



Brunswick

NEIGHBOURHOOD NEWS



ISSUE 19 - Autumn 2018



A new home for S4B

At 9:00am on Wednesday 8th August 2018, the S4B housing office opened the doors at new premises in the Polygon development.

The new address is 15 Brunswick Street, Manchester M13 9SU, and is situated opposite the O2 Apollo Manchester on the corner of Stockport Road and Brunswick Street.

The former office on Bramwell Drive is now closed and will be taken down as part of the next phase of demolition work due to start in the autumn, to make way for more new homes to be built.



Resident and photography competition runner-up, Crystalline, cut the ribbon with PFI Manager, Daniel Baker.

In addition to the new S4B housing office and community meeting room, the Polygon development offers 18 two-bedroom apartments for rent, a health food shop, convenience store, fast food outlet and a coffee shop.

Turn to page four for more info.

Do you pay your rent by Direct Debit?

Chance to win £££s!

£100
CASH PRIZE
DRAW
PER QUARTER
(t's & c's)

S4B

DIRECT Debit

Please fill in the form with a ballpoint pen and return to:

S4B Housing Office,
15 Brunswick Street,
M13 9SU

Name of account holder

Bank/Building Society account number

Instruction to your bank or building society to pay by Direct Debit

Service User Number

Reference

If not, set up a Direct Debit today to qualify for the next prize draw.

For a Direct Debit form, pop into the S4B housing office or give us a call T: 0300 555 0128

Are you paying too much for your water rates?

If you are a single resident paying a fixed bill you may be able to request a water meter.

A metered bill would normally reduce the amount you pay for water and sewage costs.

If it is not possible to fit a meter you can ask to change your bill to an 'assessed charge'.

If you are paying more than this and would like to enquire about applying for a water meter or assessed charge, please contact our Financial Inclusion Officer on **0300 555 0128**.

Did you know, you can report a repair online?

Visit the S4B website homepage, the easy to follow diagram allows you to identify exactly where and what the problem is.

You can report the problem as soon as you know about it, no waiting for the office to open. You can even select your preferred appointment.

Or send an email to repairs@s4bmanchester.co.uk.

The messages are actioned daily and you will receive your appointment by email.



Due a gas safety check?

Don't forget, by law we must carry one out each year.

So if yours is due, we'll be in touch to arrange an appointment.

Any queries please give us a call.

T: 0300 555 0128 or

E: info@s4bmanchester.co.uk



Have you checked 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.



New Housing Office!

**The new address is
15 Brunswick Street,
Manchester M13 9SU.**

All other contact information is the same.

T: 0300 555 0128

E: info@s4bmanchester.co.uk

Opening hours:
9:00am to 5:00pm
Monday to Friday.



Festival of ageing

On 7th July, residents soaked up the sunshine in the beautiful gardens of Elizabeth Yarwood Court, to celebrate the diverse and wonderful ageing population as part of Greater Manchester's Festival of Ageing celebration 2018 (2-15 July).

It was a fun-filled day with live music from swing band, Jazette and a delicious BBQ cooked by S4B scheme manager Donna Shaw.

There was even a pot plant each to take home donated by Chorlton-on-Medlock Allotment Society (COMAS), another colourful addition to the day.

See more pics of the day on the S4B Facebook gallery page.



**NOW
OPEN**

New PayPoint outlet...

The new PayPoint outlet for Brunswick is now open.

Go Local Extra is at 4 Polygon St, M13 9SG and is part of the new Polygon development on the corner of Stockport Road and Brunswick Street.

This shop replaces GB stores which closed on 10th August. Other local PayPoint outlets include:

Wineshop

74 Stockport Rd
M12 6AL

Nisa Local

166 Stockport Rd
M13 9AB

**BP Ardwick
Service Station**

Chancellor Lane
M12 6JZ

**Get Connected
Distribution Ltd**

342 Oxford Rd
M13 9NG





Gartside Gardens FUN DAY

Saturday 18th August 2018

Here are a selection of pics from yet another successful and enjoyable annual fun day.

Got any pics of your own from the day? Why not share them on Instagram not forgetting to tag @s4bmanchester, we'd love to see them.





Know your Councillors

Drop in Advice Sessions and Surgeries



Tina Hewitson - Tel: 0161 917 6129. cllr.t.hewitson@manchester.gov.uk



Bernard Priest - Tel: 0161 740 8407. cllr.b.priest@manchester.gov.uk



Mavis Smitheman - Tel: 0161 683 5282. cllr.m.smitheman@manchester.gov.uk

S4B is building homes for sale and for rent in Brunswick.

Coming Soon... New Homes for Sale

Available from mid-2019 onwards... 11 new three and four-bedroom homes for sale. Approx. £250,000-285,000.

Open day for the residents of Brunswick: Thursday 25th October between 11:00am and 4:00pm. Come along to the show home on Upper Brook Street and we'll be happy to show you around.



NO subletting

It is not permitted for homes sold with a lease, to be sub-let or rented out for multiple person occupation.

Recently, S4B successfully took a resident to court after they let out their home as a house of multiple occupation.

The new homes for rent on Wadeson Road opposite the school are almost complete.

The twelve, 3-bedroom homes have now been allocated and families are ready to move in.



**Remember the three
Ps - PEES, POOS and
(toilet) PAPER only.**



Think before you flush!

Did you know that around 1,000 homes and 6,000 gardens are affected by flooding each year? That's just in the North West.

Millions of pounds are spent on cleaning drains and sewers right across the UK because of items that shouldn't be in them. Wet wipes, cotton wool, nappies, cotton buds and dental floss are just some of the culprits.

Things like wipes and nappies don't just disappear down the u-bend and dissolve

- they clump together and cause havoc in the sewers. We often see the misery people suffer when blocked sewers have caused their homes and gardens to flood.

Keep a waste bin in your bathroom and make sure that it is used for anything that is not meant to be flushed.

Visit the United Utilities website for more information: www.unitedutilities.com.



Speak up. Stay safe.

CrimeStoppers are an independent charity that gives people the power to speak up to stop crime.

0800 555 111 to report any crime in the area, 100% anonymously always.

To find out more or report a crime online visit the CrimeStoppers website: Crimestopper-uk.org

COMING SOON... Community Clean-up week

Dates will be published on the S4B Facebook and Twitter pages.



Fire Safety

Fire safety continues to be very important to us at S4B. Greater Manchester Fire Service recently visited all high rise blocks to check fire safety measures. Their report confirmed they were happy with all measures in place but recommended a full block fire drill.

A fire evacuation test event took place in Silkin Court on Thursday 6th September.

Residents play an important role in ensuring fire safety and safe access and escape.

- Do not block the yellow hatched area with your vehicle at any time.
- Don't keep bikes on communal landings as this blocks escape routes.
- Keep your balconies clear.

Alarm testing will continue to take place weekly on Fridays between 1:00 and 2:00pm in each of the high rise blocks whilst the evacuation policy is in place.

If you would need help in an emergency and have not yet let us know by completing a PEEP form, please get in touch so we can update our records.

Work has started at Lockton Court to upgrade the winter garden infill panels and enhance the fire sealing. This work will progress on to Lamport, Silkin and Artillery Court through the next few months.

Fire stopping improvement work will be carried out on each block.

This is to ensure any gaps in the building are fully sealed to prevent the spread of fire. Access is needed onto balconies in a number of flats in the blocks to do this work.

The majority of the work is to replace panels, which sit underneath the window.

This work will be completed outside using a mast climber which is an external platform.

The panel will be replaced with a new panel where the insulation material is a mineral wool with increased fire resistance.

All residents in the high rise will receive a detailed leaflet about the works and Fire Safety in the next few months.



Demolition update

Demolition of 22 and 24 Hardshaw Close was completed in early September.

These homes were more complicated to demolish as they were not accessible from a road so could only be demolished once works at Rudcroft Close had progressed to allow access.

The final houses to be demolished at 19 and 21 Brunswick Street will follow.

When service disconnections are complete, the old S4B Housing Office and the Brunswick Street shops will be demolished.

Demolition of the shops will make way for the new extra-care scheme to be built along with the creation of a pedestrian boulevard next to Artillery Court.

The final design is detailed in the picture above.

Three options are being proposed for planned works in the Helmshore Walk area and will be decided by residents living there.

The proposed options are:

1. Landscaping in front of property with no car parking or direct road access. Parking available to side of Helmshore Walk - small block
2. Secure parking area with gate. No direct road access to front of property.
3. Driveways to most ground floor properties with parking to side of Helmshore Walk - small block.

Further updates will follow when a decision has been made.

In the area

With so much work ongoing in Brunswick, a reminder to please take extra care and be mindful of the necessary road, footpath and cycle lane closures.

You can view a copy of the road plan on the S4B website.



Homes available Now!

Are you or anyone you know looking to rent a home?

We have homes available now so please get in touch...

T: 0300 555 0128,

E: info@s4bmanchester.co.uk
or call into the S4B housing office.



Residents living at Elizabeth Yarwood Court will have priority option for a place at the brand new scheme.

Don't forget... Bring in your bin!

Bin collection day in Brunswick is Friday. Please remember to bring in your bin as soon as possible after it has been emptied to prevent pavements and walkways from being obstructed.

If you have problems doing this, please get in touch as we can help.

Arabic	0300 555 0128 للحصول على هذه المعلومات بلغتك الرجاء الاتصال برقم الهاتف
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۔

S4B Housing Office

15 Brunswick Street Manchester M13 9SU

T: 0300 555 0128 E: Info@s4bmanchester.co.uk

W: s4bmanchester.co.uk

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