

Creating a new Pendleton



The final countdown

After years in the planning, it's nearly time for the council to make the final decision on which bidder will be given the go ahead to put into place its proposals for creating a new Pendleton.

From an original five at the start of 2009, there are now only two bidders left in the race, Inspiral Pendleton and SP+. Each of the

bidders ran their final consultation events over the summer, showing residents the final drafts of their plans for Pendleton. They will now submit their proposals to the council and a decision on how Pendleton will look in the future will be made.

Read page 3 to find out more about the bidders' recent events. You can also keep up-to-date by visiting www.salford.gov.uk/creatinganewpendleton



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Message from the Chair

This afternoon, a particularly warm late summer's day, I found myself stopping on the Broadwalk for three chats with Pendleton residents and then sitting in the garden for a good natter with a neighbour. Sitting there I could not help but reflect on the village-like feel of life in our corner of a busy urban environment!

From the grand design for the creation of a new Pendleton at the heart of Central Salford to the minute details of how each house and flat might be refurbished, the ultimate bids are almost in and the final decision will be made shortly.

It has been a personal delight to see so many local residents coming along to the various public consultation events and talking with the two bidders about every aspect of the Pendleton PFI plans - and then to see how the bidders have taken local views on board in presenting their final proposals.

Certainly members of the PFI Steering Group have worked long and hard with the council's project team and both bidders in teasing out many of the finer points of the bids, including service delivery and how residents will work with the winning consortium once the contract is awarded - an announcement for which we wait with baited breath!

Not that there is much time to stand and stare for, as you see elsewhere in this edition, there is much to be done around rehousing and preparing the way for a smooth transition as the preferred bidder and Salix Homes move to the next stage in the transformation of our homes, our area and our future.

Regards,

James

James Gillard, Chair,
Pendleton PFI Steering Group



TPAS
CONSULTANCY

Ask Kevin

Hello, I'm Kevin Farrell from the Tenant Participation Advice Service (TPAS). I'm here to give you independent advice about the housing PFI programme.



For every newsletter, I answer one of the most popular questions I get asked. For this edition, I've chosen this one:

What will be done first and how will the order of works be decided?

This is one of the most popular questions I'm asked and one that is often at the front of people's minds when they look at the plans for 'Creating a new Pendleton'. The answer is that nothing has been decided yet.

The bidders have held a number of consultation events to listen to your thoughts and priorities and resident members of the steering group have been looking at the bidders' proposals on your behalf.

The programme of works will be determined through ongoing discussions with both bidders and will ensure investment is prioritised appropriately and takes tenants' views into account. A formal handover between Salix Homes and the successful PFI consortium will then take place.

The council plans to have the contract signed by autumn 2011 and there will be further consultation with the community once the successful bidder has been selected.

If you'd like independent advice about the housing PFI programme, or would like to send me a question, please contact me:

Email: info@tpas.org.uk

Freephone: 0800 731 1315

Write to: Kevin Farrell at TPAS, 5th Floor,
Trafford House, Chester Road,
Manchester M32 0RS.

Bidder activities – what you might have missed!

SP+



SP+ has also been involved in consultation events with the residents of Pendleton during the summer.

During July and August they held a number of 'Tell us over Tea' themed events which gave the bidders the opportunity to meet local people and show them their designs and proposals for the area. Throughout the events, SP+ received feedback and comments which enabled them to further develop their proposals. At their final event on 3 August SP+ took to the road with their 'Roving Bus' day, stopping at locations around Pendleton to display their final proposals to residents.

As well as providing information for the residents, the events also included activities for all ages, such as competitions, belly dancing, sport games, colouring and even taster sessions on tiling, brick laying (as pictured below) and plastering for kids.



Inspiral Pendleton

The 17 and 19 of August saw the Inspiral Pendleton bid team carry out their last two consultation events before finalising their plans and submitting their bid to the council.

Both events showcased Inspiral's latest designs and housing management proposals and gave residents the chance to see the changes made following feedback from the Inspiral bus tour events back in May (pictured above).

The first event was held at Gala Bingo and all those that attended were treated to a free evening of bingo and hot drinks. The second event was held at Fit City Clarendon in conjunction with the Summer Sports Festival. Whilst parents took the opportunity to quiz the Inspiral team, children were able to take advantage of a wide range of activities including circus skills, swimming events, bouncy castles, a bucking bronco, and a penalty shootout tournament sponsored by the Inspiral team.

At both events residents came and spoke to Inspiral and their views and comments have helped the bidder to develop their final proposals for the regeneration of Pendleton.



The next big thing

Your at-a-glance summary of what's happened so far...

Since the last newsletter, the remaining two bidders, Inspiral Pendleton and SP+, have developed their proposals even further. They each held consultation events in August and how their proposals have developed and how your comments have been taken into account. The bidders have met regularly with the council's

Pendleton project team and the PFI Steering Group, to help to refine their solutions and develop contractual documents.

The council recently submitted draft versions of the contract documents to the government for consideration. Once the council has received approval of these documents from the government, we will be able to ask the bidders to submit their final bids. When we ask for final bids, the council will not be able to have any more meetings with the bidders until the bids have been received and evaluated. The evaluation of the bids will be done by the council's Pendleton project team, with input from the PFI Steering Group, and could take approximately one month.

Whilst the council is evaluating the final bids, we will also be developing the Final Business

Case document which explains how the bidders' proposals meet the original objectives that we set out.

This newsletter has been developed prior to the government's Comprehensive Spending Review. Following the government's announcement, the council may need to take into account any changes that could impact upon regeneration plans.

Until the outcomes of the Comprehensive Spending Review are known and understood, we are pressing ahead as planned, so over the spring and summer months the council will meet with the winning bidder to fine-tune any outstanding minor issues.

The winning bidder will be consulting with you and talking to you in preparation for when they introduce their services; and later in 2011, the winning bidder will start work in Pendleton.



2008

November 2008

The council received Pre Qualification Questionnaires (PQQ) from five organisations expressing an interest to bid for the PFI contract. The PQQs were evaluated and all five organisations were asked to continue in the process.



2009

Spring 2009

In February 2009, the council invited the five organisations to submit their outline solutions for Pendleton. The outline bids were received in March and evaluated by resident representatives from the PFI Steering Group, the council and Salix Homes. From the five organisations, three were then selected to go forward and progress their proposals, these three were SP+, Solutions 4 Salford and Inspiral Pendleton.

Summer 2009

This was your first chance to meet with the bidders, find out about their proposals and have your say. Drop-in events were held at Pendleton Gateway, Fit City Clarendon and Lark Hill Primary School.

Autumn 2009

The three bidders returned to Pendleton for more drop-in events after they'd used your ideas and comments to improve their initial plans. All three bidders were at Pendleton Gateway.



2010

Spring 2010

The three bidders submitted their detailed bids to the council. Evaluation teams assessed each bid and, at the end of February, the three bidders were reduced to two - Inspiral Pendleton and SP+.

Summer 2010

The two bidders held consultation events to discuss their plans with you. These events focused on presenting to you how housing management services would be provided and what products and services would be on offer.

Autumn 2010

The two bidders submitted their final bid documents to the council.

Winter 2010

The winning bidder will be announced.



2011

Spring/summer 2011

The council will meet with the winning bidder to fine-tune any outstanding minor issues.

Autumn/winter 2011

The winning bidder will start work in Pendleton.



Good services and excellent prospects for Salix Homes tenants



As some of you may have heard, earlier this year Salix Homes was given the green light to access millions of pounds of Decent Homes funding following its successful inspection.

Salix Homes was rated as a good '2 star' service with 'excellent prospects for improvement' following a thorough assessment of all its services. This means they have now been given entry to the

government's Decent Homes programme gaining access to the funding to improve homes and communities over the next five years.

Although the majority of improvements in Pendleton will be delivered by the winning PFI bidder, this remains fantastic news for residents across the whole of Central Salford, who will now see improvements to homes and communities take place alongside the PFI improvement works.

Work will begin on a number of schemes this year as part of a comprehensive five year programme that has been developed with residents to improve all homes to the Decent Homes standard. Those homes in Pendleton that are not part of the PFI scheme and are not proposed for demolition are included in this programme.

If you live in Mulberry, Magnolia or Sycamore Court, you can find out when work is planned by visiting www.salixhomes.org/improvements-to-your-home.htm or by contacting the Salix Homes programmes team on **0161 779 8051**.

The availability of future Decent Homes funding beyond April 2011 is dependant on the government's Comprehensive Spending Review, the results of which will be announced this autumn.

Getting ready for a new Pendleton

This year has been a busy year for Salix Homes' officers responsible for rehousing residents on Holcombe Close, Pear Tree and Apple Tree Court.

February/March 2010

Holcombe Close residents start to move out with many going to the new build homes on Fitzwarren Street and Lilac Court.

April 2010

Pear Tree Court rehousing commenced and currently 90 households have had a home visit to discuss their individual rehousing needs. Over half the residents on the block have been rehoused.

July 2010

Initial Demolition Notices were served on the tenants at Apple Tree Court and Peach Tree

Court followed by home visits to complete the rehousing needs assessments for Apple Tree Court residents. So far, 11 households have moved and 76 rehousing visits have been completed by Salix Homes officers.

During the home visits, officers from Salix Homes explained the rehousing process, a rehousing needs questionnaire was completed and residents were provided with a copy of an information booklet which included information on:

- rehousing options
- how to register with Salford Home Search
- details of the support and advice available to you from Salix Homes and a range of other providers

- what compensation you can expect to receive
- customer involvement structures and opportunities
- useful contacts

October 2010

Negotiations are currently taking place with the few remaining residents on Holcombe Close.

The disconnection of services and demolitions schedule has been prepared for these properties and phased demolition is being progressed to start as soon as possible.

2011

The final block listed in this first phase of clearance and demolition is Peach Tree Court and rehousing visits are expected to begin early next year.

What's happening in your area?

There are lots of great things happening over the next month to keep you busy including an activity afternoon and the annual Salford Film Festival. For more events and activities go to www.visitsalford.info

Tuesday 26 October 2010

2.00 to 4.00pm

Activity Afternoon

A free afternoon of art and craft activities with fun for all the family at Salford Museum and Art Gallery. Call **0161 778 0800** or visit www.salford.gov.uk/salfordmuseum Salford Museum and Art Gallery, Peel Park, Crescent, Salford M5 4WU



Wednesday 10 to Sunday 14 November 2010

Salford Film Festival

The seventh annual Salford Film Festival. Immerse yourself in a whole host of short films, themed programmes and more. The festival prides itself on having a local accent but a truly international perspective, highlighting Salford's filmmakers and celebrating local talent. For more information visit www.salfordfilmfestival.org.uk



New homes achieves Building for Life standard

We are pleased to announce that the new development of homes on Fitzwarren Street has recently achieved a national 'Building for Life' silver standard. The scheme, chaired by Wayne Hemmingway MBE, celebrates well-designed housing projects and neighbourhoods in England.

The new homes on Fitzwarren Street were judged to be "a scheme with considerable merits in terms of the quality of architecture and the successful use of the terrace house typology." The development now goes forward for a Building for Life award.

The development, managed by Great Places, is setting high standards for future development in the Pendleton area. The new homes, which also include nearby Lilac Court, are made up of 39 homes, eight of which were made available for sale. Most of the homes were allocated earlier this year to residents of nearby Holcombe Close who were delighted to be re-housed next to long-time neighbours and family members. The new homes feature double glazing, solar panels and quality insulation to reduce energy bills while protecting the environment.

Communications survey – the results are in

In the last edition of 'Creating a new Pendleton', we asked you to complete a survey to find out how you feel about the way we are communicating with you.

The survey results showed that a third of people felt very informed about the proposals for 'Creating a new Pendleton' with two thirds of respondents being aware of how to get involved in the proposals. 100% of people preferred to receive information on the 'Creating a new Pendleton' proposals to be mailed to their home (like this newsletter). People also liked to receive information from posters in key locations, through their tenant and residents group and at consultation events.

The most popular comment from people was that they wanted to know more about when things would be happening where they live. See Kevin Farrell's column on page 2 for more information on this.

The survey results are now being looked at to see how we can improve our communications with you. Thanks to everybody who returned their forms to us, all completed forms were entered into a prize draw.

The winner of the prize draw was Mrs E Bradbury from Edgehill Close. Congratulations! £50 shopping vouchers are on their way to you.

This newsletter can be provided in large print, audio, electronic and Braille formats, please call the Pendleton team at Salix Homes on 0800 218 2000.

إذا احتجت للمساعدة في فهم هذه النشرة، برجاء الاتصال بفريق بيندليتون لدى ساليكس هومز،
هاتف رقم 0800 218 2000

এই পুস্তিকাটি বোঝার জন্য যদি আপনার সাহায্যের প্রয়োজন হয় তাহলে স্যালিক্স হোমস-এর
প্যান্ডেলটন টিমের সঙ্গে যোগাযোগ করুন। টেলিফোন নম্বর 0800 218 2000

如果您有關於本宣傳頁的任何問題，請聯繫 Salix Homes
的 Pendleton 團隊，電話號碼為 0800 218 2000。

જો આ લીફલેટ (પત્રિકા) સમજવામાં તમને મદદની જરૂર હોય તો, કૃપા કરી સોલિક્સ
હોમ્સ ખાતેની પેન્ડલટન ટીમનો ટેલિફોન નંબર 0800 218 2000 પર સંપર્ક કરો.

मैलिक्स होमस विधे पैंडलटन टीम घाते गैर नालवारी लघी,
विरपा बरवे इस नंबर 'उे संपर्क बरते: 0800 218 2000

اگر آپ کو اس لیف لیٹ کے سمجھنے میں مدد کی ضرورت ہو تو براے کرم بینڈلیٹون ٹیم سے سیلکس ہومز
کے ٹیلیفون نمبر 0800 218 2000 پر رابطہ قائم کریں۔

Salford City Council



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