



Minutes of the Meeting of the
HG Steering Group
held on 23rd September 2026 at Oasis Centre

Attendees

- Present:
- Donna H, Chair, Southey
- Sue B, Castleton
- Mandy, Fitzgerald
- Farah, Southey
- Mike, Southey
- Don, Fitzgerald
- Darren, Southey
- Steve, Castleton

Chair: Donna H, Chair

- Officers: Alex Scapens – Communication and Engagement Specialist
- Jen Smith – Engagement Lead
- Laura McBride – Senior Project Manager

	Who	When
apologies and introductions		
None		

	Who	When
1. Welcome and Purpose of the Steering Group The purpose of the Resident Steering Group was reiterated. The group aims to give residents a meaningful voice throughout the regeneration programme, provide opportunities to influence plans and decisions, ensure regular access to information and provide a direct route for residents to raise concerns, ideas and local insight. The PowerPoint presentation and agenda were shared with the group.		
2. Building Safety An update was provided on building safety across the high-rise blocks. The recent sprinkler-related flooding was discussed and residents were advised that this resulted from a fault with an individual unit rather than the overall sprinkler system. As floors become empty, access from the stairwells will be locked off. It was clarified that residents will still be able to exit onto the relevant floor from the lift, using a thumb-turn mechanism. A question was raised regarding the level of security that will be provided as the blocks become increasingly empty. It was confirmed that security requirements will be considered on a case-by-case basis, with further measures introduced where appropriate. Anti-social behaviour at Fitzgerald Court was also discussed. Residents were reminded to continue reporting repairs and issues and to help keep the high-rise buildings clean and free from obstructions.		

	Who	When
3. Businesses Approaching Residents Residents were advised that there have been reports of businesses approaching customers and offering services, particularly as it is widely known that the three high-rise blocks are due to be demolished. Examples include broadband/Wi-Fi providers and property clearance/removal companies. Residents were advised that if they choose to use a provider other than one appointed by Irwell Valley Homes, any associated costs will need to be met by the resident rather than Irwell Valley Homes. Residents were asked to continue reporting approaches from businesses to haughtongreen@irwellvalley.co.uk.		
4. Fly-Tipping The ongoing issue of fly-tipping was discussed. Current measures include: • Larger skips being provided outside each high-rise and replaced when full. • An environmental health breach resulting in a fine. • Residents being contacted with appropriate disposal options and guidance on bin use. • Faster reporting of dumped items. • Support from the regeneration team where residents need assistance clearing large items from their homes.		

	Who	When
Residents raised concerns about what should happen to items left in communal areas that are still in good condition. It was advised that the informal "swap shop" arrangement in communal areas should stop, as communal spaces need to remain clear. Residents suggested that suitable items could instead be offered through appropriate selling/gifting channels or donated to charities. It was noted that Castleton Court's foyer is currently full of items, with concerns that some residents may be clearing properties quickly after being advised that they are moving and leaving possessions in communal areas. Residents were reminded to plan property clear-outs ahead of moving and dispose of items gradually where possible. Larger items can also be removed through Tameside Council or charities such as Mustard Tree.		
5. Additional Drop-In Sessions Following feedback that weekday daytime sessions were not accessible to everyone, additional drop-in sessions are now available at the Oasis Centre: • First Saturday of each month: 10:00am to 12:00pm • Third Wednesday of each month: extended opening until 7:30pm		
6. Moves, Voids and Offers The group received an update on rehousing progress: • 20 customers have moved • 28 void homes		

	Who	When
• 16 moves are pending It was also confirmed that an agreement has been entered into with Ashton Pioneer Homes, allowing residents to apply for one of their properties if they wish.		
7. Regeneration Project Update An update was provided on progress during the previous month. Key developments included: • Appointment of a consultant team to work on the design of the new homes. • Initial design meetings and site visits with the design team. • Agreement with Ashton Pioneer Homes regarding rehousing opportunities. • Continued discussions with telecom providers regarding alternative locations for equipment currently on the high rises. • Ongoing work with Tameside Council concerning the three smaller sites within the area. Resident priorities and suggestions Residents were invited to discuss what they would like to see incorporated into the new homes and wider estate improvements. The following priorities were raised: • Parking was identified as an important consideration. • Explore whether green space at the side of Fitzgerald Court could be utilised. • Explore use of green space on Slater Close for parking. • Accessibility should be a key consideration in the development. • Concerns were raised regarding blocked drains around Fitzgerald.		

	Who	When
- Consider whether balconies could be incorporated into the new homes. - Explore whether buildings could be designed on stilts to provide parking underneath. - Concerns were raised about an insecure door at the Southey frontage.		
8. Social Value The group was asked what social value activity residents would like to see delivered alongside the regeneration programme and whether there are local groups that could benefit from support. Suggestions included supporting: - Local football teams - Local rugby teams - Scouts - Other local community groups It was suggested that local organisations could be invited to submit bids or proposals for support.		
9. Community Consultation The developing community consultation plan was discussed. Suggestions included: - Holding consultation events on Saturday daytime and weekday evenings to improve accessibility. - Holding a two-week open-door consultation within the foyers. - Using the former GFC space, subject to availability/suitability. - Providing visual impressions of what the proposed new flats and wider development could look like.		

	Who	When
Accessibility was highlighted as particularly important. It was noted that 10% of the new homes are expected to meet M4(3) wheelchair-accessible standards.		
10. Any Other Business Residents were thanked for attending. It was confirmed that an update from the meeting would be shared with all residents. Residents who would like to become members of the steering group can contact haughtongreen@irwellvalley.co.uk. Actions / Matters to Follow Up 1. Consider resident feedback regarding parking provision and potential use of available green spaces. 2. Ensure accessibility remains a key consideration within the design process. 3. Review concerns regarding blocked drains at Fitzgerald. 4. Consider resident suggestions regarding balconies and under-building parking. 5. Review the reported insecure door at the Southey frontage. 6. Explore opportunities for local football, rugby, Scouts and other community groups through the project's social value programme. 7. Incorporate feedback on timing and accessibility into the community consultation plan. 8. Consider providing visual impressions/design concepts as part of future consultation. 9. Continue communications with residents regarding appropriate disposal of unwanted household items and fly-tipping. Next meeting: 4 November 2026.		