

SALE WEST

Sale West regeneration

An update about how we're improving homes, enhancing your community and building more affordable housing for people in need.



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Thanks for bearing with us as we move forward with phase 3

Work began on phase 3 of the Sale West regeneration earlier this year.

We know it's disruptive and really appreciate your co-operation and understanding as we work to build the new homes the area needs.

Our contractor Tyson is currently completing the groundworks.

The metal framework for the first block of social rent apartments will then go up later this summer. The frames will be put together off-site and then brought onto the estate to be assembled.

Constructing the homes in this pre-fabricated way means the process is quicker, compared to other approaches such as a traditional construction. We chose this to reduce the inconvenience and upheaval caused to existing residents.

Tyson has recently opened a new temporary footpath linking Chepstow Avenue and Ascot Avenue which we also hope will help residents move about the estate more easily.

A huge thank you to one of the residents of Chepstow Avenue for the suggestion – it's already making a big difference!

By autumn, there will also be a new link road between Thirsk Avenue and Newbury Avenue, joining up the estate more effectively for both new and existing residents.

If you have any other comments or feedback for how we can improve, please get in touch – we'd love to hear them! Your key contacts and their details are listed at the end of this newsletter.



Sale West allotment looks forward to new digs!

Along with the new apartments being delivered in this phase, Sale West allotment will also be getting a new home.

The purpose-built space will have both raised and in-ground plots – to promote accessibility – and a water and electric supply for the first time.

Tyson are fitting the water and electricity connections to the allotment for free as part of their 'social value' commitments – which recognise the need to give back to the communities where they work.

The allotments will be managed by a local community group. If you would like to be involved with this group and or become an allotment holder please contact Salewestcommunityallotment@hotmail.com.



Street light concerns

We know there have been concerns highlighted about street lighting in some areas of the estate.

This became apparent when we set up the phase 3 building site.

Street lighting is the responsibility of the local authority. Amey, on behalf of Trafford Council, and Electricity North-West, are now investigating the issues and how they can be resolved.

We will share an update as soon as we can.



Phase 3 in numbers

Block 1

39 one and two-bedroom apartments which will be available for social rent.

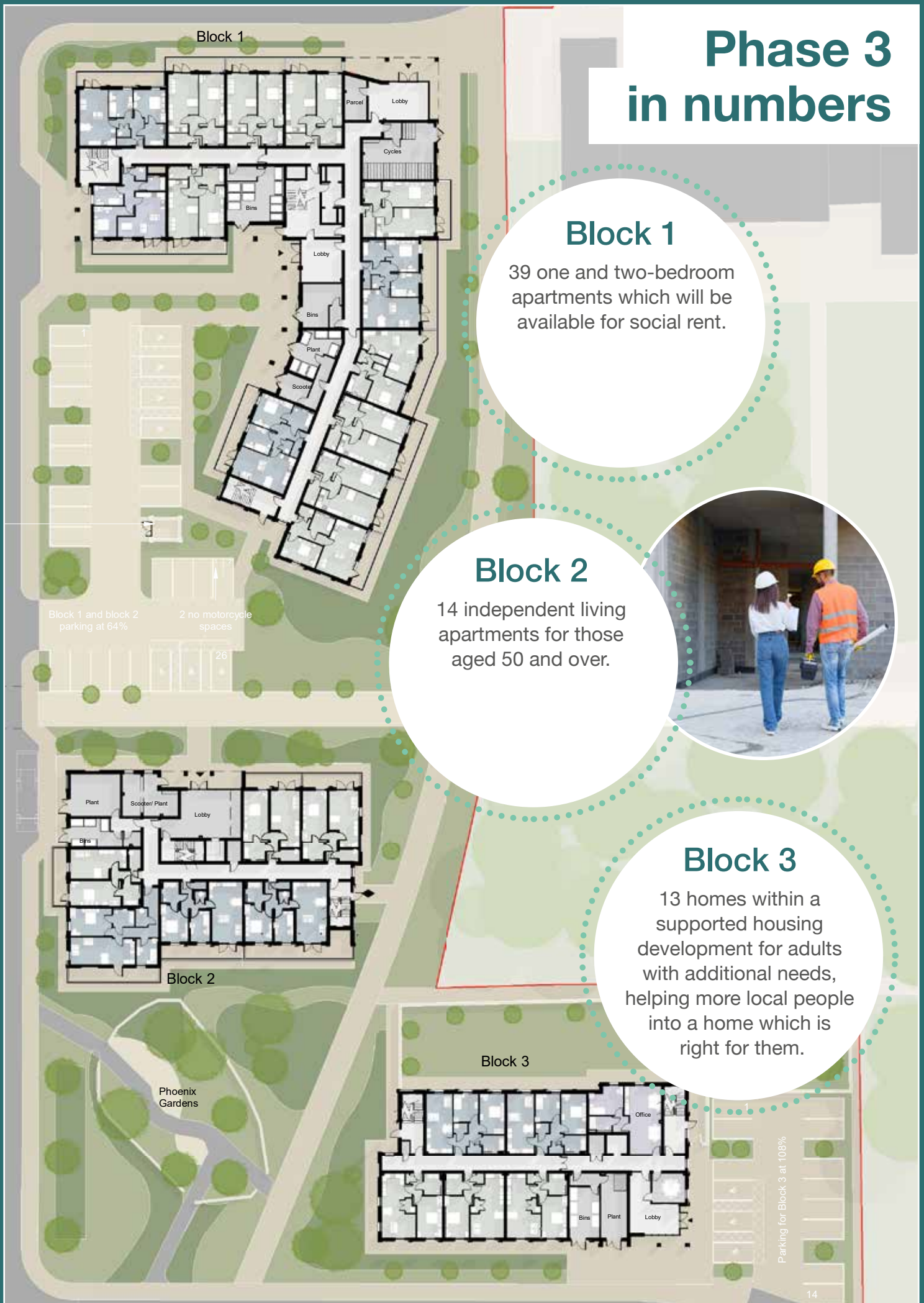
Block 2

14 independent living apartments for those aged 50 and over.



Block 3

13 homes within a supported housing development for adults with additional needs, helping more local people into a home which is right for them.



Meet the contractor

Tyson Construction are our partners in delivering phase 3.

They are on site Monday to Friday - 7.30am to 4.30pm, but no plant machinery will be used before 8am.

If work is needed on a Saturday it will be done between 8am and 1pm but this is only as required.

If you have any questions or concerns you can reach them on **01253 696 800**. The site manager is **Ricky Cooper**.



SALE WEST



Car park update

The car park behind Ascot House is now closed. We're sorry for any inconvenience this may cause.

Alternative parking is available at the nearby Sale West Community Centre.

When the first stage of the phase 3 building work is complete, there will also be additional parking available on Ascot Avenue. This will be ready for use later this year.

During phases 1 and 2 of the regeneration, we have also resurfaced and re-lined 12 parking courts across the estate – making better use of the space available.

Your community news



‘DANCE EASY’ CLASSES

Wednesdays, 12:30 – 1:30 pm

Coffee Lounge, Sale West Youth Centre,
M33 4QW (£1)

Unsteady? Done no exercise in years?

Got a long-term condition?

Use a wheelchair or scooter?

Try out our ballroom and Latin American dancing with Amy, our professional instructor (ex Cadman's)

No partner required. Sit or stand to dance.

Contact Heather (nurse) for more info

Tel/text: 07941 790670



Are your benefits due to change?

If you currently receive:

- Employment and Support Allowance (ESA)
- Income Support
- Income Based Job Seekers Allowance (JSA)

then you will soon be moving to Universal Credit (UC)

The Department for Work and Pensions (DWP) will be writing to you before the end of September 2025 to ask you to claim Universal Credit. You may have already received this letter. **This letter is called a Migration Notice.**

What to do if you receive this letter

If you receive a Migration Notice, you will be given three months to make a claim for Universal Credit.

It is important you make a claim before the deadline stated in the letter. This is to avoid your benefit payments being stopped or delayed.

If you have received a Migration Notice and you are worried about making a claim for Universal Credit, then you can contact the Universal Credit Migration Notice Helpline on **0800 169 0328**.

We're here to help and support you

We know that the switch to Universal Credit might seem scary or overwhelming – but we're here to help you.

Our friendly and knowledgeable Rents Team is here to support you. If you're worried about anything, including budgeting for and paying your rent, we can help.

If you need any support, then reach out to our Rents Team today.

You can contact us through Live Chat on our website www.irwellvalley.co.uk, by emailing contact@irwellvalley.co.uk or calling **0300 561 1111**.



sunshine
community café



Connect with your community over a home-cooked meal.



Join us at the Sunshine Café each 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 £3.50 thanks to funding from Our Sale West and the Irwell Valley Foundation.

The menu features a choice of three options, including a vegetarian dish, and offers the opportunity to come together with others from the local area for some company and conversation.

Community clean-up day

A big thank you to the customers who joined us for our community litter pick across Sale West earlier this month! They got busy with our colleagues and contractors clearing rubbish from across the area. It was a great success and by the end of the day, the skip was almost completely full!

Want to join in next time? Watch this space - we will be in touch about any planned litter-pick or skip days in the future.



Please dispose of waste responsibly

We want your neighbourhood to be a great place to live.

Dumping waste and rubbish is illegal. We are monitoring the area to ensure it is kept clean and tidy.



scan me

Scan to find your nearest waste and recycling centre.

Money worries?

Citizen's Advice can help.
Come along and speak
to an adviser for free.

We can help you to be
better off this year. Come
along and get involved!

Trafford Job Club

Every Wednesday • 9:30am - 2pm
Sale West Youth centre.

Get help with your CV, plus support
with applying for jobs and preparing for
interviews.

Sale West Advice Hub

Every Thursday • 10am - 12noon
The Hub, Sale West Community Centre.
A range of support services are on hand
to offer advice and support - from housing
issues to stop smoking support.

Community Information Hub

Monday-Wednesday • 9.30-2pm
The Hub, Sale West Community Centre.
Get advice and support on jobs, skills
and employment, benefit/debt advice
and much more.

Citizens Advice surgery

Every Thursday • 9.30am - 3pm
Sale West Youth centre.

Get expert guidance on debt, managing
your money and benefits.

We are here to help

We know that everyone's circumstances
are different and so we will listen to you
and tailor our support to suit your needs.
We will always offer you confidential and
non-judgemental advice.

**citizens
advice**

0300 561 1111

contact@irwellvalley.co.uk

/irwellvalleyhomes

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STOP SMOKING AND SAVE MONEY

Our local advisors give you FREE one to one support to stop smoking, an instant way to save money!

→ We can provide free e-cigarettes
nicotine replacement products ←

See Lynne or Helen at:
Sale West Youth and Community Centre
Newbury Avenue
Monday - Wednesday 10-2pm
Contact: 0161 973 3778
enquiries@oursalewest.co.uk

we're here to help

Your Neighbourhood Officers

Do you need support? Get in touch with your friendly Neighbourhood Officer. They are here to help and are your first point of contact for anything related to your tenancy or neighbourhood.



Andrew Callam
Neighbourhood Officer

If you live on Hurst, Hamilton, Epsom, Lingfield, Catterick, Haydock Avenues, your **new** Neighbourhood Officer is Andrew Callam.

Andrew.Callam@irwellvalley.co.uk



Paul Laverick
Neighbourhood Officer

If you live on Thirsk, Newbury, Chepstow, Ascot, Kempton, Aintree or Goodwood Avenues, your Neighbourhood Office is Paul Laverick.

Paul.Laverick@irwellvalley.co.uk



Laura McBride,
Senior Project manager

Laura manages the build of the new homes.

Laura.McBride@irwellvalley.co.uk

Our Neighbourhood Officers are at the Sale West Advice Hub every Thursday 10am – 12 noon.

No need to make an appointment, drop-in for a chat with them

You can also get information and advice from other organisations, such as Citizens Advice Bureau, Electricity North West and Scope.



Joining with our partners with Anti-Social Behaviour Week

It's Anti-Social Behaviour Week this week and our Community Safety Officers will be out on Sale West doing a walkabout with Trafford Council on Wednesday. As one of our key partners in making Sale West a safe and good place to live, they'll be discussing how we can work together effectively to tackle issues in your community. For more information about how we work with our partners to support you with ASB, visit our website www.irwellvalley.co.uk/for-customers/your-safety/asb. If you have any questions or concerns contact your Neighbourhood Officer - their details are above.