



HATTERSLEY AND MOTTRAM

Progress in delivering the Neighbourhood Plan 2020/21

Onward will seek to make a positive difference in Hattersley & Mottram by supporting a thriving local community, improving the physical environment and increasing the number of new and affordable homes in the local area.

INTRODUCTION

Hattersley and Mottram is Onward's largest neighbourhood and an area where we have a significant presence. The area has changed significantly over the past decade with high and growing demand and customer satisfaction. However we continue to be committed to working in conjunction with the local community and partners to make the area an even better place to live for existing and new residents.

Over the past year, our work in Hattersley & Mottram has been wide ranging in an attempt to make a positive difference to the lives of current and future residents in the area. It has included investing in homes, progressing new development, improving the physical environment and a wide-ranging social investment and community engagement programme.

This report provides an overview of progression of the objectives and actions within our Neighbourhood plan for the area, highlighting key achievements and ongoing challenges.

AIM 1: IMPROVE THE INTERNAL CONDITION OF EXISTING PROPERTIES

During the past year, we commenced a major boiler replacement programme across the estate. In 2020/21 we installed new Worcester Bosch Greenstar I - A rated boiler in 218 properties. These replaced the existing boilers that were identified as failing before their expected replacement date. Customer satisfaction was high and this programme will continue at a similar pace over the next two years.

AIM 2 CONTINUE TO PROVIDE MORE NEW AND AFFORDABLE HOMES IN THE LOCAL AREA

In 2020/21 we have focused on bringing schemes forward for Development for the new Homes England 2021-26 Affordable Homes Programme. Homes through this programme can begin to be delivered in late summer 2021. The work completed in 2020/21 will enable us to start 188 homes by the end of this year across 2 development projects, Hattersley Central and Hare Hill MMC.

Hattersley Central



This development is split across 3 sites and will complete the regeneration of the former central parade site that will represent one of the final parts of the Hattersley masterplan. The project will deliver 161 homes including:

- 91 Apartment Extra Care
- 70 homes for Affordable Rent and Shared Ownership (2, 3 & 4 bed Houses & Bungalows)

This is an incredibly complex development due to the site specific abnormalities that require significant funding to make the scheme break even. The scheme will be funded through Homes England 2021/26 Affordable Homes Programme as well as the Brownfield Land Fund.

We have secured full planning permission for the development, and have selected a contractor, Rowlinson Constructions, through a competitive tender exercise. We aim to start on site late summer/early autumn with the whole scheme taking around 2 years to complete.

Hare Hill MMC

This development sits on land between Hare Hill Road & Porlock Avenue and will deliver 27 homes for Affordable Rent (mix of 2 and 3 bedrooms).



This is an innovative scheme that will utilise Modern Methods of Construction (MMC). We are utilising ILKE Homes, who based out of their factory in Yorkshire build houses in modules (each storey is built and finished inside and out), which are transported and craned into place. This approach should provide quality homes that reduce construction disruption with less works taking place on site.

The scheme will be funded through Homes England 2021/26 Affordable Homes Programme as well as the Brownfield Land Fund. We have secured full planning permission for this development and are planning to start this Autumn with work completing Summer 22.

AIM 3 IMPROVE AND MORE EFFECTIVELY MANAGE AND MAINTAIN THE PHYSICAL ENVIRONMENT

Onward have continued to manage and maintain the physical environment across Hattersley & Mottram throughout the last year, with over 200 works taking place to ensure trees are healthy and remain safe.

We have introduced wildflower areas to the Mottram Road & Stockport Road gateways to enhance wildlife and biodiversity. A new grounds maintenance contract has been procured and rolled out resulting in positive feedback from our customers. New collaborative approaches have been developed with TMBC in dealing with fly-tipping, and we will look to continue to challenge on any incidents found. Throughout the pandemic we have placed our customers safety first with over 500 cleans carried out to communal areas, including full sanitisation of spaces as needed.

In the year ahead new plans will be produced to create a community resource of Waterside Clough and plans are advancing on our Hattersley In Bloom entry for this summer. The entry is a great chance to show off all the fantastic work going on in the area by community groups and recognise the shared commitment from our customers and Onward in making Hattersley & Mottram a great place to live.

AIM 4 WORK IN PARTNERSHIP TO DELIVER WIDE-RANGING INVESTMENT IN PLAY AREAS, OPEN SPACE AND PUBLIC REALM ACROSS THE ESTATE

The lack of play space for younger children was identified as a high priority for customers in Hattersley and Mottram. This year saw the first of the public realm projects with the opening of the play area at Fields Farm Road. The site was previously closed to customers and had not been in use for a number of years.

In 2021 we plan to open two further sites and we are working with partners in the Local Authority to progress these along with additional parking courts and parking bays.

AIM 5 CONTINUE TO WORK IN PARTNERSHIP TO ADDRESS ANTISOCIAL BEHAVIOUR ISSUES ON THE ESTATE

Hattersley & Mottram has been an area of GM that we have found to report a medium to high number of ASB incidents to Onward. In 20/21 the SNT received 50 new cases and closed 48, referring 6 cases to mediation and not having any legal cases. This is an increase of 35% in cases opened compared to the previous year.

Throughout 20/21 we have worked towards the following projects linked to our neighbourhood plans:

- Carried out visible ASB walkabouts with colleagues and Police on the estate.
- Linked in with Police to discuss youth nuisance.
- Worked with our internal communications team to get messages out on our social media accounts to encourage reporting.

We recognise that under reporting remains an issue on the estate and we will work to continue to engage with local residents and encourage issues to be reported during 2021/22. In addition we are developing some targeted initiatives in the area for the coming year.

AIM 6 SUPPORT THE CREATION OF A WEALTHIER, MORE ECONOMICALLY ACTIVE AND THRIVING HATTERSLEY AND MOTTRAM COMMUNITY

A key feature of our work in Hattersley and Mottram has been our wide-ranging social investment and customer engagement programme, and we continue to have a Social Investment Specialist dedicated to working in the neighbourhood. The remit of this role is to both improve the neighbourhood as a place to live and also help individuals in the area who need support to improve their life chances and economic prospects.

Over the past year we have worked with numerous individuals and organisations making a positive difference in Hattersley. Key highlights have included:

- Ongoing capacity building work with a network of local community groups. This has included 13 new and growing organisations within the Hattersley area. Part of the work involved in this had been providing advice and guidance, linking organisations to share resources and best practice and in some instances direct hands-on help and support. Additionally bi monthly stakeholder and provider network meetings have ensured enduring communication throughout the year between over 100 front line providers and local groups to tackle local needs.
- Supporting a range of projects in the local area dedicated to tackling food poverty, including The Bread and Butter Thing, Ark of Hope, Food Bank, and the emergency response support set up through the Longdendale Mutual Aid Group. As well as commissioning Cracking Good Food to deliver online basic cookery sessions to 54 members of the community.
- The Go Green scheme which has engaged over 60 local residents in a wide ranging programme to improve the local environment. This has included a variety of community clean up days, Get Growing Workshops, Garden Tidies for vulnerable tenants, forest school engagement and recycle challenges for school children and online tutorials accessible to a wider audience during the lockdown periods.
- Project Winter Warmer has been an extremely successful collaborative project between Onward, Hattersley Projects (Big Garden Project), Zest Wellbeing and Community Matters. Wellbeing packs including items to keep warm, activities and information to support positive mental health and wellbeing, support service information and basic food provision have been delivered to 100 vulnerable people and families a month over the last three months. All recipients of the packs have been nominated by community members and workers in the area to ensure that they reach the people most in need.

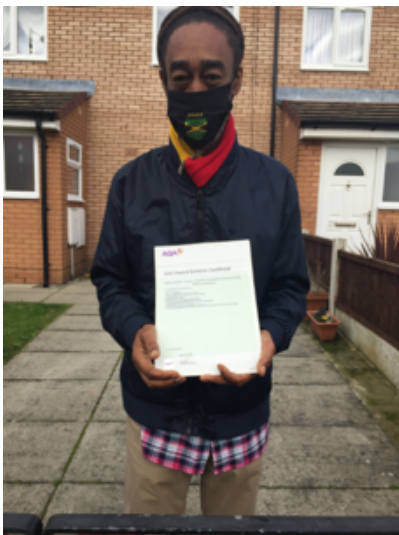
We have also continued to joint fund the Hattersley Work and Skills role with Tameside Council, which provides dedicated employment mentoring support for people living in the neighbourhood.

Despite the challenges of the past year, the role has continued to be a useful and dedicated local service for residents, helping 154 people in the journey into work, supporting 11 into employment, 46 people into training and 36 into volunteering roles. The majority of this delivery has been online or over the telephone and has included creating online content in relation to CVs, applications, interviewing skills and personal profiling. The impact of this work and profile of the project locally has grown over the past year despite some practical challenges presented by lockdown and social distancing. We are looking to work with Tameside Council to continue this work going forward and ensure that local people are supported to both access opportunities locally and further afield.

Onward's Social Investment programme in Hattersley



Improving the environment through Go Green, involving over 60 local people.



Supporting local people into work through the Work and Skills Coach.



Supporting the community's efforts to tackle food poverty in the local area.

SUMMARY OF ACHIEVEMENTS AND LOOKING FORWARD

Despite the challenges faced from the global pandemic over the past year, we have continued to make progress in delivering the objectives from the neighbourhood plan, including:

- Installing new boilers to over 200 properties
- Planning the Hattersley Central and MMC development projects
- Opening the new play area at Fields Farm Road
- Introducing wildflower areas to enhance biodiversity and wildlife
- Resolving and closing nearly 50 ASB cases in the neighbourhood
- Progressing the Hattersley Go Green initiative involving over 60 local residents committed to improving the appearance of the estate
- Supporting 154 local people with their journey to work through the Hattersley Work and Skills coach role.

As we move forward, the six objectives that have been set for the area continue to remain valid. We will attempt to work in a coordinated way with residents and partners to make further progress in achieving these during 2021/22. In particular during the coming year we will:

- Continue to invest in properties across the estate during 2021-23, with around 400 new boilers planned to be delivered each year as part of the ongoing boiler replacement programme
- Work to open up Waterside Clough as a destination for local people and progressing Britain in Bloom for Hattersley
- Progress the two main development sites in Hattersley as featured above
- Continue the public realm investments, including opening two further play areas, and our social investment programme
- Raise awareness of our ASB service, increase visibility, build trust with Hattersley residents and encourage greater reporting of issues as they arise
- Work with partners to re-open and reinvigorate the Hattersley Hub as a key asset for local residents.

