

Creating a new Pendleton

Creating a new Pendleton: the proposal



Introduction

This booklet has been written to provide a more detailed picture of the Pendleton Private Finance Initiative (PFI) scheme. The proposals for the area will be submitted to the government in summer 2008.

This booklet will give you information about:

- Creating a new Pendleton: the vision.
- The background to the Pendleton PFI scheme.
- The proposals for council housing in Pendleton.
- What happens next.
- An explanation of the partnership between Salford City Council and Salix Homes.
- Who to contact for more information.
- Jargon buster.

Creating a new Pendleton: the vision

The proposed vision for Pendleton, as developed through the consultation with local people, is set out below.

Pendleton will be a distinctive neighbourhood with a strong identity, and it will be a celebration of everything that is good about urban living. It will be an area of opportunity where anyone can make something of their life, set up a business and live happily, healthily, and safely.

Pendleton will be transformed, building on its existing assets. Existing communities will be retained and new residents will be attracted. There will be a strong sense of pride in the area and it will be a place where everyone feels valued and at home.

There will be an increase in the area's population, whilst ensuring that the density and scale of development makes it a pleasant place to live. A much wider variety of housing will be provided, with a strong emphasis on affordability and an increase in family housing. It will become a neighbourhood of choice, where people aspire to live.

Pendleton will act as a key gateway to Central Salford, linking the city's creative quarters at mediacity:uk at Salford Quays and Chapel Street/Crescent. It will be fully connected with its surrounding areas, including all the opportunities of Manchester city centre. The expanded population will provide customers for a wider range of shops, services and facilities, with a strong, diverse and attractive town centre at its heart.

The regeneration of Pendleton will be a key part of transforming Central Salford. This will be reflected in the quality of design of the environment in the area, with landmark buildings and green landscaping adding to the area's identity and distinctiveness.

Pendleton's public spaces will be attractive, safe, well used and well managed, and will be places where the community comes together.

To help deliver this vision for Pendleton, local area plans have been developed. These plans are known as Draft Planning Guidance and they provide an outline for housing, building design, green space, transport, retail and community facilities. Planning Guidance will support and complement the housing PFI project, and will assist in attracting new investment and development for Pendleton.



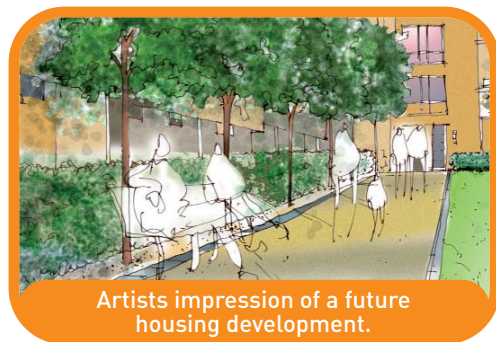
Artists impression of future development.

Background to the Pendleton PFI scheme

In 1997 the government stated its vision for housing in England which was to 'improve housing conditions and to contribute to the creation of successful, thriving and inclusive communities that will stand the test of time and in which people want to live'.

In order to achieve this vision, the government has set local authorities a target of improving all of their council housing to meet a minimum 'Decent Homes Standard'. The government defined a decent home as being 'warm, weatherproof and having reasonably modern facilities'.

Salford City Council introduced plans to ensure that all social and council housing in the city will conform to this standard in the next few years. For more information on the government's Decent Homes Standard go to www.communities.gov.uk/housing/decenthomes/whatis or contact the Pendleton team at Salix Homes. Their contact details can be found on page 24 of this booklet.



Artists impression of a future housing development.

Why PFI?

Salford City Council did not have the level of funds needed to finance the improvements to bring all of Salford's council housing up to the Decent Homes Standard. The government did, however, develop a number of options to enable councils to secure further investment. PFI was one of these options.

In 2003, Salford City Council started to undertake a 'Housing Options Review' asking tenants and leaseholders in Pendleton for their opinions and views on what should be done for council homes. The council then considered all the information gathered. The review concluded that the best investment option for the Pendleton area was a Private Finance Initiative (PFI).

The council then produced an investment plan which was approved by the government in the summer of 2005. The council is currently working towards delivering this investment plan in Pendleton, as part of the wider regeneration of the area.

Regeneration and the housing PFI

Salford City Council undertook a Housing Options Review asking tenants and leaseholders in Pendleton about their opinions and views on what should be done. The council then considered all the information gathered.

As we involved tenants in developing the investment plan for council housing, it became clear that in addition to investment for existing housing, improved, more varied housing was needed. Neighbourhood services were also identified as needing improvement. To make these improvements happen, alongside the housing PFI project Salford City Council started to develop area plans for Pendleton. These plans included improving shops and community facilities, transport, and creating better green space. The council involved local residents in developing these plans and will continue to do so as they progress.

Area plans: stage 1

In March 2006, a report from the council called the 'Issues and Options Report' was shared with people working and living in Pendleton, and their views were sought on a number of broad options for tackling local issues such as the poor quality of open space, few employment opportunities and better housing. These options were then carefully examined in the light of responses from the local community.

Area plans: stage 2

These broad options were then narrowed down into more detailed options which were published in a further consultation known as the 'Preferred Options' in summer 2007. The Preferred Options were published to

seek more views. At the end of 2007, responses including areas of consensus and disagreement were reported back to residents.

Both these reports can be found on our website www.salford.gov.uk/pfi

Area plans: stage 3

During autumn 2008, we will move into the final stages of developing the Planning Guidance for Pendleton and we will be seeking views on the wider regeneration aims for Pendleton.



Artists impression
of future development.

Your involvement

Throughout the whole process there has been an ongoing dialogue with the local community in Pendleton through forums and steering groups.

These forums and steering groups have been set up in addition to the existing tenants' and residents' associations and community structures:

The Pendleton Forum deals with Planning Guidance. The forum allows local people to raise and discuss issues around the developing area plans.

The Pendleton Steering Group deals with Planning guidance. Community representatives, local members and active organisations helped shape the area plans.

The PFI Steering Group deals with the housing PFI project. Tenant representatives and local members help develop the plans for the council homes in Pendleton. The group will help to decide the PFI contractor as the project moves forward.

Salford City Council and Salix Homes will continue to give you every opportunity to get involved.

The proposals for council housing in Pendleton

As we have developed the proposals, a key issue has been the need to ensure that Pendleton is seen as a great place to live and a place where you will find a choice of homes served by excellent neighbourhood services. What local people have told us during the consultations, is that there is a need for a much wider choice of housing if Pendleton is to become a popular neighbourhood.

The proposals developed have taken account of:

- the responses to the consultation to date
- an assessment of the affordability of the proposals across Pendleton
- what can be delivered within this area
- the need for all properties to meet the Decent Homes Standard as a minimum.

Amersham Street and Athole Street area

In the summer of 2007 we consulted on a number of options for the Amersham Street and Athole Street area. These options included a new high school for the area which has also been the subject of a separate school consultation. This has led to the plans for a new school being reconsidered. An alternative site for the school has been identified near to but outside the PFI area. The council has now carried out further assessments examining the consultation responses, the finances available and the affordability of the different options, whether the different options could be delivered successfully and what we need to do to achieve the overall vision for Pendleton. From this assessment we have arrived at the proposal to redevelop the whole Amersham and Athole Street area, this will include demolishing existing homes and providing new, better homes.



Athole Street.

Broadwalk area

Homes within the Broadwalk area are to be refurbished to meet the government's Decent Homes Standard. The improvements will ensure that homes will meet and maintain this standard throughout the whole length of the PFI contract (30 years). In addition to this, some blocks will have exterior cladding covering the building to improve insulation, structure and appearance.



Broadwalk.

High Street area

The council has now carried out further assessments examining the consultation responses, the finances available and the affordability of the different options, whether the different options could be delivered successfully and what we need to do



Artists impression of future housing development.

to achieve the overall vision for Pendleton. From this assessment we have arrived at the proposal to redevelop the whole High Street area, this will include demolishing existing homes and providing new, better homes.

Lindinis and Denbigh area

The proposal for the Lindinis and Denbigh area is to refurbish your properties. Homes will be refurbished to meet the government's Decent Homes Standard. The improvements will ensure that homes will meet and maintain this standard throughout the whole length of the PFI contract (30 years).



Lindinis Avenue.

Nursery Street area

The proposal for the Nursery Street area is to refurbish your properties. Homes will be refurbished to meet the government's Decent Homes Standard.



Nursery Street.

The improvements will ensure that your home will meet and maintain this standard throughout the whole length of the PFI contract (30 years).

South Clarendon and Aylesbury Close area

The proposal for the South Clarendon and Aylesbury Close area is to refurbish your properties. Homes will be refurbished to meet the government's Decent Homes Standard. The improvements will ensure that homes will meet and maintain this standard throughout the whole length of the PFI contract (30 years).

There is also scope for the South Clarendon estate to be remodelled, creating some individual drives and gardens and making better use of open space. The estate remodelling proposals will be developed after further consultation with the local community.



Port Soderick Avenue.

New housing, greater choice

As a result of the plans outlined in previous pages there will be new homes planned for Pendleton, creating greater choice and more opportunities for people who want to live in the area.

The table below gives an indication of where new houses and flats will be built. The new homes will create a greater choice of properties to rent and more opportunities to buy a home in the area. This will not only encourage local residents to stay, but will also encourage new residents to move to Pendleton.

Note: The figures in the table below are only provisional at this stage.

Area	Number of new homes
Windsor High School site, the Wrotham Close vacant site and the High Street area	1200
Kingsley Court and Blodwell Street vacant sites and the Amersham and Athole Street area	400
Fitzwarren Street and Lilac Court vacant sites	40
TOTAL	1640



Artists impression of a future housing development.

Plans for your area

Nursery Street area
Improve council homes.



High Street area
Regeneration of the area including the Windsor High School site - demolishing old homes and building new homes to rent and buy.



Amersham and Athole area and Blodwell Street area
Regeneration of the area - demolishing old homes and building new homes to rent and buy.



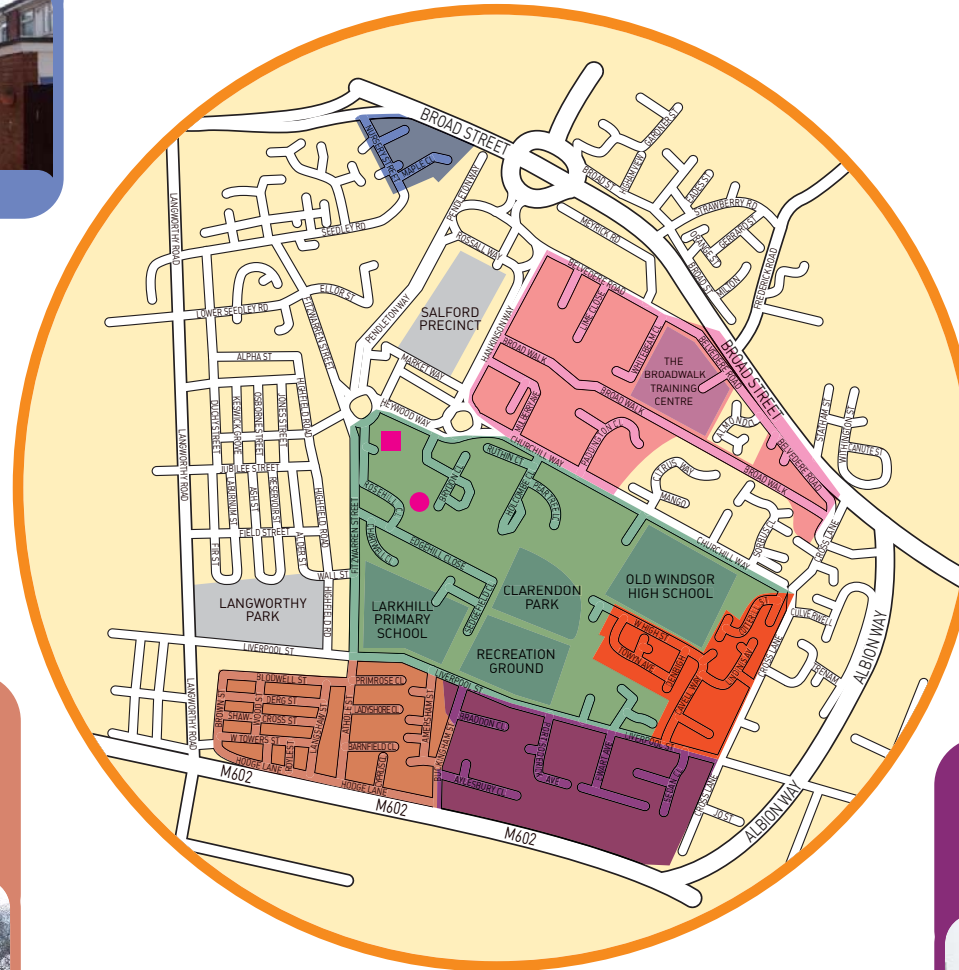
Broadwalk area
Improve council homes, including external improvements to the high rise flats.



Lindinis Avenue and Denbigh area
Improve council homes.



South Clarendon and Aylesbury Close area
Improve council homes and make improvements to the estates.



Key: Churchill Court ■ Rosehill Court ● (these are not part of the PFI scheme)

What happens next?

This table shows the approximate timetable for the PFI scheme.

May - June 2008	We will be in the local community explaining our housing proposals. You can attend any one of the drop in events - see the individual estate and area leaflets for details.
July - December 2008	Individual appointments will be offered to council tenants and residents in the PFI area and we will carry out home visits with you. From July onwards a member of the Pendleton team will be based at the area housing office on Churchill Way each Wednesday where you can call in at between 10am and 4.30pm.
August 2008	Our regular PFI newsletter will be circulated to inform customers of the latest position.
September 2008	We will be asking you for your views on the 'Draft Planning Guidance for Pendleton'. This covers more than just housing - it covers improvements to roads, transport links and increasing the range and quality of shops and leisure facilities.

September - November 2008	We estimate that the government will announce their agreement to the PFI proposal.
November 2008 - January 2009	The council will advertise the development and housing management contract for the PFI scheme.
2009 - 2010	Discussions with interested organisations will begin who express an interest in bidding for the Pendleton PFI programme.
2010	Details of the PFI programme will be finalised and the PFI contractor agreed.
2011 onwards	PFI work starts in Pendleton.

Throughout this timetable, we will continue to hold regular meetings with tenants' and residents' groups. There will also be workshops that you can attend if you want to get involved. All these events will be publicised locally via newsletters sent to your home, on our website www.salford.gov.uk/pfi, through posters and via information sent to tenants' and residents' groups.

What is the relationship between Salford City Council and Salix Homes?

Salix Homes manage over 2000 council homes within the Pendleton area and will continue to do so until the PFI contract gets underway in 2011.

Salix Homes will continue to manage your property and be responsible for any repairs and essential improvements required until the PFI contractor is appointed. You should continue to use all the Salix Homes contact details already supplied to you.

Salix Homes, working in partnership with the council, will also organise consultations and provide ways for you to be involved. Salix Homes will ensure that the community is kept up to date on key developments.


The council is responsible for developing the project, appointing the contractor and delivering the Pendleton PFI scheme.

Who can I speak to about the information in this leaflet?


- You can attend one of Salix Homes and Salford City Council's events in your local area which will be held throughout June 2008 - see the specific estate leaflets for more details. These leaflets are available from your local housing office, or you can call 0800 218 2000.
- We will be organising home appointments for people who want to speak to a member of the Salix Homes Pendleton team after these events are completed.
- From July onwards a member of the Pendleton team will be based at the area housing office on Churchill Way each Wednesday, where you can call in between 8:30am and 4:30pm.



Or contact us by...

 **Freephone:** 0800 218 2000 and ask for a member of the Pendleton team at Salix Homes

 **Email:** enquiries@salixhomes.org


 **Write to:** Salix Homes, Freepost RRJZ-SUYT-GBAB
Pendleton Team, Housing Market Renewal, Diamond House, 2 Peel Cross Road, Salford, M5 4DT

 **Visit:** www.salford.gov.uk/pfi


If you want independent advice, contact TPAS.

TPAS is a national not-for-profit organisation who aim to help you have a say in decisions being made about housing in the Pendleton area.

TPAS is employed as an independent community advisor which means that they can provide unbiased advice to you. They are there to ensure that you get the help, advice and information you need to make informed decisions. To contact TPAS:

 **Freephone:** 0800 731 1315 and ask for Kevin Farrell, Independent Community Advisor

 **Email:** info@tpas.org.uk

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

For copies of other leaflets and publications about the Pendleton PFI project please call 0800 218 2000.

Jargon buster

Private Finance Initiative / PFI

PFI is a method of funding projects. Private firms are contracted to complete and manage the redevelopment which involves demolition, building new homes and managing housing. These contracts are typically given to construction firms and last a long time, sometimes up to 30 years.

Salix Homes

Salix Homes is an ALMO - an Arms Length Management Organisation. Salix Homes provides management services for council homes on behalf of the council.

The Decent Homes Standard

The Decent Homes Standard was set by the government in 2000 as a minimum requirement for council housing. A decent home is defined as warm, weatherproof with reasonably modern facilities.

Housing Options Review

The Housing Options Review was concluded in 2005. This review involved consultation with council tenants and leaseholders across the city. It outlined the options available in order to meet the Decent Homes Standard. Council tenants and leaseholders were then given the opportunity to vote on their preferred option for each area.

Preferred options

Published by Salford City Council in the summer of 2007, this report outlined the options for Pendleton covering housing and wider regeneration initiatives.

Planning guidance

Planning guidance is a formal planning document for an area. It lasts for 15 - 20 years, setting out regeneration proposals and guidance for housing, shopping, the environment, schools and transport. It provides a clear way forward for the future development.

Outline Business Case

The Outline Business Case is a 30 year plan, required by the government. This document states the likely costs of the project, the in-depth details and the potential for success.

Your comments and questions

If you have any comments or questions about the Pendleton PFI scheme simply fill out this form and post it back to us. (You don't even need a stamp!)

The answers to the most commonly asked questions will be published in our summer newsletter and on our website www.salford.gov.uk/pfi

If you would like a personal reply to your question, please fill out your details below.

Your name: _____

Please tell us how you would like us to contact you:

Please contact me by telephone on: _____

Please contact me by email at: _____

Please write to me at this address: _____

Cut this page out and place it in an envelope. Send to Pendleton team, Salix Homes, Freepost RRJZ SUYT GBAB, Housing Market Renewal, Diamond House, 2 Peel Cross Road, Salford, M5 4DT.



Salford City Council

This leaflet 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 বোবার 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.

सैलिक्स होमस विषे पैंडलटन टीम घारे होंर जाहकारी लछी, किरपा करवे इस नंघर 'उे संपरक करे: 0800 218 2000

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

www.salford.gov.uk/pfi

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Working in partnership with **salix homes**

