



Together we can play our part in tackling the housing crisis.

DearPartner

Last week the National Housing Federation (NHF) officially launched their 'Long-term plan for housing' campaign – calling for systemic change to address the national housing crisis which is impacting on millions of people, including families here in Greater Manchester.

At Irwell Valley Homes we know the difference a decent, safe, and affordable home makes to someone's life chances, health, and wellbeing. For more than 50 years we've delivered against this social purpose to enable people to live well in their homes and communities.

But right now in Greater Manchester 83,595 people are on the social housing waiting list and 2,295 households are living in temporary accommodation.

A long-term plan for housing could change that.

By 2035 the next government could:

1. End child homelessness.
2. Halve overcrowding.
3. Provide the security of a social home for one million more people.
4. Ensure a warm and decent home for seven million more families.

5. Improve affordability.
6. Boost productivity by ensuring every region has the homes it needs to grow.

But how do we get there?

Together with the NHF we believe the plan for housing needs to start with a pragmatic and immediate focus on the following:

- Action to ramp up delivery of new social homes to the 90,000 each year we need to meet housing need.
- Changes to the planning system so it delivers more affordable housing.
- Targeted funding to improve and safeguard existing homes for building safety works, to refurbish and improve existing homes to extend their life, and for decarbonisation.
- Providing regulatory and policy certainty and stability, including a long-term approach to social housing rents.
- Ringfence funding to protect vital supported housing services – which prevent homelessness and take pressure off the NHS.

Playing our part in the big picture

We have a direct relationship with more than 22,000 people across the city region and ambitious plans to develop further into our core areas of Trafford, Tameside, Bolton, Bury, Manchester and Salford – the local authority where we first began back in 1973.

Delivering new homes for social rent

On our largest estate, Sale West in Trafford, this year we have completed phase 1 of our award-winning regeneration, delivering 79 new homes for social rent.

With rents at 59% of the market rate, these homes are genuinely affordable and also benefit from other money-saving and green features like electric heating and improved insulation – so important during the cost-of-living crisis.

Existing estate residents who had outgrown their home were initially prioritised for the new homes, followed by others from across Trafford who were homeless.

People like Deborah, who had been on the housing waiting list for two years before moving to Sale West.

Mum-of-two Deborah said: ***"It's so much more affordable than renting privately, which is what I'd always done with my husband. I feel settled and can look forward again now."***

We're currently on site with phase 2 of the multi-million pound regeneration – which includes 22 homes and adaptable-ready apartments for affordable rent – and finalising plans to be submitted for phase 3, which will include 3 blocks for affordable rent and to meet specialist housing needs.

We'll keep you informed of our progress.



Good quality homes for those who need them most

Housing associations are here to support some of the most vulnerable in our society - empowering and supporting people to live independent and fulfilling lives.

One example Irwell Valley Homes is currently involved with is the House Project, a scheme working to support care leavers into their first home.

Working in partnership with Manchester Council and Trafford Council, it provides safe and affordable homes alongside targeted independent living support.

Abdallah Adam moved into one of our homes last year and is thriving. He's studying at college and has ambitions to go to university and then pursue a career in IT.

The 18-year-old said: *“I really like having my own flat. I feel comfortable and secure. I feel like I’m on the right path, I’ve got my goals and I’m determined to stick to them. I feel very proud.”*



Providing more supported housing

We’ve recently received planning permission for a new scheme providing 13 homes for people with additional needs including autism and learning disabilities.

The homes in Willow Street, Bury, complement and extend the provision of the nearby Queensberry Place which has a proven track record of supporting people over the last 20 years.

The plans have been co-created with our commissioning partners at Bury Council to ensure they meet local health and social care needs – reducing pressure on services, making savings to the public purse, and providing better outcomes for individuals.

Demolition of the existing food processing plant will take place over the coming weeks, with teams expected to start on site later this spring. We’ll keep in touch with our progress.



These are just a few snapshots of our work currently underway across Greater Manchester. You can also get a flavour for what

we do in our Living Well film [here](#).

With a [#PlanForHousing](#) we will be able to do more.

We know we can't do it alone and that together we can do more. We're committed to collaborating and developing our partnerships with organisations across the region - from our local authorities and Greater Manchester Combined Authority (GMCA), to other regional housing providers, the voluntary and community sector and our communities. We also hugely value the support we receive from funding partners including Homes England, GMCA and local authorities who help make our commitment to new homes and regeneration possible.

We'd love to show you more of our work here in Greater Manchester. If you'd like to arrange a visit to one of our communities, please email communications@irwellvalley.co.uk.

We look forward to working with you to deliver real results for people across our communities in 2024 and beyond.



Sasha

Sasha Deepwell.

Chief Executive, Irwell Valley Homes.

