

Creating a new Pendleton

The last lap Making your move go smoothly

Over the last year, a number of Pendleton residents have been moving out of their homes in readiness for the winning contractor to start work on 'creating a new Pendleton'.

Nobody enjoys the moving experience but if you are going to be moving home, we'd like

to assure you that both the council and Salix Homes will do everything they can to make your move go as smooth as possible.

To give you an insight into what may lie in store for you, we spoke with Carole Moore who last year moved from Pear Tree Court to Holm Court.



continued on p3

Spring
In this issue
2011



It's business as usual p5
The role of Pendleton PFI Steering Group p6
New family homes being built p7

Message from the Chair

As the Pendleton PFI Steering Group looks at the last lap of carrying out its remit in 2011 there are two well used phrases that keep coming to mind.

Firstly, 'at the end of the day'. For me this speaks of working toward the completion of a task and keeping the eventual goal always in view. The steering group was set up to be the eyes and ears of the community. It has been a long process to select the consortium that will win the 25 year contract and the group has been involved at every stage. For the steering group the end of the day is not far off as in a few short months the final selection will be complete and the name of the successful bidder announced.

The other buzz word? 'Going forward'. A relative newcomer to modern phrases, this gives us hope of more to come; that we are on the brink of something greater, brighter, more exciting lying just over the horizon. This too is in the mind of the steering group. We are looking to stimulate the creation of a new customer body that will interact with the consortium, and work with them and the council throughout the refurbishment and new-build process – and beyond.

Do look out for more of this in the days to come. For the moment we are working closely with the council's project team in the final evaluation of the bidders that will mark out 2011 as a significant year in the continuing history of 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:

I live in an area of Pendleton which has been identified for demolition. Who will manage my home until it is demolished?

Your home will continue to be managed by Salix Homes until the time comes for you to be rehoused.

Salix Homes will provide the same service to you as all other Salix Homes customers. For example, Salix Homes will continue to carry out repairs to your home and collect your rent.

There will be no changes to the work Salix Homes does with other agencies in your area. Salix Homes will continue to meet twice a week with agencies like the police and environmental services to ensure there is no drop in standards.

When Salix Homes eventually begins the task of rehousing you, they will visit regularly to make sure they understand your concerns and support your needs. See the article on page five for more details on how they will help.

In the meantime, Salix Homes are committed to keeping you fully informed of developments.

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.



I love where I am now. I've been lucky with the décor – I've just needed to splash a bit of paint on and Salix Homes have made some alterations to make my flat even better.

When the flat next door became empty, I thought how great it would be if my old neighbour from Pear Tree Court could move in. I helped him out by bidding on the flat and he got it!

The only thing I was worried about is that people who don't use computers might miss out on places they could move to. One of my old neighbours can't get on the internet and doesn't seem to take much interest in trying to find somewhere to move to. I've been told though that your rehousing officer can look for you and if they see something they think you might like, they will ask if you want them to bid on your behalf.

I'm really, really happy with my new flat. I've been here since July now and have really settled in. I used to have blow out heating and now I have radiators - absolute luxury! I also used to have draughty windows and now nothing gets through, they're brilliant. I'm also a bit closer to the shopping centre which I love!

There's a nice enclosed garden with seats and grass nearby where I can take a cup of tea and sit and chat with my family. My grandchildren can play there too and one of them is already telling me she wants a barbecue when summer finally arrives.

Carole's story



I moved back to Salford in June 2008. I lived at Pear Tree Court for two years and have just moved to Holm Court. I was excited to move back home because I liked the sound of the redevelopments and improvements that are planned.

I've lived here for most of my life so know the area well and have been to most of the consultation events that have been held over the last few years.

When I was told that I'd need to leave Pear Tree Court, an officer from Salix Homes came to see

me to talk through what I needed like the number of bedrooms.

They were really helpful and the move happened very quickly. I don't like things dragging on! I saw my new flat advertised on Salford Home Search. Ideally, I wanted to be somewhere near Whitebeam and as this was similar, I went for it and placed a bid.

Moving home was quite easy – I didn't have to move a thing! Loads of boxes arrived. I didn't think I'd fill all of them but I did! When moving day came, I hadn't totally finished packing but the removal people helped out and shifted it all.

Lift-off for giant heating system



Is it a bird? Is it a plane? No, it's an eco-pod being winched onto the top of Magnolia Court.

The eco-pod has been fitted to the roof of the 16-storey tower block to supply all 96 flats with a new heating and hot water system.

It has eight energy efficient boilers inside which are expected to reduce the building's carbon footprint by almost half. It will contribute towards cheaper heating bills for tenants and was funded by Salix Homes. It will contribute towards less and cheaper heating use for tenants.

This isn't the first time Salix Homes has used modern methods to do their bit for the environment. In September last year, Salix Homes fitted solar technology to the top of three of its tower blocks in Salford, Blackfriars, Whitefriars and Greyfriars, which powers lights and runs lifts.



SNAP attack

The Langworthy, Pendleton and Seedley SNAP took place from Monday 24 to Sunday 30 January.

SNAP is a way of bringing people together to focus on local problems, aiming to clean up areas and target criminal activity over a week of action.

Each SNAP is led by the council in partnership with Greater Manchester Police, Greater Manchester Fire and Rescue Service, local housing providers, such as Salix Homes and the Probation Service's community payback team.

During the week, the police made nine arrests, 201 free home fire risk assessments were carried out, almost six tonnes of bulky waste and 12 tonnes of fly tipping was collected and 40 different pieces of graffiti was removed.

Street sweepers were out in force during the week, visiting every street in the area

including the pedestrianised areas around the Broadwalk. The recycling facilities were also improved at Magnolia Court.

As part of their sentences, offenders from the Community Payback team carried out a number of clean-ups, most of which were suggested by residents. Other jobs that were identified which were unable to be carried out during the SNAP week will be completed in the near future, including painting the knee rail along Hankinson Way.

Free events were well attended including lots of fun things to do for children and young people. The standout event was the FunKey community day at the Langworthy Cornerstone to celebrate the building being handed to the community. Around 300 people came along to this to enjoy all the free activities on offer.

To find out more about what happened during the SNAP week, read the SNAP blog by visiting www.salford.gov.uk/langworthysnapblog



It's business as usual

If you live in one of the areas in Pendleton that has been identified for demolition, you will continue to be a Salix Homes tenant until the time comes for you to be rehoused. This will hopefully mean less disruption and change for you and you'll receive the same level of service.

When the time comes for you to be rehoused, Salix Homes will work with you to get you moved to a different home. Firstly, they will contact you to discuss your rehousing needs.

A Salix Homes officer will then help you through the moving process by providing advice and assistance on what your options are, booking removals and advising you what compensation you can claim. They will also give you an information booklet, known as a residents' charter, so you understand what the council and Salix Homes are committed to doing for you during what can be an unsettling time.

Until then though, its business as usual!



And so it begins...

If you've been in the vicinity of Holcombe Close recently, you'll have noticed that part of the street has been knocked down.

Since January, the demolition contractors have been on site to make the area secure and to gut the inside of the properties, removing bathrooms, kitchens and so on. In February, the demolition of the buildings started. Officers from Salix Homes have also been visiting Holcombe Close daily to check for fly tipping and vandalism and see how the remaining residents are.

We wrote to residents in the surrounding area before Christmas to let them know what the demolition plans were and who to contact if there were any problems.

Salix Homes have now re-housed over two thirds of residents on Holcombe Close, Pear Tree Court and Apple Tree Court.

As more people move out of Pear Tree and Apple Tree Courts, Salix Homes are visiting the blocks more often. They have visited each remaining resident in Pear Tree Court to check if they need any extra support, got extra security on the blocks and checked for fly tipping and vandalism too.

In the interests of safety, we would urge you to warn children and young people of the dangers of demolition sites and ask them to stay away whilst any demolition work is in progress.

To report any problems whilst the work is taking place please contact Urban Vision's Building Control Department on 0161 779 4993, (out of hours emergencies, call 0800 218 2000). Residents wishing to report fly tipping or discuss any issues should contact Nicky Clarke or Joanne Linney or (Tenancy and Estate Management) at Salix Homes on 0161 779 8005/8006.



James explains why these areas were chosen: “The resident members have always concentrated on the parts of the bids about which we have knowledge and experience. Clearly, it would not be appropriate for us to assess highly technical elements such as the legal or financial sections”. He adds, “Our role is to provide a customer perspective and to ensure that the community’s priorities are at the forefront of the council’s thinking at all times”.

Final evaluation is a big task and the bids will literally arrive by the van load. But it’s been an ongoing process, and for the last six months the group has held a series of workshops with the two finalists. During these sessions the resident members have explored the bidders’ proposals and provided suggestions, some of which have been acted on by the bid teams.

The residents had experience of the bureaucracy at the last stage of evaluation. James takes a pragmatic view about how the group will handle paperwork this time: “We will evaluate two areas of the submissions and we will act as influencers in other areas”. He continues, “We have asked the bidders to provide short summaries. We will hold a set of final sessions with the bidders. The council’s evaluators will also be present, and we will provide them with our views before they begin their evaluations”. Asked if all the hours of painstaking work have been worth it, James concludes, “Without doubt. We have provided resident input at every stage, and we have helped shape the proposals of both bidders”.

The role of the Pendleton PFI Steering Group

From the very beginning, Pendleton residents have played an important role in steering the process of ‘creating a new Pendleton’.

At the heart of the project is the steering group. The resident members have been involved at every stage of evaluating the bidder’s proposals. They are currently preparing for the final evaluation. So what does it involve?

Over the last couple of months the residents that make up the steering group have been meeting with the council’s project team to plan their involvement. James Gillard, Chair of the steering group, takes up the story, “The council has a set of instructions which it follows to evaluate each bid. Each time an evaluation is carried out the residents review the instructions and highlight the evaluation criteria they would like to be involved in”.

A member of the Tenant Participation Advice Service (TPAS), supports the residents, helping them to understand the technicalities and work with the council team.

Following lessons from the previous stage, the group has put forward members to focus on specific service areas of the bids so resident involvement and evaluation could be better structured.

The service groups are as follows:

- **Design and master plan**
- **Housing management**
- **Construction**



More family homes coming to Pendleton

Fresh from completing the new family homes on Fitzwarren Street, more homes are set to be built and empty properties brought back into use.

The 30 homes, which are being developed by Great Places Housing Group, will be around the Alder Street and Highfield Road areas, tying together the Chimney Pot Park and recent Fitzwarren Street development.

The £3 million scheme will include homes available to rent and for shared ownership. It will also help rehouse some of the residents currently living in the PFI area, whose homes are due to be cleared as part of 'Creating a new Pendleton'.

The scheme will feature a mix of contemporary new build properties and the refurbishment of existing terraces knocking two into one; to create new two-bed, three-bed and four-bed houses. Each new home will feature off-road parking and private gardens as well as large kitchens and living spaces.

Similar to the new homes on Fitzwarren Street, they will have green features which will mean low energy bills.

Work is due to start shortly with the new homes ready in spring 2012. The shared ownership homes are expected to be available from £40,000 for a 35% stake in a two-bed home.

If you would like further information about the development, please contact Ben Townsend from Great Places on 0161 447 5072 or email ben.townsend@greatplaces.org.uk

What's happening in your area?

There are lots of things going on over the next month or so to keep you busy. For more events and activities go to www.visitsalford.info



Events at Salford Museum and Art Gallery

Salford Museum and Art Gallery, Peel Park, Crescent, Salford, M5 4WU call 778 0800 www.visitsalford.info/smag

Easter school holiday activities

Children need to be accompanied by an adult. All of the sessions are drop in but numbers are limited so please buy your ticket at reception when you arrive at the museum.

Animal puppets Create your own furry friend. Tuesday 5 April 10.30am, 11.30am, 1.30pm, 2.30pm • **Price: £1.00 per child**

Top hats Make and decorate a Victorian style top hat to wear when you visit Lark Hill Place. Tuesday 12 April 10.30am, 11.30am, 1.30pm, 2.30pm • **Price: £1.00 per child**



Events at Buile Hill Park

Craft club drop in

Limited spaces so book on 07968 327 107. **Every Monday 1.00 to 3.00pm.**

Meet on the lawn opposite the park office gates for ...

Welcome to the Bug Hotel Make an insect home for your garden using recycled materials. **Tuesday 5 April 1.00 to 3.00pm**

Can you Bill and Ben it? Make and take home a flowerpot man.

Thursday 7 April 1.00 to 3.00pm

Pots and Pebbles Bring a plant pot to paint or turn a simple pebble into a lady bird or insect to sit amongst the vegetable patch.

Tuesday 12 April 1.00 to 3.00pm

Guided Spring walk

Explore the park with the Ranger and see what's springing up!

Thursday 14 April 1.00 to 3.00pm

Welly wanging competition!

Try and set the park record for your age group. Card crafts also available.

Follow the signs from the wooden play area.

Sunday 24 April 1.00 to 3.00pm

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.

If you need this interpreting please telephone

Arabic

إذا كنتم بحاجة الى تفسير او ترجمة هذا الرجاء الاتصال

Chinese

如果需要翻译，请拨打电话

Czech

Pokud potřebujete tlumočnické služby prosím zavolejte

Farsi

اگر به ترجمه این نیاز دارید ، لطفاً تلفن کنید

French

Si vous avez besoin que cela soit traduit contactez

Kurdish Sorani

ۆب هكب زوفهلهت ،تئ وهده ته زارئ گرهه مهئ ره كهئ

Pashto

ئېکړو نوبولت افطل ،کړاوغ لوک همجرت اد هک

Polish

Jeżeli potrzebne jest Państwu to tłumaczenie, proszę zadzwonić pod numer.

Punjabi

جے تہانوں ترجمانی دے لوڑاے تے براہ کرم فون کرو

Hindi

ਜੇ ਤੁਹਾਨੂੰ ਇਸ ਦੀ ਵਿਆਖਿਆ ਕਰਨ ਦੀ ਲੋੜ ਹੈ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਟੈਲੀਫੋਨ ਕਰੋ

Russian

Если Вам требуется перевод, просим звонить по телефону.

Somalie

Haddii aad u baahan tahay tarjumiddan fadlan soo wac

Tigrinyan

ነዚ ናይ ምትጻም አገልግሎት እንተ ደሊኹም ደውሉልና።

Urdu

اگر آپ کو اس ترجمانی کی ضرورت ہے تو مہربانی کر کے فون کریں۔

0800 218 2000

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: 6/3557