

ROLE PROFILE

MANAGING DIRECTOR – MIDDLETON CO-OPERATIVE MAYORAL DEVELOPMENT CORPORATION

Job Title:	Managing Director – Middleton Co-operative MDC	Date:	September 2026
Reporting Line:	Director for Economy and Place, Rochdale Council Also accountable to the Director of Place, GMCA	Salary:	SM4
Team:		Business Area:	

JOB PURPOSE

The vision for Middleton is to drive the physical transformation and foster inclusive economic growth, social well-being and community pride. This will result in new high-quality homes (including affordable housing), a thriving town centre with a sustainable cultural and night time economy, where businesses and entrepreneurs can prosper. Places will be better connected and alignment and benefits spilling from the established Atom Valley Northern Gateway MDC will be felt locally.

The programme focus is on unlocking complex brownfield sites, supporting the delivery of c.1,500 new homes, enhancing commercial and leisure opportunities, and improving connectivity and public realm. This includes the post holder using commercial expertise to secure sites into public ownership, drive delivery within the boundary including delivering solutions that will retain and re-use historic assets and acting as responsible lead for key transport and connectivity workstreams. This would be enabled through the emerging Mayoral Development Corporation (MDC) (subject to approvals).

The MDC vehicle is a public sector-led approach, which ensures that regeneration is driven by local priorities and needs. It enables a long-term strategic focus over a larger area, rather than specific sites. A key responsibility for the Managing Director of this emerging MDC is to ensure it operates within the local context, ensuring that decision-making remains locally-led whilst aligning with MDC legal requirements. Equally important, the role will ensure the emerging MDC for Middleton operates with co-operative principles in mind. The MDC will be a trailblazer for inclusive regeneration in the UK, rooted in co-operative principles.

The MDC will be called the Middleton Co-operative MDC, reflecting its commitment to embedding community and local business participation and voice, wherever possible, across its governance, decision-making and delivery. The postholder will work closely with the shadow board to implement the agreed vision and ways of working, ensuring that the values of community and co-operation underpin the regeneration programme. This will include actively exploring opportunities for co-operative housing, community land trusts and other models of community

ownership and participation. The Managing Director will demonstrate a commitment to delivering regeneration with local people, ensuring that residents and businesses have meaningful opportunities to shape proposals, influence delivery and share in the benefits.

It is envisioned that, subject to appropriate approvals, an MDC for Middleton will be established in early 2027. The MDC would drive forward the regeneration proposals, working alongside Rochdale Council, RDA, and bring the necessary powers required to deliver the comprehensive place regeneration. On behalf of the MDC, the postholder would lead on securing and deploying funding and unlocking critical land assembly, along with regulation. The post holder is expected to take up executive leadership of the MDC once established.

Working alongside Rochdale Council, GMCA, RDA, the MDC Board and a range of other stakeholders the post holder will ensure the successful delivery of the vision for Middleton. They will be expected to drive project delivery for the MDC, working with multiple stakeholders and ensuring alignment with the wider vision for the growth of the Rochdale Borough and the city region, and delivery at pace.

KEY RELATIONSHIPS

Key working relationships and contacts:

- Rochdale Council Members and officers;
- Members of Parliament;
- Local Planning Authority;
- Middleton MDC (shadow) Board;
- Greater Manchester Combined Authority (GMCA) and Transport for Greater Manchester (TfGM) senior officers;
- Rochdale Council, RDA and GMCA delivery team, including externally appointed advisors;
- Developers/landowners and existing business owners and community stakeholders;
- Senior representatives of external stakeholders including government departments and agencies

The post holder will create, maintain, and expand their network of contacts in line with the needs of the regeneration programme, using their negotiation skills to influence fellow stakeholders to the best advantage of Middleton in line with the vision. This will be contingent on the collaboration of stakeholders across the public and private sectors.

The post holder will be required to advocate with national and local government stakeholders for public investment, aligning with wider public sector strategies and decision-making processes. The role will also require engagement with private sector stakeholders on a commercial basis, ensuring that public sector investment in the project is compliant with prevailing regulations and associated financial and non-financial contributions are secured from private interests on an equitable basis.

Following establishment of the MDC, the post holder will be responsible to the MDC Board. It is essential that a positive working relationship with the Board is established as soon as possible.

KEY RESPONSIBILITIES

The post holder will be responsible for delivering the strategic Vision for Middleton, and the development and implementation of the Business Plan for the project.

- Manage the delivery team, including external appointments, engaging with wider decision making and delivery structures in partner organisations across Middleton, Rochdale and Greater Manchester.
- In line with corporate objectives and internal Council procedures, lead the public sector contribution to the regeneration and place-shaping in Middleton, aligning activity across the stakeholder organisations with the Vision and Business Plan.
- Create links with the Atom Valley Northern Gateway MDC as appropriate and where beneficial to the delivery in Middleton.
- Lead on delivery of the Middleton Masterplan and associated delivery plans, engaging with businesses, land owners and developers.
- Report to the MDC Board, Rochdale Council and the GMCA on delivery against the key objectives.
- Lead delivery of strategic workstreams, embedding co-operative principles and community participation-becoming a blueprint for regional and national inclusive growth through regeneration.
- Provide expert advice and technical expertise to shape day to day delivery and maximise private sector investment for local benefit.
- Creation, adoption, and delivery of the Business Plan for Middleton, including targets and milestones essential to the success of the development.
- Ensure activity within the project aligns with the strategic objectives of the public sector partners, and in particular that social value is central to decision making for the project.
- Support recruitment and commissioning of additional resources as appropriate to support the project, including securing relevant approvals where applicable.
- Ensure effective communication with members, MP and the local community
- Manage resources within agreed budgets, reporting on spend and delivery as required by funding agencies.

Key Accountabilities

- Accountable for delivery of the vision for Middleton, linking to wider developments and communities.
- Communication and reporting processes to provide business and management information used to support and inform operational and strategic decision making to the MDC Board.
- Ensure use of operation and financial resources is optimised and in accordance with relevant statutory and regulatory requirements.
- Collaborate with all areas of Rochdale Council, across Greater Manchester and with key stakeholders to ensure joined-up delivery that is ambitious, reflective of the vision and meet the requirements of residents and communities.
- Shape and direct resources (financial, people, assets) to ensure services are delivered within agreed financial parameters delivering good value and return on funding investment.
- Fulfil requirements with regards MDC, Rochdale Council and GMCA policies and procedures as appropriate.

Resources

- Capital and revenue funding from a range of sources as required to support the project.

NB: This list of duties and responsibilities is by no means exhaustive, and the post holder may be required to undertake other relevant and appropriate duties as required.

KNOWLEDGE, SKILLS, AND EXPERIENCE

Knowledge & Experience

- Degree level/equivalent in relevant discipline.
- Considerable experience and proven track record of leading delivery within the development industry, including projects within mixed use town centre and historic environments.
- Demonstrable experience in commercial negotiations and land assembly.
- Proven track record and experience in leadership in a complex environment with the ability to influence at all levels.
- Demonstrable experience in developing strategies and business plans.
- Knowledge of public private partnerships.
- Thorough knowledge of market changes and forces that influence development, and the impacts of these changes on the delivery of projects.
- Strong understanding of development delivery and measures of performance.
- In depth knowledge of industry best practices and associated laws.
- Solid understanding of the relationship between place based planning and delivery.
- Good understanding of community participation approaches and embedding them into place strategies and delivery.
- Proven ability to drive teams, including through matrix leadership, to a demanding delivery timetable.

Skills & Behaviours

- Build and maintain good strategic relationships and effective communication with public and private sector partners, agencies, and bodies to support project delivery.
- Leadership and direction to team, including all performance management and personal development.
- Excellent organisational and leadership skills.
- Excellent communication, interpersonal, and presentation skills.
- Outstanding analytical and problem-solving abilities.
- Demonstrate commitment to the values of local democracy and public service.
- Ability to demonstrate sound judgement in seeking solutions to complex situations.
- Commitment to a collaborative style of working.
- Ability to support both strategic and operational needs of the project, responding flexibly to changing circumstances and resources.
- Personal commitment to continuous self-development and service improvement.