

# Creating a new Pendleton



## Binge thinking – design day on 20 March

You are invited to a session on Saturday 20 March to discuss ideas for the kind of facilities Pendleton needs for the future.

Following the closure of the Woolpack Pub on Belvedere Road, a small group of residents started looking at what could replace it.

These residents have said that they would like a well-run and responsible local pub, but it is thought that to survive financially it would need to offer something extra for the community.

So together with residents, the council and other organisations are examining what might be possible.

The session on 20 March will focus on where such a facility might be located, what it might offer local residents and how it could possibly work.

This day is only the start and there are no guarantees that a new facility will happen. A formal group will need to be set up to get this project off the ground, attract funding and support its development.

If you're interested in reviving the spirit of the Woolpack, then come to Pendleton Gateway on Saturday 20 March at 10.00am. Get involved or simply put forward your ideas for what you would want a community venue to offer. For more information call 0800 218 2000.

## Moving on up



"I can't wait to move. The new houses are lovely and cosy." Christine Clarke, local resident. See page 3.

## The final countdown



Inspiral Pendleton and SP+ - the two remaining bidders. See page 5.

Winter/Spring  
**In this issue**  
2010

Residents get ready to move into new family homes p3  
News from the last bidders' events p4  
Pendleton - the next 12 months p5

## Message from the chair

**For me, waiting for the result of the latest round of bidding for the PFI, when three bidders will become two, is up there with Christmas Eve and Election Night in the anticipation stakes!**

The local residents on the steering group have been very busy in recent weeks, working with the PFI project team to evaluate numerous aspects of each bid and bring the focus of local knowledge and experience to bear in influencing decisions at this vital stage.

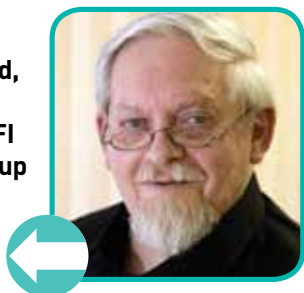
Now Inspirial Pendleton and SP+ are the final two bidders, the process will begin again - this time at a much more detailed level. This will call for even more local input as we look at the practicalities of how refurbishment will be carried out to our homes and the whole of Pendleton is transformed. It is something we have sought for so long so it will be fantastic to finally realise our high hopes for Pendleton.

Do watch out for more events and opportunities where you can see, discuss and influence the final stages of the long journey, as we move to finally select who will shape our future, manage our estate and literally 'create a new Pendleton'.

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:

#### **Will I be entitled to any money if my home is knocked down?**

The council will send every householder information about what will be happening to their home and how the PFI developments will affect residents, tenants or leaseholders. TPAS checks the information sent by the council to make sure it is accurate and easy to understand. I know that many of you are concerned about whether or not there will be any compensation packages.

All financial compensation packages are well developed. At this stage I can tell you about Home Loss Compensation and Disturbance Allowances.

The following information should give you a brief overview of what you may be entitled to:

- Tenants will be entitled to a homeloss payment, providing they have lived in the property for over 12 months prior to any demolition. This is paid on completion of moving. Currently, tenants receive approximately £4,400 but this amount may change.
- Homeowners and leaseholders will receive the market value of their property plus 10%.
- A disturbance allowance will be available to tenants, homeowners and leaseholders. This covers all reasonable costs of removals and setting up a new home, for example, gas and electricity disconnections and carpet removal and fitting. The council is also looking at other financial packages such as equity loans, but at the moment it is too early for these details to be agreed. TPAS will make sure you are kept up to date on these allowances throughout the process.

**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](mailto:info@tpas.org.uk)

**Freephone:** 0800 731 1315

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

# Moving on up - first steps to a new Pendleton



Holcombe Close residents view new family homes



Resident Christine Clarke with Councillor Connor, lead member for housing

Some residents are now moving into the newly completed developments on Fitzwarren Street and Lilac Court. Great Places Housing Group have built 39 three and four bedroom family homes across the two sites, with 31 properties for rent and eight for shared ownership.

The feedback received so far is that the residents moving in are delighted with their new homes.

Christine Clarke told us, "I think the new homes are fantastic and the planning behind this is excellent. We can see that the team has worked very hard. I also love the idea that our community has been kept together. I cannot wait to move, as the houses are lovely and cosy, I am also looking forward to the low energy bills."

The moves come at the end of a detailed consultation process with the residents involved, which started in August last year, when visits established each household's housing needs and requirements. The visits

were followed by events to view plans of the new properties and find out more about the new landlord, viewings of the first properties built at the Fitzwarren Street site and home visits to go through each resident's compensation entitlements.

Victoria Watson, who is moving to Fitzwarren Street with her partner, three children and mother-in-law, said: "We can't wait to move into our new home. It's just round the corner from where we are at the moment but it will feel like a world apart."

"The Pendleton team have been great all along. Moving is stressful but they talked us through what would happen

when, and gave us a choice of where we could move to and who we wanted to be neighbours with."

Councillor Peter Connor, lead member for housing at Salford City Council, said: "This is an exciting time for Pendleton. By working closely with the community and our housing partners, we are delivering much-needed new affordable homes. This is just the start of long-term plans for this area and will help to achieve our ambitions. It is a first step towards 'creating a new Pendleton'."

The two new developments are the first stage in the physical transformation of Pendleton. Many residents will be moving home in the future and the early feedback demonstrates that the support and advice provided makes the process smoother. The aim is to make every move as straightforward as possible.

# Creating a new Pendleton: what happened in 2009 and what's planned for 2010

## Shaping your plans

Follow up consultation events were held with the community in autumn 2009 to gain residents' further ideas and thoughts on the design plans put forward by the three consortiums, bidding to become a partner in creating a new Pendleton.

You may remember that we had a roving programme of events at Larkhill School, Fit City Clarendon and the Pendleton Gateway last summer (so you'll have come dressed in coat and wellies!) That was the first unveiling of the bidders' plans and thoughts for Pendleton. The follow up events were run very much from the bidders' perspective and gave them an opportunity to explain to you how they had refined plans and ideas.

These follow up events were held on 31 October and 2 November at Pendleton Gateway and attracted over 250 people. The three bidders displayed updated plans and models of their proposals for residents to view and make further comments on.

A face-painter delighted children (and some adults!) and offered a diversion on the Saturday by creating spooky Halloween images. This also



gave parents the opportunity to spend some time looking at the plans.

Resident feedback from the events was excellent. The comments were used as part of evaluation of the three proposals. This resulted in the short listing of two of the proposals to be taken forward into the final stages and ensured that residents' views were taken into account in the making of this decision.

Since the event bidders have sharpened their pencils and finalised their submission to the Pendleton team, who, with resident steering group representatives, have been assessing and scoring the plans.

As you read this newsletter, we are now approaching the final furlong. It's a two-horse race and now it's all or nothing for the two remaining bidders (Inspiral Pendleton and SP+).

Later this year, residents will have another chance to have their say on the remaining two bidders proposals so please look out for details in future newsletter issues. It is your opportunity to get involved in creating a new Pendleton. You have the chance to say what you want to happen and influence who will help to create a new Pendleton.

As these two organisations go head to head in the final bid for Pendleton, who will be voted off?

Who will have the X factor? Help us decide.



Prize draw winner Kevin Redmile with PFI steering group chair, James Gillard



**"For me it was a joy to observe so many local people taking up the opportunity to meet and influence all the bidders in their plans for transforming residents' hopes and aspirations in the creation of the new Pendleton."**

James Gillard, Pendleton PFI Steering Group chair

**"Seems to provide a more neighbourly focused plan, with the emphasis on the surrounding area."**

Anne Bird, Holm Court

**"No gardens to front of houses. For me, they didn't go into enough detail regarding what kind of refurbishments they plan to do."**

Irene Riley, Bourne House

**"Very good. Very informative."**

Joyce Scholes, Hornbeam Court

## The final countdown

### ➔ 2009 - from five to three!

2009 was a busy year as we began looking for the perfect partner to help us transform Pendleton.

Five consortiums indicated they were interested in bidding to become our partner and were asked to submit outline proposals for Pendleton. Between February and May 2009, the bidders worked on their proposals and after we examined them in more detail, three bidders were asked to develop their proposals in more detail.

The three bidders then met with people in the local community, presenting their initial ideas for the area and listening to views and comments. The bidders also met with local businesses and key stakeholders to gain their views.



### ➔ 2010 - from three to one!

The three bidders (Inspiral Pendleton, Solutions 4 Salford and SP+) 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.

The remaining two bidders, Inspiral Pendleton and SP+, will now work up their proposals into very detailed submissions. The council will be meeting them over the next few months, to help to refine their proposals and develop contractual documents.

In the summer, the two bidders will be holding consultation events to discuss their plans with you. These events will focus on presenting to the community how housing management services will be provided and what products and services will be on offer.

The final bid documents will be submitted in July 2010. Throughout July and August, the final bids will be evaluated by the council's Pendleton team and in the autumn of this year, we will be able to confirm the winning bidder.

It's all on track..... and full steam ahead!

## What's happening in your area?

From making your own kite to taking part in an Easter egg hunt, there's always something to do. For more events and activities go to [www.visitsalford.info](http://www.visitsalford.info)

### ➔ Saturday 20 March 2010

10.00am

#### Design day

Get involved in discussing ideas for the Woolpack pub and the kind of facility you think Pendleton needs. Pendleton Gateway, 1 Broadwalk M6 5FX.



### ➔ Saturday 20 March 2010

12.00 noon to 2.00pm

#### Let's go fly a kite

Celebrate National Outdoor Week by coming along and making your very own kite. Bring along a brightly coloured plastic bag. Suitable for all. Chimney Pot Park, Langworthy Road, Langworthy. Call 0161 793 4219.

### ➔ Sunday 28 March 2010

2.00pm to 4.00pm

#### Arts and crafts activity afternoon

An afternoon of arts and crafts activities on the last Sunday of every month. There will be a different activity each time. All activity afternoons are drop in events, so no need to book. Salford Museum and Art Gallery, Peel Park, Crescent, Salford. Call 0161 778 0800. [www.salford.gov.uk/salfordmuseum](http://www.salford.gov.uk/salfordmuseum)

### ➔ Sunday 28 March 2010

11.00am to 3.00pm

#### Free Family Sunday

Discover free fun art and drama activities inspired by the Lowry's current exhibitions. Check [www.thelowry.com](http://www.thelowry.com) for details of each month's activity. Suitable for ages five to 11. The Lowry, Salford Quays, Salford. Call 0870 787 5780.

### ➔ Thursday 8 April 2010

12.00 noon to 2.00pm

#### Bunnies and eggs

A fun day of Easter activities and crafts including a special prize for all those that complete the Easter egg hunt. Take home your creations. Last registration for the hunt is at 1.00pm. Chimney Pot Park, Langworthy Road, Langworthy. Call 0161 793 4219.

### ➔ Thursday 15 April 2010

11.00am to 12.00 noon

#### Make your own collage

Taking inspiration from the 'Life through the lens' exhibition and using historical photos, make a collage using craft materials and your imagination. Salford Museum and Art Gallery, Peel Park, Crescent, Salford. Call 0161 778 0800.



\* All event details were correct at the time of print. Please use the number provided for each activity to confirm the details nearer the time.

## Do you feel informed?

We do our best to communicate with all those affected by the planned changes to the Pendleton area through the 'Creating a new Pendleton' proposals but we'd like to know what you think about how we communicate with you. This includes these newsletters, the events that have been held and any other letters or information you've received.

This is your chance to have your say – fill in the form on the next page and let us know if you feel informed about what's going on in Pendleton. We also want to hear from you if you've got any suggestions on how we can communicate better with you.

**All forms received will be put into a draw for a chance of winning £50 of shopping vouchers!**



# Tell us what you think

➔ Do you feel well informed about the proposals for 'Creating a new Pendleton'?

- I feel very informed
- I know what I need to know
- I don't really know what is going on
- I'm not interested

➔ Do you feel well informed about any changes to your home?

- Yes
- No
- My home is not affected

➔ Do you feel that you have been able to get involved in the proposed changes to Pendleton?

- Yes, I have been involved
- I could have been involved but chose not to be
- No, I was not given the opportunity to get involved

➔ Do you have any questions about the proposals? (If you complete your contact details at the end of this form we can provide you with a response).

.....

.....

.....

.....

.....

➔ What are you looking forward to most about the proposed changes?

.....

.....

.....

.....

.....

➔ How do you normally receive information on the 'Creating a new Pendleton' proposals?

Please tick all that apply.

- Information mailed to my house
- Online – please specify which website  
.....
- Newspaper articles
- Posters in key locations
- Email
- Drop in sessions/consultation events
- Through the tenant/resident representatives
- From my neighbours
- Other – please specify  
.....

➔ How would you prefer to receive information on the 'Creating a new Pendleton' proposals?

Please tick all that apply.

- Information mailed to my house
- Online
- Newspaper articles
- Posters in key locations
- Email
- Drop in sessions/consultation events
- Through the tenant/resident representatives
- From my neighbours
- Other – please specify  
.....

➔ Do you have any other ideas of how we could better communicate with you?

.....

.....

.....

.....

If you would like to be entered into the prize draw to win a £50 shopping voucher, please complete your contact details below.

Name .....

Address .....

.....

.....

Phone number .....

Email address .....

Please complete this form, put it in an envelope and return it to the Salix Homes freepost address **(no stamp required)** on the back page of this newsletter by **Wednesday 31 March**.  
If you have any questions, please use the contact details on the back page of this newsletter to get in touch with us.

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 হোমস্-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 वरवे इस नंबर 'उे संपर्क वरते: 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:

**Salix Homes**  
**Freepost RRJZ-SUYT-GBAB**  
Better Neighbourhoods,  
Diamond House,  
2 Peel Cross Road,  
Salford M5 4DT.

**Freephone 0800 218 2000**

**pendleton.pfi@salixhomes.org**

**TPAS**

**(Independent Tenant Advisors)**  
**Telephone 0800 731 1315**  
**www.tpas.org.uk**

**Your local councillors**



**Councillor Warmisham**

**councillor.warmisham@salford.gov.uk**  
**0161 279 1972**



**Councillor Loveday**

**councillor.loveday@salford.gov.uk**  
**0161 834 8759**



**Councillor Drake**

**councillor.drake@salford.gov.uk**  
**0161 737 4663**

**80% recycled**

This leaflet is printed on 80% recycled paper  
When you have finished with this leaflet please recycle it

Designed by Creative Services (0161 793 3761) Ref: 6/2250

**Printed March 2010**