



Bankfoot APAM Secures Planning Consent for £200m Regeneration of The Soapworks, Salford

Bankfoot APAM, the specialist development manager acting on behalf of the Greater Manchester Pension Fund (GMPF), has secured hybrid planning consent from Salford City Council for the £200 million transformation of The Soapworks — a major mixed-use regeneration project in Ordsall, Salford.

The consent follows an extensive period of collaboration with Salford City Council, ensuring the proposed development aligns with the city's growth ambitions, community priorities, and sustainability objectives.

The approved masterplan will revitalise the 8.5-acre former Colgate-Palmolive site into a dynamic, inclusive neighbourhood, delivering:

- 578 new homes, including 78 affordable homes
- 12,800 sq m of flexible commercial and employment space
- A new public park and enhanced public realm
- Improved pedestrian and cycle connectivity to Salford Quays and the River Irwell corridor

"The Soapworks represents a flagship regeneration opportunity that delivers on Salford's housing, employment, and sustainability ambitions," said Andy Day, Senior Director at Bankfoot APAM. "We are proud to help shape a place that meets the needs of both existing and future communities, and we're grateful for the close partnership with Salford City Council in bringing this vision forward."

A Catalyst for Social Value and Local Opportunity

The regeneration of The Soapworks has been designed to deliver meaningful, long-term social impact. It will provide high-quality, mixed-tenure homes alongside accessible green space, enhancing wellbeing and connectivity for local residents. The commercial space is intended to support local businesses, startups, and creative industries — helping to foster a resilient and inclusive local economy.

The development is expected to generate hundreds of jobs during construction and in the long term, while actively supporting skills development, apprenticeships, and local employment initiatives.

Part of a Growing Portfolio of Regeneration Projects

The Soapworks is one of a number of major regeneration and repositioning schemes being delivered by Bankfoot APAM across the UK. Specialising in complex development and asset transformation, the firm works in partnership with both public and private stakeholders to unlock potential and deliver places with long-term value.



From repositioning underused commercial assets to delivering ambitious mixed-use masterplans, Bankfoot APAM continues to demonstrate its ability to manage risk, deliver social impact, and drive investor returns through high-quality real estate development.

About Bankfoot APAM

Bankfoot APAM is a UK-based development manager operating as a joint venture between Bankfoot and APAM. The business specialises in the delivery of complex real estate projects across residential, commercial, industrial, and mixed-use sectors. With a focus on unlocking strategic and underutilised sites, Bankfoot APAM delivers sustainable, commercially viable, and socially responsible developments. The company works in close partnership with institutional investors, local authorities, and private sector stakeholders to deliver regeneration and repositioning schemes across the UK.

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Image Attachments

[Soapworks](#)

Attachments

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