

# Creating a

new Pendleton

Since the last newsletter in January, you have been asking us lots of questions. Salford City Council is committed to informing you about the progress of the regeneration of Pendleton and the Private Finance Initiative (PFI) for council housing in the area. This leaflet has been produced to answer the most recently asked questions.



## What is the Pendleton Private Finance Initiative (PFI) bid and why is it important to Pendleton?

The Private Finance Initiative (often referred to as simply PFI) is a means by which Salford City Council is able to secure substantial investment from the government to improve, manage and maintain its housing stock. Tenants and leaseholders selected PFI as their preferred investment for council homes within Pendleton and the council is now pursuing this on their behalf.

PFI is important for Pendleton as it is needed to achieve the 'Decent Homes Standard' and to help transform under-used land, vacant land and community facilities within the area. The PFI process is being developed alongside the Pendleton Planning Guidance.

### How has the PFI progressed this year?

We are currently working on preparing a document known as an 'Outline Business Case' - a 30 year plan, which is required by government. This document states the likely costs, details of the project and the potential for success. It has taken time to conduct surveys on the condition of the properties within the PFI area, where 80% of the properties were assessed. The survey results are being used to develop the 30 year plan. A range of investment options have been considered for each estate and are being developed taking into account what you told us at consultation events last summer. We are now expecting to have the 'Outline Business Case' ready for submission to the government in summer 2008.

### What happens next?

Once a decision about the 'preferred option' has been made, this will be shared with tenants and leaseholders this summer.

### Will we be entitled to any money if our homes are knocked down?

Each householder will be sent information about what will be happening to their home, and how the PFI developments will affect residents, tenants or leaseholders. Many of you are concerned if there will be any compensation packages. 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 £4000 but this figure 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, however, at this stage we cannot state for sure what assistance we will be able to offer as it is too early in the process for this level of detail to be agreed.

### Why has the Pendleton Area Action Plan changed to Planning Guidance?

The council's aim has always been to have a plan for the area that will support the Pendleton PFI bid. Last autumn it became apparent that the 'Area Action Plan' and the 'Pendleton PFI' bid were not on the same timetable. The council decided to progress the plan for Pendleton through Planning Guidance as this is a much shorter process. This guidance still seeks to provide a clear way forward for the development and regeneration of the Pendleton area over the next 15-20 years. As a result the plan is now back on track and will be ready to go with the PFI bid as a key supporting document.



## What's the difference between an Area Action Plan and Planning Guidance?

Very little. Both documents look the same and set out the same intentions for the future regeneration of Pendleton - for its housing, shopping, environment, schools and transport. Both have been prepared in exactly the same way with significant community involvement and have the same supporting documents.

There would have been a public inquiry chaired by an independent planning inspector for the Area Action Plan but that part of the process would have taken an extra year, endangering the Pendleton PFI bidding timetable. At the end of the process the Planning Guidance will be adopted by the council and used to assess planning applications for the area.



## Will the change from Area Action Plan to Planning Guidance affect the outcome?

No. Residents, businesses and other stakeholders should be reassured that the change is more about changing processes and not the end result. The council is still committed to the large-scale regeneration of Pendleton in accordance with the wishes of the local community.

## Can we still see and comment on the proposals?

Yes. The draft plan will be available for comment from mid June to the end of July. Comments will be carefully considered by the council in September. As always, the comments and the council's response will be a public document that anyone can look at.

## Has the council wasted money in changing the process?

No. As explained above both the plans need the same information so all of the work, materials and information gathered during consultations will be used for the Pendleton Planning Guidance. The shorter Planning Guidance process will save the council some money though this was not the reason for the change from an Area Action Plan.

## Can the council improve its communication with us?

Communicating with residents, tenants, businesses and other interested groups is an important part of the regeneration process in Pendleton. We will inform you about the 'preferred' option for the Pendleton PFI and share with you the draft planning guidance document for the area. From this information you will gain a greater understanding of the two projects and what it means for you as residents and tenants living in the area.



At the moment our partner, Salix Homes, is busy contacting resident and tenant groups and attending public meetings to give updates on the plans as they progress. In the summer we will host events held at local blocks and community rooms, in the shopping precinct and other

venues. We hope to repeat the success of last summer's events and inform as many people as we possibly can.

If you do have access to the internet, visit our web pages at

[www.salford.gov.uk/private-finance-initiative](http://www.salford.gov.uk/private-finance-initiative) where you can find the latest information online.

## What is the relationship between the council and Salix Homes?

For the Pendleton PFI...

- The council is responsible for the development, procurement and delivery of the housing Pendleton PFI scheme.
- Salix Homes is working in partnership with the council to ensure that the community is kept up to date on key developments and have the opportunity to participate in decisions for the area. Salix Homes also manage over 2000 council homes within the Pendleton area until such time as the PFI contract is let.

For Pendleton Planning Guidance...

- The council is responsible for the development of draft planning guidance for the Pendleton area.
- Salix Homes supports the council in developing this document in a number of ways, such as organising and delivering consultation events; building relationships with a range of partners who want to invest in the area and ensuring there is a co-ordinated approach to the regeneration of Pendleton.

## How can we contact you if we have a question?

If you have a particular question, please contact us in one of the following ways:

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

**Email:** [enquiries@salixhomes.org](mailto:enquiries@salixhomes.org) (putting 'Pendleton' as the title of the email)

Write to the Pendleton team, Housing Market Renewal, Salix Homes, Diamond House, 2 Peel Cross Road, Salford, M5 4DT

If you are a council tenant, you can contact the Independent Tenant Advisors TPAS on:

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

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

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



This leaflet can be provided in large print, audio, electronic and Braille formats, please call the Pendleton team at Salford City Council on 0800 218 2000

إذا احتجت للمساعدة في فهم هذه النشرة , برجاء الاتصال بفريق المساواة في مجلس سالفورد ,  
هاتف رقم 0800 218 2000

এই পুস্তিকাটি বোঝার জন্য যদি আপনার সাহায্যের প্রয়োজন হয় তাহলে সেলফোর্টে কাউন্সিলের ইকুয়ালিটি 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Pendleton理事會的team團隊，電話號碼為 **0800 218 2000**

જો આ લીફલેટ સમજવા માટે તમને મદદની જરૂરત હોય, કૃપા કરી ઇક્વાલિટીજ ટીમ સર્કોર્ડ કાઉન્સિલનો ટેલિફોન નમ્બર **0800 218 2000** પર સંપર્ક કરો.

ਜੇ ਤੁਹਾਨੂੰ ਇਸ ਲੀਫਲੈਟ ਨੂੰ ਸਮਝਣ ਵਿੱਚ ਸਹਾਇਤਾ ਦੀ ਜ਼ਰੂਰਤ ਹੈ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਸਾਲਫੋਰਡ ਕੌਂਸਲ (Salford council) ਵਿੱਚ ਇਕੁਅਲਿਟੀ ਟੀਮ (Pendleton team) ਨਾਲ ਫੋਨ ਨੰਬਰ **0800 218 2000** 'ਤੇ ਸੰਪਰਕ ਕਰੋ।

اگر آپ کو اس لیف لیٹ کے سمجھنے میں مدد کی ضرورت ہو تو براہ کرم اکیوئیلٹی ٹیم کو سالفورڈ کونسل سے اس ٹیلی فون نمبر **0800 218 2000** پر رابطہ قائم کر سکتے ہیں۔

