

SALE WEST

altogether better



An update on
our progress
with the
regeneration of
Sale West.

Inside:



Nature trail
launched.
Page 3.



Phase 3
update.
Page 4.



Your key
contacts.
Page 8.

Grant funding to help us do more

We're pleased to have been awarded funding from Greater Manchester Combined Authority to help us invest further in our homes on Sale West.

We've been awarded the grant through the Social Housing Quality Fund to improve ventilation and tackle issues with condensation in some of our homes.

We'll be working in more than 250 properties on the estate fitting new equipment including better extractor fans and Positive Input Ventilation (PIV) units, along with improved insulation.

Customers will be contacted directly by our contractor partner Connolly over the coming weeks and months to arrange the works.

If you are experiencing issues with condensation, damp or mould please get in touch so we can investigate further.

Our website contains lots of information about how to maintain a healthy home, as well as helpful advice on how to spot the signs of different types of damp.

Visit www.irwellvalley.co.uk/for-customers/your-safety/damp-and-condensation for more information and please reach out to us if you need our help.



scan me



Stay well this winter

As your landlord we're committed to providing you with a safe and healthy home, so please contact us if you need our help and support – particularly over the colder months.

We know the high cost of living is a concern, especially during winter. If you're struggling, please reach out to us so we can see how we can help.

Our website contains lots of useful information - from help with energy bills to advice around dealing with condensation.

Visit www.irwellvalley.co.uk/about-us/our-news/updates-for-customers/stay-well-this-winter-advice-to-stay-well-in-your-home-over-the-colder-months/ to find out more or scan the QR code.

scan me



Support in Greater Manchester

Greater Manchester Combined Authority's Helping Hands web pages features details of support available in Trafford.

Visit www.greatermanchester-ca.gov.uk/helping-hand to find out more or scan the QR code.

scan me



Nature trail launched

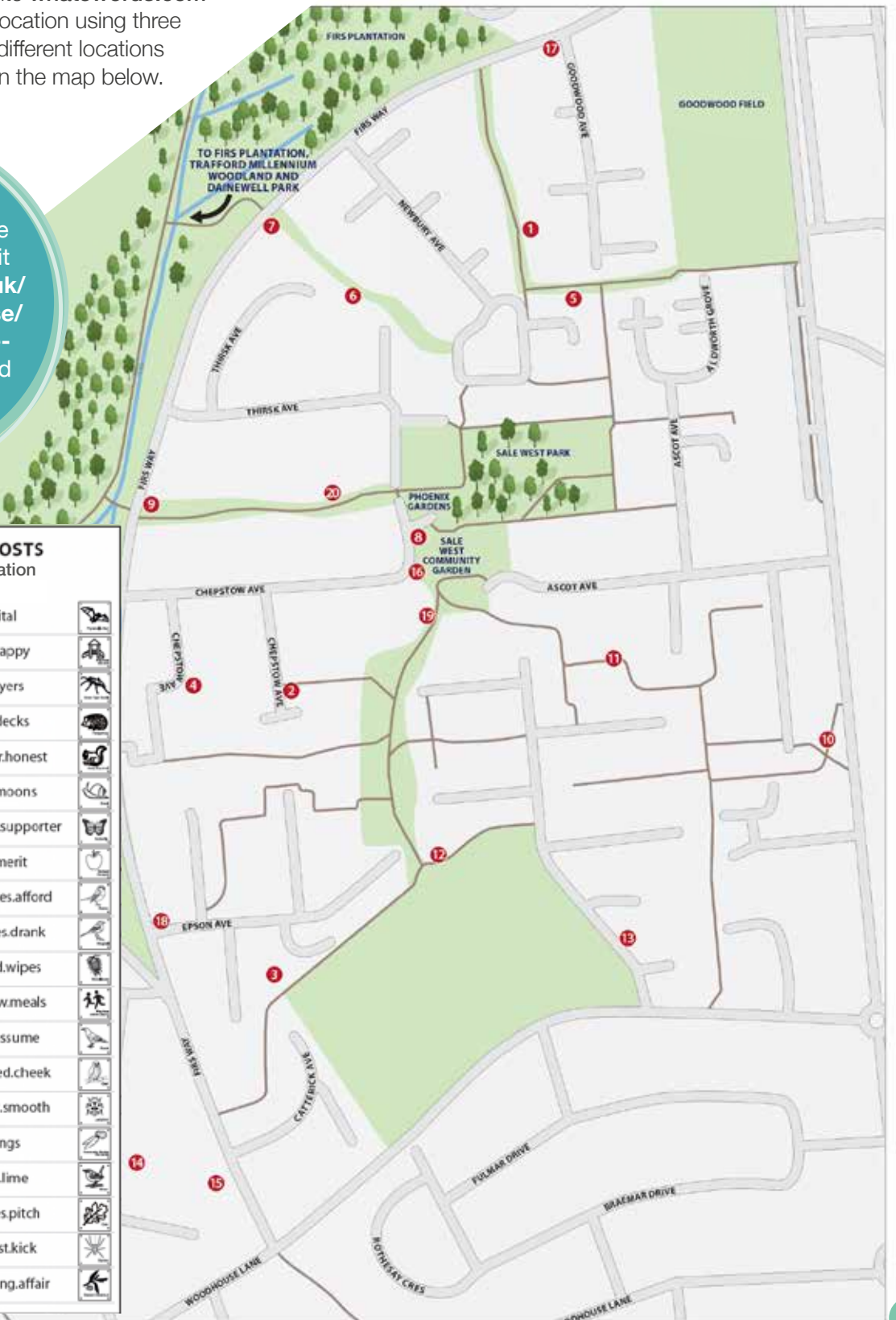
As part of the environmental improvements to Sale West we've installed a new nature trail across the estate for young people to explore the nature around them.

The signposts feature markers of different trees, birds and other wildlife that can be found in the area. They have been designed with a brass rubbing which children can use wax crayons to take copies of and include a QR code linking to our website where you can find out more about that species or habitat.

You can also use the website [what3words.com](http://www.what3words.com) - which gives everywhere a location using three unique words - to find the different locations on the estate as outlined on the map below.



Check out the map to see where the trail goes and visit www.irwellvalley.co.uk/about-us/our-purpose/regeneration/estate-improvements to find out more.



GUIDE TO RUBBING POSTS		
What Three Words location		
1	Bat	skins.quit.vital
2	Play Area	silly.perky.yappy
3	Green Tiger Beetle	dent.zest.layers
4	Hedgehog	clues.lend.decks
5	Squirrel	rental.sober.honest
6	Snail	gravy.slim.moons
7	Butterfly	back.spout.supporter
8	Orchard	quiz.ranks.merit
9	Robin	narrow.forces.afford
10	Wagtail	force.movies.drunk
11	Woodlouse	back.locked.wipes
12	Play Area	quarrel.drew.meals
13	Rook	editor.last.assume
14	Owl	places.scared.cheek
15	Ladybird	image.poet.smooth
16	Community Garden	treat.boil.kings
17	Wren	gravy.crash.lime
18	Oak	scout.nurses.pitch
19	Spider	brands.beast.kick
20	Sweet Chestnut	pouch.adding.affair



Thanks for sharing your feedback on the phase 3 plans

Thank you to everyone who joined us for our community consultation event at Sale West Youth Centre in September.

It was great to see many residents keen to find out more about the plans for the new affordable homes and supported living apartments.

We also ran a survey online for three weeks from 18th September – thank you to everyone who took the time to return it and share their views.

We understand that residents taking part in the consultation would have liked more detail on how the developments would look and feel once built. As this was the first consultation some of these details were still being worked on. Overall, people acknowledged the need for the new homes.

Feedback about the changes to the road are helping us now as we work with Trafford Council to find the most suitable option to regulate traffic in the areas which will be opened up through phase 3.

We are currently working with the feedback we gathered and taking advice from Trafford Council to make the phase 3 plans the best they can be.

We'll share the final designs on our website – keep up to date at www.irwellvalley.co.uk/about-us/our-purpose/regeneration.

Next steps on the phase 3 journey

Winter
2023

Revisions to the plans following community feedback and advice from Trafford Council.

January/
February
2024

Plans to be submitted to Trafford Council for planning approval.

First phase 2 homes set for handover

The first new homes built as part of phase 2 of the regeneration are set to welcome their first residents.

Phase 2 includes 20 one and two-bedroom apartments and 2 two-bedroom houses in different areas across the estate. The first four homes to be completed are on the newly created Hamilton Avenue.

They include 'accessible-ready' apartments with wider doorways and corridors, level access and wet rooms, while green features include electric heating, triple glazing and mechanical ventilation.

Let at affordable rent, they will provide much-needed new homes for local people.

Toby's exciting new chapter in a home of his own

Former care worker Toby suffered life-changing injuries seven years ago during an accident at work.

He suffered damage to his knee, hip and lower back in a fall and now lives with osteoarthritis and mobility problems which mean he needs a walking stick, frame or scooter to get around.

After years of sofa surfing between family and friends – far from ideal given his personal circumstances - in August 2022 Toby moved into supported housing run by another housing association and has thrived during his time there.

This has included support with his mental health; ensuring he's accessing all the benefits he's entitled to and involving the right professionals in his care to ensure he gets the right support, including following his recent autism diagnosis.

Now he is ready to move out on his own and is thrilled to have been offered one of the new 'accessible-ready' apartments on Sale West.

Toby said: “When I saw the apartments listed, I couldn't quite believe it – it seemed too good to be true! Then when I was ranking first in the list, I still daren't let myself get too hopeful.

“Now I've seen the place it's starting to sink in. The space is fantastic – for so long I had no-where to call my own, but this will be my place. I can invite friends over, have my mum to stay.

“The fact it's already set up for my needs with the level access, wet room and wider doorways is amazing. I'll be able to fit my perching stools in, get a seat fitted in the shower room and there's space to store my mobility scooter. These things will make such a difference.

“It feels like the start of a really exciting new chapter. Eventually when I'm settled and sorted, I'd like to work towards becoming a peer support worker for others facing similar circumstances to what I have. I'm finally starting to thrive, not just survive, thanks to the support I'm getting and in time I want to do my bit to give that back to someone else.”





Join us for Strictly lunch!

We're pleased that our twice-weekly lunch club for older members of the Sale West community will be continuing into the new year, thanks to further funding from Our Sale West.

Our Sunshine Café hosts the event every Tuesday and Thursday from midday, when visitors can enjoy a two-course home-cooked meal with a drink for just £2.50.

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.

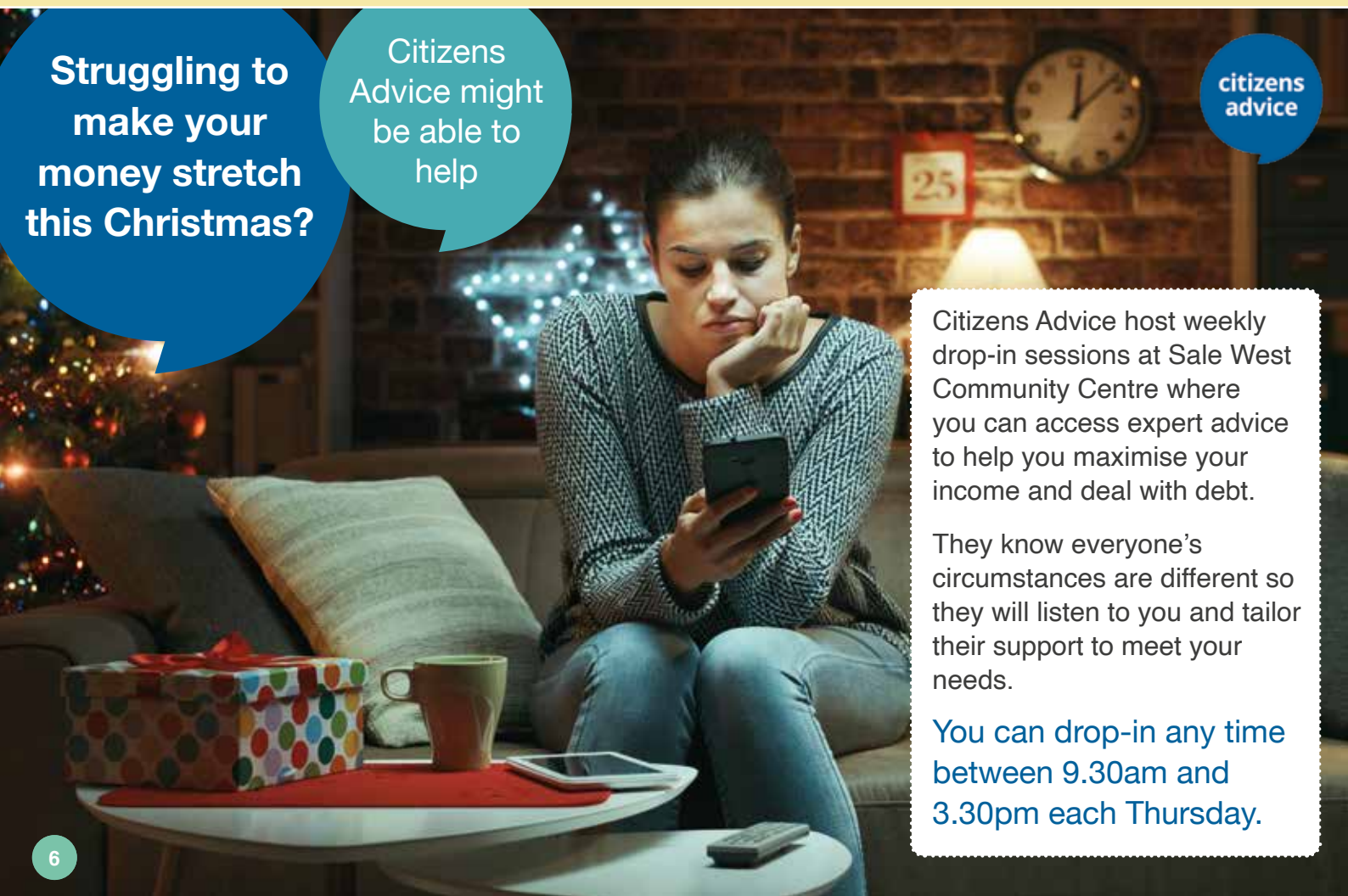


We're looking forward to seeing you then!

Struggling to make your money stretch this Christmas?

Citizens Advice might be able to help

citizens advice



Citizens Advice host weekly drop-in sessions at Sale West Community Centre where you can access expert advice to help you maximise your income and deal with debt.

They know everyone's circumstances are different so they will listen to you and tailor their support to meet your needs.

You can drop-in any time between 9.30am and 3.30pm each Thursday.

Please prioritise paying your rent over the festive season.

December can be an expensive time, we're here to help if you need support to maintain your payments.

If you're worried about how you'll pay your rent over the coming weeks, or are currently in rent arrears, please contact our friendly team who are here to help. They can work with you to explore the options available. If you're already on a repayment plan but your circumstances have recently changed, please reach out to see what more we can do to help.



- Call 0300 561 1111
- Email contact@irwellvalley.co.uk
- Live chat on our website www.irwellvalley.co.uk
- Send us a message on social media @IrwellValleyHomes



Make 2024 count! HITZ course recruiting

If you're determined to make some positive changes in 2024 and could do with some support to make that happen, Sale Sharks' HITZ course is once again recruiting for new candidates.

The programme is open to those aged 16-19 and helps with employability skills and core qualifications in English and maths.

Sale West resident Jayden took part in the course two years ago and found it opened up new opportunities for him, including an apprenticeship working on the Sale West regeneration.

He said: *"The HITZ programme helped me believe in myself – it was definitely a turning point."*

For more information, visit www.salesharks.com.



Awards recognise wider impact of regeneration

The work on Sale West is being recognised for the impact it is having beyond the bricks and mortar of new homes.

Over the last three months the regeneration has been a finalist in the Inside Housing Development Awards, the Affordable Housing Awards and the North-West Residential Property Awards, all within categories recognising the wider social impact of the project for the community living there.

Your key contacts



Lisa Cartright,
Rent Support Officer

Your Rent Support Officer is Lisa Cartright. If you need any support with your rent account you can contact her through Live Chat on our website; by sending a direct message on social media @IrwellValleyHomes; by emailing contact@irwellvalley.co.uk or calling 0300 561 1111.

Estate regeneration

If you have any further questions about the regeneration don't hesitate to get in touch with Louise or Jenni - their details are below.



Louise Marsden,
Development Manager

Louise.marsden@irwellvalley.co.uk



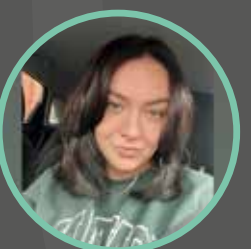
Jenni Poccai,
Regeneration Officer

Jenni.Poccai@irwellvalley.co.uk

Home and neighbourhood

If you need any support with your home, tenancy or neighbourhood, contact your Community Co-ordinator - their details are below.

They also host monthly drop-in surgeries at the Sunshine Café on the third Monday of each month between 10am and 11am. You can call by to meet them in person and discuss any questions or concerns you have. The next one takes place on Monday 18th December.



Sofi Clark
Community Coordinator

Covers the following areas: Epsom Avenue, Catterick Avenue, Lingfield Avenue, Newmarket Close, Haydock Avenue, Hurst Avenue, Ascot Avenue and Chepstow Avenue.

Sofi.clark@irwellvalley.co.uk



Jessica Hargreaves
Community Coordinator

Covers the following areas: Goodwood Avenue, Aintree Avenue, Newbury Avenue, Thirsk Avenue, Ascot Avenue, Chepstow Avenue and Kempton Avenue.

Jessica.hargreaves@irwellvalley.co.uk

New street named after another UK racetrack

Sale West has a new avenue!

As part of the Sale West regeneration we are creating a new street to link together Epsom Avenue and Hurst Avenue, improving connections across the estate and making it easier to get around.

Hamilton Avenue was chosen to be in-keeping with the racecourse theme of the estate – picked in honour of Hamilton track in Scotland.

We expect the new road to open early next year.

