

Why replacement of the existing towers with new apartments offers the best long-term solution for residents



Background

Irwell Valley Homes took ownership of the Haughton Green estate from Manchester City Council in 2005. Since then, we've continued to invest in the area by improving existing homes, building new affordable housing, and supporting activities at the Oasis Community Centre.

In 2012, new external render and windows were installed on the three tower blocks at Castleton Court, Fitzgerald Court and Southey Court. In 2022, some of the fixings holding the render in place began to fail, and pieces came loose. Because this presented a safety risk, exclusion zones were put in place and, following relevant technical advice, the decision was made to remove the render.

The removal work was completed in December 2025.

We know this has had a real impact on you and we are sorry for the disruption and uncertainty this situation has caused.

What we looked at

To understand what the best long term solution might be for the tower blocks, we carried out a full and careful review of the options.

We asked specialist companies to carry out detailed investigations into the condition of the buildings. Just as importantly, we listened to residents.



We spoke to **97% of people** living in the towers about:

- The impact of the render removal.
- What it's like to live in the buildings now.
- Their individual housing needs and concerns.

An independent company then reviewed all this information alongside what we already knew about the age, design and condition of the buildings.

As a not-for-profit housing association, we have a responsibility to provide homes that are:

- Safe and secure.
- Decent and suitable for people's needs.
- Affordable to live in.

We also have to make sure that the money we spend provides good value, as all our income is reinvested back into homes and services for residents.

The two options we carefully considered:

Option 1 – Refurbishing the tower blocks

This option would involve very significant building work, including:

- **Installing a new external wall system.**
- **Upgrading electrical supplies.**
- **Replacing lifts.**
- **Installing a new internal ventilation system.**

This work would be extremely disruptive. Residents would need to move out temporarily while the work was carried out.

Even with this level of investment, the buildings date back to the 1960s. This means that, once refurbished, the homes would still not fully meet modern building, energy efficiency or accessibility standards. Over time, they would also continue to need more maintenance and further upgrades.

The level of investment required for this option is not affordable, does not represent value for money, and would not provide a long term solution that guarantees high quality homes for residents.

For these reasons, we have determined that refurbishment is not a viable option.

Option 2 – Rehousing residents, demolishing the towers and rebuilding

We recognise the impact of this option is significant. It was not considered lightly.

This option involves supporting residents to move into alternative homes while the existing towers are demolished and replaced with new homes, built to modern standards, for customers to move back to.

The new homes would be:

- **Safer and more secure.**
- **More energy efficient, with lower running costs.**
- **Built to current accessibility and building standards.**

Everyone affected has a guaranteed opportunity to return to one of the new affordable homes once they are built. The site of the demolished tower blocks will accommodate more than enough apartments to offer homes for existing residents.

The Government has recently announced additional funding for new affordable housing. This means we would be able to combine this funding with our own investment, making this option more financially achievable while also delivering much higher quality homes for residents.



The way forward

After considering all the evidence and listening carefully to residents' experiences, our preferred option is to rehouse residents, demolish the existing towers, and rebuild new, high quality homes at Haughton Green with a guarantee to all customers currently living in the towers that they can return to one of the new properties should they so wish.

We believe this offers the best long term outcome by providing:

- **Modern, well designed homes.**
- **Lower energy costs.**
- **Better accessibility.**
- **A safer and more secure place to live.**

We understand this will have a significant impact on people's lives. That's why we want to be open and clear about why it has been chosen.

As part of the consultation, we want to listen to your views, understand your concerns, and work with you to shape how this option is taken forward and what support you need.



To read this letter in a different language or format, scan here to open it on our website and use our accessibility tool.



Supporting you with your move



Everyone affected by the regeneration will be guaranteed one of the new homes we are building. However, the demolition and construction can only take place once the homes in the three towers have been vacated.

We understand that moving home is a major change and may feel unsettling. Please be reassured that we are here to support you at every step. We will help you find a home that is reasonably suitable for your housing needs and provide financial and practical support to help you move in and make it feel like home.

In addition to the support with your move, if you are eligible, you will also receive a home loss payment of £8,100 (less any deductions). Full details about eligibility and deductions are set out below.

You will not be asked to leave your current home until an alternative home has been found.

Once you have moved, you will be able to decide whether you want to:

- **stay in this home, or**
- **move back into one of the brand new homes that are guaranteed to you when they are ready.**

Either way, our regeneration team will talk with you about what you need from a home, including the type of property and location that works best for you. They will explain the process clearly and support you throughout.

How it will work

We will speak with you about your circumstances and match you with a home that is reasonably suitable for your housing needs. This includes considering:

- **Your household** – the number of people living with you, their ages, genders, and any specific needs.
- **Adaptations or special requirements needed to make the home suitable.**
- **Your preferred location.**



Homes will be offered based on people's needs as they become available. This is why it is important that the information we have about you and anyone living with you is accurate, and that you let us know if anything changes.

When a suitable home becomes available, we will arrange a viewing. If you choose to accept it, you can begin planning your move while we prepare the property.

Alongside homes we own, we will also work closely with Tameside Council and other housing providers to identify affordable homes that may be available sooner.

We meet weekly with Tameside Council to review available properties and residents who need re-housing. You will be given priority banding through this process.

It is difficult to give a fixed timescale for how long it may take to find a suitable property, as each home is assessed as it becomes available and everyone's needs are different. We understand this uncertainty can be difficult, and we will keep you informed throughout.

Looking for a home yourself

As well as us searching for a home on your behalf, you can also apply directly through the **Choice Based Lettings** (CBL) system used by local councils across Greater Manchester. Registering with CBL allows you to bid for suitable homes as they are advertised. Applying to more than one local authority can widen your options and may help you secure a home more quickly or move to a different area if that is your preference.

Our website includes links to all Choice Based Lettings providers in Greater Manchester. If you need help registering or have difficulty accessing the internet, our regeneration team will be happy to support you.

Home loss payment

If you have lived in your home for 12 months or more, you are legally entitled to a home loss payment, which is currently £8,100 and set by the government, subject to any deductions. This payment will be made directly to you when you move out and should clear in your bank account within seven days. Any monies owed to us at that time, including rent arrears, will be deducted before the payment is made.



Support with your move

Everyone, regardless of how long they have lived in their home, will receive support with moving costs, including:

- **Removal costs.**
- **Flooring in your new home.**
- **Curtains or blinds.**
- **Disconnecting and reconnecting appliances.**

Our aim is to make your move as straightforward as possible.

Removals

Once your move is agreed, we will arrange a removal company to move your belongings. Boxes and packing materials can be provided, and if you need help packing due to personal circumstances, this can also be arranged.

Irwell Valley Homes will pay the removal company directly, so you will not be out of pocket.

Flooring

After you accept your new home, we will arrange for a local flooring company to measure the property and offer a selection of carpets or vinyl. Flooring will be fitted before you move in and paid for directly by Irwell Valley Homes.



Blinds and curtains

You can take your existing curtains with you if you wish. If you need new window coverings, we can arrange for blinds or curtains to be measured, supplied and fitted in your new home at no cost to you.

Disconnections and reconnections

If appliances such as a cooker or washing machine need disconnecting and reconnecting, this will be arranged for moving day at no cost to you.

Phone and broadband

We can support you with arranging phone or broadband services, although these are utility services and must be set up in your name.

Mail redirection

We recommend redirecting your post for at least six months. This can be done through Royal Mail, and we can help you with this if needed.

To help cover smaller costs such as TV, cable or broadband reconnections, you will receive a £650 lump sum payment, paid directly into your account within two weeks of your move.

Skip days and charity collections

We know many people like to declutter before moving. We will provide skips for unwanted items and will let you know when they are available. We will also share details of charities that can collect good quality, pre loved furniture and household items.



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Information pack

Join the Haughton Green Regeneration Steering Group



We know the plans for Castleton Court, Fitzgerald Court and Southey Court will have a big impact on you and your neighbours. That's why we're setting up a **Resident Steering Group**, so you have a voice and can help shape what happens next as the plans move forward.

To read this leaflet in a different language or format, scan here to open it on our website and use our accessibility tool.



The steering group will be made up of residents from the three buildings who want to be involved and help shape how the rehousing, demolition and rebuild plans are carried out.

The group will:

- **Share feedback** on the rehousing process from a resident perspective.
- **Help shape** fair and supportive rehousing arrangements.
- **Raise issues**, concerns and ideas on behalf of residents.
- **Help influence** how the existing buildings are managed while people are moving.
- **Tell us** what's working (*and what isn't*) about the updates and information we share.
- **Work with us** on the design and plans for the new homes.
- **Help make sure** residents' voices are at the centre of everything we do.



We'll support you to get involved

Any resident currently living in the Haughton Green high-rises can get involved. You don't need any special experience - just a willingness to share your views and help represent your community.

We'll support you to take part, including help with any accessibility needs. We'll share clear, easy-to-understand information so you can get involved with confidence. We'll also cover any reasonable expenses, such as childcare costs.

To join or find out more:

✉ haughtongreen@irwellvalley.co.uk

☎ 0300 561 1111 or

Speak to a member of the regeneration team when they visit.

🌐 www.irwellvalley.co.uk

This is your
home and your
community - and we
want to shape the
next stage together
with you.

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Frequently asked questions



1. Why have you been looking at the options for the tower blocks?

Following the render removal, we have had to look at the long-term future of the tower blocks, given the level of investment needed to replace the render systems and upgrade the buildings. We have included an information sheet on the reasons for the preferred option in this pack.

2. How many homes and what type of properties will you replace the tower blocks with?

We have carefully considered this and believe we could build **183 new homes** on the sites. This is based on 4-6 storeys high apartment blocks spread over a slightly larger area. Please see the 'Our vision for Haughton Green' document included in this pack which has some visual layouts for you to see what we are proposing.

3. Which block will be emptied first?

The re-housing process for all three blocks will begin at the same time, rather than one after the other. This will give everyone an equal chance of moving into a home that is reasonably suitable for their housing needs as it becomes available.

4. What are the timescales for redevelopment?

This will depend on how quickly the current blocks can be vacated. However, if we can rehouse everyone within three years, we expect that the first new homes will be ready for customers to move back into by 2031.

5. When do I have to move out of my home?

No-one will need to leave their home until a property which is reasonably suitable for their housing needs has been identified. We hope to rehouse everyone over the next two to three years to allow work to begin.

6. How will I find a new place to live?

Our team will arrange to meet with you to talk through your needs, circumstances and options available. We will help you apply for a new home and offer support with this process if you need it. We will keep you updated along the way about any homes we have that become available.



7. Will I have to move into temporary accommodation?

Everyone will be guaranteed one of the new properties when they are ready. As it could take up to six years for them to be ready, customers will need to move into a home that reasonably suits their needs during that time. This will be a home, and we do not intend to use any type of temporary accommodation such as B&Bs, hostels or hotels. Some customers may wish to stay in the home we find them, and this is also possible for those who would prefer to do this.

8. What if I already know where I would like to move to?

That's great and will really help us to know what we're looking for. Please share this with our regeneration officer when they meet with you. This will help us to work with you to find a home in your preferred area.

9. Can I stay in Haughton Green?

We know there is a strong community in Haughton Green, and we want to keep this. Everyone will be guaranteed one of the new homes when they are ready. In the meantime, we will try to find homes for everyone as close to the community as we can, making sure it is reasonably suitable for your housing needs – both in terms of type / size of the home and where it is located.

10. What if I want to move out of Haughton Green?

Irwell Valley Homes has homes across Greater Manchester, including in Trafford, Salford, Manchester, Bolton and Bury. We can share details of the other areas where we have homes if you are looking to move somewhere else.

We can also support you with registering and applying for homes through other Local Authority Choice Based Lettings schemes in Greater Manchester... or further afield.

11. What will the rent be in my new home?

The rent will vary according to the size, type and location of the home. When a home becomes available, you will be informed of the rent and any other charges (if there are any) and will be able to decide whether this is right for you, before you make a bid. We also have a financial inclusion team who can check you are receiving all the support towards your housing costs you are entitled to. This can help you to maximise your income.

12. Will I receive any financial support?

All households who have lived in their home for 12 months or more are legally entitled to a 'home loss payment'. This is set by the government and is currently £8,100. Any money which is owed to Irwell Valley Homes will be deducted from this sum.

Irwell Valley Homes will also cover your costs of moving including:

- **Paying for a removal company.**
- **Arranging flooring in your new home.**
- **Arranging blinds or curtains.**
- **Disconnecting and reconnecting appliances.**

Additional expenses such as Royal Mail redirection and TV and BT reconnections will be reimbursed to you through a lump sum payment of £650 to cover the costs.

Further details regarding these payments and costs are set out within the enclosed document called '*Supporting you with your move*'.

13. Can I delay moving? Now is not a good time.

Please discuss this with us. We will work with you and fully consider your circumstances. Our aim is to make this process as easy as possible.

14. I want to move as soon as possible – is that possible?

Please discuss this with us. If you would like to move quickly, we will work as fast as we can to accommodate this. If you have found somewhere yourself, we can arrange payments and support with your move as quickly as you need it. If you need us to find somewhere with you, how long this takes will depend on when suitable homes become available.

15. Is my current home safe?

Yes – your home is safe. We know it doesn't look it's best from the outside and it needs upgrades in the future, but it is still safe. Our usual programme of regular safety checks, including the sprinkler system, will continue as normal and we will continue to carry out routine servicing of all the components.

We are also still here to help with any repairs – so if you have any issues, please let us know.



16. Will you continue to maintain my home and the building while people are moved out?

Yes - our priority is providing you with a safe and decent home. We will continue to complete repairs, carry out maintenance work and routine servicing within your home and the communal areas of the building. Where repairs are linked to the removal of the render, we will prioritise your move to a new home, but we will make sure we keep your home safe in the meantime.

17. My home is cold – can I expect to get further support with my energy costs?

We will provide winter payments to cover additional heating costs between November and March each year while there are still residents in the building. If you haven't yet claimed this year's payment of £150 towards your heating costs, please email haughtongreen@irwellvalley.co.uk with your address and bank details and we will arrange this payment for you.

18. Will any home loss payment affect my Universal Credit?

Any home loss payment may take some residents over the £6,000 threshold of savings that will affect Universal Credit. If you receive a home loss payment, you will need to tell Universal Credit that your circumstances have changed. Your Universal Credit will be amended to allow for this amount of savings while it is still in your bank. We can offer further guidance on this as part of your meetings with the regeneration team.



To read this letter in a different language or format, scan here to open it on our website and use our accessibility tool.



The Haughton Green team – we're here for you



Your contacts

We understand this might be a difficult and unsettling time.

We're here to support you if you need us.

Please reach out to us using the details below.



Your re-housing and support team

Donna and **Rachel** can help with:

- Finding and moving to a new home.
- Discussing your needs or circumstances.
- Questions about the process and timescales.
- Information about new homes we're building in Greater Manchester which might be suitable for you to move to.
- Details about the new homes we want to build on the site of the high-rises.
- How Universal Credit may be impacted by home loss payments.
- What support you'll receive for moving costs.
- What support you'll receive to set up your new home with carpets, curtains etc.
- Checking you're receiving all of the benefits you're entitled to, to help maximise your income.



Contact name: **Donna Davidge-Neath** and **Rachel Sumner**



haughtongreen@irwellvalley.co.uk



0300 561 1111

Repairs and maintenance

For help with:

- Repairs in your home.
- Issues in communal areas.
- Safety or building concerns.

You can contact us using the usual ways below.



 **0300 561 1111**

 **contact@irwellvalley.co.uk**

 **www.irwellvalley.co.uk**

 **@IrwellValleyHomes**

In an emergency, please use **0300 561 1111** if you can talk on the phone, or live chat at **www.irwellvalley.co.uk**.

Resident Steering Group

Contact **Jen** to:

- Get involved in shaping the plans.
- Share your views.



Contact name: **Jen Smith** or **Rianna Stone**


 **involveme@irwellvalley.co.uk**

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For everything else, please contact the Haughton Green team.

Main contact: **Regeneration Team**

 0300 561 1111

 haughtongreen@irwellvalley.co.uk

 www.irwellvalley.co.uk



Re-housing options



The preferred option to demolish and rebuild new energy efficient, affordable homes to current building standards on the sites of the tower blocks means that the customers who currently live in the towers will have to be re-housed. Customers will then be offered the opportunity to return to one of new properties once they are ready.

The rehousing, demolition and new build process could take up to six years, so as part of the preferred option Irwell Valley Homes need to ensure that customers are moved into homes that are reasonably suitable for their needs during this time. There is information provided with the letter about how the regeneration team will support you in finding a new home.

The information included here is to give you an insight into what type of properties we have that you could apply for while the works take place.

We own over **1,000 properties** in the Haughton Green and Denton area, and for the preferred option we will prioritise the allocation of these to customers from the towers, as and when they become available. In addition to this, we have several new build developments either on site or in the pipeline. The ones in Tameside will be prioritised for customers needing rehousing from the Haughton Green Towers.

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Our developments

We would like to share with you information about the types of developments we currently working on. We have enclosed information about the following developments:

- **Former Denton Baths, Victoria Street, Denton** *(pictured below)*
- **Sandy Lane, Dukinfield** *(pictured right)*

For customers wishing to move out of Tameside and start on the property ladder we also have a shared ownership development in Bolton. We have attached an information sheet about this as well.



We have also included some information about what the Haughton Green tower sites could look like once complete. This development will be designed with input from the resident steering group and through consultation events with the wider community. Plans will be shared at key stages once the preferred option is underway.

We would like to invite any residents to be part of the steering group and have included information in this pack about how to become a member. By joining the steering group you can really help shape what the new properties you are guaranteed an opportunity to return to will be like.



New homes in Greater Manchester



We currently own and manage around 7,700 homes across Greater Manchester.

We're also committed to building more affordable homes to help meet the need across the region.

We have put together some information about the new homes we're currently building both inside and outside of Tameside.

If any of these options are of interest to you to move into when they're completed, please mention it to our team when you meet.

To read this letter in a different language or format, scan here to open it on our website and use our accessibility tool.



Victoria Street, Denton, on the site of the former Denton Baths

- 35 new affordable rent apartments
- 27 x 1-bedroom apartments
- 8 x 2-bedroom apartments
- Due for completion March 2027

Key features

- Energy efficient – EPC rating of A
- Solar photovoltaic panels to reduce energy bills
- Built to modern accessibility standards
- Lift to all floors
- Resident car parking
- Balconies
- Landscaped communal gardens
- Close to Denton town centre and public transport links



Sandy Lane, Dukinfield, Tameside

- 19 family homes for social rent
- 10 x 2-bedroom houses
- 9 x 3-bedroom houses
- Due for completion in December 2027

Key features

- Energy efficient – EPC rating of A
- Front and rear gardens
- Driveways
- Close to Dukinfield town centre



Rivington Chase, Tender Drive, Horwich, Bolton

- 3 x 2-bed houses and 6 x 3-bed houses available for shared ownership
- A 50% share of the home available for between £125k and £149k
- Available from May 2026

Key features

- Driveway with off-road parking
- Front and rear garden
- Fully fitted kitchens with integrated appliances
- Downstairs WC



Our vision for Haughton Green



We're planning new homes for Haughton Green that will be modern, high-quality and energy efficient - designed for residents now and for many years to come.

Over time, these new homes will take the place of the existing tower blocks.

They'll be built to modern building standards, with better insulation, improved layouts and more accessible features. And because they'll be more

energy efficient, residents should also see the benefit of lower energy bills.

We're shaping the plans around what residents have told us matters most - comfort, security, affordability and a strong sense of community.

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Information pack: Our vision for Haughton Green

We haven't agreed the final designs yet, and that's where your feedback is so important. Your views will help shape the new homes. If you'd like to be involved, we'd love to hear from you - please get in touch about joining our **Resident Steering Group**.

As the drawings show, we're looking at lower-height buildings (4-6 storeys), spread across a larger footprint.



Castleton Court

On this site, we are proposing:

- **71 apartments.**
- They would be a mix of 1- and 2-bedroom homes.



Southey Court

On this site, we are proposing:

- **62 apartments.**
- They would be a mix of 1- and 2-bedroom homes.



Fitzgerald Court

On this site, we are proposing:

- **50 apartments.**
- They would be a mix of 1- and 2-bedroom homes.

Altogether, the proposals include **183 apartments**, including nine fully wheelchair-adapted apartments.

Apartment sizes and layouts:

- 1-bed, 2-person: **50m²**
- 2-bed, 3-person: **61m²**
- 2-bed, 4-person: **70m²**
- 1-bedroom fully wheelchair-adapted apartment: **61m²**

Key features of the homes:

- Energy efficient (EPC rating of A)
- Solar panels to help reduce residents' electricity bills
- High insulation levels to help keep homes warmer for less
- Internal bin and scooter storage
- Cycle storage
- Car parking



Typical 1-bedroom apartment



Typical 2-bedroom apartment



Typical wheelchair accessible 1-bedroom apartment

Hello...

**We tried to reach you today
and wanted to follow up.**

We'd like to have an important conversation with you about your home and the decision we have made following the render removal. You'll find more information in the enclosed pack.

We're speaking with everyone living here, so we'll be in touch over the next few days to arrange an appointment that suits you. If you'd rather choose a time now, please email haughtongreen@irwellvalley.co.uk or call **0300 561 1111**.

Thanks in advance - we look forward to speaking with you soon.

If you need another copy of the information pack, or if you need to read this flyer in a different language or format, scan here to open it on our website and use our accessibility tool.



We're here to help.

We'll be speaking with everyone in the tower blocks as part of our consultation from 20th May to 3rd June 2026.

You should have received an information pack with lots of helpful details. You can also find everything online on our website, so it's easy to check at any time.



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We'd really like to speak with every customer during the consultation. If you haven't had a chance to chat with us yet, our **Houghton Green** team can arrange a meeting to talk through any questions or concerns. Please email haughtongreen@irwellvalley.co.uk or call **0300 561 1111** to book an appointment.

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Buying a home

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You might decide this is a good time to look into buying your own home.



The government's **MoneyHelper** mortgage calculator can give you an idea of how much you may be able to borrow, the deposit you might need, and what your monthly repayments could look like.

If you need written confirmation of your home loss payment for a mortgage application or to support your deposit, we can provide this. **Please speak to your regeneration officer.**

There is support available to help people get onto the property ladder, including:

Shared ownership

You buy a share of the property and a housing association owns the rest. You pay rent on the share you do not own, and you can usually buy more shares over time (*sometimes until you own the home outright*).

You can find shared ownership homes on property websites such as **Rightmove**.

We will have shared ownership properties available at our **Rivington Chase** development in Bolton from summer 2026.

If this could be right for you, please mention it to your regeneration officer. We can then share more information and support you with the next steps.



Rent to buy

You pay a reduced rent (*usually around 80% of the market rent*). This can help you save towards a deposit while you live in the property.

You can find rent to buy homes on property websites such as **Rightmove**.

If this could be right for you, please mention it to your regeneration officer. We can then share more information and support you with the next steps.

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