

## Nuisance tenants jailed

Work by FCHO and GM Police has resulted in Legal Notices being served which could result in the eviction of two tenants in Clover Crescent and Cherry Avenue.

The tenants have been convicted of criminal offences involving the theft of a boiler from an empty FCHO property and a second instance of theft of public property.

If any such similar future acts are committed by these tenants, the cases will be referred to the Court for an order for outright possession of their homes and subsequent eviction.

Michael Lee, Housing Team Leader for FCHO said: "We're getting a much better response from residents offering information in confidence. This action shows we won't tolerate such behaviour and its impact on other tenants."

The action confirms FCHO's continuing commitment to firm management on Alt as plans unfold to attract more investment into the area through the Alt and Sholver Partnership."

## Stock Options Appraisal

Residents have recently received a questionnaire about the future of Oldham Council Housing – the 'Stock Options Appraisal'.

Kevin McCarthy, a Council tenant who chairs the panel said: "The Options Appraisal process will affect all Council tenants and is running alongside the work being undertaken by the Alt & Sholver Partnership. It doesn't replace the development of the current regeneration plans."

"The plans, which are being developed by the Alt and Sholver Partnership, will continue to involve local tenants. However, the Council is keen to ensure that all tenants are consulted on the Options Appraisal; therefore we want to keep you involved."

# Shaping the future

Transforming Alt

OCTOBER 2008

## Cherry Avenue residents make their move...

**We reported in February that older residents from the Cherry Avenue bungalows had told us they felt isolated and were keen to move.**

The Alt and Sholver Partnership (ASP) has now received support for re-housing from Oldham Council and the Council's managing agents for the bungalows, Housing 21.

All the remaining residents from 70-120 Cherry Avenue have been successfully re-housed and received Home Loss payments. The residents are delighted with their new homes in various locations. All these homes have either been modernised already or are included in future modernisation plans.

Three tenants who lived side by side in Alt have been found bungalows next to each other in Chadderton. Lynn Briggs, Hilda Millar and Lilian

Wiseman are now living in fully modernised homes. Mrs Briggs said: "We're so pleased with our lovely bungalows and that we're still neighbours after living as neighbours in Alt. Everyone's been very helpful in helping us move and we couldn't be happier in our new homes."

The Alt bungalows still form part of Housing 21's Private Finance Initiative contract with Oldham Council. Demolition will follow as soon as the PFI Board approves all the contractual issues.



## Approximate timetable for future investment

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|----------------|---|
| <b>2007</b>    | <ul style="list-style-type: none"> <li>September/October – local people make their views known on proposals during in-depth consultation.</li> </ul>  |
| <b>2008</b>    | <ul style="list-style-type: none"> <li>Update sessions to explain progress since consultation on Neighbourhood Plan.</li> <li>Oldham Council has sent all its tenants information and a questionnaire about future investment in Council houses.</li> <li>The process is underway to attract a development partner to progress and deliver the neighbourhood plan.</li> </ul> |
| <b>2009</b>    | <ul style="list-style-type: none"> <li>Start to prepare a detailed masterplan, involving residents.</li> <li>Approve the masterplan.</li> <li>Development partner appointed.</li> </ul>   |
| <b>2010–11</b> | <ul style="list-style-type: none"> <li>First planning applications submitted for new homes, with residents involved.</li> <li>Start building new homes on site.</li> <li>First new homes completed.</li> <li>Future sites developed in a phased approach.</li> </ul>  |
| <b>2018–20</b> | <ul style="list-style-type: none"> <li>All building and environmental works completed.</li> </ul>   |

## ...and eyesore flats to be cleared

**Flats at 122-128 Cherry Avenue, which had become a target for vandalism and anti-social behaviour will also be demolished.**

During the consultation, you said removing these empty properties was a priority, and the Alt & Sholver Partnership is now in a position to do just that.

The adjacent property at 130 Cherry Avenue is also to be demolished once the existing residents have been re-housed. Visits have already been undertaken to explain the process and we will continue with this personal contact until suitable alternative housing has been secured.

Once the properties have been cleared, we will landscape the site.

## What's in store for former tip site?

At our consultations last year, you raised concerns about building new homes on open land to the north of Cherry Avenue, which is a former tip site. So, we are carrying out investigations to ensure it is suitable.

Oldham Council has undertaken a basic study of the site, including its history. The Council is now commissioning a more detailed survey, including taking samples of the soil, so the Council and any developer can plan what remediation would be required before any building work took place.

Tom Flanagan, Director of Regeneration at Oldham Council said: "The proposals in the neighbourhood plan for this area would bring the land back into productive use, and its former use wouldn't prevent this. However we understand residents' views, so we will look very closely at what would be required well before we plan to engage developers."

**CONTACT US:** Freephone: 0800 0778197 Email: [asp@oldham.gov.uk](mailto:asp@oldham.gov.uk)  
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This information can be made available in other formats, for example Braille, audio, large print or in alternative languages. To access these please contact 0800 0778197



ALT and SHOLVER partnership  
Neighbourhood Plans

## Partnership stresses 'build first' priority

**We've stressed at previous stages that a final plan for Alt will involve both residents and developers when they're appointed, through the 'masterplanning' process.**

At present, we aim to start the process of recruiting developers in mid-late 2009.

In arriving at the proposed early priorities for re-development, the ASP has also confirmed its commitment to 'build first whenever possible' as this idea was well received by local residents during consultations.

Given the planned demolitions on Cherry Avenue, the ASP has agreed – subject to liaison with developer partners – that the early priority for re-development should be the bungalows site and the open land to the north of Cherry Avenue.

While a 'build first' approach may not always be possible, this would provide an early opportunity for local residents to see the standard of new homes as the first part of Alt's regeneration.

## Advisors aid search for developer

You can have a strong role in appointing the developer partner for Alt.

In preparation, we have appointed a firm of advisors to examine financial, legal and technical issues before the process begins for appointing a developer.

The firm is EC Harris and they will now work with the partnership to advise on the process for choosing a developer. Their advice is especially important in the current financial climate, as we want to appoint the best developers to work with local residents in creating a plan for Alt.

This type of involvement has worked successfully elsewhere in Oldham.

In Primrose Bank residents have been able to speak directly to proposed developers during the process of appointing them, to share their ideas for the development of the neighbourhood.

## Keeping you informed

**Alt residents have given a positive response to our engagement events. We are committed to involving you throughout our efforts to regenerate Alt.**

However, we realise that there are periods when you may appreciate more information. Why not get involved in the Alt Steering Group? You will be kept informed of progress with the Alt and Sholver Partnership without having to be a full member of Alt TRA. Please contact our Consultation Officer, Zerg Raja on 770 4416 to find out more.

We also want to keep residents informed about discussions at the ASP Board. From October, we will therefore be publishing all the minutes of the Alt and Sholver Partnership Board on our website – [www.oldham.gov.uk/alt-sholverpartnership](http://www.oldham.gov.uk/alt-sholverpartnership)

Residents can track progress of the board's meetings, which are held every two months. Any enquiries can be emailed to [asp@oldham.gov.uk](mailto:asp@oldham.gov.uk)

## Quids in to transform TRA base

**A fantastic new facility for the whole community is on the way at the Alt TRA base, with the news that the TRA has secured more than £20,000 from the lottery-based Fair Share Fund.**

Upstairs at the Cherry Avenue building will get a makeover to become home to a variety of activities for everyone living in Alt, including children and young people.

The Fair Share Panel includes input from Alt TRA working alongside the ASP and other partners to identify community projects. We hope to ensure that improved community facilities will form part of the long-term improvements for Alt.



Rob Goodinson from Alt TRA said: "This is fantastic news. The money will allow us to offer so much more for local people on the estate. We'll have

a new kitchen, improved storage and toilet facilities and get the electrics for the building sorted out. We want Alt residents to make use of the new place and to work with us to make this a success."

If you want to find out more about what's on offer call into the TRA base any Thursday morning when the TRA has a coffee morning open to all.

Debbie Holland from Oldham Council's Children's Services said: "We supported the funding of the ground floor improvements. This extra funding to improve the upstairs will make it a fantastic place for community activities. It's now up to Alt residents to work with the TRA in making it work for the local community."

## Heritage STUDY

**Memories of Alt's history will be rekindled when a new leaflet on the heritage of the neighbourhood is published early next year.**

The leaflet is the result of a wide-ranging heritage survey supported by the HMR Pathfinder, looking at the buildings and landscapes in this and other communities. It involved detailed assessments of homes, offices, workplaces and public buildings.

And the research has shed light on many architectural gems and curiosities across the neighbourhood.

Using the new leaflet you will be able to follow a trail around the estate, noting what remains, as well as the site of historic buildings that are now gone. The leaflet will aim to make local people more aware of and interested in their heritage, to stimulate people of all ages to 'go and take a look'.

Alongside the heritage trail leaflet, we'd like you to share your memories of life around Alt in years gone by. Please contact Zerg Raja, Consultation Officer, on **0161 770 3590** to share a local residents' insight – we value your views.



### ASP drop-in sessions/update event

Throughout the process of transforming Alt, we want to keep local people informed every step of the way.

So, we have arranged a series of drop in days at the Alt TRA, Cherry Avenue base early next month.

**Tuesday 4 November 11am - 2pm**

**Wednesday 5 November 2pm - 5pm**

**Thursday 6 November 4pm - 7pm**

We will follow these with an Update Event planned for Saturday 15 November at Alt Primary School, Alt Lane. This event will show the progress made since the consultation events last year.