



ISSUE 4  
Winter 2014

Brunswick

# NEIGHBOURHOOD NEWS

S4B twitter @S4Bmanchester

## New Look, New Brunswick



After much thought over what the new homes at Brunswick for sale would be called, we have finally come to a decision...

New Brunswick is the collective name for all of the fabulous new homes for sale being built in Brunswick by top quality house builder Linden Homes.

We have consulted with local residents and thought long and hard about the new logo for New Brunswick and we hope you like the result... We are really happy with it as it brings together the many diverse cultures within Brunswick, with one simple message...

## WELCOME

## Let the games begin...

A brand new multi-use games area was officially opened in Gartside Gardens in August to coincide with the Friends of Gartside Gardens Fun Day and the start of the school summer holidays.

The fabulous new games area was constructed by Galliford Try on behalf of S4B. Both companies were joined by Cllr Mavis Smitheman, as well as Carole Frankland and Ann Carroll from Friends of Gartside Gardens to officially open the new facility and take a look around (pictured).

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# Are you looking to buy a new home?

## Then look no further than New Brunswick...

**Linden Homes is on site now, building the first phase of homes, which will be made up of a range of beautiful two, three and four bedroom homes, suitable for first time buyers, couples and growing families.**

Prices will start from approximately £140,000 and will go up to £190,000. There are lots of packages available if you are a first time buyer or if you have a limited deposit. Help to Buy is a government backed scheme that enables you to buy a stunning new home at New Brunswick with just a 5% deposit and a 75% mortgage. NewBuy and Step Up schemes also allow you to secure a home with just a 5% deposit – for more information go to our website.

Two 4-bedroom show homes will be open in spring 2015 and 25 homes will be built and ready to move into by the summer.

This is your chance to be part of something extraordinary as the first phase will be launched exclusively to Brunswick residents in December.



If you are interested in buying a new home in New Brunswick, register your interest today at: [www.lindenhomes.co.uk/newbrunswick](http://www.lindenhomes.co.uk/newbrunswick) or call 0843 783 4103

## New homes for local tenants

**Linden Homes has commenced construction of the first new homes for local council tenants. Three and four bedroom properties are being built on the land off Addison**

**Close and on Wadeson Road. The first three bedroom properties will be delivered in the spring with four bedroom houses following in the summer.**

S4B has allocated the new homes to existing tenants. Linden Homes will be making contact with them in the coming weeks to discuss the build process and the timing of kitchen and tiling choices.

## Let the games begin...

*Continued from front page*

The new multi-use games area includes a tennis court, basketball court, a five aside football pitch and cycle parking facilities. The games area has also been made much easier to access with new pedestrian footpaths leading from existing paths in Brunswick.

In addition to the new games area, S4B will be creating a whole host of new green spaces including allotments and an orchard. S4B will also be planting an additional 250 trees in the neighbourhood.

*You are invited!*

## New Homes launched at New Brunswick

**Personal invitations have now been sent to residents for the launch of the first phase of new homes at New Brunswick.**

The launch takes place at the MacDonald Hotel, Piccadilly in December. If you are a Brunswick resident and you have not received an invitation but you would be interested in reserving a new home, please contact [www.lindenhomes.co.uk/newbrunswick](http://www.lindenhomes.co.uk/newbrunswick) or call 0843 783 4103



## Campaign helps Brunswick residents Get Online

**RESIDENTS in Brunswick have been brushing up on their IT and digital skills at special events to celebrate National Get Online Week in October.**

It is estimated over seven million people in the UK aren't online and 11 million don't have the skills or confidence to make the most of the opportunities the internet has to offer.

Over 40 people attended the digital

workshops held at Brunswick Church and Elizabeth Yarwood Court – and residents were encouraged to pick up a range of skills, from browsing the web to completing an online application form.

Ross Hemmings, S4B Community Regeneration Manager said: "It has been great

to be able to help our residents access the free internet workshops available here in Brunswick. "We are thrilled to see so many people here and we hope that it will encourage others to find out the benefits of getting online."

Mo Blue, Community Coordinator at Brunswick Church Community Hub added, "It has been great to see such a range of people taking their first step to using a computer".

To find out more about free digital workshops and courses, please contact S4B 0300 555 0128 or visit our website [www.s4bmanchester.co.uk](http://www.s4bmanchester.co.uk)

## S4B's 'Grow Brunswick' project nurtures community spirit

**Green-fingered staff and volunteers are enjoying a bumper harvest of homegrown fruit and vegetables after transforming outdoor space in Brunswick into an edible garden.**

S4B has teamed up with local social enterprise 'Sow the City' to help improve the health, wellbeing and quality of life for local people.

Over the summer months, staff and volunteers launched a gardening project Grow Brunswick and transformed formerly unused land into a temporary site to grow food.

Sow the City transformed every available inch of the area into a vegetable patch, complete with home grown lettuce, spinach, kohlrabi, beans, courgette, sweetcorn, peas, cabbage and herbs.



Jon Ross, project manager at Sow the City said, "Grow Brunswick has shown that with a bit time and effort anyone can grow their own food in the city. Hopefully, this project will inspire others to give it a go."

An army of volunteers, local residents and staff have been busy planting, watering and harvesting fruit, vegetables and herbs including S4B resident, Martin Toal who was thrilled to take

part in the project,

"This is a great way to get people to take ownership of their neighbourhood and give the care and attention needed. We have been able to share practical help and advice to create healthy produce from the garden."

To find out how to get involved in the project, Visit the S4B Housing Office, Bramwell drive, Brunswick. M13 9SU



# Refurbishment update

# Refurbishment of Brunswick

January 2014 to August 2017

The refurbishment of residents' homes in Brunswick started in January 2014 and is scheduled to be completed by August 2017. The work is on schedule and is being carried out in phases, the S4B team are currently coming to the end of phase 3, are already working on the properties in phase 4 and phase 5 is due to start in early 2015.

## S4B is currently working on:

- ✓ **Lockton Court, high rise - exterior works and refurbishment of the lifts. The first lift was completed at the end of October and the second lift will be fully refurbished by the end of January 2015.**
- ✓ **Lamport Court, high rise - interior refurbishment is now on floors 5 and 6 and balconies have been moved to the rear of properties.**
- ✓ **Lockton Close, maisonettes - all internal work has started and external decoration, balcony and roof line work is due to start.**
- ✓ **Marrow Walk, maisonettes - all internal work has started and scaffolding is being put up ready for external decoration, balcony and roof line work.**
- ✓ **Mancroft Walk, maisonettes - internal work has started and scaffolding is being put up ready for external decoration, balcony and roof line work.**

## Over a 160 properties have already been completed.

After a home is completed and handed back a face to face survey is carried out to find out how things have gone and how they can be improved for the future. The surveys show people have been really pleased with the refurbishment and have highlighted areas for improvement. This has helped S4B have a better understanding of possible issues and to make sure they do not happen in the future.

*"It needed doing and I'm really happy with the works that were done" tenant, Penfield Close*

*"It's nice to have work done on the property to improve the quality of life" tenant, Lockton Court*

## Communication

Before the start of each phase there is a 12 week consultation period, this begins with an introductory letter that briefly explains who S4B are and what work will be carried out.

- Appointments are booked for initial kitchen and bathroom surveys. This is when S4B will discuss the choices and design of the kitchen working with the tenants to make sure it is right. When this has been agreed the kitchen will be ordered ready for the start of the work. Tenants will also receive confirmation of what work will be carried out on their properties.
- Approximately 4 weeks before work is due to begin tenants will receive a letter confirming when work is due to start.
- If S4B do not hear from the tenant another letter will be sent 14 days before the work is due to start. The letter will confirm the date and ask again if the date is suitable.
- A final reminder is sent out 1 week before the start of the work and tenants will be visited by a S4B representative 24 hours before the work is due to commence to confirm that they are happy for the refurbishment to begin.
- S4B will start the work on the agreed date and will be working at the tenant's property every day for up to 4 weeks (Monday to Friday 8am – 5pm).

## Contact us

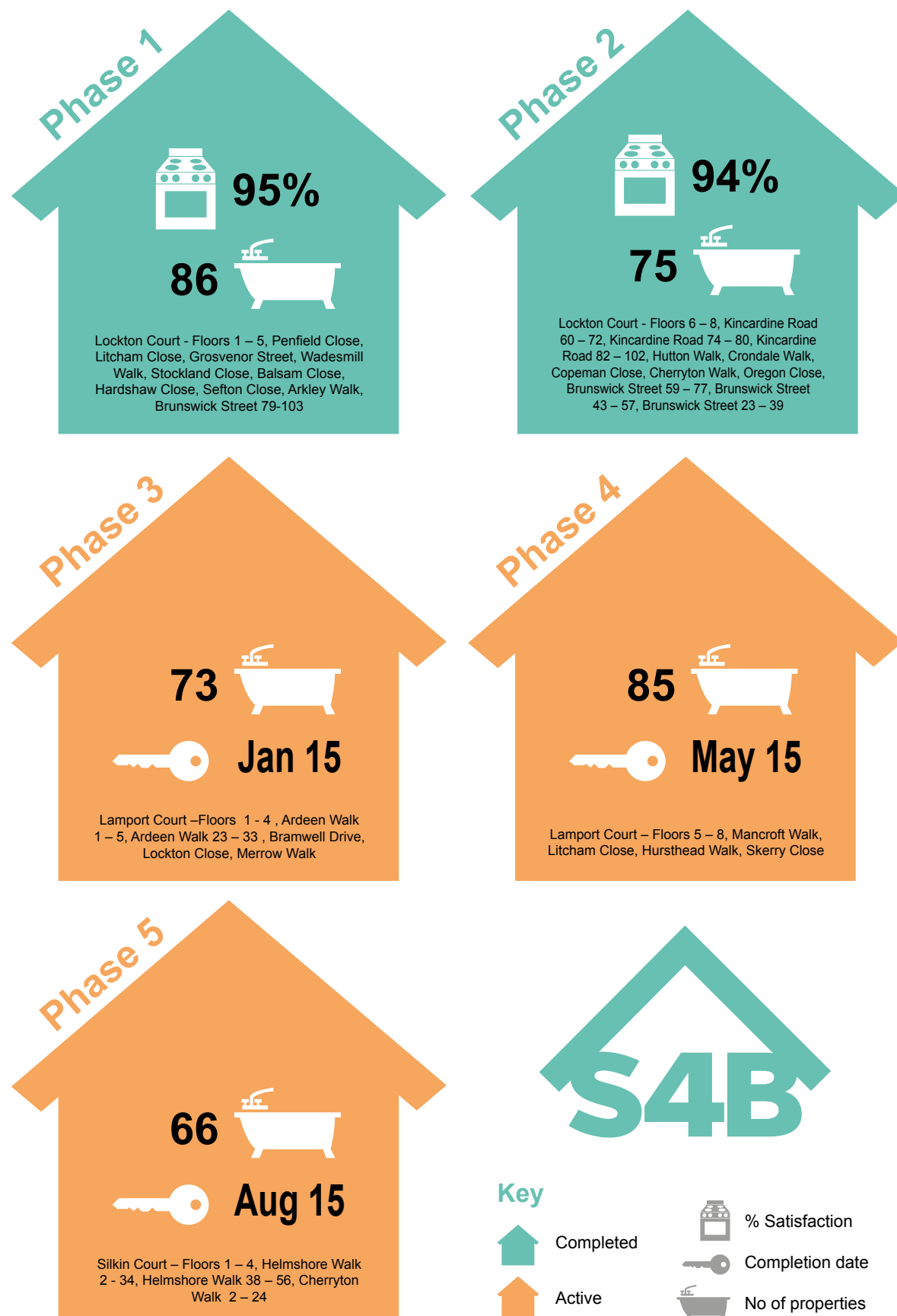
If you have any issues or problems you can let S4B know in a number of ways:

- ✓ **Feedback/complaints/compliments** – either through the S4B website [www.S4Bmanchester.co.uk](http://www.S4Bmanchester.co.uk), email [info@s4Bmanchester.co.uk](mailto:info@s4Bmanchester.co.uk) or in writing to the S4B Housing Office or 0300 555 0128
- ✓ **In person** – drop into the housing office open 9-5 weekdays and talk to our friendly team or speak to your Customer Care Officer who will visit you regularly during your refurbishments. They will be able to resolve the issue quickly and effectively.

## Refurbishment Show Home – Bramwell Drive

The Show Home is open so that you can see what materials and colours will be used in the refurbishment. You can discuss any questions or requirement with our friendly team.

**To book an appointment please call 0300 555 0128 or email [info@s4Bmanhcester.co.uk](mailto:info@s4Bmanhcester.co.uk)**





# Local Employment and Training Update



## Meet local bright spark, Viet Le, 24 – Brunswick resident Apprentice Electrical Engineer

Since January, S4B has helped 90 local people into employment - 14 of those are from Ardwick and work on the regeneration project. Over 160 locals have registered with S4B Opportunity Club and through this, 25 S4B residents have received help to find work.

Viet started as a labourer and was then given the opportunity to apply for a S4B apprenticeship. He had already gained his NVQ level three qualification in Electrical Engineering and was looking for on the job training to further his career.

"I wanted to become an apprentice to improve myself and I was interested in one with S4B as they have such a good reputation. They are known for offering apprenticeships which not only provide excellent training but are personally fulfilling. As I live in Brunswick it was important for me to work for

a company which makes a difference to the area and I wanted to be able to train and put something back into my community."

"The selection process was challenging, the best thing about it was I was made to feel very welcome. I've been an apprentice now for just under two months and I'm really enjoying it. I'm learning vital new skills which are important to my career development, I'm also building my confidence and improving my life skills."

"I feel that I'm enhancing my local area and every day is different with new challenges and problems to solve. I know that through this apprenticeship I can fulfil my ambition to become a fully qualified Electrical Engineer. In the future I can see myself running my own team and department for S4B and continuing to support my community."

## Steven Gale, Mears Operations Manager answers your DIY problems... this time he tackles condensation.

### What is condensation?

Condensation happens when moist air comes into contact with a cool surface and water droplets form. You can see this when your bathroom mirror steams up and when your windows mist up.

### Where it can happen

Condensation happens most on the cool parts of walls, particularly on outside walls where there is not much air movement. Areas with poor ventilation can be prone to condensation.

### How to remove mould

Mould can be easy to remove. You can normally wipe it off with a disposable cloth using some household cleaner.

### Prevent condensation

To help reduce the risk of condensation in your home:

- ✓ Adequately heat and ventilate rooms at risk, keeping window vents open
- ✓ Keep your heating on low throughout the day in cold weather
- ✓ If you have an extractor fan in the kitchen and bathroom make sure you use it

- ✓ Keep a window open when drying clothes indoors
- ✓ Keep the kitchen door closed during and after cooking
- ✓ Keep lids on pots and pans when cooking
- ✓ Keep the bathroom door closed when running a bath
- ✓ Don't dry clothes over warm radiators
- ✓ Don't overfill cupboards and wardrobes – make sure air can circulate
- ✓ Don't keep furniture and beds hard against walls – make sure air can circulate

### What to do next

If you continue to experience condensation and problems with mould it may be necessary to have a technical survey carried out on your property. You can contact us for advice on 0300 555 0128.

### Ask Steven!

If you have a DIY problem that you would like Steven to help with, please email [info@S4Bmanchester.co.uk](mailto:info@S4Bmanchester.co.uk) or call 0300 555 0128 for a chance for your question to appear in the next edition of this newsletter.

## Brunswick tenants feedback

In November 2014 we had a drive on getting daily feedback from tenants in the properties being refurbished .

This is what they told us:

- “great job”
- “Good painting both in the kitchen and bathroom”
- “good job thanks”
- “Very helpful”
- “very polite worker. Works very hard”
- “Friendly nice workers”
- “So happy with work so far thanks”
- “Happy with work his very polite & hard working”
- “very hard working and very polite and tidy.”
- “A very kind and hard working decorator”
- “Very polite and very tidy”

## Community Noticeboard

We have a National Careers Service Adviser at the S4B Housing Office every Friday from 9am to 12pm who can help you to plan your future and can offer you a variety of services such as:

- Develop your CV
- Search and apply for jobs
- Understand the job market
- Search for courses and training schemes
- Find funding to support any learning
- Identify your key strengths and skills
- Explore your career options
- Choose training routes that fit your lifestyle
- Develop an action plan to help you achieve your goals.

To speak to the adviser please drop in on a Friday morning or contact Cathrine on 07919 552157.

You can book an appointment by calling us on 0300 555 0128

## Keep safe!

S4B contractors and site staff all wear S4B high vis jackets with numbers on the back and they always carry ID badges.

If you are in any doubt or have any concerns, please call the S4B office on 0300 555 0128 or ask our Community Wardens who patrol the neighbourhood.

## Saturday and Sunday Skateboard School

10am to 12noon

Skateboarding lessons with expert coaches for beginner sessions. Just £5 Friendly, welcoming staff. Cafe available Find out more!

Projekts Skatepark,  
97 London Road, Manchester,  
M1 2PG (under Mancunian Way)  
[www.projektsmar.com](http://www.projektsmar.com)

## Big Tree Plant

Weds 28<sup>th</sup> January 2015

S4B need your help to plant 250 trees near A6 adventure playground - a short walk to south of the neighbourhood. This is part of the Big Tree Plant from Red Rose Forest.

To get involved please call 0300 555 0128

These trees are additional to the 750 trees planted as part of the regeneration programme.

## Get to know your councillors!



Contact Tina Hewitson  
[cllr.t.hewitson@manchester.gov.uk](mailto:cllr.t.hewitson@manchester.gov.uk)  
0161 917 6129



Contact Bernard Priest  
[cllr.b.priest@manchester.gov.uk](mailto:cllr.b.priest@manchester.gov.uk)  
0161 740 8407



Contact Mavis Smitheman  
[cllr.m.smitheman@manchester.gov.uk](mailto:cllr.m.smitheman@manchester.gov.uk)  
0161 683 5282

## Drop in Advice Sessions and Surgeries

Attended by the ward's three Councillors on a rota basis. Every Monday at 6.00 pm (Excluding Bank Holidays).

Ida Kinsey Centre  
17 Guide Post Road, Ardwick.  
MANCHESTER. M13 9HP  
Town Hall contact number:  
0161 234 3235



# Over to U

## Universal Credit What you need to know

On 10th November, Universal credit was introduced in the Brunswick area. It currently only affects new claimants living in a one bedroom home.

For more information or to find out if you are affected, please drop into the S4B housing office on Tuesday mornings 10am - 1pm and ask to speak to our Financial Inclusion Officer Yvette or call **0300 555 0128** to arrange an appointment.

## What is it and how does it work?

Universal Credit is a new benefit for people of working age. It will replace the six benefits/tax credits listed in the box below.

If you receive any of these benefits now, it is not yet known when you will move onto Universal Credit.

**However, you need to be prepared now.**

When you move onto Universal Credit, you will only be able to claim it **online** and you will also need a **bank account** or credit union account.

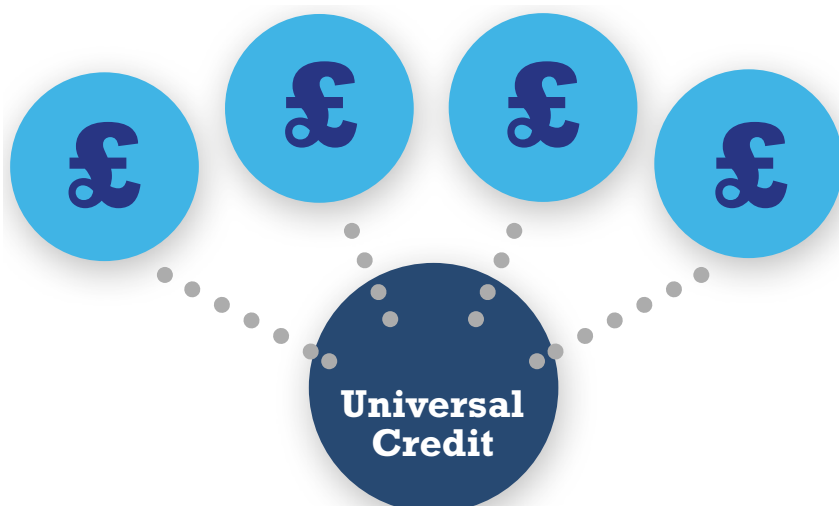


### Which benefits will Universal Credit replace?

- Housing Benefit
- Income based Job Seeker's Allowance
- Income related Employment & Support Allowance
- Income Support
- Child Tax Credit
- Working Tax Credit

All your benefits – including Housing Benefit – will be paid directly to you, once a month, in one lump sum.

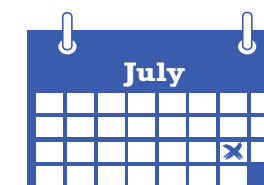
**THIS MEANS YOU NEED TO PAY YOUR RENT TO US.  
IF YOU DON'T YOU RISK LOSING YOUR HOME**



## At a glance...



You need to claim Universal Credit online.



Universal Credit will be paid monthly to you.



Housing Benefit will no longer be paid to us - it will be paid to you.



If you don't pay your rent to us you risk losing your home.

### ACT NOW!

- 1 Claiming Universal Credit? Let us know straight away.
- 2 Set up a bank account so that you are ready to start receiving Universal Credit.
- 3 Get online... it's the only way you will be able to claim Universal Credit. If you need support, we're here to help. Call us on: 0300 555 0128
- 4 Talk to us if you have got any questions or concerns about Universal Credit



? If you're confused by the benefit changes

? If you're struggling with money

? If you need support to open a bank account or get online



**Call us: 0300 555 0128**  
**Email us: info@S4Bmanchester.co.uk**

**DONT FORGET: WITH UNIVERSAL CREDIT, YOU ARE RESPONSIBLE FOR PAYING YOUR RENT TO US**



## Award winning project helps Brunswick resident set up new business

The 'Bright Idea' initiative recently scooped the Tenant Enterprise accolade at the Northern Silver Screen Awards – which Alishia, from Brunswick was invited to attend.

**BRIGHT IDEA**

Alishia, aged 30, hopes to launch her new business in January and said this is all because of the help she received from Bright Idea.

"Speaking to advisers at Bright Idea has given me a huge confidence boost. I feel a lot better about my business idea - they guided me through setting up a business step by step, so it didn't feel so daunting.

"They were also very supportive when I began to doubt myself about setting up a business"

'Hope is the Key' is the vision of Alishia, who wants to engage with people in the community and encourage them to find their independence.

Alishia continues, "I'm so happy to be a part of Bright Idea and a project that helps others with their business dreams and helps make it a reality.

"It was great to see the project get the recognition it deserves and I would urge anyone who is thinking of starting up their own business to seek support from projects such as Bright Idea – they really inspire people and give them the confidence to take their first steps into self-employment."

## Seasons Greetings to all our residents.

Christmas opening hours  
9am to 5pm each working day

Open 22<sup>nd</sup>, 23<sup>rd</sup> 24<sup>th</sup> December 9am -5pm

Closed 25<sup>th</sup>, 26<sup>th</sup> December

Open 29<sup>th</sup>, 30<sup>th</sup>, 31<sup>st</sup> December 9am-5pm

Closed 1<sup>st</sup> January 2015

For emergency repairs, please call our out of hours line 0300 555 0128

For details on your bin collection over the Christmas period or to download your collection calendar please visit [www.manchester.gov.uk/bincollections](http://www.manchester.gov.uk/bincollections) or call S4B Housing Office 0300 555 0128

**Christmas is a busy time of year for criminals, with a high percentage of crime being opportunistic.**

**Don't let a criminal enjoy Christmas at your expense!**

Here are some tips to help keep you safe this Christmas:

- Ensure all your doors and windows are closed and locked
- Don't leave presents under the Christmas tree before the big day
- Don't leave any valuables or presents in your car
- Don't carry large amounts of cash or valuables
- Make sure you dispose of packaging from presents – don't advertise your new toys to everyone!

## Stop and think, not down the sink!

**Fat, oil and grease poured down sinks contributes to 75 per cent of all drain and sewer blockages.**

- ✔ Pour or scrape greasy or oily food waste into a container or jar
- ✔ Allow grease to cool in the container before throwing it in the waste bin
- ✔ Wipe and scrape utensils and plates before washing them and dispose of any waste with your household rubbish



- ✔ Consider using a Fat Trap (visit [www.lessmess.co.uk](http://www.lessmess.co.uk)) or empty container to collect excess fat and oil
- ✔ Use strainers in the sink to collect food particles

## Ever Thought About A Career With The Police?

There are opportunities with GMP across a range of roles, from police officers though to non-uniformed support staff and volunteers. Each role is essential to us serving our diverse communities and provides an opportunity for a real career, providing real policing by people like you.

Policing is not simply a job for police officers. It requires a large multi-disciplined team working together and making the best

use of the skills and resources available. A large proportion of GMP's workforce is made up of both uniformed and non-uniformed staff roles.

These roles play a crucial part in supporting frontline policing. Whether you're interested in a public-facing role or playing your part behind the scenes, there are a number of career options available.

If you are interested in a career with GMP come along to:

Brunswick Parish Church, Brunswick Street, Manchester, on Thursday 11th December 2014, between 10am and 12 noon.

There will be more information available about different opportunities and you will be able to register your interest with GMP.

If you would like to attend ring the S4B Housing Office on 0300 555 0128 and book your place.



## Switching gas and electricity supplier is quick, easy and could save you £££'s each year

S4B have arranged for My Home Energy Switch to contact you by phone to take you through the best plans and switch you to a cheaper supplier if you wish.

**The service is free, impartial and could result in big savings!**

**IMPORTANT:** If you do not want to be contacted please call 0300 555 0128 or email: [info@S4Bmanchester.co.uk](mailto:info@S4Bmanchester.co.uk) to say you wish to be taken off the contact list by Friday 19th December 2014 at 5pm

**We'll help you to**



## THE WAY WE ALL REGISTER TO VOTE IS CHANGING MAKE SURE YOU'RE IN

You will need your date of birth and National Insurance number to register [www.gov.uk/register-to-vote](http://www.gov.uk/register-to-vote)



## Report any ASB anytime.

S4B has 24 hour response security alongside S4B Community Warden Patrols. If you are concerned about Anti-Social Behaviour you can call 0300 555 0128 24 hours a day. The Community Warden team is working closely with the Police to patrol areas where crimes occurred at key times



## Winter Warmth

As the colder weather draws in, S4B staff are on hand to offer advice to residents about how to keep warm this winter. A special Winter Warmth event was held last month for residents to learn all about what support is available during these colder months.

They were also offered top tips on how to keep warm and how to make sure they are getting the best deals on their fuel bills. We have created a list of those who are most likely to be vulnerable over the winter period and if you know someone who could benefit from a little extra help and support this winter, please call S4B 0300 555 0128 or email [info@S4Bmanchester.co.uk](mailto:info@S4Bmanchester.co.uk)

## Brunswick Satisfaction Survey

In early January 2015 we will be kicking off the New Year by asking what you think about your experience living in Brunswick and the service that S4B provides.

It's your opportunity to let us know what we are doing right and what we could do to improve so please help us by completing our questionnaire!

We have also asked some S4B residents to help us put together the questions for the survey.

You will be entered into a prize draw with £200 worth of vouchers up for grabs if you complete the survey!

The questionnaires will be being delivered early January, so keep an eye out for it arriving on your doormat.

We look forward to hearing from you!



# Plans for 2015

## Outline summary of the Regeneration

- January 2015** Refurbishment of homes will continue. Over 220 homes in Brunswick are set to benefit from improvement works including new kitchens and bathrooms during 2015.  
Scaffolding work and preparation for refurbishment works at Silkin Court will commence.
- February 2015** The final external refurbishment work at Lockton Court is due to be completed.
- March 2015** Show homes for new homes for sale open on Upper Brook Street
- May 2015** First tenants move in to new homes off Wadeson Road.  
First customers move into new homes for sale.
- June 2015** New play area in Gartside Gardens  
The final external refurbishment work at Lamport Court is due to be completed.
- July 2015** First phase of infrastructure works completed. During January-July 2015 this will include work to Statham Walk, Balsam Close, Glenbarry Close Play area as well as parking works to Yelverton Walk, Tower Square and Henshaw walk  
Scaffolding and preparation for refurbishment works at Artillery Court will commence.
- August 2015** First tenants start move into new homes off Addison Close  
The first internal refurbishment work will be completed for the first residents in Artillery Court. External refurbishment works will be well underway.
- October 2015** Some further tenants will move to new homes off Addison Close  
First tenants to move into properties of located on/near Grosvenor Street.

**We will keep residents up to date with all works during 2015 and any changes to the timetable.**

## Flytipping reduced by 44% from September to October

**Flytipping has seen a massive reduction thanks to the efforts of residents and the Tenants and Residents Association. Since S4B launched a campaign in September there has been a huge reduction in the amount of flytipping in the neighbourhood.**

We would like to thank residents for their support in helping S4B to tackle this problem.



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۔