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## Join with us and put a #PlanForHousing on this summer's election agenda.

Dear Partner

Following the news of the general election on 4th July, we're reaching out to partners long-standing and newly formed with the latest news from Irwell Valley Homes.

As the National Housing Federation's 'Long-term plan for housing' campaign gathers momentum, we want to provide an update on our progress here in Greater Manchester.

Together with the National Housing Federation (NHF) and other stakeholders, we're 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, 83,595 people are on the social housing waiting list in Greater Manchester 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.

These are all actions

### **How we're playing our part**

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

## Helping families move on from temporary accommodation.

Families living in uncertain and unsuitable temporary accommodation are finding security again in one of our newly refurbished homes.

Working with Bury Council, our new five-year partnership project will reduce the number of families staying in temporary accommodation.

Together we're transforming 20 homes across the borough, ensuring they are fully modernised, furnished and 'turn-key' ready for families in need. We're also providing housing related support to ensure these families can live well in their new home.

The first three homes in Prestwich and Bury are now complete and have welcomed new families. The remaining homes will be refurbished in stages over the next 12 months ready for more families to begin their next chapters.

Ceris Esplen, Executive Director (Customers) at Irwell Valley Homes, said: ***"Living in temporary accommodation massively impacts the health and wellbeing of families in many ways, from being unable to cook decent meals, to not having space for children to play or do homework."***

***"This partnership offers space, stability and security to families who have been through the stressful and emotional process of being made homeless and provides a fresh start and support to move forwards with their lives."***



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## Providing a safe refuge in Bolton.

Irwell Valley Homes has been working with Fortalice - a domestic abuse charity supporting women and children in Bolton - for more than 40 years. Last month we were delighted to be named one of their Honorary Patrons having supported them since their inception.

As their trusted landlord, we provide safe and secure accommodation for women and children escaping or at risk from domestic violence.

Andrew White, Head of Community and Independent Living, said: ***“Becoming an Honorary Patron of Fortalice is really special. The work they do is both lifesaving and life-changing and we are proud to play a small part in the difference they’re making to women and children who have experienced such trauma.”***



## Building new homes for those in most housing need.

We're committed to building more affordable homes to help meet the huge demand.

We have now completed phase 1 of our Sale West regeneration in Trafford, delivering 79 homes for social rent.

One family who has recently moved into one of the new-builds has shared the life-changing impact it has had.

Previously living in a one-bedroom flat on the estate, they desperately needed a larger home after their young son was diagnosed with a rare medical condition affecting his digestive system.

Now, in their new home, he has an ensuite bathroom of his own where his

needs can be taken care of in comfort and with dignity.

Their dad said: *“When we were in the flat, it was really stressful - we just didn’t have the space we needed to take care of him properly.*

*“In our new house, he’s got his own bedroom and his own bathroom. We’re all so much happier now. The children have got more space to play in, including their own garden which they love.*

*“We’ve settled in and made it our home and we’re so relieved to have a place which works for us and our children.”*



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## Supporting people into homes which better meet their needs.

With demand for affordable homes vastly out-stripping supply, we’re investing time and resources into supporting our customers to swap homes amongst each other and with those who are tenants of other housing associations.

This can be really helpful for people who have outgrown their home or who no longer need as much space.

Our approach includes trying to match people on our own internal list where we can and empowering residents with information and advice about House Exchange – a national social housing database which helps people to swap homes by finding suitable matches.

In April we kicked off a House Exchange Roadshow which will be going around the communities we serve providing customers with information and support to exchange.



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'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](mailto: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.

