

# Why replacement of the existing towers with new apartments offers the best long-term solution for residents



## Background

**Irwell Valley Homes took ownership of the Haughton Green estate from Manchester City Council in 2005. Since then, we've continued to invest in the area by improving existing homes, building new affordable housing, and supporting activities at the Oasis Community Centre.**

In 2012, new external render and windows were installed on the three tower blocks at Castleton Court, Fitzgerald Court and Southey Court. In 2022, some of the fixings holding the render in place began to fail, and pieces came loose. Because this presented a safety risk, exclusion zones were put in place and, following relevant technical advice, the decision was made to remove the render.

The removal work was completed in December 2025.

**We know this has had a real impact on you and we are sorry for the disruption and uncertainty this situation has caused.**

## What we looked at

To understand what the best long term solution might be for the tower blocks, we carried out a full and careful review of the options.

We asked specialist companies to carry out detailed investigations into the condition of the buildings. Just as importantly, we listened to residents.



We spoke to **97% of people** living in the towers about:

- The impact of the render removal.
- What it's like to live in the buildings now.
- Their individual housing needs and concerns.

An independent company then reviewed all this information alongside what we already knew about the age, design and condition of the buildings.

As a not-for-profit housing association, we have a responsibility to provide homes that are:

- Safe and secure.
- Decent and suitable for people's needs.
- Affordable to live in.

We also have to make sure that the money we spend provides good value, as all our income is reinvested back into homes and services for residents.

## The two options we carefully considered:

### Option 1 – Refurbishing the tower blocks

This option would involve very significant building work, including:

- **Installing a new external wall system.**
- **Upgrading electrical supplies.**
- **Replacing lifts.**
- **Installing a new internal ventilation system.**

This work would be extremely disruptive. Residents would need to move out temporarily while the work was carried out.

Even with this level of investment, the buildings date back to the 1960s. This means that, once refurbished, the homes would still not fully meet modern building, energy efficiency or accessibility standards. Over time, they would also continue to need more maintenance and further upgrades.

The level of investment required for this option is not affordable, does not represent value for money, and would not provide a long term solution that guarantees high quality homes for residents.

**For these reasons, we have determined that refurbishment is not a viable option.**

### Option 2 – Rehousing residents, demolishing the towers and rebuilding

We recognise the impact of this option is significant. It was not considered lightly.

This option involves supporting residents to move into alternative homes while the existing towers are demolished and replaced with new homes, built to modern standards, for customers to move back to.

The new homes would be:

- **Safer and more secure.**
- **More energy efficient, with lower running costs.**
- **Built to current accessibility and building standards.**

Everyone affected has a guaranteed opportunity to return to one of the new affordable homes once they are built. The site of the demolished tower blocks will accommodate more than enough apartments to offer homes for existing residents.

The Government has recently announced additional funding for new affordable housing. This means we would be able to combine this funding with our own investment, making this option more financially achievable while also delivering much higher quality homes for residents.



## The way forward

After considering all the evidence and listening carefully to residents' experiences, our preferred option is to rehouse residents, demolish the existing towers, and rebuild new, high quality homes at Haughton Green with a guarantee to all customers currently living in the towers that they can return to one of the new properties should they so wish.

We believe this offers the best long term outcome by providing:

- **Modern, well designed homes.**
- **Lower energy costs.**
- **Better accessibility.**
- **A safer and more secure place to live.**

We understand this will have a significant impact on people's lives. That's why we want to be open and clear about why it has been chosen.

As part of the consultation, we want to listen to your views, understand your concerns, and work with you to shape how this option is taken forward and what support you need.



To read this letter in a different language or format, scan here to open it on our website and use our accessibility tool.

