

SALE WEST

altogether better



Read about our progress with the estate regeneration inside.

Dates for your diary

Community clean up

Thursday 25th May from 10am, meeting at the Sunshine Cafe. More details on page 2.

Community play date

Friday 26th May, 3.30-5.30pm. Join us to celebrate our 50th anniversary and the official launch of the new play areas. More details on page 3.

Sale West drop-in surgery

Monday 19th June, 10am-11am (and every third Monday of the month at this time), Sunshine Cafe. More details on page 8.

Strictly Lunch Club

Tuesdays and Thursdays, from 12pm at the Sunshine Café. Join older members of the community for a chat over a two-course home-cooked meal for just £2.50. Run in association with Our Sale West.

Estate inspections

15th and 26th June and 4th and 11th August – see page 8 for locations and more details.



Mucking in and making a difference

On Thursday 25th May a team of colleagues from across Irwell Valley Homes will be volunteering their time at a community clean-up day across the estate.

There'll be skips for residents to use to help get rid of any bulky or heavy items and our team will be litter picking across the estate. If you have any items* you want to get rid of, please use the skips - which have been donated by our contractor Seddon - on this day.

It's all part of our pledge for colleagues to spend 50 hours volunteering in our neighbourhoods over the course of this year, in recognition of our 50th anniversary.



We'd love for you to join us if you've got an hour to spare. Anyone interested should come along to the Sunshine Café at 10 am to grab a litter picker, a brew and a cake!

**Please note the following items cannot be disposed of in the skip: fridges/freezers, tyres; paint cans; TVs/monitors; large tree trunks; oil; asbestos; clinical/medical waste; fluorescent tubes; mattresses; roofing materials; solvents; liquids; batteries; plasterboard; hazardous/toxic material.*

Mark our special birthday with a cash injection for your community!



To celebrate our 50th anniversary, this year we have £50,000 in grant funding available for community projects working in the neighbourhoods we serve across Greater Manchester.

Organised through our charitable investment fund The Irwell Valley Foundation, the funding pot is open for applications now.

We have grants of up to £1,500 available for customers which can be spent improving the area or bringing residents together. Perhaps you'd like to organise a community fun day or improve a communal garden?

If you're a member of a constituted group or charity, we also have grants of up to £5,000 available to support work projects in the area. So, if there's an initiative you need some support to get underway or maintain, please get in touch.

You can read more about the eligibility criteria on our website here www.irwellvalley.co.uk/our-foundation/funding before completing an application here: www.irwellvalley.co.uk/our-foundation/apply.



scan me

Spread the word to any community groups or projects working around the estate who you think could benefit!

Celebrate our 50th birthday

and the opening of the new play spaces with us!

This month Irwell Valley Homes celebrates its 50th birthday – marking five decades since we were formed with just a handful of homes in Salford. Over the years many things have changed and we have grown a lot – including taking over the Sale West estate from Manchester City Council in 2000.

But the reason we're here remains the same – to provide safe, affordable homes and to make a difference in the communities we serve. A big part of this is making sure neighbourhoods are good places to live. At the start of the regeneration works, residents told us they wanted more play areas across the estate and we are delighted to have delivered these.

What better way to celebrate our birthday than opening these new play spaces and inviting you to join us for a community play date!

Friday 26th May 2023
from 3.30pm-5.30pm.

We'll be officially opening the new natural play areas and will have ice creams, balloons, games and a whole load of fun for all the family!

We'll also be launching a half-term scavenger hunt across the estate for the children to complete during the holidays, with a hamper of treats up for grabs as the prize.

Please join us at the main play area on Chepstow Avenue from 3.30pm to 4.30pm and the play area on Haydock Avenue between 4.30pm and 5.30pm.



We would love to see you there!

Improving homes & enhancing your estate!

Delivering for you...



607
new roofs
installed



270
trees
planted



4
new natural
play areas
completed

165
metres of
fencing
replaced



233
new kitchens
fitted



70
bird and
bat boxes
installed

3
ginnels
resurfaced



46
new homes built
and **55** new homes
in the pipeline,
helping to address
local housing need

Improving existing homes

We're pleased that 233 homes now have new kitchens as we continue to make good progress with our kitchen replacement programme.

Work is currently underway in homes on Newbury Avenue and Thirsk Avenue following work on Ascot, Aintree, Goodwood, Kempton and Catterick Avenues last year.

We've received some great feedback from happy customers who are enjoying their new kitchens.

"Love my kitchen, love the people who designed it. Everybody involved gets 150%." - Ascot Avenue

"Work is fab, love my new kitchen and the lads went above and beyond to help me move furniture and appliances that I wouldn't have been able to move myself." - Ascot Avenue

"Thank you so much for my lovely kitchen. Really appreciate the work that's been done." - Goodwood Avenue

"Love the kitchen, really good quality and very professionally fitted. Excellent finish, really happy." - Ascot Avenue

We have also replaced fencing across the estate and fitted a total of 510 new roofs to homes and 97 new roofs to apartment blocks since we began work on the estate.



What a difference a year makes!

Enhancing the local environment

Over the last 12 months we have been working to enhance the estate environment using the £975,000 grant from the Department for Levelling Up, Housing and Communities which was awarded to Trafford Council to support our regeneration works. The funding was granted on the basis it would be spent on projects that enhance the local area.

Works completed so far include:

- Four new natural play areas, with equipment and features which promote balance skills and encourage creative play. Two are located at different points on Chepstow Avenue, another on Haydock Avenue (you can see it from Firs Way) and the final on the footpath running behind Epsom and Hurst Avenues.
- New homes for wildlife including swift bricks and boxes; a bug hotel and bat boxes.
- 270 trees planted across the estate. We're delighted that some of these have been dedicated to members of the Sale West community past and present.
- Finger signposts to make it easier to find the way around the estate on foot.
- Horticulture projects with Brentwood School and St Margaret Ward School sharing new skills with the next generation.
- Improvements to Sale West Allotment – replacing raised beds and making the area more accessible to all.
- Resurfacing work to ginnels across the estate where surface water and flooding were a problem.
- Two new community areas created with customers offering a place where residents and neighbours can enjoy time together outdoors.
- Landscaping, planting and new benches which are due to be installed next month.



Sale West resident Caitlin said her six-year-old daughter Mila was enjoying having one of the new play areas on her doorstep.

“It’s a real hit!” she said.

“The kids have been on it non-stop since it opened. It’s somewhere safe they can play and great there are some new things to do out there. Even something as simple as the new path has gone down well – they can go up and down on their roller skates or bikes. She and her friends love it.

“It’s a great addition to the estate and hopefully we’ll get some nice weather over the summer so they can continue to enjoy it.”



The next phase begins...

The work on Sale West is ongoing and the regeneration programme is divided into different phases.

The new family homes for social rent as part of the first phase of work are due to complete this year. Our contractor Seddon is currently working with the utility companies to divert services so that construction work on phase 2 can begin.

Phase 2 involves building 22 one and two-bedroom apartments and two-bedroom houses, including several ground floor accessible homes for those with mobility needs. These homes are in short supply in Trafford and we want to do something about this.

In preparation for it, we held a 'Meet the contractor' event back in January. Louise and Jenni from our development team also went door to door visiting those directly impacted by the work - explaining our plans and gathering feedback to reduce the impact on existing residents as much as possible.

We have brought together some of the common themes in the FAQs below.

Q: Can I rent one of the new build homes?

A: The new build homes will be advertised and let via Housing Options Service Trafford (HOST). This is the way we let all our homes as it ensures they go to those most in need. If you are interested in renting one of the new homes, please register with them. More information is here www.traffordhomechoice.co.uk/choice/default.aspx

Q: How will car parking be affected?

A: Although there will be some change to your usual parking routine whilst the work takes place, the car parks will be improved through this work.

This includes levelling the surfaces and renewing the white lines to make a better use of the space in the long term. Some of the areas will end up with more parking than they currently have once the building work is finished.

Q: How will you ensure bins are emptied whilst work is being carried out?

A: We know this did cause issues during the first phase of works so we have established links with Trafford Council's Refuse Collection Service (run by Amey) and will work hard to prevent any issues with bin collections. The Seddon site team will also schedule deliveries outside of bin collection times to reduce the chance of difficulties.

Q: What about the noise?

A: Seddon are a member of the Considerate Constructors Scheme – as such work in the early morning or late at night will only be in exceptional circumstances.

Q: What about the impact on traffic, particularly around the schools during drop-off and collection times?

A: We are working with St Margaret Ward Primary School, Brentwood College and Trafford Council to explore crossing solutions for Cherry Lane to encourage parents to park in other areas. Seddon are also aware of the impact of the school traffic so will avoid the school run period.

“After being homeless for 15 years, I still have to pinch myself that we’re here”

A mum-of-two who had been without a home of her own for 15 years feels like she has ‘won the lottery’ after moving into one of the new homes on the estate.

Michelle* had been forced to move into her mother’s house following the breakdown of a relationship but had remained trapped there by rising private sector rents, huge deposit requirements and a shortage of affordable rent homes.

With her two children getting older, the situation was having a huge impact on their lives.

“We were running out of space,” she said.

“We were desperate in the end and it was really impacting on our mental health, particularly my teenage son.

“He had a tiny box room and my youngest shared a bedroom with me. There was no space of our own to relax in. It was really tough and it went on for so long for everyone – including my mum, who really deserved her home back.”

But now Michelle is over the moon to have started a fresh chapter in a home of their own on Sale West – with a bedroom each and a garden to play in.

**name has been changed.*

“When we came to see it we just burst into tears!” she said. “We couldn’t believe this was going to be our home.

“It’s made such a difference already – my sons are so happy to have their own room and place they can make their own, and I’m loving having free rein in the kitchen! The boys are even joining in, learning to cook and trying new things which is fantastic. The garden will be brilliant over the summer.

“We’re over the moon to be here after so long cramped at my mum’s. It’s only been a few weeks but even now I think back and I don’t know how we did it. Everything is so different now. I feel secure and happy – it’s our home and I’m looking forward to making lots of happy memories in it.”

Michelle’s experiences are sadly all too common and are the reason we’re committed to delivering more affordable homes on Sale West – helping more local people into a home which meets their needs.



Calling green fingered customers! Will you adopt a Sale West planter?

Thanks to everyone who voted in the Facebook poll asking whether the planters across the estate should be kept or removed.

The results show 56% of people would like to keep the planters. We currently have one customer who has adopted the planter near their home, but to keep the rest we need more people who are willing to look after them..

We'll give them a clean-up and refresh and provide vouchers to purchase some plants and flowers.

If you're interested in maintaining one going forward, please email jenni.pocsai@irwellvalley.co.uk by **Tuesday 30th May** and she will be in touch.



Awards success for Sale West

We're proud that the work on Sale West has been recognised in two housing awards.

This month the project won Regeneration Scheme of the Year at the Northern Housing Awards.

And earlier this year, the work was highlighted in the Chartered Institute of Housing's Good Practice Compendium for the North, in the Excellence in Community Investment category.

we're here to help

Community Coordinators

The Community Coordinators support customers to manage their tenancy and deal with any neighbourhood concerns or issues. Please help us by reporting anything you are concerned about to your Community Coordinator. Email them directly or call us on 0300 561 1111.



Jessica Hargreaves,
Community Coordinator
Covers the following areas:
Goodwood Avenue, Aintree Avenue,
Newbury Avenue, Thirsk Avenue,
Ascot Avenue and Chepstow Avenue.
Jessica.hargreaves@irwellvalley.co.uk



Melanie Vandersteen,
Community Coordinator
Melanie is your new Community Co-ordinator for Sale West and covers the following areas: Epsom Avenue, Catterick Avenue, Lingfield Avenue, Newmarket Close, Haydock Avenue, Hurst Avenue, Ascot Avenue and Chepstow Avenue.
Melanie.Vandersteen@irwellvalley.co.uk

Your upcoming neighbourhood inspections

Your Community Co-ordinators are always happy for you to join them for their neighbourhood inspections – offering you a chance to highlight any issues you are experiencing on the estate.

Jessica Hargreaves

**Chepstow, Thirsk, Newbury, Aintree,
Goodwood, Ascot and Kempton Avenues,
15th June 9.30am – 4pm**

Melanie Vandersteen

**Chepstow and Epsom Avenues, 26th June, 11am – 12pm
Hurst and Catterick Avenues, 4th August, 11am-12pm
Haydock and Lingfield Avenues, 11th August, 11am – 12pm**

Jess and Melanie, along with a member of the regeneration team, also host a drop-in surgery on the third Monday of the month at our Sunshine Community Café. The next one is on **Monday 19th June**. Call by between **10am and 11am** to speak to one of our colleagues about anything related to your home, the estate or the ongoing development work.