Minutes of the Meeting of the
Haughton Green Residents Steering Group
held on 4th November at the Oasis Centre

Attendees
Present: Donna Healey, Don Fish, Susan Birchall, Farrah Asfi, Mandy McGrogan, Steve Whittock
Chair: Donna Healey
Officers: Laura McBride, Regeneration Project Manager; Alex Scapens, Communications and Engagement Specialist; Sarah Walker, Head of Communications and Engagement (taking notes). Also present Heather Lindley-Clapp, Regional Director, Nexus Planning.

	Who	When
1. Welcome and Introductions Alex welcomed everyone to the meeting and members and guests introduced themselves. Alex shared the agenda which included: • Purpose of steering group (for any new attendees) • Building safety • Moving with another housing provider • Social value • Introduction and update from Nexus Planning • Empty homes, offers and moves update • Wider regeneration project update		
2. Parking		

	Who	When
Donna raised concerns that people who are not residents are currently using the car parks serving the three high-rise blocks. Mandy highlighted the importance of ensuring adequate provision for disabled parking bays at the new homes and ensuring access for emergency vehicles. Steve explained that despite holding a blue badge, he struggles to find a parking space at Fitzgerald Court most of the time. He stressed the need for future parking management arrangements, noting that he had previously witnessed an ambulance spending approximately 15 minutes trying to find somewhere to park. Members agreed that parking management will be a key consideration as regeneration plans progress. Laura updated on the parking survey which had been produced and shared last month with some success (around 25 responses gathered) explaining that further approaches to customers to find out their parking need would now be carried out (e.g. by phone call or visit). The purpose is to capture an accurate picture of current parking demand from existing residents. **Action:** Continue to gather data on current parking demand and need (LM / regeneration team).		
## 3. Building Safety • **Fly-tipping and waste management** Donna and Mandy agreed that the situation regarding large items being left in communal areas has improved considerably since the introduction of the new policy where customers can leave items in their flat when they move out for Irwell Valley Homes to clear, without any charge taken from their Home Loss Payment. It was noted that: • Any residents who had previously been charged have now been reimbursed. • Reusable items are being collected by charities, reducing waste and benefiting people in need.		

	Who	When
• Cleaning teams continue to remove smaller items left in communal areas. • The situation continues to be monitored. Members agreed that the revised approach has delivered positive results and this approach should continue. Laura updated that the skips had currently been removed due to the bonfire night approaching. Members agreed we should not replace the skips and agreed to move forward without the skips for now, keeping the situation under review. This was because of concerns they are being used by people who don't live at the high-rises. Skips can be re-introduced in the future if there is a need. ## 4. Home moves with other housing providers There was discussion around how other housing providers treat the priority banding of high-rise customers. Members were concerned that if customers turn down a home offered by another provider, their priority status might be reduced. Laura explained that if customers are offered a property by a third party and refuse it,they should talk to the regeneration team so that we can discuss with other providers the reason for refusal and prevent any loss of banding. Other key points and differences discussed included: • Irwell Valley Homes will offer like-for-like bedroom numbers – i.e. all high-rises customers are entitled to a 2-bedroom home because that is what they have currently. • Other housing providers allocate bedroom numbers based on assessed housing need. For example, a single person would usually be offered a one-bedroom property unless they could prove the need for a second bedroom for a carer for example.		

	Who	When
• In response to a question about Ashton Pioneer Homes, Laura encouraged anyone interested in the Ashton properties to apply with the assistance of the regeneration team and as they move through the process with Ashton Pioneer they would be able to view the properties and make a final decision at that point. • Donna requested that the next high-rise customer update should include a reminder of this information. Farah asked about removals and utility disconnections. Laura confirmed that support is available through a specialist company which manages these arrangements for customers and this applies whether they are moved to an Irwell valley Home or another provider. **Action:** • Re-cap information about viewing arrangements and processes with other housing providers in future resident communications.		
## 5. Social value A wide-ranging discussion took place on potential social value initiatives and community projects that could be supported through the regeneration consultants and contractors. Community wellbeing Farah highlighted the Community Café in Hyde Shopping Centre as a good example of a social space supporting mental health and wellbeing through informal conversation and support and suggested the Oasis would be an ideal space to run a similar initiative. Donna raised the 12 defibrillators which are currently situated across the estate, including near the three high-rises. She shared that replacement batteries cost around £300 each and replacement pads around £80 a set. Training in how to use them – held at the Oasis - was also something which had been successful in the past. Members suggested that this could be extended further into wider CRP and first aid training opportunities too.		

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Donna also suggested that the future development should could consider externally mounted defibrillators with permanent electrical supplies, to avoid relying on the batteries. Training and skills Donna suggested a Food Health and Hygiene course held at the Oasis could be another useful opportunity for local people. Don supported the idea and shared that his current job is delivering this training. Community activities Donna spoke about the annual Forever Green Christmas afternoon tea at the Oasis for elderly and socially isolated residents, including a home delivery service for those who can't make it to the centre. Laura and Sarah encouraged Donna to share costings for consideration by the consultant social value team. Farah asked whether The Bread and Butter Thing (social supermarket) could relocate to the Oasis if/when the Haughton Green Centre is sold. Donna highlighted opportunities to engage local sports clubs including: • Denton Town FC • Denton West FC • A third local football club to be identified Mandy suggested producing a community activities calendar covering events at the Oasis and across the local area, promoted through resident communications. Additional local groups identified included: • The scout group at Gibraltar Lane (raised by Donna). • A local craft group which meets at the scout hut on Tuesdays and Thursdays (raised by Donna).		

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Warm Space initiative The group discussed piloting a warm space project ahead of Christmas, with the potential to continue into the new year if successful. Additional support services suggested alongside included: • Benefits advice • Rent support services • Pocket Power bill-saving advice Guide Bridge Youth Theatre Steve highlighted a local youth theatre group whose premises are being refurbished next year and who are touring the GM area instead – suggesting the bandstand area would make an ideal place for shows or performances. He had already shared information about the Irwell Valley Foundation with them to explore. Valley to Village project Sarah gave an overview of Councillor George Newton's 'Valley to Village' project improving the green spaces and connections across the estate with funding from Tameside Council. The Irwell Valley Foundation will be providing a funding contribution towards this focused on improving: • Haughton Green playing fields entrance and car park • Mancunian Road/Lancaster Road entrance to Haughton Dale Activities will include jet-washing, planting, re-surfacing of pathways and new seating areas. The consultants may also make a contribution of time and/or money towards this project.		

	Who	When
Members welcomed the support of this project. Actions: • Provide cost estimates for the Forever Green Christmas afternoon tea event (Donna). • Develop and promote a current community activities calendar for inclusion in next customer update (Alex). • Explore a warm space pilot ahead of Christmas (Alex with relevant community investment colleagues at IVH). • Promote volunteering and support opportunities through resident communications and encourage suggestions for other groups or activities to support (Alex). • Research the other ideas highlighted above to feed into the social value plans (Alex with community investment colleagues at IVH). Estate place-making: Green spaces, accessibility and lighting Mandy emphasised the need for improved signage, accessibility and suitable pathways. Farah agreed and commented that she regularly uses the woods for walking. Residents highlighted concerns regarding: • Poor lighting around the bandstand. • Dark sections of pathways and cut-throughs. • Maintenance issues with existing lighting. Laura advised that while new street lighting falls under the Council's responsibility, solar-powered lighting solutions may offer an alternative in some of the Irwell Valley Homes-owned cut-throughs.		

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Steve described the green space surrounding the bandstand as an underused community asset and suggested it should play a key role in future regeneration plans. Mandy agreed and highlighted the lack of lighting as a major barrier. Donna also suggested the wider site would make an ideal place for a development of independent living accommodation which is in high demand in the area. Lighting issues around the high-rises Concerns were raised about: • The Southey-side car park, where only one light is currently working despite previous reports. • Ground-level lights at the front of the buildings and between the car parks, installed during rendering works but no longer operational. Actions: • Investigate and repair lighting in the Southey-side car park (Alex to co-ordinate with repairs team). • Review non-functioning ground lighting around the estate (Alex to co-ordinate with repairs team). ## 6. Project update Laura provided an update on the rehousing progress: • 30 households have moved. • 38 properties are currently empty. • 13 moves are pending.		

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She explained that based on current progress, the programme could be completed within approximately 18 months. However, this may be affected by residents with specific housing needs and the limited availability of two-bedroom properties. Further work is underway to support downsizing from larger homes across the estate to help increase the availability of two-bedroom accommodation where residents wish to. Members were advised that the new homes in Victoria Street, Denton, are expected to become available in March, providing: • 35 apartments in total. • 8 two-bedroom apartments, 17 x one-bedroom apartments. Steve commented positively on the attractiveness of the Denton Baths development. **Nexus planning consultants presentation** Heather introduced the consultants involved in the regeneration programme and explained their roles. Donna asked how recent actions to block planning legislation by elected members at Tameside Council could affect the planning process. It was explained that the Government has introduced a standardised national 'scheme of delegation', which consistently determines whether planning decisions are made by planning officers or planning committees. While Tameside Council has voted against the proposals, the changes are established through legislation and will ultimately be implemented. By the time a planning application is submitted for the high-rise redevelopment next year, it is expected that these issues will be resolved. Heather outlined their principles of engagement and a timeline for engagement and consultation over the coming months, with the first community consultation taking place late January 2027. Designs would then incorporate:		

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• Feedback received from residents as part of the May 2026 consultation. • Feedback from the Residents Steering Group on aspirations for the new developments. • Feedback from Irwell Valley Homes. • Feedback from Tameside Council. • Technical surveys and project constraints. • Potential impacts on nearby residents. It was agreed that: • Residents Steering Group members will have advance sight of consultation materials. • Group members would be welcome to attend the consultation events as familiar faces to support wider resident engagement. **Actions:** • Provide Residents Steering Group members with advance preview materials before consultation events – likely through a steering group meeting (Laura/Alex). • Invite group members to attend the consultation sessions (Laura/Alex).		
AOB - Date and time of next meeting **Bins** Residents reported that communal bins had been left outside since the previous Wednesday rather than being returned to the bin stores.		

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A query was also raised about providing residents with access codes for bin store gates, as many residents regularly enter and exit buildings via rear access routes rather than the front entrance. **Actions:** • Revisit with the estates team to ensure the process of taking out and returning the bins happens consistently over the long-term (Alex/Kate). • Explore whether access codes could be provided to customers for the gates and communicate in the next update (Alex/Kate). **Next meeting** Members agreed to retain the planned meeting date of 16th December**,** with a more informal festive format.		