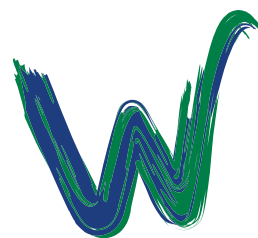


# Wythenshawe Life

[www.wchg.org.uk](http://www.wchg.org.uk)



Wythenshawe  
Community Housing Group

Autumn  
2014

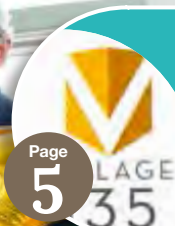


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green  
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**RHS Tatton  
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**Inside**  
don't miss our  
Annual Report and  
Summary of WCHG's  
Value for Money  
Assessment



If you  
or anyone you know  
would like this publication  
**IN LARGE TYPE**  
or audio format please  
contact us on  
**0800 633 5500**

**Tenant  
Approved**

## Rated Gold - for work experience



Wythenshawe Community Housing Group is proud to have been accredited with the Fair Train Gold Standard for our School Work Experience Programme for 15 and 16 year olds and for our Futures Programme which offers placements to local people in most need of help to find employment.

For more on these programmes see page 14.

## The Bridge launched



The Bridge, a new playgroup and community facility for Wythenshawe, has been officially opened by The Children of Success Schools Trust, the governing Academy Trust of Haveley Hey and The Willows Primary Schools.

Wythenshawe Community Housing Group helped fit out the Community Room and refurbish the kitchen.

Eddy Newman, Chair of WCHG and also a Governor of The Willows, said: "Wythenshawe Community Housing Group takes a very pro-active stance in community investment and The Bridge will be an excellent facility and resource for the people of Wythenshawe. We wish it every success in its delivery of much-needed support to local families."

## Plaque unveiled



We welcomed Wyn Goggins to Wythenshawe House to unveil a plaque in memory of her husband, local MP Paul Goggins, and all the work he did for the people of Wythenshawe.

Mike Kane MP, WCHG Chair Eddy Newman and Nigel Wilson, Chief Exec, paid tributes to him — a true friend of WCHG and Wythenshawe and greatly missed.

## What is tenancy fraud?

Help stop tenancy cheats. Report fraud

Wythenshawe Community Housing Group has signed up to a Manchester-wide initiative to tackle people who are fraudulently obtaining social housing. If you wish to report tenancy fraud please contact us on 0800 633 5500 (free call from landlines) or 0300 111 000 (local rate from landlines and mobiles) or email [customerenquiries@wchg.org.uk](mailto:customerenquiries@wchg.org.uk)



Unlawful subletting/  
renting out of  
property



Using false  
information to  
obtain a tenancy



Non-occupation



Fraudulent  
right-to-buy  
applications



Wrongly claimed  
succession



Key selling

## Don't put your home at risk!

The rents team is based at Wythenshawe House. If you need help with your rent account please get in contact with your rent officer as soon as you can. The earlier you contact us the sooner we can help you. Since April 2014, we have carried out over 20 evictions due to non payment of rent. Don't put your home at risk.

## We can help

We have recently issued new rent cards. Please return or destroy your old card and use the new one straight away at any Post Office, Payzone or Paypoint outlet.



## Building on success - funding for 289 new homes

We have successfully secured £4.3m of grant funding to build 289 new homes over the next four years through the Government's Homes and Communities Agency's (HCA's) Affordable Homes Programme.

This represents a 100% success in our bids, bringing the total of new homes we are **BUILDING** over the next four years to more than 500. The new homes will be built at 13 different locations and will include homes for sale, affordable rent and shared ownership.

Nigel Wilson, Group Chief Executive of Wythenshawe Community Housing Group, said: "This is great news for the people of Wythenshawe. Good quality affordable housing is in great demand and we are keen to provide residents with a range of options to suit their pockets."

Last year WCHG built 117 homes, including shared ownership to help people get a foot on the property ladder and bungalows for people wishing to down-size or find more suitable accommodation for their changing needs.

More great news on Village 135 - our development for the over 55s - on page 5.



Steve and Sylvia Walker who moved into a new WCHG bungalow in Gladeside Road earlier this year

## Apprentices' work unveiled

The Lord Mayor of Manchester, Councillor Susan Cooley, and Deborah McLaughlin, Homes and Communities Agency's NW Executive Director, unveiled a plaque to commemorate our WCHG Apprentices' work on the building of the bungalows on Gladeside Road. These bungalows were part funded by the HCA. They are pictured here with Mike Kane MP, Eddy Newman, Chair of WCHG, and new tenants Steve and Sylvia Walker.



## Your local stars!

As we went to press we had already received some amazing nominations for our Community Awards 2014. The awards recognise the work of those who volunteer and go the extra mile to help others around them. They will be presented at our Tenant Conference and you could be there to see them!

Your invitation to our second Annual Tenant Conference on **Thursday 6 November** at The Forum will come direct to your door. It is free to attend, but numbers are limited. If you want to be an early bird and book now call our Involvement Team on **0161 946 6369** or email [graham.heslin@wchg.org.uk](mailto:graham.heslin@wchg.org.uk)



**Community  
Awards 2014**

## 'Bedroom Tax' - one year on...

We have been monitoring the impact of the under occupancy charge - the 'Bedroom Tax' - on our tenants and the local community. You can read the full report *Bedroom Tax One Year On...* by downloading it from our website or pick up a copy from any of our offices.

We have found:

- The most vulnerable, in particular, the disabled are being disproportionately affected
- Residents are finding it increasingly difficult to sustain payments
- 80% affected by the bedroom tax do not want to move
- 287 tenants affected have moved into employment or increased the numbers of hours they work
- 689 tenants say they wish to move to a smaller property and are being given assistance. So far 239 have moved.



## Universal Credit - now launching!

Universal Credit, which replaces a range of benefits and tax credits for people of working age, launched in Wythenshawe on 22 September 2014.

Universal Credit is being rolled out first to single people and couples with no children making **NEW** claims. It will be extended from 2015 to 2017 to eventually replace:

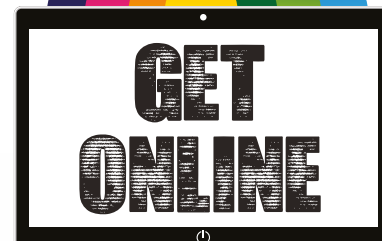
- Income based Job Seekers Allowance
- Income Related Employment and Support Allowance
- Income Support
- Child Tax Credit
- Working Tax Credit
- Housing Benefit

Universal Credit will be paid in one single payment once a month into your bank account and will include the housing benefit part of Universal Credit. All other benefits, such as child benefit, will continue to be paid as usual.

Watch out for a special edition of Money Matters which will include a lot more information about Universal Credit and about the help and support available, including budgeting advice.

We will be at the Civic Centre on Thursday 9 October with our Roadshow. Pop by and see us from 9am-4.30pm.

## Getting online made easy



Our Get Online Wythenshawe team of Asad Baig, Ben Harrison and Mark Bowker, pictured here, can help you and your family with an affordable computer or laptop and give you one-to-one assistance installing and using it and finding the best broadband deal.

You can buy a refurbished computer from as little as £19.99 or a refurbished laptop from £49.99. You can also choose to add on Windows for a little extra. This includes a 90-day warranty.

**By Getting Online now you can prepare for Universal Credit since all claims will be made online.**

To donate or buy a computer or to get help using a computer and the internet contact Get Online Wythenshawe on 0161 946 8920 or email: [getonline@wchg.org.uk](mailto:getonline@wchg.org.uk).



# Village 135

## - has it all under one roof!



**Own, share ownership or rent - our amazing Village 135 Extra Care scheme will offer flexibility and independent living choices to the over 55s.**

Launching the scheme, Lord Mayor of Manchester, Councillor Susan Cooley, said: "I am especially pleased to launch this new development as my theme during my year as Lord Mayor is based on an Age Friendly Manchester. I wish Wythenshawe Community Housing Group all the very best in this new venture for the older people of Wythenshawe and South Manchester."

The scheme, located on the junction of Brownley Road and Hollyhedge Road in Wythenshawe, is expected to be completed in early 2016. It includes:

- two bedroom energy efficient apartments which meet mobility and access needs
- a bistro
- hairdresser, beauty salon and spa
- 24hr on-site care team
- built in security and emergency alarms
- scooter store
- laundry
- a communal hub for social activities
- landscaped areas, roof garden and a communal greenhouse
- repairs, aids and adaptations services

"This new facility will also provide job opportunities for local people, both in the construction phase of the development, and when it is up and running. We also hope to work closely with The Manchester College in Wythenshawe to provide training and job opportunities in health and social care, catering and hair and beauty as part of the Community facilities on offer in the communal hub of the scheme."

**Eddy Newman, Chair of WCHG**

"I am pleased to see WCHG delivering a project which is directly addressing a gap in services for local residents. I look forward to continuing to work with WCHG on projects like this which are targeting community need."

**Local MP, Mike Kane**



**If you think Village 135 might be a place you would like to call home in the future call Amanda Seals, Senior Manager, Extra Care on 0161 946 9581 or visit [www.village135.org.uk](http://www.village135.org.uk)**



# New Games record!

**This summer saw the third annual Wythenshawe Games in Wythenshawe Park - our chance to celebrate local sporting, community and cultural events!**

Wythenshawe Community Housing Group was delighted to co-sponsor this popular event. The sun shone and a record 9000 people took part. This year new activities included an Under 5s zone and Teen Takeover, see below, and a Sports for All day delivered jointly by Manchester United and Manchester City.

The Wythenshawe Together team of volunteer tenants and residents took over on the weekend with Jack Shepherd who plays David Platt in Coronation Street opening the event with the Lord Mayor and our Chief Executive Nigel Wilson. Jack is pictured below with Eddy Newman, Chair of WCHG; Councillor Susan Cooley, Lord Mayor of Manchester and her consort Steven Cole.

There were free rides and attractions, a parade of local groups and bands and huge amounts of family fun to be had for the many thousands who took part.

Other sponsors included Manchester City Council, Wythenshawe Forum Trust, The Manchester College and Wilkinson.



## Teen Takeover time

**It's clear to see - a great time was had when young people took up new challenges in Teen Takeover at the Games! Our Youth Involvement Team had put together an exciting programme including football, table tennis, dodge ball, skateboarding, spray painting, quick cricket, music workshops, a climbing wall and much more.**

Winners of the Teen Takeover five-a-side tournament older age range were Matthew Morton, Jack Duffy, Milton Gomez, Vaughn Corrie and Kaden Griffin. Sportsman of the tournament was one of our young dedicated volunteers Elvis Olanipekun who refereed the junior five-a-side tournament.



See what part Real Food Team played, page 7, and give their dahl recipe a go!





## Tasting success

The Real Food team not only inspired our Gold Award winning garden, A Taste of Wythenshawe, at RHS Tatton Flower Show but made sure an amazing 500 people got to see and try some ingredients from the garden during cooking and tasting demos.

They also took centre stage at Wythenshawe Games putting on six cooking demos with local people getting a chance to participate. They gave out around 100-120 tasters per day!

Workshops at the Games included mini Forest School, Foraging, A Farmer For a Day, How to Keep Chickens and How to make a Raised Bed.

**More about Wythenshawe Games on page 6 and the RHS Flower Show on pages 10 & 11.**



## Give it a go!

One of the Real Food team's most popular demonstration recipes is their dahl, so we thought we would reproduce it here so you can all give it a go!

### Ingredients:

- 1.5 cups red lentils (approx. 4oz)
- 1 onion – chopped
- 2 cloves garlic – chopped
- 1 tablespoon olive oil
- 2 tablespoons curry paste
- 1 tin coconut milk
- 1 tablespoon brown sugar
- Fresh coriander – chopped
- $\frac{3}{4}$  pint water
- Salt – see top tip below

### Method:

Heat the oil in a large non stick pan – add the onion and fry until soft

Add the red lentils and fry for another 2 minutes

Add the curry paste and garlic and half the water

Bring to the boil and reduce the heat to simmer and stir regularly

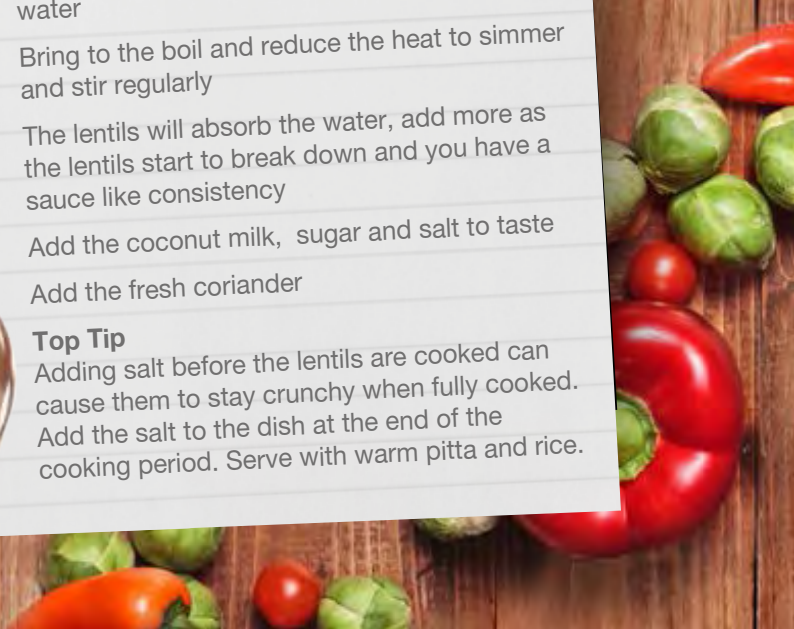
The lentils will absorb the water, add more as the lentils start to break down and you have a sauce like consistency

Add the coconut milk, sugar and salt to taste

Add the fresh coriander

### Top Tip

Adding salt before the lentils are cooked can cause them to stay crunchy when fully cooked. Add the salt to the dish at the end of the cooking period. Serve with warm pitta and rice.



# Welcoming your thoughts

Every month more than 300 tenants who have had a repair or gas service are asked to rate Wythenshawe Works' performance.

We also asked people at Wythenshawe Games to tell us one thing they like about the service and one thing they would improve. People were pretty complimentary and the only suggestion was to make our appointment slots a little bit shorter.

**We are working on our plans for next year and would welcome your feedback. Contact Penny Waller at Wythenshawe Works on 0161 946 9174 or email her at penny.waller@wchg.org.uk.**



## Shared responsibility

As landlord, we have the most responsibility when it comes to repairing your home, but some things are your responsibility. Here is a quick reminder:

- ✓ Easing internal doors
- ✓ Clearing blocked sinks, basins and showers
- ✓ Replacing electric fuses and light bulbs
- ✓ Filling plaster cracks and internal decoration
- ✓ Repairing or replacing a toilet seat
- ✓ Plumbing in washing machine and repairs to own equipment
- ✓ Damage you or your visitors cause
- ✓ TV aerials and satellite dishes
- ✓ Clothes posts and lines
- ✓ Curtain rails and battens
- ✓ Garden areas and fencing

**We offer a Handy Person Service and we have a Recharge Policy for the times we have to complete repairs that are your responsibility. For more details contact Mel White on 0161 946 9184 or email her on mel.white@wchg.org.uk.**

## Grass cutting - shaving off time!

A pilot grass cutting service has seen our Environmental Services Team and Manchester City Council working together since April. We want to deliver a 12 day cutting cycle, and we are making good progress, having reduced the cycle from 28 days to 16 days already!

In previous years, large volumes of cuttings have been removed, but with around 1,500,000 square meters of grass cutting it is not economically viable to do so. However, as we reduce the number of days between cuts the amounts of cuttings generated will fall too.

## Raising your water pressure!



Is your water pressure poor, or reduced when your neighbours are also using water?

Many of our older properties are served by a common supply pipe usually made of lead or iron and often too small for the water needs of modern **HOMES**, and this may be the cause!

A project is underway to replace the remaining lead supply pipes and give all our customers their own separate supply pipe from their property to the water supplier's mains (United Utilities). This will meet new government guidelines/water regulations and Decent Homes Standards.

We need access to homes during the works and we will keep all those affected informed. We apologise for any inconvenience, but hope you will feel the benefits! For more details contact the Development and Investment Team on **0161 946 9506**.



## Focus on... new ASB powers

From October the Anti-Social Behaviour, Crime and Policing Act 2014 introduces new powers. They are:

- A New Civil Injunction which can be applied for anyone over 10 years old - positive requirements can also be attached to ensure individuals engage with support services and attend offender programmes
- Criminal Behaviour Orders to deal the most serious acts of ASB
- New powers for environmental issues such as litter, graffiti or noise and ASB in public places
- Premises Closure powers to enable the police and City Council to close properties where serious ASB and criminal activity is taking place
- New dispersal powers to ban an individual causing alarm, harassment or distress from an area for up to 48 hours.



They also include the community trigger, which gives victims of ASB the opportunity to request an independent case review, and the community remedy which gives victims of low level crime and ASB a say in the punishment of offenders out of court.

**For more information, contact Simon Melloy, Senior Housing Manager, Community Safety Team, on 0161 946 7510 or email [simon.melloy@wchg.org.uk](mailto:simon.melloy@wchg.org.uk).**

## Neighbourhood Justice Panels need you!

Are you a good listener, non-judgmental and fair-minded? Would you like to make a positive contribution to your community?

Our new community based Neighbourhood Restorative Justice Project is a great opportunity to gain valuable knowledge and skills in facilitating Neighbourhood Resolution Panels between the harmed and the perpetrator and agreeing positive outcomes.

**Volunteers will undergo three days accredited training. To find out more contact Lee Isherwood on 0161 946 9513 or email [lee.isherwood@wchg.co.uk](mailto:lee.isherwood@wchg.co.uk).**

## Crucial Crew

Our Neighbourhood Wardens saw around 450-500 pupils from local schools during a joint Staying Safe event at Northenden College with other key partners. Many of the children now have a greater understanding of how anti-social behaviour affects others as well as themselves.



## Off road - off limits!

It is illegal to ride off-road vehicles such as quads, scramblers, mini-motos and go-peds in public spaces, including parks, pavements, waste grounds or parkways.

Police are clamping down following complaints. Call the police on 101 or the CCTV Control room on 0161 946 9501 if you see off road bikers with a description of where, when and, if possible, of the rider.



## NEWS from the courts



- After a tenant and her family became increasingly aggressive towards teachers in front of children participating in a Primary School Sports Day, and then made threats to the Head Teacher, we took out an injunction against her and her brother.
- A tenant was arrested after he smashed our gas engineers' van window and wing mirror after they had advised him they could not check a meter belonging to British Gas. We took out an injunction against the tenant which protects all staff members who come into contact with him.
- We have been granted possession of a property after cannabis was found growing in a tenant's bedroom.

**If you are worried about ASB, you can request assistance or report an incident to the control room/Wardens by calling 0161 946 9501.**

## Tasting success - Gold at Tatton Flower Show



It doesn't get better than this! Our spectacular edible show garden, created in partnership with Reaseheath College, scooped gold at the Royal Horticultural Society (RHS) Tatton Flower Show.



## A feast of delights!

Our garden, 'A Taste of Wythenshawe', was inspired by the success of our community health and welfare programmes such as 'Real Food' which encourages healthy eating and our 'Turnaround' scheme which provides opportunities for those with criminal records. It impressed the judges with the innovative and creative approach to growing edible plants suitable for a 21st century urban community.

The garden celebrated fresh produce and the joy of growing and cooking home grown food, and was supported with cookery demonstrations by our Real Food team - a real hit amongst show goers, including Chris Beeson, pictured, former Coronation Street and Emmerdale star!

The garden was created by a team of students from Reaseheath College and supported by WCHG's Grounds Maintenance and Turnaround Team. The Turnaround Team are working towards horticulture City and Guilds qualifications at Reaseheath College.



WCHG, community volunteers and Wythenshawe Park staff have been working hard to re-create the garden in Wythenshawe Park for local people to enjoy.

## Reaping praise

It was not just the judges who voted it a winner - so too did members of the public in their droves. So much so that the garden also came second in the People's Choice for best show garden!

WCHG Chief Executive Nigel Wilson said: "We were delighted to partner with Reaseheath College with this innovative show garden and even more excited about the prospect of bringing it back home to Wythenshawe. The icing on the cake, for us, is that the Turnaround team are playing a central role in this truly community based project."



## The design

The garden design mirrors the layout of Wythenshawe's original garden city using interlocking segments to form a crescent shape and reflecting the concept of the 'three magnets':

- Countryside as an edible 'forest garden'
- Town as a community seat and eat area
- Town/Country, a community garden combining edible and ornamental planting

Tramlines represent the connection of Wythenshawe to Manchester through expansion of the Metrolink.





## A garden with a future

Our Taste of Wythenshawe garden was always intended to be much more than a one-show-wonder.

It was designed to become an attraction for the people of Wythenshawe and has now been painstakingly transferred and rebuilt in Wythenshawe Park, to be shared and enjoyed by the local community. Thank you to Byrnes Surfacing, Hughes Bros, Bespoke Cleaning Services, the Community Payback Team and John Howard from Manchester City Council and his team in Wythenshawe Park for all their support.

It is free to visit. Just follow the signs to the Horticultural Centre in Wythenshawe Park.



## Tops for gardens!

Congratulations to all those who entered our Garden Competition. Our winners will be receiving their awards at The Community Awards 2014 during our annual Tenants Conference - see page 3

They are:

### Best Garden:

Monica Winters	Benchill	<b>Winner</b>
Vincent McCaffrey	Newall Green	<b>Joint Second</b>
Christina & Anthony Robinson	Newall Green	<b>Joint Second</b>

### Front Garden:

Richard and Joan Taylor	Poundswick	<b>Winner</b>
Robert Lowe	Northern Moor	<b>Second</b>

### Communal Gardens:

Willowbrook Gardens	Brownley Green	<b>Winner</b>
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### Kitchen Garden:

Shenton Tenants	Brooklands	<b>Winner</b>
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**Woodhouse Park Lifestyle Centre**  
Portway (junction with Selstead Road), M22 1QW

Tel: 0161 436 0560

[www.WoodhouseParkLifestyleCentre.co.uk](http://www.WoodhouseParkLifestyleCentre.co.uk)

Follow us on twitter @WPLifestyleCent  
or Facebook **Woodhouse Park Lifestyle Centre**



We love a challenge and if that means making sure your Special Occasion is Extra Special we are up for it! The Lifestyle Centre is an ideal location for events from wedding receptions to children's parties. Give us a call to chat through your ideas!

## Welcome ... to the Seashell Trust



The Seashell Trust is a local charity dedicated to providing a creative, happy and secure environment for children and adults with complex and severe learning disabilities.

The charity will be using the Lifestyle Centre as a base for an educational programme which will see students operating an on-site laundry service to ensure all our tablecloths, chair covers and other laundry are looking spotless for every single event. Not only does it mean the centre will benefit, but it will provide meaningful training and life skills for the students.

## Thumbs up for BBQ

Rain couldn't spoil this summer's over 50s garden party! Despite the need for umbrellas, more than 70 people enjoyed a BBQ and live entertainment. Pictured are volunteers Louise Whiteman, Maria Pitt and Marjorie Spencer who helped make the day a success.



## Fun day helps set ladies 5-a-side goal

Around 350 people joined in a fun day and got involved in different sports activities in the run up to the Wythenshawe Games. Eight teams participated in a girls and ladies five-a-side football tournament and we are working with sports partners to establish a five-a-side ladies league in the future. Contact us if you would like to join in!

## Motown sets the tone

Our Motown event earlier this year was such a sell out success that we organised another which was happening as we went to press. Watch out for details of more events to come - including an 80s night which is sure to be a great blast from the past!

For news from the WOW Zone about their very moving WW1 project go to

**page 15** where we have given them a whole page! And on **page 16** you can find out about their Summer holiday project for Year 7 students.







**Benchill Community Centre**  
Benchill Road, Benchill, M22 8EJ

Tel: 0161 945 0879

[www.benchillcommunitycentre.co.uk](http://www.benchillcommunitycentre.co.uk)  
or [Facebook](#) [benchillcommunitycentre](#)

## Three cheers for summer playscheme!

It has been a great summer **FOR** those children taking part in our Summer Playscheme with around 60 children attending every day!

There were the Three Cs - cooking, cheerleading and crafts - to get involved in as well as sports, films, knitting and trips out to bowling, Media City and Gulliver's world. Local Police Special Constables gave a talk on Stranger Danger and we all enjoyed a great big party to wrap up this year's summer playscheme.

Nine-year-old Zach said: "It's loads of fun! I liked bowling and playing football."

Eight-year-old Moll said: "I made loads of new friends here and liked the dancing the most."



## Minibus training - 28 passes!

So far 28 people from various organisations, schools and community groups have passed their MIDAS (Minibus Drive Awareness Scheme) training at the Centre enabling them to drive any community bus for 9-16 passengers. If you are interested in the training please contact Rochelle Lonergan on **0161 945 0879**.

## Oh yes she is!

Our receptionist Rochelle Lonergan has only gone and landed the main role in Cinderella this year! She will be performing with the On YA Bike Theatre Company, which WCHG sponsors, at the Forum during December. Be sure to book your ticket, [see right](#).



## News flash

A cup for our new football team in their first tournament. They made Comic Relief sports coaches Shane Herbert and Michael Walsh and sponsors Bespoke Services very proud!



## Great time had by all

More than 700 people enjoyed Benchill Community Centre's Summer Fun Day.

With fair rides, face painting, dance performances from Sarelle's Morris Dancing and Jazzy J Dance group and lots of tasty food from the Real Food Team, there was something for everyone!

A football tournament featured Benchill Community Centre's new junior football team and volunteers and organisations from Manchester Young Lives, Healthy Living Network and Real Neighbours came along to support the day.

## English & Maths

Functional Skills  
From Absolute Beginners to Level 2



**Drop-in Classes every week!!**

Monday 9.30am-12.30pm

Wednesday 6.00pm-9.00pm

@ Benchill Community Centre

Contact us to find out more

## Talk English for beginners

Thursdays 12:00-15:00

Enrolling on 2nd October 2014

Contact us for more details

Forum Leisure  
in conjunction with  
On Ya Bike Theatre Company  
presents

## Cinderella The Pantomime

Sat 6th 2pm & 7pm

Sun 7th 2pm

Sat 13th 2pm & 7pm

Sun 14th 2pm

**December 2014**

£6.00 Adult - £4.00 Concession  
£18.00 Family Ticket

Tel: 0161 935 4013 E-mail: [bookings-forum@serco.com](mailto:bookings-forum@serco.com)  
The Forum Hall, Forum Square, Wythenshawe Civic Centre, Manchester M22 5RX



## The class of 2014

This summer 19 students from St Pauls and Newall Green High School spent two weeks on work experience alongside a whole range of our staff.

One student said: "It has given me an idea of what I want to do when I leave school. It helped me decide that I want to do gas fitting and be part of WCHG. I want to be able to rely on myself."

Since 2011 more than 140 local students have taken part in our School Work Experience Programme with 34 placements offered so far this year.



Joe Cramsie, Domestic Heating Engineer, pictured left, worked with student Josh. He said: "Work experience is a great idea, I love them. They are so mature, they want to learn, they want to listen to you. He was a great support to me."

## Where are they now?

**Our Wythenshawe Futures programme has already given more than 50 local unemployed people the chance to complete work experience and gain qualifications.**

Since 2011, 39 people (75%) have found sustained work as a result, 13% with WCHG and 87% with other employers.

We currently have 15 Futures trainees with us. By the time they leave, they will have achieved a Level 2 apprenticeship, gained IT qualifications, and Emergency First Aid at Work certificates in addition to other personal development training and a year's worth of work experience.

Chief Executive Nigel Wilson says: "The impact of WCHG's Futures programme has been independently valued at £2.2million to society per year. And seeing this success, the Group will continue to invest in the community and the people in Wythenshawe."

Here is what some of our Futures 'graduates' have gone on to do:

**Adele** – Customer Services Advisor at Wythenshawe House

**Sarah** – administration for a home care company

**William** – working at a golf course whilst studying horticulture

**Caroline** – working for social services

**Keith** – working for the airport



For more information about any of our work experience or training programmes please contact **Stephanie Quinn** on **0161 946 7545** or visit the careers page and Wythenshawe Futures links at [www.wchg.org.uk](http://www.wchg.org.uk).



## Women mean Business reunited!

**Girl Power hit Wythenshawe's Enterprise Centre as local women returned to celebrate a reunion of its 'Women in Business' training programme.**

Amongst those attending was entrepreneur Mindi Sehmi who said: "A lot of women on the course had personal barriers and through support, empathy and belief we are now in a far better place personally. We are ready to take on the challenge of starting our own business and more importantly we can see that it is achievable."

The programme of free training workshops is run for women by women and hopes to begin a new course in Autumn 2014 from the Enterprise Centre. For more information visit [www.willowparkenterprise.com](http://www.willowparkenterprise.com) call **0161 945 0655** or drop in!





# WW1 remembered the *WW* Way

*Wilfred Owen's War*

Poet Wilfred Owen was the inspiration for a truly moving project by the Woodhouse Park Lifestyle Centre's WoW Zone youth group to remember and mark World War 1. The project, prompted last summer by a suggestion by Wythenshawe's late MP Paul Goggins, culminated in a Community Showcase Event on 4 August - 100 years to the day since the start of the war.

Fifteen young people aged 11-19 had investigated life in the trenches including visits to local war graves, museums, theatres and archives. The result is some powerful poetry, letters, evocative artwork and imaginative animations.

Visit the free exhibition at the Manchester Central Library until the end of November. It will then go on tour to community venues and events around the area. Find out more at [www.wilfredowenswar.org.uk](http://www.wilfredowenswar.org.uk).

## The Trenches

Amongst all the sand and wire,  
Debris, bombs, guns and fire  
5 feet underground, below the battle,  
Sit masses of soldiers, like a field of cattle.  
Each person, rifle in hand,  
Crouching behind bags of sand,  
Waiting for the pitiless opponents  
To come and exterminate them like rodents.

Bullets rip through soldiers' flesh.  
Bodies lying beside wires and mesh.  
The last thought in each head;  
I wish I was at home, in bed!

**By Jacob Baines, age 12**



## The Fight



I thought it would be honourable  
To fight.

I thought it would be courageous  
To fight.

I thought It would be right  
To fight.

You told me to stay,  
"Don't fight"

You told me to help at home,  
"Don't fight"

You told me to run,  
"Don't fight!"

You said I wouldn't come back.

You were right.

But I went.

To fight.

And we "won"

The fight.

It was all over,

The fight.

But I didn't come back from  
The fight.

I stayed there

In my mind.

And in my flesh too.

**By Leighann Coley, age 13**



## I am Not Alone

Through dirt and mud; rain or shine.

Cruel, cold nights,

Woeful, long days.

We fight with guns in our hands and fear in  
our hearts.

Courage only in our thoughts.

We stand together.

....

Alone yet together.

Twice the strength,

Half the soul.

A sunrise of gold,

A sunset of blood.

I am not alone.

**By Maria Kimak, age 13**







## Hat's off to local students!

There was great news all round when this year's GCSE, AS and A Level results were announced.

At the Manchester Enterprise Academy (MEA) they recorded another set of record-breaking exam results – confirming its place over the last three years as the most improved secondary school in Manchester.

MEA Principal, James Eldon, said: "We are so proud of our students who worked incredibly hard to achieve these amazing results. They are completely committed to our work regime and spent many hours preparing for their examinations – it is so heartening that their effort has paid off."



At the Manchester Health Academy (MHA) they celebrated further improvements in examination results this year, with 85% of their students being offered places in higher education.

Principal Damian Owen congratulated students and staff and said: "In crucial areas results are outstanding, meaning that students have the qualifications they need to go on to further success."



At Newall Green High School, English GCSE results rose sharply this year – in stark contrast to the dip seen nationally. Performances in a range of other GCSE subjects were also up steeply with 90 students achieving an A\*-C pass in English and 76 students in Mathematics. The school maintained its proud 100% pass rate in Year 11 BTEC vocational qualifications.

## Welcoming in the new Lord Mayor



Students from Manchester Health Academy assisted in the celebratory service to welcome the new Lord Mayor Susan Cooley as she officially took the oath of office as Manchester's new Lord Mayor at Manchester Cathedral.

MHA students have also been impressing audiences with their singing, dancing and acting talents in Mary Poppins the Musical. Congratulations to Nicole Castillo as Mary Poppins, Shannon Stone as Bert and all the supporting cast and musicians!



## Human Rights Centre Stage

Members of our youth groups from across **WYTHENSHAW** joined other young people from across Manchester to attend the Human Rights here and now project for young people 2014 at The Friends Meeting House in Manchester.

The day included a whistle stop review of Human Rights and what their rights are as a young person. Our young people identified key issues which affect them and their peers, and presented them to a 'mock' panel of the Children's Rights Commission.



## School's WOW For Summer!

A two week summer transition project at the WOW Zone for students who are starting Year 7 at Manchester Health Academy helped cement new skills and friendships.

In all, a total of 61 students took part in technology based sessions which included programming and 2D and 3D animation. One student said: "I had a wonderful day, so far the best day in the summer holidays."

MHA Staff member Carla Horan, who organised their Summer School, commented: "The children and staff absolutely loved it at the WOW Zone! We will definitely be back. Many thanks for all you have done."





## Counting up success!

**The Real Neighbours have had a successful summer:**

- £600 was raised for Help The Heroes from an Armed Forces Day attended by more than 200 people
- the Grand Day Out Jumble Sale raised funds for a day trip out to Southport
- the enthusiasm of Real Neighbour Volunteers at The Wythenshawe Games and Wythenshawe Together rubbed off on the many happy visitors

As we went to press the Benchill Community Centre Fun Day, Macmillan Coffee Morning and The Garden City Festival were all about to happen - thanks in no small part to our volunteers!

Nicola Hamilton said: **"As coordinator, I am so proud of the volunteers' commitment and support with all these events."**

**Real Neighbours. Wythenshawe.**



## Generation Project - can you get involved?

**The Generation Project has been based at our Bowland Road offices since October 2013, helping to reduce isolation and loneliness and increase wellbeing among elderly people.**

The core work is providing volunteer companionship and befriending for the elderly through a wide range of community initiatives, social events and activities. Wythenshawe Good Neighbours and Firbank Friends are just two of the projects to flourish!

To volunteer or to take part contact Project Manager Marie Greenhalgh by email [thegpprojects@live.co.uk](mailto:thegpprojects@live.co.uk), call **07875 286866**, go to [www.wythenshawegoodneighbours.org.uk](http://www.wythenshawegoodneighbours.org.uk) or follow on twitter **@TheGPprojects**.



## Safeguarding the vulnerable

**We are committed to creating and maintaining the safest possible environment for children, young people and vulnerable adults in Wythenshawe. We have a safeguarding policy and provide training for our staff.**

You can help keep vulnerable people in Wythenshawe safe by contacting us if you:

- have a concern about the welfare of a child, young person or vulnerable adult
- have a concern about any of our facilities, services or activities for children, young people or vulnerable adults
- need to complain about the behaviour of a member of our staff or a volunteer
- would like to receive a copy of our full safeguarding policy

Contact us on **0800 633 5500** or **0300 111 0000**, or email us on [customerenquiries@wchg.org.uk](mailto:customerenquiries@wchg.org.uk). If you have a concern about a child, young person or vulnerable adult who is in immediate danger or where a crime has been committed, call **999** immediately.





## YOUR NEIGHBOURHOOD PROMISE

Consultation with tenants, residents, colleagues and other agencies has helped us launch a new Neighbourhood Strategy.

The Strategy sets out how we will deliver neighbourhood management. Specific action plans are being worked up for each of the 14 Wythenshawe neighbourhoods based on what tenants have told us are the priorities for the area where you live.

They will also focus on making services accessible to all, increasing community engagement and supporting sustainable neighbourhoods. The action plans will give local people a greater say in how priorities are determined in their neighbourhood and how services will be delivered.

It is all part of our five-year strategic vision to deliver services that matter to our tenants and residents, and that provide value for money. Each action plan will be clear about how, why and when we will deliver neighbourhood services across your area and what the impact will be to our tenants and residents.






### Wythenshawe Community Housing Group Tenant and Resident Group Contacts

TA Group	Contact for group	Times	Location	Contact No.
Newall Green T & RA	Wyn Casey	Last Wed. @ 2pm	Johannesburg Gardens Community Centre	998 4970
Northern Moor T & RA	Bernard Caine	First Mon @ 7.30pm	Wood Ville Community Cnt 130 Sale Rd	902 9221
Royal Oak Community Action Group	Gina Hall	Quarterly Last Tues @ 5pm	Royal Oak Comm Centre, Brookcot Rd	998 2146
Benchill TA	Sue Loose	Second Tues @ 7pm	Benchill Community centre	945 0684
Shenton TA	Jackie Butterly	Bi monthly first Fri @ 2pm	5 Stubbins Close or Summer House	998 6855
Butcher Lane TARA	Kirsty Taylor	Last Thursday @ 6.15pm	Jolly Butcher Pub	915 6642
New Baguley TARA	Glen Kamara	First Wed @ 7pm	Hall Lane Resource Centre, Hall Lane	286 0379

## Performance to the end of July is

### Performance figures for July 2014 YTD are as follows:

-  Current Rents Arrears – 5.61%
-  Average time to relet a property – 20.96 days
-  % of repairs completed on time – 99.63%
-  % of repairs completed on first visit – 98.76%
-  Customer satisfaction with repairs – 96.40%
-  % of phone called answered in 30 seconds – 69.17%. We are introducing new processes and technology to improve performance.

## See us at the Civic Centre

Why not stop by and chat to Neighbourhood Wardens about community issues that concern you at their monthly stand at the Wythenshawe Civic Centre between 1.30 - 4.00pm on:

**Thursday 9 October**

**Thursday 13 November**

**Thursday 18 December**

The Wardens' property marking and security event at Northenden Market was a great success with MP Mike Kane among those having his phone marked. Watch this space for more dates!





# Wordy Worm

## competition

Find five chunky green words **JUST LIKE THIS** in this issue to make up a word worm sentence, and send it to:

Word Worm  
Wythenshawe House,  
Poundswick Lane,  
Wythenshawe M22 9TA

or email to:  
**customerenquiries**  
**@wchg.org.uk**  
by **6 November**.

All correct entries will be entered in a prize draw and one lucky person will **win £50**.

**Don't forget to include your contact details.**

## Time to test your boiler!

Test run your boiler and heating now before the winter cold sets in. If it is not working properly give us a ring - see contact details back page. For more handy tips on how to maintain your home during winter, visit [www.wchg.org.uk](http://www.wchg.org.uk) and search for Winter Tips.

## Enrolling now - new Junior Wardens

Are you aged seven or over? Ready to have fun and make a difference?

You could join our Junior Wardens who are helping us make a real impact in Wythenshawe, through delivering themed projects and tackling issues involving the environment and our community. Some of the Junior Wardens are pictured here during a visit to Manchester Airport.

Contact us on **0161 946 9513** for more or information or request an application form.

Congratulations to our latest winner, Abbie Potter (14) from Moss Nock. The word worm was **See us at Wythenshawe Games.**

## Join in!

If you are interested in local history, the Wythenshawe History Group has just been re-launched. It meets at Forum Library in Manchester on Monday evenings between 6.30 and 8pm. To find out more please contact **Dave Dale** via email **wythenshawehistorygroup@hotmail.co.uk** or the Forum Library on **0161 227 3770**.

## Sing out!

The Over 50s choir meets on Thursday between 1.30pm and 2.45pm at St Anthony's Church, Portway, Woodhouse Park, and is looking for new members to join the group to sing for pleasure and in concerts. To find out more please contact Margaret on 0161 998 6252.

## Tatton tally!

At the death of William Tatton in 1602 the Tatton Estates included 'the manors of Wythenshawe, Etchells, Northenden and the manor house of Peele'. It also included 200 gardens, 1800 acres of land, 1000 of meadow, 1700 of pasture, 300 of wood, 100 of heath, 100 of moor, 200 of marsh and £5 annual rent in Gatley, Painsacke (Poundswick), Charston (Sharston), Northenden, Kenworthy, Tymperley (Timperley), Altrincham, Bowden, Dunham, Woodhouse, Sale, and Hale, and free fishing in the water of Mersey! In 1579 his property had been worth £103.18s.4d.

## Beating condensation

The best way to keep rooms warm enough to avoid condensation is to keep low background heating on all day at about 15 degrees, even when there is no-one at home. When you feel more heat is needed turn it up to 18 to 21 degrees.

There are other things you can do. The more 'yes' ticks you have on the list below, the less condensation you will have.

	Yes	No
<b>Do you have a fan* in the Bathroom</b>		
Is it working		
Is it being used		
<b>Do you have a fan* in the kitchen</b>		
Is it working		
Is it being used		
<b>Do you use the trickle vents in the windows</b>		
<b>Do you open windows to remove the moisture from your home</b>		
<b>Do you use your central heating</b>		
<b>Is your dryer vented externally - using the hose and a vent fitted through the wall</b>		

\*If fans are not working please phone in for a repair

## Questions answered

**Will Real Opportunities get me a job?** We guarantee through Real Opportunities that you will be signposted to advice and guidance. If you follow up the advice, we hope this will improve your chances, but this is a personal responsibility. You may be referred to our Talent Pool. This is an active mailing list for jobs in Wythenshawe and Manchester and often has exclusive recruitments.

**Where can I join?** You can fill in a form at any WCHG office, online at [www.wchg.org.uk/careers/help-to-work](http://www.wchg.org.uk/careers/help-to-work) or over the phone **0161 946 9153**.



## Tenant Election Results!

Welcome to our new Tenant Board members for the Willow Park Board!



**Susan Loose**

"I have lived in Benchill for 42 years and want to put my knowledge of the area to good use for tenants."



**Sue Morris**

"I am particularly keen to support projects for our future generations."



**Martin Williams**

"I am delighted to be able to continue to be part of the decision-making process for the benefit of our community."



For Wythenshawe Community Housing Group go to [www.wchg.org.uk](http://www.wchg.org.uk)

Our offices are open during weekdays, except on Bank Holidays.

Find us on facebook or follow us on twitter:

**Wythenshawe Community Housing Group**

**@wythenshawe\_chg**

Arabic

Chinese

Farsi

French

Hindi

Kurdish

Somali

Urdu

Vietnamese



**WCHG has produced their 5 year Strategic Plan.** To see a copy please visit our website.

## Contacting Us Made Easier

**0800 633 5500**

Your best option from a landline (Free call).

**0300 111 0000**

This could be your best option from a mobile. Local rate from landlines and mobiles (free in most mobile bundles. Please check with your provider).

**customerenquiries@wchg.org.uk**



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Manchester M22 9TA



or 294 Portway, Woodhouse Park  
Manchester M22 1TG



**www.willow-park.co.uk**



Parkway Green  
House, 460 Palatine  
Road, Northenden,  
M22 4DJ



or 137 Bowland Road, Baguley,  
M23 1LE



**www.parkwaygreen.co.uk**

## Stop press

Three members of WCHG staff are short-listed in this year's national Women in Housing Awards. More next time.



**If you require assistance with translation of this newsletter, large print, braille, or an audio copy contact us by phone on: 0300 111 0000 or by email: [communications@wchg.org.uk](mailto:communications@wchg.org.uk)**