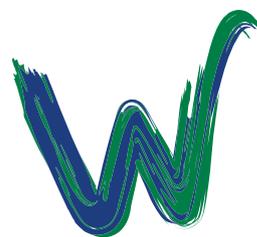


# Wythenshawe Life

www.wchg.org.uk



Wythenshawe  
Community Housing Group



INVESTORS  
IN PEOPLE | Platinum



**New homes - affordable rents**

Page 6

Site available at Benchill, Newall Green, Baguley Rents £500 pcm for 2 bedroom apartment

Link for connection affordability test

No Deposit Required

**Tackling crime - supporting communities**

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**Real Food Announce 3 Year Lottery Funding**

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**Universal Credit - digital goes live**

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If you or anyone you know would like this publication **IN LARGE TYPE** or audio format please contact us on **0800 633 5500** **0300 111 0000**

**WYTHENSHAW GAMES**  
25-29 JULY Page 5



**BBQ SAFETY LEAFLET INSIDE!**





# Her Royal Highness, The Princess Royal

## visits Village 135 and meets Common Purpose delegates from the Commonwealth

Wythenshawe Community Housing Group (WCHG) was pleased to welcome Her Royal Highness, The Princess Royal to its Extra Care Scheme, Village 135.

Her visit facilitated Leaders representing the Commonwealth at the annual HRH The Duke of Edinburgh's Commonwealth Study Conference tours led by Common Purpose.

The Princess Royal was accompanied by the Lord Mayor of Manchester, Councillor June Hitchen, The High Sheriff Doctor Robina Shah MBE and The Deputy Lieutenant, Edith Conn OBE JP DL.

The group had a guided tour of Village 135, followed by discussion groups that focused on the challenges of "What makes a City Resilient?". Most of the Commonwealth lives in cities, which are growing at an unprecedented rate. This offers fantastic opportunities for cities to not only be economic powerhouses, but also hubs of innovation and creativity, and drivers of social change.

The Princess Royal toured Village 135 where she learnt about the impressive facilities on offer for residents. The 135 apartments are designed to meet full mobility and access under Lifetime Homes, whilst ensuring living spaces are flexible in design and provide the level of care necessary for bespoke and changing needs.

During her visit, Her Royal Highness spoke with a number of residents of Village 135 along with Chagos Islander Wythenshawe representative Mr Louis Elyse.

Shannon Stone, TPAS winner 'Young Tenant of the Year', presented a posy of flowers and was commended for her work in the community.

Nigel Wilson, Group Chief Executive of WCHG said, "It was a pleasure to welcome The Princess Royal and the other distinguished guests along with representatives from around the Commonwealth World. It's with great pride that Wythenshawe and Village 135 were chosen and could discuss the resilience of Wythenshawe and Manchester at such an opportune time."

# Fire Safety Update

Wythenshawe Community Housing Group (WCHG) has strengthened its approach to fire safety in both our high rise and low rise flats with shared access and communal areas.

We have always had a robust approach to fire safety, carried out annual Fire Risk Assessments and been fully compliant with legislation. However, we have taken advice from Greater Manchester Fire and Rescue Service (GMFRS) and Fire Safety experts which will lead to changes in the following areas:

- Communal areas
- Scooters
- Usage of electronic equipment



## Communal Areas

In the interests of Health and Safety, all communal areas such as entrances, hallways and stairwells within low rise blocks must now be kept completely clear of any items other than the fixtures and fittings installed or authorised by WCHG. This includes (but is not exclusive to) plants and flowers, furniture, ornaments and door mats.

We appreciate that some of you will have personal items that you have kept in communal areas for a number of years and we will support you to find alternative arrangements, such as finding storage if needed or mats that can be kept within your flat rather than on the communal landing.

## Scooters

A Scooter Policy that applies to high rise blocks has now been fully implemented. The new policy requires scooter owners to:

- Register scooters with WCHG by contacting the Tenancy Management Team
- Only charge scooters between 8am and 8pm
- Store them within your flat or in the designated storage area (if you have one)



## General advice and use of electronic equipment

We all need to work together to take responsibility for the health and safety and welfare of all residents in our blocks. We would appreciate your cooperation in ensuring that you take extra precautions in your day-to-day activities, which includes:

- Making sure cigarettes are extinguished fully
- Putting candles out when you are not in the room
- Not using portable heaters in your flat
- Not using barbeques or portable gas cooking appliances in your flat
- Being careful with Christmas decorations and lights, and not leaving them plugged in if you are going out or when you go to bed
- Unplugging electronic equipment when not in use, especially hair straighteners, electric blankets and mobile phone chargers
- Switching all electronic items such as TVs off at the mains when not in use
- Limiting use of electric extension leads, and making sure these are not over loaded
- Checking your white goods, such as fridges, freezers, washers and dryers to ensure that they are safe and meet requirements

If you have any questions, comments or queries then please email [tmadvice@wchg.org.uk](mailto:tmadvice@wchg.org.uk)



# It's simply Moo...velous!



Wythenshawe Community Farm was set up more than 30 years ago and is now one of the most popular facilities in Wythenshawe Park.



You will find it next to the children's play area. It is open seven days a week. As well as sheep, goats, pigs, ducks and horses, there is a prize-winning herd of Hereford cattle and there are often baby animals on site. Visitors can 'meet' the animals and see feeding time. Youngsters can become a Junior Farmer and there is now a farm shop selling locally produced food.

For details ask at the Farm Office, call **0161 946 0726** or follow them on Facebook by searching for 'Wythenshawe Community Farm'.

The farm was our staff charity for 2017/18 and WCHG staff raised £1000 to help fund some of their projects!

This year WCHG's chosen charity is Wythenshawe Foodbank

Motiv8 was set up thanks to £9.7m funding from the European Social Fund (2014-2020) and the National Lottery, through the Big Lottery Fund, to help people aged 25 plus overcome multiple barriers preventing them from engaging with training, job search and employment opportunities.

More than 1,900 referrals have already been received. Over three years Motiv8 aims to support nearly 4,000 people.

To find out more visit [www.motiv8mcr.org](http://www.motiv8mcr.org) or call **0161 331 2048**, email [info@manchesterbbo.co.uk](mailto:info@manchesterbbo.co.uk) or follow on Twitter @Motiv8GM

New Charter is leading the project, with support from Wythenshawe Community Housing Group and other local housing providers and specialist partners.

## A year of success - Eric's story



Motiv8 is celebrating a year of success helping people like Eric Beaver get back on their feet.

When Eric, aged 31, was referred to Motiv8 he was drinking heavily, suicidal at times and sometimes homeless. He says: "Motiv8 has made such a huge difference to my life."

*"I was in a state – a complete mess. My key worker made me feel like a person again and not just some homeless drunk to be ignored on the street."*

*"I can't thank the Motiv8 team enough for their support. They put me in touch with a network of organisations I didn't even know existed. These people have all given me strength, hope and confidence for the future."*

If Eric's story sounds familiar, you might have heard him earlier in the year on Key 103 talking alongside other Motiv8 users. They were all filmed sharing their inspiring stories. Find them at [www.motiv8mcr.org/success-stories](http://www.motiv8mcr.org/success-stories)



NATIONAL LOTTERY FUNDED



European Union Social Fund



EST. 2012

# WYTHENSHAWE GAMES

WYTHENSHAWE PARK  
25 TO 29 JULY 2018  
11AM TO 5PM EVERY DAY

5 DAYS OF FAMILY FUN IN THE PARK!  
FREE SPORTS, HEALTH & WELLBEING ACTIVITIES FOR ALL AGES



WYTHYGAMES  
WYTHENSHAWEGAMES

WWW.WYTHENSHAWEGAMES.ORG.UK





# Welfare Reform made easy!

We know all the changes to benefits are confusing so to keep you informed we have updated our website to include lots of information on Welfare Reform.

There are some really useful FAQs where you will find the answers to a lot of questions such as:

*"I'm not sure I will cope with Universal Credit being paid monthly – is there an alternative?"*

*"I get Universal Credit as a jobseeker, but I have become unwell, what happens to my Universal Credit?"*

*"I work and get Working Tax Credit – what do these changes mean to me?"*

Find the answer to these and other questions at:

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

You can also email the Financial Inclusion Team if you have further queries on [moneyadvice@wchg.org.uk](mailto:moneyadvice@wchg.org.uk)



What the Universal Credit Full Service means to you, See Back Page

# Free training for carers

Carers are being invited to free training to support them in their caring role.

Manchester Carers Network, which works with 20 charities supporting carers, has organised these NHS-approved courses and workshops.

Courses are designed to provide practical help to carers – and to help them to be healthy too. The courses currently available are in:

- first aid
- safe moving and handling
- healthy cooking on a budget
- healthy eating and nutrition

"We know that carers want to do the best they can for the person they care for, whether that is their husband, wife, son, daughter, father, mother, friend or companion," said Glyn Meacher, who is organising the training courses for Manchester Carers Network.



"However, we also know carers sometimes struggle and need support in looking after both their loved one and themselves.

"This free training is in response to requests from carers who want to learn the skills and techniques they need."

The courses are given by trainers used to working with carers and are provided in a friendly and informal way in a range of community locations in Manchester.

Expenses will be reimbursed, including costs of travel and/or replacement care while attending the course. Lunch is also provided.

Full details of all the courses are listed at [www.manchestercarersnetwork/events](http://www.manchestercarersnetwork/events) on Facebook and Twitter (search for Manchester Carers Network), or for more information call Manchester Carers Network on 0161 834 6069.



# Are you working & looking for a brand new affordable rent apartment?

Sites available at **Benchill, Newall Green, Baguley**  
Rents £560 pcm for 2 bedroom apartment

To apply applicants must be

- Over 18 and working
- Have a Manchester connection
- Able to pass an affordability test

Sorry no pets allowed

No Deposit Required

Long Term Lets Available



Don't hesitate! To apply you must register on



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

\*Please note the apartments are unfurnished





# Work with WCHG - no experience required!

Worried about getting into the world of work - or going back to work after a break?

Feel you lack the relevant experience or references?

## WE CAN HELP!

Spend two days per week over 8 weeks with us (or our partners) during an internship and you will build practical skills, grow in confidence and make your CV stand out. You can even opt to go for qualifications through the wider Skills for Employment programme. Taking part will not affect your benefits.

If you complete the voluntary Internship our paid Wythenshawe Futures\* jobs and other entry-level positions are ring-fenced for you as they become available for up to 12 months. This includes jobs in Business Administration, Housing and Environmental Teams.



Seeking inspiration?

Meet WCHG roofer Lauren. She's hit the headlines. Page 18!

## CAN I GET PAID?

- \* Wythenshawe Futures
- 12 month contract
- £8.75 per hour (Living Wage Foundation)
- 35 hours per week
- Gain level 2 qualifications

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

## WE ARE RECRUITING...

...eight people for the next Wythenshawe Futures Street Cleaning Team starting in October. The positions will be ring-fenced to anyone who completes the internship.

## START YOUR CAREER AS AN INTERN.

Visit [www.wchg.org.uk/futuresjobs](http://www.wchg.org.uk/futuresjobs) to apply.

Since October the current street cleaning team have collected nearly 6,000 bin bags of rubbish - helping make our neighbourhoods better places to live.

Sara Wickstead says: "I completed an internship with the Street Cleansing and wider Grounds Maintenance team... I put my internship to good use at my interview and I now work as part of the Grounds Maintenance team. I would encourage anyone who is looking for help to get back into work to complete an internship."



# Grab your Real Opportunities!

Real Jobs. Real Training. Real Opportunities.

More than 250 people have been supported into work over the past two years.

### Real Opportunities offers:

- One to one support
- Email alerts
- Job Club
- Volunteering opportunities

- Exclusive jobs for members - this has included Amazon, Metrolink, Manchester Airport, Jewsons, Manchester City Council plus many more.

Visit [www.wchg.org.uk/real-opportunities](http://www.wchg.org.uk/real-opportunities) to join or find out more.



## News from the courts

- The ASB team has successfully secured a two year Suspended Possession Order and an Injunction with a Power of Arrest against a tenant who threatened his neighbours.
- The team has also been successful in obtaining a Possession Order against a tenant living in the Northern Moor area for drug related crimes. The tenant is currently in prison and has since handed in the keys to the property rather than face eviction.
- An Injunction with a power of arrest has been secured against a tenant who assaulted their neighbour with a hammer at Brookway Court.
- Injunctions have also been secured against a tenant and her sibling following complaints of drug taking and dealing at the property in Birch Tree Court. The tenant is vulnerable and an Exclusion Order has been secured against the sibling, banning her from entering the property.
- Joint work with GMP has led to the discovery of a cannabis farm at a property on Topfield Road. The tenant has been arrested and an application for possession has been made to the court.



If you are worried about ASB, you can request assistance or report an incident to the control room/Assure 24 by calling 0161 946 9501.

## ASB Performance

97.1% Satisfaction with the ASB service

58 Average number of days to resolve a case

744 ASB cases dealt with so far in 2017/18

62 Legal actions secured



# Hate Crime Week

National Hate Crime Awareness Week in February saw our Resident Involvement Team attending various events and engaging almost 100 residents on their thoughts on Hate Crime Awareness.

We will be using this data to help identify communities throughout Wythenshawe and raise awareness of Hate Crime and its potential impact.

## WINS - helping the vulnerable

We are working in a new way in Wythenshawe to support vulnerable people who repeatedly suffer from domestic abuse, drugs and alcohol, mental health issues, ASB and crime in Benchill and Sharston, Bideford, Baguley and Northern Moor.

The project - called WINS - brings together NHS, Police, Ambulance, Mental Health, Housing and Social Services to work on complex cases. It has already helped several people into happier lives in their communities.

# CCTV Cameras

Following consultation with residents at Bagnall Court, Westview Court and Brookway Court, additional CCTV cameras have now been installed to the blocks to provide external coverage of the main entrance, car park and surrounding area.

The cameras are linked back to the CCTV control room and have the ability to zoom in and monitor any suspicious activity in and around the block.

Should anyone witness any suspicious behaviour, please do not hesitate to contact Assure24 on 0161 946 9501.



# Heading for the finals

Congratulations to our Young Tenant of the Year, Shannon Stone, and to the Employment and Enterprise Team who won their categories in the Northern Regional 2018 Tenant Participation Advisory Service (TPAS) awards and now head for the national final in July.

There were also congratulations for Kirsty Taylor, our Tenant of the Year, and for the Volunteering 4 Wythenshawe team who had been shortlisted for awards.

Chair of the WCHG Board, Bishop of Manchester The Right Revd Dr David Walker said: "WCHG is a top class Housing Association that does so much more than just build and manage property. Always proud to be a member of @wythenshawe\_chg. Doubly proud today. Well done team!"



## BREAKING NEWS

**WE WON!!** ★ Supported/Sheltered Housing Scheme of the Year – V135  
 ★ Tenant of the Year – Kirsty Taylor  
 ★ Highly Commended – Resident Support/Advice Programme of the Year

We have also been nominated for **2 Housing Hero Awards** which will take place in June.



# Getting ready for the new data law

New data protection laws - the General Data Protection Regulation - came into force on 25 May bringing stricter rules around how organisations look after personal information.

At WCHG we take the security of your personal data seriously, and we've been working behind the scenes to ensure that we continue to manage your information properly in accordance with the new Regulation.

For further information see the enclosed leaflet which gives an overview of how we look after your data. In addition the Information

Commissioner's website contains more information about what this new law means for you [www.ico.org.uk](http://www.ico.org.uk)



# Putting residents back in control

We held two days of action at Brookway Court on the Bideford Estate following an increase in crime and anti-social behaviour involving residents (usually vulnerable) being taken advantage of by criminals.

In some cases the criminals had used the residents' flats for illegal and / or anti-social purposes - such as growing cannabis or as a base to use alcohol or drugs.

During a "fob exchange" residents were given new fobs and all old fobs registered at the block were switched off. This will help residents control who is accessing the block.

Our Housing Services, Resident Involvement and Development teams delivered the Action Days with Greater Manchester Police (GMP). Residents were consulted on local priorities, block security, crime and antisocial behaviour.



# Neighbourhood Plans - your future

Housing services are devising local plans for a series of our neighbourhoods with the help of residents, councillors and other stakeholders who are letting us know their local priorities.

We will then work with residents to deliver these plans and monitor progress. We are currently consulting on these plans and will be in touch with you shortly.

To get involved in neighbourhood plans or simply to give us your views on our area, call the Resident Involvement Team on **0161 946 6315** or email [getinvolved@wchg.org.uk](mailto:getinvolved@wchg.org.uk)



# Spring Cleaning

The Tenancy Management Team held Spring Clean Days across Wythenshawe during March and April.

Working in partnership with Manchester City Council and local residents they removed 18 tons of waste... with more to follow! Hedges/trees cut back at 60 sites across Wythenshawe.

Please remember, from 1st April 2018 you can contact Manchester City Council for free bulk collection up to three times at [manchester.gov.uk/recycling](http://manchester.gov.uk/recycling). However, you need to store any items inside until the day of planned collection and put the items outside safely so they do not cause an obstruction on the day of collection.



## 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 of the month 2pm	Johannesburg Gardens Community Centre	0161 998 4970
Benchill TA	Sue Loose	Second Tues 7pm	Benchill Community Centre	0161 945 0684
New Baguley TARA	Glen Kamara	First Wed 7pm	Hall Lane Resource Centre, Hall Lane	0161 286 0379
West View Court	Robert Mckenzie	Last Monday Bi Monthly	West View Court	0161 902 0096
Northern Moor TARA	Pedro Odjidja	Call for information	TBC	0161 946 6315
Chagos Islands TARA	Louis Elyse	Call for information	St Andrews Church	07847 777882



**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



## It's time to pay us a visit!

Pop in and see what we have on offer - there's something for everyone! We have a busy programme seven days a week for all ages promoting health and well-being.

At the Styles Café inside the centre you will find delicious home cooked food at a great price! Grab breakfast, brunch, lunch, hot and cold beverages in a warm, friendly environment whilst you find out what is on and what is coming up for you and your friends.

Friendly staff are always on hand to support and sign post our visitors to other services or things of interest. We have a large, active and welcoming group of over 50s who use the centre for socializing as well as taking part in activities and groups that run from the centre.

## Celebrating?

If you are looking for a party venue, we have great spaces at reasonable rates. From children's parties, birthdays, anniversaries to weddings, we can help make your celebrations extra special without costing you the earth!

**We also have conferencing facilities - get in touch to find out more**

**Watch out for...**  
 ...our regular social evenings which include 70s and 80s nights at just **£10 or £15 a head**

## FOR HIRE...

We have four 3G floodlit sports pitches for hire for five-a-side football at reasonable rates and with weekend and daytime concessionary rates available.

Our rooms are ideal for sports coaching and training and incorporate up-to-date learning resources.

**If you are a budding instructor, or have always wanted to set up a class, we can offer advice and support. We can signpost you to funding to help get your new venture/club started.**

## DATE FOR DIARY

– The Lifestyle Centre will be holding 'Lifestyle Live' a Music Festival on the **1st September**



**Benchill Community Centre**  
 Benchill Road, Benchill, M22 8EJ  
 Tel: 0161 945 0879  
[www.benchillcommunitycentre.co.uk](http://www.benchillcommunitycentre.co.uk)  
 or Facebook benchillcommunitycentre  
 Twitter: @benchillcomcent



## Take part in our...

- Play Scheme (School holidays (ages 6-14))
- After Schools Club (ages 6-12)
- Sarelles Morris dancing (adults, all ages)
- Parents and tots groups
- Astro Pitch hire
- Zumba (adults, all ages)
- English and Maths for all abilities
- Healthier Lifestyle
- Sensory room



And don't forget we are a great venue to hold a party or to host group activities. Let us know if you have an idea for a new group!



## Check it out

Our community shop Bideford Boutique has been re-launched – thanks to the hard work of our many volunteers.

Check it out for a range of household items and clothing to buy for very low prices. Find items to brighten up your home, or clothes for that all important interview – or just to make you feel great! All funds raised go back directly to support activities at the centre. Donations of clothing and household items are always appreciated!

We also run computer courses, a community café, bingo and other activities. Feel free to drop in – especially on Tuesdays or Thursdays!

The amazing Real Neighbours Time Bank also operates out of the Centre. Find out how you could become a part of this project on page 14!

**Real Neighbours. Wythenshawe.**

**Bideford Community Centre**  
 Bideford Drive, Baguley, M23 0QH  
 email: [bidefordcommunitycentre@hotmail.com](mailto:bidefordcommunitycentre@hotmail.com),  
 call the Centre on 0161 946 6386 or  
 contact Kirsty Taylor on 07871 351018

## I.T for All

Whether you are a complete beginner or would like to qualify to ITQ Levels 1, 2 or 3, or achieve the European Computer Driving Licence (ECDL) - Benchill Community Centre can help.

	Morning	Afternoon	Twilight
Mon	09:30 - 12:30 Drop-in/ECDL	13:30 - 15:30 Drop-in Class - Over 50's Class Only	15:30 - 19:00 Drop-in/ECDL
Tue	09:30 - 12:00 Drop-in Class Beginners	13:00 - 15:00 Learning Difficulties	15:30 - 17:30 Kids IT After School Club
Wed	09:30 - 12:30 Drop-in Class Basic IT/Beginners	13:00 - 17:00 Drop-in Class Basic IT/Beginners	
Thu	09:00 - 11:00 11:00 - 13:00 Drop-in/ECDL	13:30 - 16:00 Drop In Class Beginners	
Fri	09:30 - 12:30 Drop-in/ECDL		15:30 - 18:30 Drop-in/ECDL

# Help for homeless

In our last issue we told you how the Wythenshawe Youth Forum - a group of young people who want to make a difference on the things that matter to them - was raising money for Andy Burnham's homelessness fund through their 'Summer of Change' Programme.

To support their fantastic work, we held a special dress down day with all donations going towards ending rough sleeping in Manchester. The total amount raised was an amazing £518.

The group has also made a documentary on homelessness and presented it to the Children's Board at Manchester City Council.

Mayor of Greater Manchester, Andy Burnham, said: "It is fantastic to see young people working to tackle homelessness in Greater Manchester. They have recognised the issue we are facing and have come



together to help and it is heart-warming. They have led by example and I would urge the public of Greater Manchester to ask themselves what small things they can do to help."

Check out our Youtube Channel to see the Youth Forum's four part documentary.

# JOIN THE REAL NEIGHBOURS TIME BANK

More than 205 people in Wythenshawe are signed up with the Real Neighbours Time Bank and 13,617 exchanges of time have been made.

Now, we are on the lookout for new members to sign up and help build our community one hour at a time.

Time Bank is for everyone. The scheme focus on people's strengths and that real ethos of community spirit bringing people together. So, for example, a keen baker may be able to bank hours baking and exchange them for DIY or sewing, or shopping with another time banker.

We provide volunteers with a range of volunteering opportunities across Wythenshawe to help meet their goals and to focus on improving health and wellbeing of all.

You do not need any particular skills to join the Time Bank, just a willingness to support the community. To find out more please contact Faye Greaves on 0161 946 6447 or faye.greaves@wchg.org.uk



Real Food. Wythenshawe.

# Real Food announce 3 year lottery funding

We are delighted to announce that our Real Food project has successfully secured a further three years Big Lottery funding.

We are thrilled that the work of Real Food and our partners over the previous five years has been recognised in this way and that together we have demonstrated the value of tackling food poverty through education, practical help, advice and putting in place a range of volunteering activities to help improve health outcomes.

We would personally like to thank all of our partners who have helped us to engage over 17,000 people through community events, train 838 community ambassadors to champion sustainable food and reached over 16,000 households through our fresh guides and cookbook initiatives.

There is still much more to do and the new more targeted three year programme will focus on these key areas;

- Green Doctor – therapeutic outdoor activities designed to improve mental health and wellbeing
- Cooking with confidence – establish a new food school to encourage cooking with confidence
- Real Food on Tour – Providing practical advice and training to inspire other organisations to run similar projects

Nigel Wilson, Group Chief Executive of WCHG, said: "Real Food is an ambitious project that aims to reach people across the entire community, supporting them all to lead healthier, lower carbon lifestyles through the food they grow, cook and eat. We are delighted that it has attracted a further three years funding from the Big Lottery to support this lasting legacy for Wythenshawe."



# WEIGHING IN - SUPPORT FOR BOXING CLUB

WCHG contractor AB Building & Electrical have continued their support for the amateur Royal Oak Boxing Club in Wythenshawe with new gym equipment.

They have been supporting the club in many different ways since 2014 - from supplying T-Shirts to sponsoring fights.

Our Director of Assets, Paul Butterworth commented: "It's great to see a local

contractor support the Wythenshawe community in this way as this contributes to WCHG's vision to create a community where people choose to live and work."

Did you know? The boxing club offers training sessions for both juniors and seniors, four evenings a week. All coaches hold current CRB and First Aid Certificates. Training times and contact details, page 19.



# Kenzie's helping the coaches

Kenzie Rowe, a Year 11 student at Newall Green High School works as a Volunteer Youth Worker with WCHG, supporting basketball, football and dodgeball coaches who deliver sports to the disability group.

She was involved in the last Wythenshawe Games, loves playing football and working with the community and says: "I enjoy the volunteering work because it gives me a chance to help other people do things they love, people who might not have the opportunity to participate in sports normally, and who haven't had the same opportunities that I have."

She hopes to study Public Services at college and to go on to have a career in the Police, coaching, or youth working.

In other sports related news, Jade Mbam in Year 11 has been selected to represent England as part of the Under 16 National Basketball Team and Year 10 student William Osula has signed for Sheffield United Academy!

There is also good news from the Art Department which has secured lottery funding to create the Wythenshawe Poppy Field, a project which will be completed by November to mark the end of the first World War.



# New Maths and English building takes shape

A new state-of-the-art teaching building is taking shape at Manchester Health Academy and is expected to be opened in September.

Among the first to tour the site were students James Phoenix and Ali Mohammed.

James said: "I can see from this preview that the new building is going to be very special – a modern jewel in Wythenshawe's crown."

Ali commented: "It is going to be an amazing addition to the Academy. It was a privilege to see the construction at this stage; it will look completely different when it is finished."

The building has been designed primarily for Maths and English teaching and is part of a £10 million transformation programme which has already seen the addition of a new dining room extension, multi-use games area and FA standard all weather pitch.



Bowker Sadler Architecture



# OPENINGS AT THE DOUBLE!

First it was the opening of the fantastic new £12m Durie Building - a world-class educational facility right in the heart of Wythenshawe - and then, just weeks later, MEA celebrated the official opening of its new, full-size artificial pitch.

Unveiling a plaque in the new theatre space to open the building, Mike Kane MP commented: "What an incredible new campus for the students and our community. We have seen new art and fashion rooms, music and drama studios, English & Science classrooms and an amazing new all-weather pitch and theatre. I would like to wish MEA a fantastic future and continued success in its new campus."

Just weeks later it was down to the Lord Mayor of Manchester, Councillor Eddy Newman, to officially open the new full-size artificial pitch.



Cutting the ribbon he said: "It has been a privilege to officially open the new pitch, not only in my capacity as The Lord Mayor of Manchester, but also as a local Councillor in the Woodhouse Park ward. To see such an incredible educational campus right here in the heart of Wythenshawe is truly wonderful and it is heart-warming to see the students thriving in such an amazing campus."

The Lord Mayor even joined in with some table tennis in the sports hall, much to the delight of the PE students.

James Eldon, Principal of MEA added, "We are hugely grateful to the Lord Mayor for taking time out of his busy schedule to officially open the pitch. It is already having a huge impact on sporting life at MEA, rugby in the local area and fitness within the wider community, all of which will hopefully have a great impact on the health of future generations."



# WHAT a night and what a performance...



As soon as the students of Saint Paul's Catholic High School hit the stage for their production, Back to the 80s, you knew you were in for a good time!

The '80s were a time of big hair, catchy music and too many legwarmers! Saint Paul's Back to the '80s managed to capture that essence while incorporating impressive choreography and incredible enthusiasm.

Adam Warburton from Saint Paul's, who directed the show, said: "What a cast! I was extremely proud of our students, they worked so hard and put so much energy into the show making it a huge success."



# ROOFER LAUREN IN THE HEADLINES

WCHG roofer Lauren Pollitt was chosen as a case study in the latest edition of the 'Reflections on Roofing' magazine produced by Women in Roofing.

Lauren is a member of that rare group of women who are fully qualified roofers. As one of a dedicated team of six roofers at WCHG, she spends her working days re-roofing domestic dwellings as part of a 20-year programme in Wythenshawe.

She had started work in the office as an admin assistant in the Human Resources department but when a vacancy came up for a roofer's labourer she applied.

She recalls: "I had to prove myself – but it's no different for a man, you still have to do that, they treat everyone equally at WCHG. The first day I joined the team I was put on picking up nails into a bucket and cleaning up, the second day I was carrying and setting up the ladders, it wasn't until the third day I was shown how to use tools and scale the scaffolding."

For Lauren's two children, who are 8 and 10 years old, the fact that their mum is often recognised on a local roof is a source of pride. "They think I'm the cool Mum," Lauren says.

She feels it is the lack of visibility that holds girls back from going into roofing: "I wish more employers were like WCHG,

who are a very forward thinking organisation who have supported and given me these opportunities."



# Owning your home

Leaseholders have certain rights and responsibilities that are set out in their Lease. The Lease is a written agreement that includes the right to live in and use the property, and the responsibility to pay the annual Ground Rent and Service Charges.

The Service Charge is the leaseholder's share of all of the costs of maintaining and insuring the structure of the building their home is in. The amount of the service charge will vary depending on the services delivered, as outlined in the lease. In our properties, services generally include the upkeep and repair of communal areas for example corridors, lifts, and communal gardens. It covers repairs and maintenance to these areas including communal lighting, door entry systems, TV aerials, and in some cases cleaning. The costs for the same services will vary over time. Not all leaseholders have the same level of services as this depends on the building they live in.



The service charge will include a contribution to the sinking fund. This is a fund which is built up over time to cover the cost of large, but infrequent works such as external decoration and structural repairs as well as replacement of elements such as the lift, or the roof.

More information about the Right to Buy and home ownership can be found on the Government website: [www.gov.uk](http://www.gov.uk) or The Leasehold Advisory Service: [www.lease-advice.org](http://www.lease-advice.org)

# SAVE THE DATE!

Thursday 8 November 2018

## Annual Tenants Conference

Free lunch included

RSVP! This event fills up every year. Get in touch early to avoid disappointment and secure your place! Email [getinvolved@wchg.org.uk](mailto:getinvolved@wchg.org.uk)

The conference is your opportunity to speak to our Executive Team and hear about everything going on at WCHG.

### Performance up to the end of May is:

- Current Rents Arrears – 3.52%
- Average time to relet a property – 21.71 days
- Percentage of repairs completed on time – 99.96%
- Percentage of repairs completed on first visit – 92.84%
- Customer satisfaction with repairs – 99.88%
- Percentage of phone called answered in 30 seconds – 100%

# Stitch Together!

Ages 16 yrs plus - all skill levels welcome!



Bring your own project  
Every Monday 1pm till 4pm  
At Wythenshawe Forum Library  
For more information please contact Sheila 07747 10545 or email [Sheila.fasoi@virginmedia.com](mailto:Sheila.fasoi@virginmedia.com)

# Bingo Club - new members welcome!

Eyes down and look in at 7pm every Thursday in the community room at West View Court, West View Road in Northenden. Open to anyone in Wythenshawe and new members are very welcome! Contact Robert on 0161 902 0096.

# BOX FIT WITH ROYAL OAK BOXING CLUB

Training sessions for juniors and seniors

Monday 6.30pm till 8pm  
Wednesday 6.30pm till 8pm  
Tues fitness class is 7pm-8pm  
Thurs fitness is 8pm-9pm

All coaches hold current CRB and First Aid Certificates.

For more information contact Gina on [ginahall@btinternet.com](mailto:ginahall@btinternet.com) or ring 0161 998 2146

# Hold back while we visit!

We politely request that tenants and customers refrain from smoking when WCHG employees are visiting or carrying out works on your property.

In addition, we request that you keep your pets away from staff members when visiting and conducting works for Health & Safety reasons.

Thank you!





# Universal Credit Full Service is fast approaching!

Universal Credit Full Service comes to Wythenshawe Job Centre on 25 July 2018.

## Key features

- Universal Credit (UC) Full Service replaces:
  - Income – based Job Seekers Allowance (JSA)
  - Income related Employment Support Allowance (ESA)
  - Income Support (IS)
  - Child Tax Credits (CTC)
  - Working Tax Credit (WTC)
  - Housing Benefit (HB)
- UC is paid calendar monthly and on the same date each month
- It goes up and down depending on other income i.e. wages or other benefits
- The Housing element replaces Housing Benefit and is paid directly to you – so you will need to make sure your rent is paid.

## When will it affect me?

All **new claims** for any of the above benefits will trigger a UC claim. If you already receive one of the above benefits you will be moved on to UC. If you have changes in your circumstances that would normally mean a new claim for one of the above benefits, such as:

- You come off ESA and want to claim JSA
- You have your first child and would have claimed child tax credits
- You rent your first home and need help paying your rent

If your circumstances don't change you will be moved on to UC at some point before 2022.

## What will I have to do?

To claim UC you need:

- a bank account in your name
- an email address and to be able to manage your claim online
- Photo ID will also help

## Where can I get help?

There is advice to help you with claiming, online access and budgeting support at: [www.manchester.gov.uk/info/200008/benefits\\_and\\_support/6625/universal\\_credit/3](http://www.manchester.gov.uk/info/200008/benefits_and_support/6625/universal_credit/3)

In Wythenshawe you can get help to get online at Benchill Community Centre, the Tree of Life and the libraries.

If you struggle to manage your money you can ask for Personal Budgeting Support (PBS) which can be accessed at the Jobcentre Plus office and through Shelter's Hub. Call Shelter on **0344 515 1681** (may cost more from mobiles) for more information.

The Financial Inclusion team will be contacting tenants to support them with the move to the new benefit. If you want help and advice before the event please contact us on **0300 111 0000**. We have also included answers to some Frequently Asked Questions on our Welfare Reform pages, see page 7.

**PS. If you hadn't already heard the Jobcentre has now moved into the Forum.**

**WCHG Head Office**, Wythenshawe House, 8 Poundswick Lane, Wythenshawe M22 9TA.

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

## Contact Us

0800 633 5500 | 0300 111 0000  
[customerenquiries@wchg.org.uk](mailto:customerenquiries@wchg.org.uk)

## FOLLOW US

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- Wythenshawe-Community-Housing-Group

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