

Reaching new heights

Lockton Court is the first high rise building to be completed as part of the regeneration plans that will see the complete transformation of the neighbourhood.

At Lockton Court 70 homes have been refurbished to improve the quality of accommodation for residents in Brunswick.

The refurbishments include all new kitchens and bathrooms, lifts, car parking, windows, balcony redesign and communal entry gates.

Some residents were able to stay in their home whilst refurbishment works were



carried out, however; some residents chose to move out completely to enable conversion work to be done.

Two of the residents who moved out completely for

over twelve months are Roy Hanley and Carol Duffy who moved out to enable their one-bedroom flat to be merged with the empty bedsit next door.

Turn to page 2



**Turn to
pages 6 and
7 for pics of
the annual
funday!**



Reaching new heights

cont. from page 1

Most of the bed-sits have been merged with one-bedroom flats next door, to create beautiful new two-bedroom apartments.

Roy said: "The transformation is amazing; if you had not seen the place before you really cannot imagine what it was like, and people who have, say they are staggered at the changes that have been made".

Carol added: "We love our

new home and it really is quite simply a 'new' home. It was so worth the wait and trouble of having to move out for a year. It's more than we could have ever dreamed of".

You can read the full story on Roy and Carol's experience on our website - S4Bmanchester.co.uk/news

For more information on any of the refurbishments works please contact S4B on 0300 555 0128.



New council homes

Work is due to start in October to build eleven much-needed council homes on land at Grosvenor Street/Lockton Close.

This land was identified for redevelopment in the very early stages of the Brunswick regeneration project.

There was extensive consultation as the Brunswick regeneration plans were drawn up, including a number of public open days with further consultation with

residents before planning permission for the site was granted back in May 2013.

Eleven much-needed new homes for council tenants will be built on the land, replacing housing that will be demolished elsewhere in Brunswick and we have

already allocated these new homes to residents.

For regular updates on building progress please check out the S4B Facebook page, visit the website S4Bmanchester.co.uk or call us on 0300 555 0128.



Happy Birthday to . . . **Chorlton on Medlock Allotment Society**

**Chorlton on Medlock
Allotment Society
(COMAS) which is now
one-year old!**

And you too can join the COMAS team with their Meanwhile Allotment project and start to grow your own fruit and veg - they are based in the grounds of the S4B housing office.

It is free, fun, gets you active and out in the fresh air, and gives you the chance to make some new friends while doing so – not to mention eating good fresh seasonal produce.

Available to all residents

of Brunswick, any age and no experience is necessary; don't worry, help is available for you to learn your new skill.

If you are interested in getting 'green-fingered' contact info@comallsoc.co.uk or call 0300 555 0128.

We spoke to the COMAS Secretary Martin about the project. You can read the full story on our website s4bmanchester.co.uk/news



We're now on Facebook!

**Follow us for all the latest
events and information
on what's happening in
Brunswick.**



Simply log into
Facebook and search
for S4B Manchester.

S4B welcomes . . .

Income Management Team Leader Rebecca Burke, who joined the team at the end of June.

Rebecca will oversee the financial inclusion service provided by S4B including rent collection, leaseholder accounts, and ground rent collection for new-build properties.

Rebecca said: "It's a real privilege to come and work at S4B and contribute to the regeneration of the area and I'm looking forward to making a positive contribution to Brunswick and its residents."



Leaseholder feedback

On 18th August, S4B hosted an information event for the Leaseholders of Brunswick to come along for the opportunity to ask a panel of S4B staff questions about the repair works they are currently contributing to financially.

A survey was distributed asking for feedback with the closing date of Friday 25th September.

The survey was made available by post, online and via social media channels.

The surveys are currently being analyzed and the results will be available online, on the S4B website and Facebook page, in mid- October.

If you are a Leaseholder and want to discuss your service charge, call us on 0300 555 0128.

Or if you have any questions about your refurbishment works, please contact Michael Harrison on 0300 555 0128.

Want to volunteer for your Credit Union?



We now have our own credit union service at Brunswick Parish Church every Tuesday between 10:00am and 12:00noon and they are looking for volunteers.

If you think this is something for you, please come along to the church during this time, and ask to speak to Mo Blue.

And why not join the credit union and start making regular savings into your account, at an amount you can afford, no matter how small.

They also offer great value loans, are local, ethical and know what members want.

For more information come along to the Tuesday session at the Church or visit smcreditunion.co.uk

Need help?

With any of the following:

- Struggling to pay your rent?
- Paying your rent but struggling with other bills?
- In debt?
- Not sure you are receiving all the benefits you are entitled to?
- Looking for work?
- Receiving Universal Credit and struggling to manage on a monthly payment?

If you have said yes to any of the above, the S4B Financial Inclusion Officer, Yvette Brown, is here to help.

Call Yvette on 0300 555 0128, 9:00am-5:00pm or email info@s4bmanchester.co.uk to speak to her, or make an appointment to meet, either in the S4B office or at your home.

Yvette also runs a drop-in session at the S4B office on Tuesday mornings between 10:00am and 1:00pm, when you can come in and ask to see her without an appointment.

Financial Inclusion support is available to all the residents of Brunswick, not just those who rent their home – so please don't delay, contact us today.



Reminder notice

During the regeneration works in Brunswick, including the high rise blocks, there will be increased pressure on parking areas, with some car parks being out of use whilst works are carried out.

We are encouraging all residents with a vehicle to ensure they have the correct permit, and to inform their visitors the area is restricted to a maximum of three hours parking in most areas, so may need to use a

parking meter for longer stays.

You can get your permit, **free of charge**, from the Town Hall or online manchester.gov.uk/ and search under Ardwick parking.

Dean Trust - new school for Ardwick



DEAN TRUST Ardwick

'Open-morning' event

Dean Trust are hosting an open morning event at Ashton on Mersey School, Cecil Avenue, Sale M33 5BP on Saturday 3rd October, 10.30-12.30 pm - transport provided.

For further information, or to discuss admission to Dean Trust Ardwick in September 2016, please email admissions@deantrustardwick.co.uk call 0161 972 2988 or visit www.thedeantrust.co.uk

Friends of Gartside Gar

On Saturday 15th August, residents turned out again to enjoy the popular day of free fun, where families were treated to everything from chain-saw art to tasty food at the annual event, organised by the Friends of Gartside Gardens and supported by S4B Manchester.

At the S4B supported housing scheme, Elizabeth Yarwood Court, scheme manager Donna Shaw provided heaps of tasty food to suit every taste bud, and S4B staff Yvette Brown and Barbara Fisher were on hand to pot-a-plant with residents.

Among the other many highlights were a bouncy castle, face painting, character-balloon making and a rodeo bull – there was even a chainsaw artist on hand to demonstrate his unique carving skills.

Other fun activities included football training and coaching, live music, and BBQ delights at the Wai-Yin Chinese Centre.

Craig Eastham, Chair of the Friends of Gartside Gardens and event organiser, said: "Our annual party event is a great way of bringing

members of the local community together.

"Thanks to the staff from S4B for all of their help in making this event possible. Special thanks too to fellow 'Friends', Ann, Carole, Julie and Rhoda for the opportunity of working with them.

"It really was a wonderful day".

For more information please email foggs@outlook.com or tel 0300 555 0128.

You can view the full gallery of pictures of the day on the S4B facebook page – simply log on and search for S4B Manchester.



Medlock School help create sculpture from a tree

And chainsaw artist Karl will be back in Brunswick over the next few weeks.

He has been working with Medlock School and Friends of Gartside Gardens to develop a carving utilising wood from the park and will be placed back in the park for the community to enjoy.

Children at the school

entered a competition to create a design for the new sculpture and the winning entry was a Manchester bee.

Keep checking our facebook page and watch how the bee starts to grow and when finished we will post details of the unveiling event!

dens – Annual Funday



Ivor Goodsite visits school

Ivor says:

"Building sites are all around us - there may even be one close to your house or school.

"But remember, although they may look exciting and fun to play in, they can be very dangerous places... especially for children.

"And don't forget! Never climb over fences".



Linden
HOMES



Over 60 school children, aged nine to 11, listened to a safety presentation from Linden Homes who were joined by special guest Ivor Goodsite, the mascot for the Considerate Constructors Scheme.

Ivor helped to illustrate the different types of hazards children may come across on a construction site and the event was welcomed by head teacher, Miss Herbert, as Medlock Primary School is close to the New Brunswick development where Linden Homes is currently building 500 new homes.

Miss Herbert, said "The children really enjoyed having Ivor visit the school and the presentation was enjoyable but informative, allowing the children to learn that building sites can have hidden dangers that they need to be aware of."

Sian Pitt, regional sales manager for Linden Homes added: "We really enjoyed visiting the school and engaging with the children who live within the Brunswick area. Some of the pupils asked some really interesting questions and we are glad we were able to help to keep them safe during the holidays."



Meet Mollie

**The new
Linden
Homes Sales
Executive**

Mollie joined the company in July 2015 from Morris Homes and is based on site in the new show home and marketing suite at New Brunswick.

The show home and

marketing suite is located on Plymouth View, off Upper Brook St, and is open 10am – 5pm, seven days a week.

To book a viewing tel: 0161 885 5249.

New show home & marketing suite



Linden Homes unveils new show home and marketing suite at New Brunswick

Linden Homes North West were delighted to officially open the division's first show home and marketing suite at New Brunswick, last month.

The show home and marketing suite, located on Plymouth View, was officially opened at an exclusive event attended by local Councillors and residents, as well as representatives from Linden Homes, the S4B consortium and Manchester City Council.

Eighteen of the new homes are now complete with a further 83 of the 500 new homes currently under construction.

Brendan Blythe, regional director of Linden Homes North West, said: "We have

seen huge interest in this development from when the first spade went into the ground and a number of residents have already moved into their new home.

"We are delighted to have officially opened the show home providing more potential buyers with the opportunity to see the high quality homes which we are committed to delivering here in Brunswick and across the North West."

The show home and marketing suite, is now open 10am – 5pm seven days a week and located on Plymouth View, off Upper Brook St.

To book a viewing call: 0161 885 5249.

Time to check your heating



With the colder months around the corner, now would be a good time to turn on your heating and check everything is working properly, if you haven't checked it already.

If you experience any problems, please let us know - 0300 555 0128.

What's the latest?

New facilities are being completed over the next few months.

Completions due are:

OCTOBER

Statham Walk - new road

Glenbarry Close - play area

Hanworth Close - new road

Hartfield Close - new road

NOVEMBER

Gartside Gardens - play area

Newbuild homes completed

OCTOBER

New homes for sale at Addison Close

NOVEMBER

New council homes at Addison Close

KAB revisit Brunswick



On 17th September, S4B Manchester welcomed more representatives from Danish housing association KAB, who visited Manchester once again to get an insight on the regeneration transformation of Brunswick.

KAB's board members and senior staff travel abroad every two years, seeking inspiration and knowledge to help them tackle housing issues.

The Danish guests met tenants and S4B staff and were taken to see the extensive improvement works being carried out in the area.

Ross Hemmings,
Community Regeneration

Manager at S4B said: "Our Danish visitors were really interested in seeing all the regeneration and learning about all the different community projects happening in Brunswick."

KAB is a public organisation, owned by a number of housing providers. It manages approximately 50,000 leases and aims to create "a vibrant resident democracy", good housing and improve wellbeing.

Ardwick in days gone by

Born in Kelso on February 19, 1789, William Fairbairn was a Scotsman by birth. He came to Manchester in 1813, and became one of the most accomplished cotton mill engineers in the country.

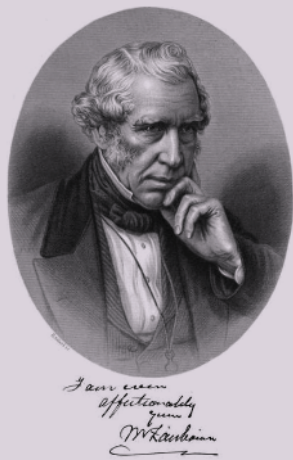
In 1824 he went to Zurich, a very big step in those days, to erect two water mills. In 1830 he was elected a member of the Institute of Civil Engineers.

Fairbairn further developed shipbuilding, and constructed several vessels in sections at his Ancoats works. It was not, however, until the early

forties that he began the work for which he became most famous, when he was commissioned by the famous railway engineer George Stevenson, to construct bridges in Conwy and at the Menai Strait in North Wales.

From this time Fairbairn devoted his energies to his new branch of engineering, and erected bridges in all parts of the country.

In 1840 he bought a house in the Polygon, Stockport-road, Ardwick, and when he died on August 18, 1874, the funeral was attended by



some 50,000 people.

Extract from a piece written by 'Paul' a resident from Elizabeth Yarwood Court.

To read more about the history of Ardwick Follow S4B Manchester on facebook.



Satisfaction Monitoring

REPAIRS SATISFACTION SURVEYS

Target - We must deliver satisfaction levels of 90% in the repairs contract every month

TARGET

90%

(set by Manchester City Council)



JAN-MAR 15

98.14%



APR-JUN 15

99.52%





Have we got your email address?

Email is the easiest and most cost effective way for us to keep in touch.

Do we have your current email address?

And soon you will be able to view your rent statement online - all we need is your email address.

To update your information please email info@S4Bmanchester.co.uk or tel 0300 555 0128.

Going Green



S4B is running a range of projects to help the neighbourhood be green and better place to live.

We have called this project Going Green. S4B have established a meanwhile allotment group, we have planted new trees in the neighbourhood and surrounding area, we have undertaken clean up events and there are new planters on Brunswick Street.

In addition to this S4B team now have three bicycles to get them around the neighbourhood more quickly than on foot and in a way which creates no emissions. The three bikes were purchased using grant funding secured from Transport for Greater Manchester.

Get involved in Going Green by joining our group. Simply call 0300 555 0128 to get involved.

Arabic	للحصول على هذه المعلومات بلغتك الرجاء الاتصال برقم الهاتف 0300 555 0128
Bangla	এই তথ্যটি আপনার ভাষায় পেতে চাইলে দয়া করে টেলিফোন করুন 0300 555 0128 এই নম্বরে।
Chinese	如欲索取這資訊以閣下語言編制的副本請致電 0300 555 0128
French	Pour recevoir ces informations dans votre langue prière d'appeler le 0300 555 0128
Somali	Si aad u hesho macluumaadkaani oo luqaddaada ku qoran fadlan wax 0300 555 0128
Turkish	Bu bilgiyi kendi dilinizde almak için lütfen 0300 555 0128 numarayı arayınız.
Urdu	یہ معلومات اپنی زبان میں حاصل کرنے کیلئے براہ مہربانی 0300 555 0128 پر فون کیجئے۔