, and crime. It's why delivering genuine social value has been a critical consideration from the start.

Once delivered, phase one alone – which includes 331 homes – will create around 500 new construction jobs each year.

A further 30 full time equivalent jobs will be created once the building is operational, also creating around £950,000 in gross GVA per year.

These are not frivolous numbers. Each is a person with a good job and reliable salary. This is where Social Value really matters and can deliver meaningful change.

Smithgate will have a transformational impact on Wolverhampton city centre. Not only will it help elevate the city's offer. It will support an ambitious economic growth strategy and create genuine and meaningful opportunities for people and communities.





Our
Sustainable
Future

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