

HAUGHTON GREEN TOWERS BRIEFING DOCUMENT



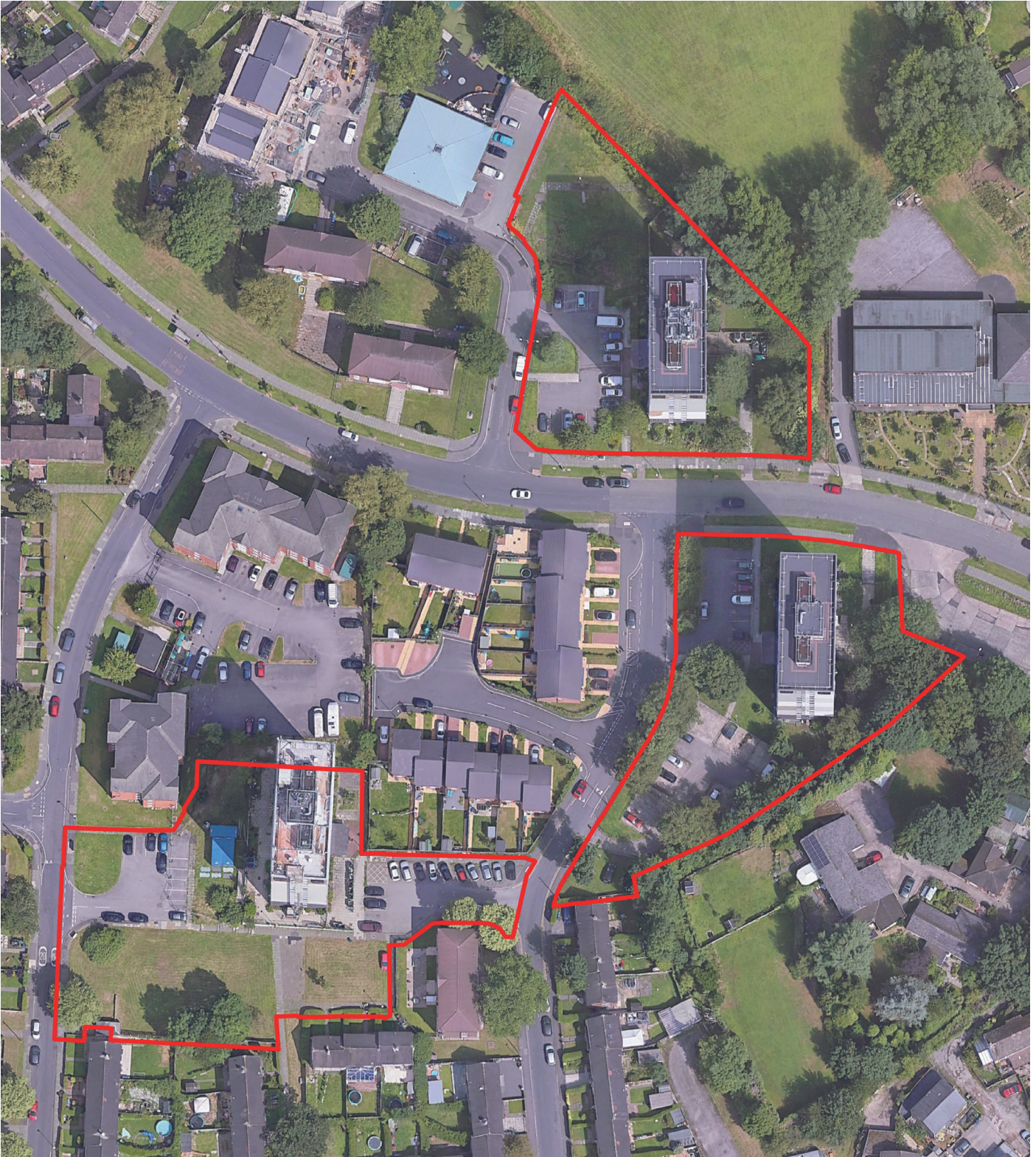
Irwell Valley Homes' Briefing Note

This briefing note summarises the work undertaken to assess the future of the three tower blocks at Haughton Green and sets out the key findings in a clear and accessible way. A comprehensive programme of surveys, technical assessments and resident engagement have been carried out to understand the experience of residents living there, the condition of the buildings, the investment required

to keep them compliant, and the options for their long-term future. The towers continue to provide important homes and are safe to occupy, however the evidence highlights a number of challenges that require significant intervention. This document explains those findings and outlines the studies undertaken to date, to support informed discussions with residents and stakeholders on the next steps.



Current street view



Aerial view showing site boundaries

Overview of Work to Date

A core objective of Irwell Valley Homes' Asset Management Strategy is to ensure that its homes remain safe, secure and desirable, while planning investment in a way that meets future needs. In line with this, a programme of removal of unsafe render has been completed and a comprehensive review has been undertaken of the three tower blocks at

Haughton Green. This has considered current building condition, statutory and regulatory requirements (including the Building Safety Act), local housing need, and the long-term investment required to support the neighbourhood.

Stage 1: Options Appraisal and Technical Evaluation

The first stage of work focused on a detailed options appraisal to understand whether the towers could be viably refurbished and the potential for redevelopment.

To support a clear understanding of the buildings' condition, a comprehensive suite of technical surveys and assessments has been undertaken. These

cover structural integrity, fire safety, mechanical and electrical systems, external façade condition, and hazardous materials. The findings from these reports form the evidence base for the options appraisal and highlight both known issues and areas where further investigation is required. A summary of the key surveys, their findings, and current status is set out below to provide clarity on the due diligence undertaken, the extent of intervention required and the level of certainty associated with the buildings' condition.



Close up of current towers

Survey / Assessment	What Was Reviewed	Key Findings	Current Position / Implications
Structural Inspections (2022 & 2024)	Building substrate, external render, and reinforced concrete structure	Deteriorated render system with localised spalling. RAAC panels confirmed in rooftop structures.	Full structural condition survey required post-render removal to fully understand risks associated with RAAC. This was completed in September 2025 - see below
BSC Structural Assessment Reports (2025)	Visual surveys and desk studies of the 1960s 'Sectra' reinforced concrete structure, 2007 duplex alterations, and rooftop plant rooms	Buildings are robust but reaching the end of their design life. RAAC planks in rooftop structures exhibit cracking and water damage. Spandrel panels show deterioration from 2012 cladding fixings and 2025 removal.	Permanent RAAC remediation is required to replace temporary propping. Design life implications need careful consideration with regards any investment works.
External Wall / Façade Assessments (2025)	Cladding, render, insulation, external envelope. Thermal imaging.	Defective cladding (removed). Cracking render and water ingress. Corrosion to fixings and damaged panels. Loss of heat through external façade due to lack of render and cold bridging.	Cladding removed. Ongoing deterioration risks to address. Significant cost and intervention needed. Insulation replacement needed.
Concrete Testing & Condition (2025)	Concrete panels and structural elements	Generally fair condition where inspected. Localised repairs required. Corrosion risk identified. Estimated 10–20 year life extension with treatment.	Works extend life but do not remove long-term limitations - Continued monitoring and maintenance required.
Review fire safety implications following Grenfell (2017 onwards)	Compartmentation, protected routes, evacuation policies.	Defects in render. Recommendations for sprinklers and additional stopping and fire door replacement.	Render now removed. Compartmentation works completed to heating vents and shafts, sprinklers installed to communal areas and apartments, fire doors renewed throughout.
Stock Condition Survey (2024)	30-year forecast of condition and investment requirements for the towers	High estimated costs for render replacement; window replacement also required following render removal.	Window replacements are required following render removal. Design life implications need careful consideration with regards any investment works.
M&E and Lift Condition Report (2024)	Mechanical and electrical systems (heating, electrics, ventilation) and lift functionality	Systems need upgrading due to lifecycle. - Lift stops on alternate floors – any upgrade would sensibly require lift openings on every floor.	Full system upgrades required in short term future. Significant disruption and temporary decant likely.
Electrical incoming supply report (2026)	SP ENWL report on the incoming supply to the tower blocks	Incoming supply needs upgrading.	Full replacement of incoming electrical supply to whole buildings required. This would mean temporary decant of residents for 2-3 months.
Asbestos Reports (2024)	Presence and condition of Asbestos Containing Materials (ACMs)	ACMs are generally stable if undisturbed. Removal is required for any major refurbishment works	Due to presence of asbestos, any refurbishment works would require temporary decant of residents as they could not be present while asbestos removal works took place.
Other	Gas systems, water ingress, ageing fabric	Ongoing water ingress and material deterioration	Further upgrades required for example move to electric heating systems. However as the electric incoming supply is already overused this would require upgrade before heating upgrade could take place. Adds to scope, cost and complexity.

Overall, the survey evidence highlights that while many issues can be addressed through refurbishment, there remains a degree of uncertainty and risk due to the age and construction type. Built in the 1960s, the towers are now reaching a point where significant investment is required to meet modern safety standards and living expectations.

Extensive surveys have confirmed that, although the buildings are currently safe and continue to provide important homes, there are a number of issues that require substantial work to ensure long-term compliance. These include upgrades to fire safety systems, replacement of external wall systems, improvements to structural elements, and renewal of core building services such as heating, electrics and ventilation. There are also ongoing concerns relating to ageing materials, façade condition and better understanding of their long term structural performance.

In addition to general condition issues, the technical assessments have identified a number of more complex structural considerations. These include the presence of RAAC panels within plant rooms on the roof, uncertainty around the long-term performance of the concrete frame, and limitations in the original construction methods. Even with significant investment, some elements cannot be fully modernised, and interventions would only extend the life of the buildings for a limited period. This introduces ongoing risk and reduces confidence in the long-term resilience of the towers compared to new build solutions.

To bring the buildings up to modern standards, a wide ranging programme of works would be required. This would include:

- Replacement of external wall systems and façade upgrades
- Upgrades to heating and ventilation systems
- Incoming electrical supply replacement
- Improvements to internal layouts and communal areas
- Building safety enhancements
- Extensive asbestos removal to facilitate structural improvements

In addition, further enhancements could be considered to improve day-to-day living conditions, such as lift upgrades, improved accessibility, better bin and cycle storage, upgraded parking and landscaping, and enhanced shared spaces.

While these works are technically achievable, they would represent a major and complex programme of investment across all three buildings.

Investment, Lifespan and Disruption

Retaining and refurbishing the towers would require significant capital investment and would involve a high level of disruption to residents. The scale of the works means that a full or phased decant and temporary rehousing strategy would be required over a number of years.

Even with this level of investment, refurbishment would only extend the life of the buildings for a limited period. Due to the original construction and structural constraints, some elements cannot be fully modernised, meaning ongoing risks, higher maintenance costs, and limitations in energy efficiency and accessibility would remain.

The assessment also considered redevelopment as an alternative. While redevelopment requires substantial upfront investment, it provides a longer-term solution, delivering new homes built to modern standards, with improved energy efficiency, lower ongoing maintenance costs, and better living conditions for residents.

Both options would involve disruption, but in different ways. Refurbishment would require prolonged and intrusive works within occupied buildings, likely requiring a temporary rehousing strategy. Redevelopment would require residents to move out, but allows construction to be completed more efficiently, with the opportunity to return to new homes once finished.

Stage 1: Conclusion

Overall, the evidence indicates that refurbishment would deliver only a short-term improvement, whereas redevelopment offers a more sustainable long-term solution. As a result, Stage 1 concluded that refurbishment is not financially viable, would not address the underlying challenges of the buildings and therefore does not represent the best option for residents.

The recommended approach is therefore the demolition and redevelopment of all three towers. This presents an opportunity to deliver new, modern homes for the community, with a key priority to provide at least the same number of homes, and potentially increase overall housing provision. Existing residents would be supported through temporary rehousing, with a commitment to a "right to return" to the new homes.

The buildings are not unsafe to live in today and continue to play an important role in providing homes. However, the evidence shows that they face significant challenges in meeting modern standards and will require major investment and major disruption to residents to address these issues. A clear decision is now needed about their future whether to invest heavily in refurbishment with ongoing limitations, or to take the opportunity to deliver new homes and long-term improvements for residents and the wider neighbourhood.

Stage 2: Concept Design

Building on the recommendation for demolition and redevelopment, Stage 2 developed robust concept design proposals to replace the towers with modern, medium-rise apartment blocks. Due to existing site constraints this stage has included further due diligence on ground conditions, drainage, ecology, and utilities to ensure the proposals are deliverable and to provide more certainty on cost assumptions.

The redevelopment vision moves away from the 13-storey 1960s landmark towers toward medium-rise, modern buildings that better reflect the surrounding suburban context. Aspects of design will evolve throughout the design process, however initial concept design features to date include:

Safety and Compliance: Fully addressing limitations of buildings built in the 1960's and meeting all requirements of the Building Safety Act.

Delivering High-Quality Homes: Replacing the existing 171 units with approximately 183 new homes that meet Nationally Described Space Standards (NDSS) and include a high proportion of accessible M4(2) and wheelchair-user M4(3) apartments.

Sustainability: Ensuring all new buildings target EPC A standards, utilising "fabric-first" design and low-carbon technologies to reduce energy costs for residents and environmental impact.

Sensitive Urban Design: Moving away from the 13-storey landmark towers toward medium-rise buildings (4–6 storeys) that better respect the surrounding low-rise suburban context.

Infrastructure and Amenity: Proposals include 100% external cycle storage, dedicated mobility scooter stores, improved parking courts with electric vehicle (EV) charging and upgraded refuse storage to meet modern building regulations.

Landscaping and Drainage: The design seeks to retain mature trees and incorporate Sustainable Drainage Systems (SuDS), such as permeable paving and underground attenuation tanks, to manage surface water flood risk.

Architectural Quality: Buildings will feature brick façades to complement the neighbourhood, with uniform coloured window frames and targeted brick detailing at key corners and entrances.

Neighbourhood Place-Shaping: Utilising the redevelopment as a catalyst for wider estate improvements. IVH are committed to a place-shaping strategy to enhance green spaces, active travel routes, and community infrastructure across the Haughton Green neighbourhood.

Long-Term Resilience: Achieving financial sustainability for IVH's housing portfolio by avoiding the escalating legacy costs associated with maintaining the current aging blocks.



Concept image – street view

The concept design of the redevelopment proposals respond directly to concerns raised by residents through recent IVH consultation. They present a clear opportunity to improve building maintenance and the management of communal areas, alongside introducing more effective waste management systems and robust pest control measures. The redevelopment will move away from the issues which arose from the removal of external render, and the new apartment blocks will meet modern insulation standards, helping to improve energy efficiency and reduce heating costs. In addition, components in the new scheme will be more reliable and reduce the need for ongoing repairs through higher-quality construction and more durable materials, helping to maintain the long-term quality and appearance of homes.

Indicatively the redevelopment will replace the existing 171 apartments with approximately 183 new homes, achieving a net gain of 12 units. The overall strategy ensures that the redevelopment more than replaces the existing housing stock with higher-quality, sustainable units.

Site	Existing Units	Proposed Units	Net Loss / Gain
Castleton Court	57	71	+14
Southey Court	57	62	+5
Fitzgerald Court	57	50	-7
TOTAL	171	183	+12



Concept image – street view



Delivery and Next Steps

The next phase of the redevelopment requires a clear and positive path forward, focused on turning the vision into reality while keeping key stakeholders informed and supporting residents every step of the way. Five key workstreams will guide progress, combining detailed planning, resident engagement, and practical delivery.

1. Supporting Residents – Rehousing and Design Input

The top priority is putting in place a fair, supportive, and well-communicated rehousing approach for residents of the three tower blocks. This will include consultation on the preferred option and the proposed process. This will result in clear information on options and timescales, access to suitable alternative homes through a range of routes, and tailored support packages.

A Resident Steering Group will be established to help coordinate and share key information in a clear and consistent way throughout the project. A resident representative will also be invited to take part in an Irwell Valley Homes Steering Group, providing a dedicated forum to share feedback and help shape the design and development of the redevelopment proposals as they evolve.

2. Preparing for Demolition

Early work will begin to safely prepare the buildings for demolition. This includes early engagement with a demolition contractor, resident groups and neighbourhood officers, detailed surveys, planning for utility disconnections, and making the necessary arrangements to clear sites responsibly and efficiently.

3. Developing the Design

The project will move into a detailed design stage, supported by technical studies and ongoing consultation with the local authority, key stakeholders and local community. This will help refine proposals so they are well-informed, deliverable, and reflective of both site conditions and community needs.

4. Looking at Wider Regeneration Opportunities

Alongside the tower redevelopment, there is an opportunity, subject to funding, to explore improvements across the wider area. This includes reviewing other sites and working in partnership with the Council to consider how regeneration benefits can be extended more broadly.

5. Securing Funding

Work will continue to secure funding to support delivery, including applications to key housing programmes. This will help ensure the scheme is financially robust and fully capitalises on the opportunity to deliver regenerative benefits.

Looking Ahead

Over the coming year, the focus will be on consultation in order to take the first steps toward resident rehousing, progressing the detailed design and development of planning applications through extensive consultation and engagement and appointing delivery partners. Together, these stages mark steady and meaningful progress toward delivering new, high-quality homes and a renewed neighbourhood.

Indicative Timeline

- **20th May – 3rd June 2026**
Consultation on the preferred option
- **June 2026 – June 2027**
Detailed design work and consultation to progress planning application
- **April 2029**
Intended date for all customers to be re-homed
- **April 2029**
Start on site for demolition and new build
- **Autumn 2031**
First properties complete



Typical 1 Bedroom Apartment



Typical 2 Bedroom Apartment



Typical Wheelchair Accessible 1 Bedroom Apartment



Concept image – aerial view



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