

What Your Neighbourhood Officer has done this quarter

Tenancy agreements - When tenants originally signed up for their tenancy they completed a "Manchester City Council" Tenancy agreement. However, all properties transferred to Parkway Green Housing Trust on 31st October 2006, because of this they need to complete a Parkway Green Tenancy Agreement. I had 197 to be signed at the beginning of January 2010 at present I have 58 left to be completed.

Untidy Gardens – Since January I have sent out 15 warning letters about messy gardens. I will be enforcing the tenancy agreement on any tenant that does not keep their garden clean and tidy, please phone me if you are aware of any problem gardens.

Void Properties – Void properties are homes without a tenant. Since January 2010 in the area I cover there has been 4 Void properties.

- 3 – 2 Bed Cottage Flats.
- 1 – 2 Bed Room House.

The 4 tenants left their homes because of the following reasons.

1. Tenant passed away.
2. Tenant Move to larger property.
3. Tenant moved to different area.
4. Tenant moved to different area.

2 Properties have now been re-let and have new tenants. 1 property has been advertised on Home Finder for applicants

to express their interest in living there. 1 property needs major improvement work to be carried out and will be void for a substantial period of time.

Starter Tenancy Conversions – I have completed 20 conversions of tenancy from Assured Shorthold Starter Tenancy to an Assured Tenancy.

Mutual Exchanges – I have completed one 3 way mutual exchange, where 3 different tenants all swapped their homes. If you would like to swap your home please log onto www.HomeSwapper.co.uk this is free for all Parkway Green Housing Trust tenants. You can swap homes with your current landlord or tenants of other housing associations and councils – down the street or across the country.

Trees – Parkway Green Housing Trust have recently had a full tree survey carried out. I have ordered £10,000 of work to be completed to trees in front and side gardens and green spaces that are owned by Parkway Green. If you have a tree please note that the tree surgeons will only be completing priority work I have ordered. I will be ordering more work in April 2010.

Grass verges – I have noticed that some of the grass verges are not looking at their best due to people parking there cars on them. Please refrain from parking on any grass verge as it makes the estate look untidy.

patch news

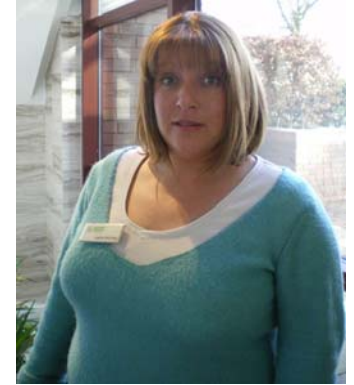
your local update



March 2010

Welcome Hi I'm Laura Freeman your Neighbourhood Officer for Northern Moor North and Alfred Morris Court If you need to contact me over any issues or just to have a chat please ring 946 6447 or email me at

l.freeman@parkwaygreen.co.uk or come along to our neighbourhood surgery on Friday 10am to 12 noon at Woodville Community Centre, Sale Road.



Refurbishment works- Please note that in June or July some homes will be having major improvement works completed to the outside of their homes having new over-clad to improve the thermal insulation properties. This involves fixing insulation boards to the walls of the properties and then applying a render finish on top of the insulation. This will bring the "U value" (thermal insulation rating) of the walls, up to or better than is required by building regulations for new properties.

Patch News

Grounds Maintenance.

Now the grass cutting has finished, during the winter months our grounds maintenance team will concentrate on shrub work to the front and rear of our walk up flats, garage site maintenance and clearing spare land.

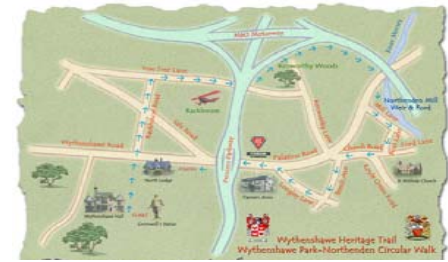
Resident involvement 'get involved, have your say'.

I am hoping to get to know all the tenants and residents that want to get involved in the next couple of months. If you have an idea or a question about the area you live in please call me on 0161 946 6447 and I will be happy to talk to you about how you would like to get involved.

Do you want to join a 6 week volunteering programme in Wythenshawe Park? Are you between 16 – 25 years? Please read on.....

Groundwork is a group of charities helping people and organisations make changes in order to create better neighbourhoods to build

skills and job prospects and to live and work in a greener way. Groundwork is currently working in partnership with Manchester City Council on a new program called "Dig Deep". Dig Deep will begin at Wythenshawe park from Tuesday 2nd March – Tuesday 6th April 2010. It will give volunteers the opportunity to make a difference to the walled garden in Wythenshawe Park and a chance to meet new people and gain new skills. You can get further information by contacting Kate or Abigail on 0161 220 100.



Litter

I have been completing recent walk about on the estates. Northern Moor is looking so good recently with most properties having the new windows and doors completed. I have noticed one big problem on the estate and yes it is

Litter !!!!

Can I please ask every one to take all rubbish home with them and not to drop it on the ground. Can I also ask if you see litter in your garden please put it in the bin. I have asked Manchester City Council to concentrate on picking up litter in the areas that I cover.

Walkabouts

I hold regular walkabouts in the area, residents are more than welcome to join me and discuss the issues important to you.

I will be focusing each walkabout on different parts of the estate.

17 th March 2010	21 st April 2010	19 th May 2010
Sale Circle shops at 9:30am	Corner of Sale Road and Melsomby Road, 9:30am	Sale Circle shops at 9:30am

Health Academy

Health Academy Over 50's Club **RELAUNCH!!**

The Manchester Health Academy, based on Moor Road in Wythenshawe is re-launching its Over 50's Club on Monday 8th March 2010.

The Club, which started up three years ago, has been offering local community people the opportunity to get together over a cup of tea and play a game of bingo, as well as giving them the chance to get active via carpet bowls and other activities.

The Club, established by Paul Barrett, the Community Sports Development Manager, is now taking a different approach and will be organising either a weekly bingo session or a trip out. Paul says "The club has been running now for three years and we have a decent level of participation. In order to expand the Club, and recognising that a lot of the age group we are targeting struggle to get out and about, we are going to be using the Academy mini-buses, funded by the NHS and the Manchester United Foundation, to provide transport for various trips both near and far. I think this is an exciting time for the Club and we look forward to welcoming new members from the 8th March."

During the first meeting, members can nominate ideas and dates for the trips out as well as get to meet new friends. Already planned are visits to Sharston Books, Stockport War Shelters, City Centre visits for shopping, Stretford Arndale, Handforth Garden Centre, Salford Quays, Maritime Museum, Science & Industry Museum, Dogs, Debdale Park, Halton Hall, Tatton Park, Cheshire Oaks and Chester Zoo, Heaton Park, Boundary Mills and lunches out in the local area.

If you would like to join the group then please call Paul on 0161 998 2187

