

Gone but not forgotten

Wednesday 24th October 2007 will be remembered as a significant day for many involved in the Pendleton community. A time capsule, containing information on what type of area young people, aged between 8 and 11, think they will be living in, in the future, was buried deep beneath the Beech Court grounds.

With the vast amount of changes that will be taking place in the Pendleton area over the coming years, the team at Salix Homes who have led the project have recognised that capturing the views of young people in the present climate, was an important step in engaging the community in the future.

Pendleton is to undergo a transformational change over the next 10-15 years through a Private Finance Initiative, developed by the council that will bring investment to the area to improve housing choice along with leisure, health and educational facilities. Over the last 4 months Salix Homes, have consulted with the local community on the options available for the area. Significant part of this consultation was to involve the young people of Pendleton to gain their perspective on how their lives will change along with the area.

In recognition of this, the capsule- which also contained other donations, such as mobile phones, trainers and even a Manchester United shirt- will be unearthed in ten years time. This will also coincide with significant personal landmarks of those young people involved as they reach the ages of 18 and 21.

The project follows recent successful examples of innovative consultation from the new Central Salford Arms Length Management Organisation (ALMO) Salix Homes to put its customers at the heart of everything they do.

Pendleton residents get an insight into the construction of a sustainable future.

As part of the drive by Salford City Council (in partnership with Salix Homes) to provide local residents with the opportunity to play a full part in the regeneration of the Pendleton area a group of enthusiastic residents who had indicated their willingness to learn more about the process were invited to attend training on sustainable design and construction.

The training course was provided by Gill Robinson of Chapman Robinson Architects and was split into two full day sessions. The first session took place on the 26th September at Holm Court and introduced residents and members of the project team to some of the key concepts attached to creating a 'sustainable community', including - the characteristics of good masterplanning, the concept of sustainability (energy efficiency and the cost and payback of sustainable buildings), modern methods of construction, designing out crime and creating pedestrian friendly streets. Some of these areas may seem complicated but the course was designed to provide simple and easily understood examples to illustrate each of the key issues.

The second session took place on the 24th October and took residents 'out of the classroom' to see actual examples of sustainable design and construction in person. The sites visited included:

Moho

Built by Urban Splash. Moho apartments were the first to be built using the modular housing system. We spoke to a local resident and toured the complex.

'Panaloc' factory

Based in Trafford Park, Panaloc are responsible for driving forward the Panel based construction system. Residents had



Dig it!

Residents of Beech Court, Pendleton with Sue Rigg (Community Development Worker), Anne Cosgrove (Resident on Nursery Street), Sam Tindale (Salix Homes), Cllr Val Burgoyne, Mayor of Salford and Cllr Eric Burgoyne; The Mayors Consort

the opportunity to see the construction process first hand and received a presentation from the owner.

Selwyn Street, Oldham

Built by Great Places Housing Group in partnership with Oldhams HMR Pathfinder project Selwyn Street gave residents the opportunity to see homes which were built to meet the Building for Life Gold standard. This standard recognises developments that are built to meet highly sustainable criteria.

Lower Broughton 'New Broughton' Regeneration area.

Residents had the opportunity to visit the New Broughton show home and ask questions relating to the design and construction of current and future homes directly with representatives of Countryside (the developers) and Salix Homes.

Higher Broughton regeneration area

Residents were given a tour of the Higher Broughton area including the new developments of Vincent Street and Broughton Green by a member of the Investment & Regeneration Team responsible for these projects.

Each session flew by and both residents and project officers alike learnt a great deal from the day. The final word though should be left to the residents who attended, who when asked to rate their day between Poor and Very Good all responded by giving the training top marks.

If you would be interested in getting more involved in the projects within Pendleton area and taking advantage of other activities such as the Pendleton sustainable and construction design training please contact Housing Market Renewal Officer Chris Whitfield at Salix Homes on 0161 779 8925 and pass on your details.

Have a question? Need to speak to someone?

Then come along to one of our Pendleton Surgeries where you can chat to one of our officers about your concerns.

Salford South housing office (Churchill Way, Salford)- First Wednesday of every month, 10am - 3pm

See notices in the housing office for more details or alternatively, call Salix Direct on 0800 218 2000 and ask to speak to a member of the Pendleton team.

Contact details

Name

Pendleton Team

Address

Pendleton Team,
Chorley Road,
Civic Centre, Swinton,
M27 5BY

Freephone

0800 218 2000

Email

pendleton.masterplan@salford.gov.uk

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

এই পুস্তিকাটি বেঝার 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 Salford 理事會的 Equalities 團隊,電話號碼為 0800 218 2000

اگر آپ کو اس ایف ایف کے نتیجے میں مددی ضرورت ہو تو براہ کرم اے کیو ایف ایم کو سائٹورڈ کونسل سے اس ایف ایف نمبر 0800 218 2000 پر رابطہ قائم کر سکتے ہیں۔

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

اگر آپ کو اس ایف ایف کے نتیجے میں مددی ضرورت ہو تو براہ کرم اے کیو ایف ایم کو سائٹورڈ کونسل سے اس ایف ایف نمبر 0800 218 2000 پر رابطہ قائم کر سکتے ہیں۔

This document can also be provided in large print, audio/electronic and braille formats. If you need help in understanding this leaflet please contact the Options Delivery Team at Salford City Council, telephone number 0800 218 2000.



Creating a new Pendleton

Winter 07

Dear Resident,

Welcome to our latest Pendleton newsletter. I'm pleased to say that the work of the Pendleton team, in partnership with Salix Homes the Council's new housing management and regeneration organisation for Central Salford, has been gathering pace toward the submission of the Private Finance Initiative (PFI) Outline Business Case to the Government. A number of key activities have been happening within your area to allow this to happen -

- Consultation upon the Pendleton Area Action Plan Preferred Options report during June and July
- PFI Output Specification workshops during September and November
- A series of specialist surveys across the PFI area from September through to the present.

All of the information we have gathered will be used to develop a robust Outline Business Case that can deliver the type of services and housing standards that you as local residents will demand from your future housing management team.

The team have also been working to raise awareness of the project, gathering information about local aspirations and providing local people with the opportunity to learn and contribute more to the process in the coming months; this activity has included new, innovative and fun approaches to working with the community including:-

What a performance!

The summer has been a very busy time for the community of Pendleton, not only have they taken part in the consultation on the preferred options and making choices of what they like and dislike about the proposals, they have also been involved in the production of a community led play entitled 'Through the Mill- A Game of Life'

Local people joined the professionals at Salford Arts Theatre on Liverpool Street to think about the effects regeneration has on a community, the results were a fantastic production which brought two families together with very different views on regeneration, one for and one against. In the end, it was agreed, regeneration is a good thing and, although a very worrying time for some, with the right approach and good communications with all involved, it can be very successful and rewarding for those residents living in the area.

The opening night was attended by the Mayor of Salford, Councillor Val Burgoyne, who said 'It is wonderful to see how inspiring a community can be about regeneration, it was good to see both sides of the arguments and the issues change brings directly to those who it will be effecting, well done to all involved'

For more information on this community project, please call Salix Homes, 0800 218 2000 and ask to speak to a member of the Pendleton team.



The cast of 'Through the Mill- A Game of Life' with the Mayor of Salford and Consort

- Working with Salford Arts Theatre on the production of 'Through the Mill - a game of life' during September
- Working with our neighbourhood community development workers and the young people of Pendleton to produce a Time Capsule.
- Organising sustainable design and construction training and visits for local residents during October

There are articles in the following pages that describe these events in greater detail but I would like to take the opportunity to say a personal thank you to our partners and all of those local people who were willing to give up their time to take part and make these events such a success.

There is still a lot of work to do in order to deliver the PFI and I am confident that with the good work that has been undertaken so far and with your continued involvement we can sow the seeds that will create a new and improved Pendleton in the future.

I hope you enjoy reading through the newsletter and don't hesitate to contact a member of the project team if you wish to learn more,

Yours sincerely,

Councillor Connor - Lead Member for Housing

PFI Update

The PFI team are currently developing an Outline Business Case (OBC) for the Pendleton PFI project, which maps out our investment plans for the area.

The Outline Business Case will:

- detail the results of our options and investment appraisal;
- provide the business case for the project;
- identify the need for new investment;
- identify services to be included in the PFI project;
- set out the objectives of the project;
- provide the reasons for PFI procurement; and identify any issues which will affect how the scheme will be delivered.

We are undertaking an Options Appraisal Exercise, to identify the preferred option for each estate in the Pendleton PFI area. To identify a preferred option, we will assess the investment needs for each area, the long term sustainability of each area and consider feedback from consultation events.

The OBC will be submitted to Government early in the New Year. Government approval is required to secure the provisional allocation of over £100 million. The PFI contract will be advertised, following Government approval.

Appointing a bidder to deliver the scheme is a long process, and will take approximately 18-24 months. There are a variety of stages in assessing the bids, to reduce the number of bidders down to one preferred bidder.

The Pendleton Team at Salix Direct: freephone 0800 218 2000



Salford City Council

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The Preferred Options Report

The Preferred Options Report set out three broad alternative approaches to the regeneration of the Pendleton area, all of which are considered capable of delivering the strategic vision and objectives for the area as expressed within the Report. The consultation questionnaire identified the different elements that collectively make up these three preferred options and then asked respondents to indicate whether they liked or disliked them.

Analysis of responses to Preferred Option 1	Like	Dislike
Provision of approximately 1,000 additional apartments	48.2%	51.8%
Provision of approximately 200 additional houses	86.2%	13.8%
The expansion of the town centre to include parts of the High Street estate, land on Fitzwarren Street and both sides of Broadwalk as far as St Paul's Church	82.2%	17.8%
A major increase in office provision within the town centre	57.2%	42.8%
Redevelopment of the majority of the High Street, Windsor, and Wrotham area to provide an increased number of apartments and houses (overall providing about 700 additional apartments and 250 additional houses)	69.7%	3.3%
Demolition of properties in the Amersham, Athole, and Blodwell Street area to provide a community campus including a new high school, recreation centre and other community facilities	73.8%	26.2%
Demolition of Mulberry, Sycamore and Magnolia Courts to provide new mixed tenure apartments	53.2%	46.8%
Refurbishment and remodelling of houses in the Nursery Street area and demolition of flats to make way for new apartments and town houses	80.6%	19.4%
Remodelling of Clarendon Park, but with the Recreation Centre relocated to the community campus site and the existing recreation site redeveloped for housing	74%	26%
Provision of a new link road connecting the eastern end of Churchill Way to the Crescent so as to provide a direct link into Manchester City Centre	76.8%	23.2%
Relocation of Salford Crescent Station to a new site south of the Crescent and East of Albion Way	54.6%	45.4%
Limited improvements to the Cheltenham Street Employment area	77.9%	22.1%

Analysis of responses to Preferred Option 2	Like	Dislike
Provision of approximately 550 additional apartments	56.8%	43.2%
Provision of approximately 300 additional houses	86.1%	13.9%
A limited expansion of the town centre to include both sides of Broadwalk as far as St Paul's Church	73.7%	26.3%
Some small scale additional office provision within the town centre	66.1%	33.9%
An emphasis on refurbishing and remodelling existing properties within the High Street, with only limited clearance and redevelopment, and the Windsor High School and Wrotham sites redeveloped for housing (overall about 200 additional houses and 250 additional apartments provided throughout the area)	79%	21%
Demolition of properties of properties in the Amersham, Athole and Blodwell Street area to provide a new high school and some new family houses	72.6%	27.4%
Retention and refurbishment of Mulberry, Sycamore and Magnolia Courts	53.2%	46.8%
Refurbishment of houses in the Nursery Street area and demolition of the flats to make way for new apartments	75.6%	24.4%
Refurbishment of Clarendon Park and Recreation Centre	87.8%	12.2%
Refurbishment / improvement of Salford Crescent Street	87.1%	12.9%
Environmental and access improvements to the Cheltenham Street employment area	85.7%	14.3%

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Analysis of responses to Preferred Option 3	Like	Dislike
Provision of approximately 1,200 additional apartments	44.5%	55.5%
Provision of approximately 230 additional houses	81.8%	18.2%
The expansion of the town centre to include parts of the High Street estate, and both sides of Broadwalk and Churchill Way, as far as the Opportunities Centre and Clarendon Park	78.2%	21.8%
Some additional office provision within the town centre	70.2%	29.8%
Redevelopment of the High Street, Windsor and Wrotham area to provide an increased number of apartments and houses (overall providing about 600 additional houses and 140 additional houses)	64.2%	35.8%
Demolition of most of the properties in the Amersham, Athole and Blodwell Street area to provide a new high school and some new family houses, with any properties that are retained refurbished	74.6%	25.4%
Demolition of Mulberry, Sycamore and Magnolia Courts to provide new mixed tenure apartments, with some including town centre uses such as cafes, shops or offices on the ground floor	72.1%	27.9%
Refurbishment of houses in the Nursery Street area and demolition of the flats to make way for new apartments, open space and a children's play area	85.2%	14.8%
The remodelling of Clarendon Park and the provision of a new Recreation Centre site redeveloped for housing	75%	25%
Provision of a new road, extending Frederick Rd southwards through the centre of the are and into Salford Quay	67.8%	24.2%
Relocation of Salford Crescent Station to the east side of Frederick Road	45.1%	54.9%
The redevelopment of Cheltenham Street employment area to provide an extension to Salford Innovation Park	84.6%	15.4%

Elements common to all three preferred options

The Questionnaire identified 21 elements that are common to all three options. Table 1 below identifies the common elements concerned and analyses the responses received in respect of them.

Common Element	Like	Dislike
A The provision of new homes to meet the needs of individuals and families whose existing homes have to be demolished	94.9%	5.1%
B An expanded town centre to provide an improved number and range of jobs, shops and services	92.3%	7.7%
C Provision of more bars and restaurants around the edge of the town centre	59.7%	40.3%
D High density residential apartments (10 storeys or more) within and adjacent to the town centre and medium density apartments(4-8 storeys) along Churchill Way and Liverpool Street	41.1%	58.9%
E Refurbishment of properties in the Lindinis and Denbigh area through the PFI programme	84.4%	15.6%
F Refurbishment of properties in the Broadwalk area through the PFI programme	89%	11%
G Refurbishment of properties in Cross Lane area through the ALMO	86%	14%
H Refurbishment of properties in the South Clarendon area through the PFI programme	89.7%	10.3%
I Retention of the majority of the properties in the Seedley South area but with some small scale	87.2%	12.8%
J Retention of houses at Aylesbury Close	79.3%	20.7%
K Limited intervention in all other areas not referred to elsewhere in the Preferred Options.	76.5%	23.5%
L Provision of a new high school in the Amersham Athole and Blodwell Street area.	79.8%	20.2%
M A new primary school on Glendinning Street	85%	15%
N Demolition of Langworthy Primary School and provision of a new primary school on the school playing fields	68.8%	31.2%

cont...

The Pendleton Team at Salix Direct: freephone 0800 218 2000

Common Element	Like	Dislike
O Modernisation and expansion of the University of Salford Frederick Road Campus	72%	18%
P Investigate the potential for extending the free Metro Shuttle bus service to the town centre	95%	5%
Q Investigate the potential for converting the Manchester to Wigan rail line for use by Metrolink trams as well as trains	90%	10%
R Improve the Broad Street / Broughton Road roundabout to create a new gateway with good pedestrian links into the town centre and possibly extend Broughton Road across the Roundabout and straight into the town centre	92%	8%
S Provide a network of green links throughout the area to cater for pedestrians and cyclists	94.2%	5.8%
T Green the area by planting more trees along major roads and improving open spaces	91.8%	8.2%
U Retain and improve the Jo Street employment area	94.3%	5.7%

Langworthy councillors

Dear Residents,

The recent Pendleton Area Action Plan (PAAP) Preferred Options consultation gave each of us the opportunity to see what the options for the areas future look like. And more importantly the chance to say what you and we, as Councillors, would like to see happen within our area.

As you can see from the response rate outlined within the Preferred Options consultation article many of you grasped the opportunity to share your views and we would encourage you to continue to take an active involvement in the PFI and PAAP projects over the coming months.

An option is currently being developed that will be carried forward. As you know, whichever final option is selected for the area there is likely to be a mixture of demolition, refurbishment and the building of new homes alongside investments in schooling, public transport, the environment and office and retail provision. Once a final option is identified there will be local events with the wider community. As your local Councillors we will ensure your views are fully represented during the development process of this final option.

The preparation of the PFI Outline Business Case is continuing and over recent months you have been invited to get involved in Output Specification workshops. After reading the report containing the

outcomes of these sessions it is satisfying to see that so many of your comments are being taken on board and will help to steer the development of future services provided by the PFI organisation.

If you wish to contact us in connection these projects or other issues connected to our community please call 0161 909 6523 or contact one of us using the contact information below:

Councillor Gina Loveday
74 Linen Court, Salford, M3 6JG
email: councillor.loveday@salford.gov.uk



Councillor John Warmisham,
Apartment 2/7, Bramley Meade, Northumberland Street,
Higher Broughton, Salford, M7 4PE
Email: councillor.warmisham@salford.gov.uk



Councillor Andy Salmon,
6 Encombe Place, Salford, M3 6FJ
Email: councillor.salmon@salford.gov.uk



Yours sincerely,

Councillor Gina Loveday
Councillor John Warmisham
Councillor Andy Salmon

TPAS – Who are we and what do we do?

We have been appointed by the tenants and residents of the Pendleton PFI to work as your Independent Tenants' Advisor. Our job is to provide an independent advice to all tenants, residents and leaseholders throughout the area on the Council's "Private Finance Initiative" proposals. We will represent tenants best interests at all times.

We will help you to look at what the proposal really means. This includes making sure that you are getting as much information as you want, in a way that you can understand. We will also make sure that the information you get from the council and others is accurate and truthful.

We will help tenants, residents and leaseholders to:

- know more
- learn from tenants of other councils
- understand what the proposals mean for the future
- put forward their views
- get answers from the council

Your TPAS advisor is Kevin Farrell



Why can you trust us?

- We are employed by local tenants to advise all tenants in the district.
- We are not influenced by the council and what it wants us to tell tenants.
- We have many years experience of advising tenants facing the possibility of a Private Finance Initiative.
- We are in the business of serving tenants interests, not in making money.
- We explain the good and the bad things about PFI so that tenants can make an informed choice.

You can contact any of us with any queries you have about the Council's proposals, either now or at any time throughout the process, by telephoning freephone 0800 731 1315.

We look forward to hearing from you

You can also get in touch with us in the following ways:

TPAS, 5th Floor, Trafford House, Chester Road, Manchester. M32 0RS
Email: info@tpas.org.uk Telephone: 0161 868 3500 www.tpas.org.uk

The Pendleton Team at Salix Direct: freephone 0800 218 2000