

SALE WEST

Sale West regeneration

An update about how we're improving homes, enhancing your community and building more affordable housing for people in need.



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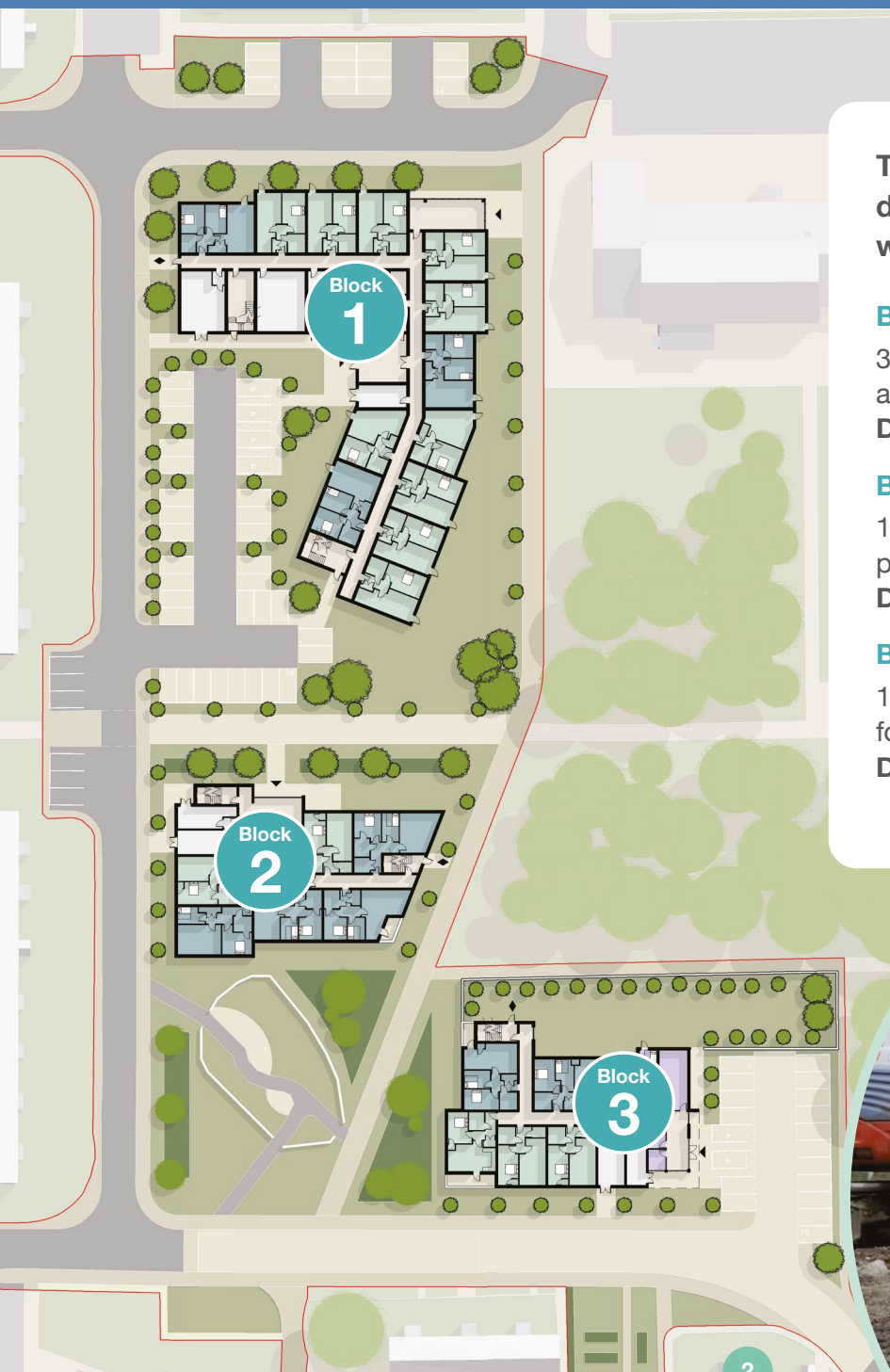


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Thanks again for your patience during this final phase of the regeneration of Sale West.

Work on phase 3 is progressing well. The steel frame construction is in place on all three blocks, and we have now started work inside to fit out the homes with kitchens, bathrooms and all the internal fixtures and fittings.

We know the work can cause disruption and really appreciate your co-operation and understanding as we build the new homes the area needs.



The first apartments being delivered as part of phase 3 are well on the way to completion.

Block 1

39 one and two-bedroom homes available for social rent.

Due for completion in November.

Block 2

14 one and two-bedroom apartments for people aged 55 and over for social rent.

Due for completion in December.

Block 3

13 supported housing apartments for adults with additional needs.

Due for completion in December.



Connecting the estate with new link roads

Phase 3 also includes two new roads – one from the Sale West community centre in front of the first block of new homes, linking Aintree Avenue with Thirsk Avenue (road A on the map opposite) – and another, linking Chepstow Avenue with Ascot Avenue (marked road B).

Once completed the roads will mean:

- **Improved vehicle access across all of Sale West.**
- **Quicker travel from one side of the estate to the other.**
- **Easier access to the Sale West Community Centre.**



Did you know?

We've fitted **918 new kitchens** on our existing homes on Sale West since the regeneration started, along with:



- **607** new roofs.
- **235** new ventilation or heating systems.
- **12** resurfaced car parks.

Delivering affordable homes for every stage of life

We know how important family and community are to the people who live on Sale West. We want the estate to be a neighbourhood that allows generations of families to stay close, with a mix of homes suitable for different phases of life – from young people moving into their first place, to families with children, or those who might be ready to down-size.

That's why phase three includes a block for older people in the heart of the estate. This will give customers aged 55 and over the option of moving into a home which better meets their needs now – and in the future.

With all apartments designed as 'adaptable ready', they feature things like wider doorways and wet rooms and have been designed to principles created by the Housing our Ageing Population Panel for Innovation (HAPPI), an initiative aimed at improving housing design for older residents.



The principles include:

- **Space and flexibility** – meaning spaces can adapt to changing needs.
- **Daylight in the home and in shared spaces** – maximising natural light for wellbeing and comfort.
- **Adaptability** – homes that can be modified over time to suit health or lifestyle changes.
- **Plants, trees, and the natural environment** – green spaces and landscaping for health and wellbeing.
- **Energy efficiency and sustainable design** – green features making homes warm and cheap to run.

Electric charging points for all residents

The car park for the first apartments delivered in phase 3 will include electric vehicle charging points that can be used by anyone on the estate.



We hope this is useful for customers.

There will be 20 charging stations in the car park, which will be managed by a company called Rolec.

All customers will be able to access them via an app called Monta, which is available to download from the app store.



You said:

The spaces in the car park next to Ascot House aren't clearly mapped out, making it difficult to park.

We did:

We relined the car park, getting the best use of the space through clearly marked bays and making it easier for you to park there.



A new opportunity for Bryan

The regeneration of Sale West is about building up new opportunities as well as new homes.



Local resident Bryan, who has lived on the estate for 14 years, landed a job with our construction partners Tyson after a period of ill-health. He has previously worked building city centre skyscrapers around Castleton and Deansgate and said it was great to be back working on a building site.

Bryan said:

“Getting this job has been such a boost.

“My daughters are so proud of me, and I love the security of having a regular wage again.

I’m pleased to be part of what’s happening on the estate. It’s good to see the progress being made.”



Meet the contractor

Tyson Construction are our partners in delivering phase 3.

They are on site Monday to Friday - 7.30am to 4.30pm, but no plant machinery will be used before 8am.

If work is needed on a Saturday it will be done between 8am and 1pm but this is only as required.

If you have any questions or concerns, you can reach the site manager Ricky Cooper on 01253 696 800.



New windows for Sale West Community Centre

Sale West Community Centre will be getting a sparkling new upgrade in September with some brand new windows.

The current security grills will be removed and the existing windows will be replaced with stronger, reinforced glass. These will have fresh white frames, offering a brighter and more welcoming space for residents.

Once the work is completed, we'll be adding a new bench in memory of Sale West resident and Sunshine café manager Bev Jones, who died in August 2025. A big thank you to all customers and Irwell Valley Homes colleagues who donated to this in Bev's memory.

This work is also being completed by our construction partner Tyson, as part of their ongoing commitment to give back to the Sale West community.



Tyson said:

"Social value is at the heart of everything we do. We believe construction is about more than delivering buildings – it's about creating lasting, positive benefits for the communities where we work."

"By improving the community allotment and replacing the windows at the community centre, we're helping to enhance spaces that bring people together, support wellbeing and provide lasting benefits for local residents."

"Alongside these projects, we're committed to creating opportunities for local people through work placements and site visits in the coming months."

Plans are taking root for the new Sale West allotment

Preparation is ongoing for the brand-new Sale West allotment, which can be built as soon as the new road between Aintree Avenue and Thirsk Avenue is complete.

The allotment will have a mixture of 12 raised and in-ground plots along with its own water and electricity supply for the first time.

Our contractors Tyson are building the allotment and fitting the water and electricity connections for free as part of their 'social value' commitments – which recognise the need to give back to the communities where they work.



They are also donating £100 in vouchers towards a starter pack for each plot holder, giving them a helping hand to spruce up their new space!



A change of career for Curtis

When we took the grounds maintenance service for Sale West on ourselves – rather than hiring a company to do this work on our behalf – we were keen to hear from any customers who might be interested in the opportunity of joining the team.

We're delighted that we appointed two Irwell Valley Homes residents as estate officers, including Sale West customer Curtis who has lived on the estate since he was 13. He says he's never looked back since joining the team in April.



"For 21 years I worked in finance – every day sat at a desk in an office," Curtis explains.

"But I love the outdoors. I'd wanted to do something different for some time, but after so long in a job and with limited experience of other areas, I felt a bit stuck and I wasn't sure how I could move the idea forward.

"When the email came through about the new grounds maintenance service and the potential job opportunity, it felt like a sign. I went along to the drop-in at the community centre and had a chat with the estates manager. I knew it was the right thing for me, even though it was a bit frightening diving into something completely different. But I took a leap of faith and I'm so glad I did!

"I absolutely love my job now. I can stand back at the end of the day, take a look at what I've achieved and know I've really made a difference for my community and my neighbours.

"I know there have been issues with the service in the past and it feels really good to be part of the solution."



Your community news

Your community contacts - we're here to help

Do you need support? Get in touch with your friendly Housing Officer:

- By emailing contact@irwellvalley.co.uk
- Or calling **0300 561 1111**



If you live on Newbury or Goodwood Avenue, your Housing Officer is:
Renae Mullings

If you live on Hurst, Haydock, Epsom and Catterick Avenues, your Housing Officer is:

Rachael Alpin



If you live on Chepstow, Thirsk or Ascot Avenue, your Housing Officer is:
Dale Cain



Kellie Hendrickson, Development Project Manager

If you have any questions about the Sale West regeneration work, you can get in touch with Kellie by emailing contact@irwellvalley.co.uk or calling **0300 561 1111**

Connecting with customers on **Sale West**

We held our annual Customer Connect event across our communities earlier this summer.



Colleagues from across Irwell Valley Homes swapped their day jobs to make a difference out in our neighbourhoods across Greater Manchester.

From gardening projects, litter picks and community clean-ups to painting, planting and volunteering at local food banks and community groups, teams rolled up their sleeves over three days to help improve local spaces and support valued community projects. Colleagues also spent time with customers at coffee mornings and community events, listening to feedback and building relationships.

In Sale, we got busy weeding and planting at Heaton Court and tending to communal gardens at Mersey Court, our independent living schemes nearby.

We also volunteered at **Our Sale West's Food Share Day**.

A huge thank you to everyone who made our teams feel so welcome!



Weekly drop-ins

Our Housing Officers are at the **Sale West Advice Hub** every Thursday 10am – 12 noon. No need to make an appointment, just drop-in for a chat with them.

You can also get advice from other organisations who attend the hub, including **Citizens Advice Bureau**, **Electricity North West** and **Scope**.

Money worries?
Citizens Advice can help.

GET FREE MONEY HELP

***Come along and speak to an
adviser***

We are here to help.
We know that everyone's
circumstances are different, and so we
listen to you and tailor our support to
suit your needs.
We will always offer you confidential
and non-judgemental advice.

***We can help you to be better
this year. Come along and get
involved***



**citizens
advice**

Find us at Sale West Community Centre,
Newbury Avenue, Sale, M33 4QW

What's On

- **Community Information Hub**
The Hub, Sale West Community Centre
Mondays-Wednesdays - 9.30am to 2pm
*Get advice and support on jobs, skills and employment,
benefit/debt advice and much more.*
- **Trafford Job Club**
Wednesdays - 10am to 12noon
Sale West Youth centre.
*Get help with your CV plus support with applying for jobs
and preparing for interviews.*
- **Sale West Advice Hub**
Thursdays - 9.30am to 12noon
The Hub, Sale West Community Centre
*A range of support services on hand to offer advice
and support from housing issues to stop smoking
support.*
- **Citizens Advice surgery**
Thursdays - 9.30am to 3.30pm
Sale West Youth Centre
*Get expert guidance on debt, managing your money and
benefits.*

Nature Therapy in Sale West

Forest bathing is a Japanese practice called *shinrin-yoku* - it's about using our senses to connect with, or 'bathe in', nature.

It is a mindful practice that reduces stress and improves well-being.

Cuppa and a chat afterwards.

Sessions are the third Friday of the month and will resume in Spetember.

Meet at Sale West Community Centre, Newbury Road, M33 4QW

To book your free place, contact
Sarah: 0161-980-6940



Supported by Breathchamps CIC



ACCESSIBLE DANCE CLASS

Thursdays 12.30 to 1.30pm

Coffee Lounge, Sale West Centre M33 4 QW

£1

- Carers can come for free.
- Come and check us out with no pressure to join.

Clair Hughes Tel/text 07859973988





Sale West Community Centre, Newbury Avenue, Sale, M33 4QW

Strictly Lunch

A social lunch club for over 60's only.

Call **07917406816** to reserve your place

Places are limited to one booking per person per week, on either a Tuesday or a Thursday.

Enjoy a delicious two course meal
at the subsidised price of **just £4.00**



STOP SMOKING AND SAVE MONEY

Our local advisors give you **FREE** one to one support to stop smoking, an instant way to save money!

→ We can provide free e-cigarettes nicotine replacement products ←

See Lynne at:
Sale West Youth and Community Centre
Newbury Avenue
Monday - Wednesday 10-2pm
Contact: 0161 973 3778
enquiries@oursalewest.co.uk



Building a stronger
community
together

www.nhs.uk/better-health/quit-smoking/