



## NEWSLETTER

Summer 2024



Catch up with the latest news about the improvements to your estate.

## Welcome to your latest Sale West update.

### Community clean-up day - today!

Don't forget (Tuesday 2nd July) we're hosting a community clean up day on Sale West today.

We'll have skips across the estate where customers can get rid of household waste bulky or heavy items and colleagues will be completing a litter pick across the area.

The skips will be at the following locations between 10am and 2pm:

1. Hurst Avenue, opposite the school gates.
2. Newbury Avenue, near to the community centre.
3. Ascot Avenue (around numbers 75-78).

\*Please note the following items can't be accepted into the skips: dining/office chairs; armchairs; sofas; fridges; freezers; oven/cookers; microwaves; TVs; gas bottles;

mattresses.



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## An update on grounds maintenance

We know grounds maintenance has been a concern for residents on Sale West this spring and summer.

We're very sorry the start of the grass cutting season was delayed and the schedule got behind.

Our contractor Gould's has been working to get the service back on track, with the schedule moving forward with cuts every 10 days as agreed. Due to the delayed start, the cutting season will now be extended to ensure that all planned cuts as covered by service charges are made.

Our estates team is closely monitoring the progress of Gould's. They are carrying out regular inspections to ensure the necessary work is completed to the right standard.

To read our latest update about grounds maintenance, [click here](#).

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**Become a Neighbourhood or Building Champion for your chance to win!**

Complete a short survey as often as you can to provide your feedback on the grounds maintenance and cleaning services. If you're interested please email [involve@irwellvalley.co.uk](mailto:involve@irwellvalley.co.uk) with your details and we'll be in touch. Everyone who completes a survey will be entered into a prize draw every 3 months to win £100 in shopping vouchers.



## **Improving ventilation.**

We have been busy improving ventilation in homes on Sale West thanks to funding from Greater Manchester Combined Authority.

More than 250 properties on the estate have now been fitted with high-tech equipment, including enhanced extractor fans and Positive Input Ventilation (PIV) units, along with improved insulation.

This should really help to prevent issues with condensation which can cause damp and mould, at the same time as saving customers money on energy bills.

If you need any repairs to your current extractor fans or are missing a fan from your kitchen or bathroom, please get in touch.



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## **Customers enjoy new kitchens.**

The improvements programme for our existing homes on Sale West continues, with more homes now benefitting from a new fitted kitchen.

In recent months we've been working with our contractor Connolly on homes on Epsom Avenue and Hurst Avenue and this will continue over the summer.

Customers have been enjoying making their choices of unit and tile colours and

handle finishes and seeing the finished results in their homes.

Alongside this work, we have also fitted new roofs to a further six blocks.

***“I love my kitchen. Great, friendly staff and always helpful when needed.”***



Don't forget, if you need any repairs to your current kitchen, please get in touch. You can Live Chat with us on our website [www.irwellvalley.co.uk](http://www.irwellvalley.co.uk); send us direct message on social media [@IrwellValleyHomes](https://www.instagram.com/IrwellValleyHomes) or call us on 0300 561 1111.

## What's next for the regeneration?

Thank you to everyone who has shared their feedback on our plans for the next phase of the regeneration of the estate. The revised plans have now been submitted to Trafford Council.

Because of resident feedback, the new plans included alterations to the shape and overall height of block one – which will provide homes for affordable rent - and a reduction in the size of blocks two and three – which will provide homes for older people and specialist housing.

The latest phase also includes the opening of the road between Ascot Avenue and Chepstow, as well as changes to the road layout at the top of Thirsk Avenue and Chepstow Avenue. The idea is to improve the connectivity of different parts of the estate and ensure appropriate access to all homes.



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## Cadent gas works.

Cadent worked across the estate this spring, replacing metres and pipes on Thirsk Avenue and Ascot Avenue. This is unrelated to any of the work we're carrying out on Sale West and we have not been involved in this.

We know there have been some issues with condition of the footpaths following this being completed and we share your concerns. We have spoken to Cadent about these problems, and have met them on site to discuss residents' concerns.

Cadent have since returned to Sale West to remedy the issues and the footpaths should now be repaired.

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## Supporting young people to get ahead!

We've been working with the HITZ youth engagement programme run by Sale Sharks, who help local youngsters to build skills and secure qualifications to enable them to move on in life. Recently we've supported them by funding equipment and resources through the Irwell Valley Foundation.

They are always on the look-out for new students – if you're interested in finding out more about how they could help you take the first steps towards a new training course, job or career, get in touch with Sale Sharks.

One of the HITZ graduates has since secured an apprenticeship with Connolly, who are carrying out the kitchen improvement works on the estate.

Eve excelled during a placement with the customer liaison team and has since been taken on as a customer service apprentice.



“  
The apprenticeship has  
improved my life by  
giving me the opportunity  
to learn new things and  
meet amazing people  
”

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### Free school meals at the Sunshine Cafe.

Our Sunshine Café in the heart of the estate will once again be serving up free meals for children and young people throughout the school holidays this year.

The café team were busy over the Whit half term and will continue the service over the main summer break and during October half-term, thanks to funding from the Irwell Valley Foundation.



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### Make a date for Strictly lunch!

Join us at the Sunshine Café each Tuesday and Thursday for our Strictly Lunch get-together for older members of the community.

As well as friendly company, you can enjoy a two-course set menu and drink for just £2.50 thanks to funding from Our Sale West and the Irwell Valley Foundation.

**The Sunshine Café has recently launched a new menu and welcomed a new team member. Check out the menu on the café's Facebook page**

[www.facebook.com/sunshinecommunitycafe](https://www.facebook.com/sunshinecommunitycafe) and be sure to say hello to Kim next time you call by.



## Health concern on your mind? Drop in to see your community advisors.

Did you know Sale West Community Centre hosts a weekly visit from the local NHS Community Health Advisors?

Call by each Tuesday between 11.30am and 1pm when they will be on hand to:

- \* Talk about any health concerns you may have.**
- \* Help you reduce your risk of heart disease by:**
  - Checking your blood pressure, weight and BMI.
  - Offering help and advice on giving up smoking.
  - Providing weight management support, including healthy eating and portion size.
- \* Help you check if you are up-to-date with vaccinations.**
- \* Help to arrange breast, bowel and other cancer screening tests.**

They can't prescribe medications or attend to urgent treatment needs.  
For more information contact Our Sale West on 0161 973 3778 or email [enquiries@oursalewest.co.uk](mailto:enquiries@oursalewest.co.uk).

Watch this space for details of a new smoking cessation support group which will be launching at the [Sunshine Café](#) this summer. Check out the Facebook page for further details soon.



## Say hello to Hamilton Avenue!

Sale West has a new street!

Hamilton Avenue is officially open and home to new residents.

The homes on Hamilton Avenue are the final ones built as part of phase 1 of the regeneration. This phase is now complete, with 79 homes for social rent delivered for local families, including existing Irwell Valley Homes customers who needed somewhere more suitable for their needs.

The name was picked to be in keeping with the other racecourse-inspired streets which make up the estate and is taken from the Hamilton track in Scotland.

It links together Epsom Avenue and Hurst Avenue, improving the connectivity of the estate and making it easier for people to get around.

***“The family is so much happier now. We’ve settled in and made it our home and we’re so relieved to have a place which works for us.”***



*Your key contacts: Estate  
regeneration*

If you have any further questions about the



regeneration don't hesitate to get in touch with Louise or Jenni - their details are below.

**Louise Marsden**

[Louise.marsden@irwellvalley.co.uk](mailto:Louise.marsden@irwellvalley.co.uk)

07741263993



**Jenni Pocsai**

[Jenni.pocsai@irwellvalley.co.uk](mailto:Jenni.pocsai@irwellvalley.co.uk)

07384834874

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## *Your key contacts: Home and neighbourhood*



If you need any support with your home, tenancy or neighbourhood, contact your Neighbourhood Officer - their details are below. They also host monthly drop-in surgeries at the Sunshine Café on the third Monday of each month between 10am and 11am. You can call by to meet them in person and discuss any questions or concerns you have. The next one takes place on Monday 15th July.



The Neighbourhood Officers also carry out regular estate inspections and would be pleased for you to join them. Click [here](#) to find out the details of the next one in your area and get in touch with them to arrange.

**Gareth Moody**

[Gareth.Moody@irwellvalley.co.uk](mailto:Gareth.Moody@irwellvalley.co.uk)

**Jessica Hargreaves**

[jessica.hargreaves@irwellvalley.co.uk](mailto:jessica.hargreaves@irwellvalley.co.uk)

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**Your Rent Support Officer is Lisa Cartright. If you need any support with your**

rent account you can contact her through Live Chat on our [website](#); by sending a direct message on social media [@IrwellValleyHomes](#); by emailing [contact@irwellvalley.co.uk](mailto:contact@irwellvalley.co.uk) or calling 0300 561 1111.

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Irwell Valley Homes, First floor, Soapworks, Salford, UK M5 3LZ