

Creating a new Pendleton



The bidders are back ...

In July, the three bidders vying to win the PFI contract dropped into Pendleton to share their plans with you and now they are coming back.

The winning bidder will be awarded a 30-year contract to invest in the creation of a new Pendleton. The majority of changes are planned for the first five years. The new organisation will carry out the major improvements to existing homes, re-provide and build new homes and make Pendleton a better place.

Almost 300 people called into the July sessions to give the plans the once over and to let the bidders know just what they thought.

Following the sessions, the bidders have been hard at work. They have taken your ideas and comments on board and have been busy making changes to their plans.

See the plans at the Pendleton Gateway

The bidders are back to show you the most up-to-date plans so you can find out more and ask questions. To make things as simple and straightforward as possible, all three bidders will be in one venue, at the same time.

Come to the Pendleton Gateway on Saturday 31 October between 9.00am and 12 noon or Monday 2 November between 1.30pm and 4.30pm.

Free transport with disabled access is available. To book call the Pendleton team on 0800 218 2000 by Wednesday 28 October.

Pendleton Gateway, the venue for the next bidder events.

The next bidder events

See the latest plans from Inspirational Pendleton, Solutions 4 Salford and SP+.

Where?

Pendleton Gateway
1 Broadwalk, M6 5FX

When?

Saturday 31 October
between 9.00am and
12 noon

Monday 2 November
between 1.30pm and
4.30pm

It's your chance to find out if they have listened to what you said. Don't miss out.

Turn to pages four and five for more information.

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Message from the Chair

With Bonfire Night fast approaching, it got me thinking back to when I was a young lad. Mum used to bake ginger parkin and did jacket spuds while Dad entertained the neighbourhood kids in the garden.

Later, when I was a father myself, I kept the evening free so I too could enjoy the sparkling eyed anticipation of our little family. These days, I join my daughter-in-law and grandchildren in peering out into the garden from the dining room window, as my eldest son performs the magic of flashes, bangs and spectacular showers of stars that cascade across the night sky.

From my own window in the heart of the Precinct area, there is a sight that makes me feel like a child again, waiting for the fireworks.

I look out at one of the two sites where new homes are currently being built to re-house some of the first people to move under the PFI development and I long for the day when I can get a closer look at the development and see what is being created under the scaffolding and behind the hoarding. And I am not alone in this... there is a real sense with people that things are really starting to happen.

And there are other signs too...

In July, many of us took the opportunity to talk to the three bidders about what they felt the new Pendleton should look and feel like. Well, they have taken much of what we said on board and now they are back at the Pendleton Gateway to share with us how the plans have developed and to listen to what we think of what they have to offer.

Which reminds me, I wonder if my daughter-in-law would appreciate my mum's recipe for ginger parkin?

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.

In each newsletter, I answer one of the many questions I get asked. For this edition, I've chosen this one:

Is every housing PFI the same?

Each PFI project is different depending on local circumstances. However, there are some common threads that run through all projects.

Salford City Council will sign a contract with a private sector 'operator' which will typically last 30 years. Over the first part of this contract, usually three to five years, the operator will refurbish, re-provide or build new homes. During this period and for the full length of the contract the operator will provide certain services which are currently provided by the local authority. These will include repairs and maintenance and perhaps rent collection, tenancy management, care taking and security. The exact services included may vary from project to project.

The operator is paid for the work over the course of the contract and on a performance basis. The authority and tenants will design an 'output specification' which is a document setting out what the operator is expected to achieve. If the operator fails to meet any of the agreed standards it will lose an element of its payment until standards are improved.

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.

New family homes almost built



The new family homes are really taking shape

As the pictures show, the building work on the three and four bedroom homes on Fitzwarren Street and Lilac Court is going really well. Great Places Housing Group are working closely with the Pendleton team so that some

residents will be able to move into their new homes before Christmas, and all homes should be occupied by March 2010.

We'll show you how the finished homes look in the next newsletter.

Visiting homes now

Some residents in Pendleton will have received a letter from Salford City Council recently explaining that we need to carry out a survey of their home.

Not everybody has been written to - a cross-section of homes has been picked.

The surveys are needed so that the bidders competing to be your landlord can accurately cost their proposals.

The surveys, which are being carried out by Michael Dyson Associates, started at the end of August and will be completed in November.

If you have received a letter, you can make an appointment to suit you; otherwise the surveyors will ask when it is convenient to carry out an inspection.

All surveyors will carry an identification card so please check it before allowing them into your home. If you're unsure whether it's genuine, please contact Michael Dyson Associates on **0800 328 9896**.

This survey is very important and will give the bidders and the council the ability to plan improvements for the future.

If you have any queries or concerns about the surveys, please contact the **Pendleton team on 0800 218 2000**.

What happened at July's bidders' sessions ... and what happens next

What the bidders think matters to you



Inspiral Pendleton

“ We want to make Pendleton a better place to live and know that the most important part of doing this is listening to you. We plan to:

- provide a range of modern stylish and green homes
- have more parks and private gardens
- offer job and apprentice opportunities to local people
- improve the road network so Pendleton's more accessible and not just somewhere you drive around
- have a real presence in the area and tackle antisocial behaviour. ”

Solutions 4 Salford

“ You have told us what your priorities for Pendleton are and our commitments are to:

- bring existing council homes up to modern standards with new facilities
- provide a mix of new and affordable homes for local residents
- take a firm stance against anti-social behaviour
- offer jobs and training opportunities for Pendleton residents
- create a vibrant and sustainable Pendleton
- have a quick and friendly repairs service for tenants
- support and provide community projects and activities. ”

SP+

“ We have big plans for Pendleton and propose to:

- work closely with the community to create a truly new Pendleton
- have a 'green spine', which will be the main route connecting up Pendleton. It will be well-lit, well overlooked and well used; a vibrant green artery buzzing with activity and life
- provide good housing for the elderly in a safe environment
- make use of empty land with allotments so you can grow your own vegetables. ”



You told us what you liked

- “ It sounded so good it made you excited to live in Pendleton.” **Janet**
- “ The architect cared about the project and listened to what people said.” **Duane**
- “ All the green open spaces and facilities for young families.” **Sue**
- “ The prospect of good deterrents to anti-social behaviour.” **William**

And then suggested some ideas

- “ Open up the Broadwalk and make it safer with more street lighting and safer to walk in the dark.” **Eileen**
- “ A children's play area.” **Tracey**
- “ More three and four bedroom houses and keeping families near each other.” **Tina and Colin**
- “ Provide more than one community centre.” **John**

What happens next?

Following July's bidders' sessions, you now have the chance to take a look at how the bidders have taken on board what you said and see their revised proposals.

The next sessions

Drop-in events will be held at the Pendleton Gateway on

Saturday 31 October
9.00am - 12 noon

Monday 2 November
1.30pm - 4.30pm

All three bidders will be there so you can visit them all in one go and they will be able to answer any questions you may have about the proposals.

Make sure you come along and take a look - the bidders are proposing how the future will look where you live.

Free transport to and from the Pendleton Gateway will be provided.

To arrange free transport or for more information on the drop-in events call the Pendleton team on 0800 218 2000.

Rising high

Big Ben and the London Eye took a back seat last month when members of Pendleton PFI Steering Group took a trip to London. The group went to the capital specifically to visit the high rise tower blocks on the Chalcots Estate in the borough of Camden.

The north London estate shares a lot of similarities with Pendleton so the Steering Group was keen to see how they had solved the problems associated with refurbishing 712 flats across five tower blocks.

The group met a number of people involved in carrying out the major refurbishment but what really matters of course is the Chalcot residents themselves. The steering group were given a tour of the estate by residents and met lots of locals on their travels. The group also held a resident-led workshop to share good practice and key learning points.

Local people were in no doubt as to what did and didn't work and gave the Pendleton group some good advice as a souvenir to take back up north.

Chalcot residents said:

- Try to have separate access to tower blocks so that materials and equipment do not have to be taken through communal spaces or public lifts.
- Residents should play a part in inspecting works and supporting their neighbours during the inevitable disruption.
- With careful planning and the right support, elderly and vulnerable residents can stay in their homes while the work takes place.
- Include a cladding system to the tower blocks - it transforms the appearance and makes homes much warmer.



- Look for new solutions to old problems. For example, the contractor Camden used came up with a clever way of installing the new windows that meant flats were never exposed to the weather.

Speaking about the visit, Monica Wilson, Vice Chair, commented:

“What really struck me about the Chalcots was the way residents had become involved in inspecting and signing off the works - it provided an extra degree of comfort for people who might be worried about speaking up or asking for something to be put right.”

Back in Pendleton, the Steering Group are now working hard to record everything that has been learnt and will be looking at how it can help shape the Pendleton PFI contract.

Meet a member of the steering group

My name is Edward Down and I moved to Thorn Court in 1993. I've been the Residents' Association secretary for 14 years.

Over the last couple of years I've been involved in both TPAS led PFI and tenancy management organisation training courses, as residents of Thorn Court consider moves towards self management status uniquely within the Pendleton PFI.

I am vice-chairman of the Pendleton Area Forum, chairman of Salix Homes' safer neighbourhoods panel and a member of a number of other groups.

Having already lived through major changes in Pendleton including an area wide regeneration programme and improvements in and around Thorn Court (including scaffold, noise, disruption and dust), I am eager to see that the long-term proposals, plans, improvements and services are delivered well and are done better than before.



Halloween and Bonfire Night fun

Let's keep Halloween and Bonfire Night about having fun. If you see anyone doing anything that could endanger others please keep your neighbourhood safe and call our anti-social behaviour hotline on 909 6544. You can also let us know about any potentially dangerous bonfires by calling the environmental team on 909 6500 or outside normal working hours on 794 8888. For more information visit www.salford.gov.uk/halloweenandbonfirenight

➔ Sunday 26 October 10.00am to 12 noon Pumpkin power

Carve a pumpkin and have a go at apple bobbing. Victoria Park, Manchester Road, Swinton M27 4DZ (call Jill on 07872 808003).

➔ Thursday 30 October 6.30pm to 8.00pm Pumpkin carving

Carve your own spooky character Buile Hill Park, Eccles Old Road, Salford M6 8GL (call Brenda on 07968 327107).

➔ Friday 31 October 5.00pm to 7.00pm The Halloween magic garden

Help create a magical garden. Albert Park, Grecian Street, Broughton M7 1JF.

➔ Thursday 5 November Buile Hill Park Bonfire Night

Bonfire lit at 7.15pm, fireworks 7.30pm, children's fairground 6.00pm to 9.00pm. Buile Hill Park, Eccles Old Road, Salford M6 8GL.

What's happening in your area?

From spooky Halloween fun to photos, film and music, you'll never be short of things to do. For more events and activities go to www.visitsalford.info



➔ Saturday 18 October to Sunday 25 October 2009 Quiffs, Riffs and Tiffs: The story of popular music in Salford from 1950 to today.

Salford Museum and Art Gallery Quiffs, Riffs and Tiffs explores and celebrates the history of popular music in Salford over the past fifty years right up to the present day. Please call 778 0800 for more information.

➔ Saturday 31 October and Monday 2 November 9.00am to 12 noon on Saturday 1.30pm to 4.30pm on Monday PFI bidder events

Come and see the latest plans from Inspiral Pendleton, Solutions 4 Salford and SP+. Free transport with disabled access is available by calling the Pendleton team on 0800 218 2000. Pendleton Gateway, 1 Broadwalk, M6 5FX www.salford.gov.uk/pfi

➔ Wednesday 25 November to Sunday 29 November 2009 Salford Film Festival

The sixth annual Salford Film Festival returns to light up the silver screen at a range of venues across the city. With premieres, short films, themed programmes and more. Free entry to all films. For more information visit www.salfordfilmfestival.org.uk



➔ Saturday 14 November 2009 Your Say, Your Salix - Decision Day Participatory Budgeting

Come along and find out which worthwhile projects communities in Central Salford have decided to spend £35,000 on. Diamond House, 2 Peel Cross Road, Salford M5 4DT For more information contact Joanne Slater (joanne.slater@salixhomes.org or 779 8938).

The Salix Homes money roadshow

Salix Homes hit the road on the following dates to give you financial support:

➔ Monday 5 October 2009 9.00am to 1.00pm Don't let your finances frighten you

Mocha Parade, Lower Broughton, Salford M7 1QE.

➔ Tuesday 3 November 2009 12noon to 4.00pm Fire up your finances

Ordsall Neighbourhood, Office, Robert Hall Street, Ordsall, Salford M5 3LT.

➔ Monday 14 December 2009 9.00am to 1.00pm Christmas cash

1 Broadwalk, Pendleton, Salford M6 5FX.

➔ Monday 11 January 2010 9.00am to 1.00pm New Year money resolution

1 Broadwalk, Pendleton, Salford M6 5FX

For more information please contact Jackie Crook on 779 8966 or email jackie.crook@salixhomes.org

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 पेंडलटन टीम घाते गैर जाहवारी 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 براہ کرم بینڈلیٹون ٹیم سے سیلکس ہومز کے ٹیلیفون نمبر 0800 218 2000 پر رابطہ قائم کریں۔

Salford City Council



Contact us:

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Better Neighbourhoods,
Diamond House,
2 Peel Cross Road,
Salford M5 4DT.

Freephone 0800 218 2000

pendleton.pfi@salixhomes.org

TPAS

(Independent Tenant Advisors)
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Your local councillors



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