
RE: Media Enquiry (Tameside Independent → Jigsaw Homes Press Office) Public Interest Enquiry – GMCA-Funded Housing & Unanswered Safeguarding Concerns

From ~ Press <Press@jigsawhomes.org.uk>

Date Mon 30/06/2025 17:48

To Tameside Independent <newsdesk@tamesideindependent.co.uk>

Good afternoon

Please see below the statement from Jigsaw Homes Group.

As background, Jigsaw has received funding from the GMCA's (Greater Manchester Combined Authority) for the Brownfield Fund and Social Housing Decarbonisation Fund.

The Brownfield Fund is provided by the MHCLG 2020-2025 Programme. To receive this funding, a bid needs to be submitted, often in partnership with the local authority and schemes are assessed on their strategic importance to Greater Manchester's growth and housing need.

Social Housing Decarbonisation Funding – Wave 1, 2 and 3 - was awarded to Jigsaw through the GMCA to help provide energy upgrades to existing homes that fall below the Energy Performance Certificate (EPC) Level C. The funding is being used across Greater Manchester, including Tameside to help make homes warmer, safer and less expensive to run for our residents.

A spokesperson for Jigsaw Homes Group said:

"Jigsaw has three schemes in Tameside which have received funding from the GMCA's Brownfield Fund. These are yet to be allocated to households deemed homeless or in priority needs, as these developments are currently under construction. At this stage, each of the schemes are due to complete in 2026 and will provide 35 homes for general needs social rent and 21 for social rent with a supported housing purpose.

Our current policies on allocating housing (how we let our homes) can be found [here](#) and safeguarding-based housing requests can also be found on our [website](#).

In Tameside, the demand for housing significantly outweighs supply, with more than 7,000 people on the waiting list. Anyone waiting for a home should also be registered with Tameside Council.

All the homes we deliver are affordable, and Jigsaw is one of the top 20 affordable housing builders in the UK.

Whether housing is set as social rent is initially done using a calculation outlined in the Government framework. The aim of the framework is to make the process of setting rents across the country impartial and linked directly to the value of the property residents live in, the number of bedrooms and the average earnings within the region.

Whether homes are set as social rent depends on a number of factors including site viability, funding allocated from Homes England, planning obligations and local authority housing strategies.

Out of the 828 homes we delivered across the North West and East Midlands in 2024/25, 441 were for affordable rent, with 72 for social rent. The remainder were for Rent to Buy and Shared Ownership.

The government has confirmed that the new Affordable Homes Programme (AHP) will prioritise grant funding for more social rent homes and we are looking at new development opportunities in line with this policy and preference."

ENDS