



# Your home, your future, your choice.

A quick guide to how we want to improve tenants' homes and safeguard rents, repairs and rights in Fallowfield, Hulme, Moss Side and Whalley Range.



## Your home, your future, your choice.

City South Manchester Housing Trust is being set up to run, own and improve council homes in Fallowfield, Hulme, Moss Side and Whalley Range.

If the majority of voters say YES, and the transfer goes ahead, our number one priority will be to carry out more than £85 million of home improvements – inside and out.

But that's not all. City South Manchester Housing Trust will protect your rent and housing rights with clear, legally binding guarantees AND we've budgeted to give you the repairs and future maintenance your home will need for decades to come.

City South Manchester is being set up by local tenant reps, local councillors, the city council and other people who care about the area, and will be locally run just for your estates, so we can put local people at the heart of our decisions on how City South Manchester works and the services you get.

By listening to local people, safeguarding your rights, and bringing in the investment that the Council can't, we are confident we can make a difference to your home and your neighbourhood.

Voting starts on 4th July – it's your future – your choice – please use your vote.

your future your choice

## Your home – improved

A YES vote this July will open the door to your share of £85 million of home improvements – improvements that won't happen without the proposed transfer.

Then there's an extra £7 million to improve the streets, fences and open spaces outside your homes.

### What's on offer?

**New, secure, double glazed windows** for every home that doesn't already have them.

**New, high quality fitted kitchen** – if yours is more than five years old – designed round your own washing machine and fridge and so on, designed to increase storage and worktop space. New vinyl flooring, tiling, redecoration and updated electrics with an extractor fan if possible. You choose from a range of kitchen styles and colours.

**New bathroom suite with a shower** over the bath – if yours is more than five years old – vinyl flooring, splash-back tiling round the bath and redecoration. If you have mobility needs you can opt for a walk-in shower.

### Also

- Wash hand basin in any downstairs toilet that doesn't have one. Or, if space and plumbing allow, a new upstairs toilet.
- New, high quality and secure front and back doors if you haven't already got them.
- Improved security, outside lighting and accessibility to blocks of flats with communal areas.
- Rewiring, with more sockets, smoke detector and security lights front and back if needed.
- Re-roofing and pointing, upgraded gutters, drain pipes and boards around roofs where necessary.
- Upgrades to make heating reliable and energy efficient. Improvements to heating controls to cut bills and reduce carbon emissions.
- Better energy efficiency through loft and cavity wall insulation and, low energy light bulbs supplied after rewiring.

In addition to many of the above improvements multi-storey blocks will be transformed into modern looking apartments with external refurbishments. Attractive cladding will insulate them to make them weather tight, cutting heat loss and fuel bills.

**You wouldn't have to move out of your home during the improvements. We know from experience that we can work round you with the minimum disruption.**



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## Your future – legally secure

If the transfer goes ahead we will not reduce the legal protection you enjoy now as a council tenant.

### We promise to protect:

- your right to buy at a discounted price
- your right to pass on your home
- your right to exchange your home
- your security of tenure
- your right to be consulted on important decisions affecting your home.

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## Your choice

By voting YES, you're voting for much more than the new kitchens, new bathrooms, new windows, efficient heating, better lighting and security that tenants have asked for and we're promising.

You're also voting to secure high quality rented housing for future generations.

We'll be a force for good in your neighbourhood too, working with others to improve facilities and opportunities for local people. Our values and the way we work will be shaped by you and your neighbours.

### That means:

We will not be run for profit. All income will go into running and improving your homes and your housing service.

No surprise rent rises – we'll keep rents affordable with rises in line with the government guidelines used by the Council and all social landlords.

Your rights protected – the right to buy, the chance to pass your home on to family, professional repairs done promptly.

But remember, the majority of votes must be YES for this proposal to go ahead.

If you vote 'No' you will be turning down City South Manchester Housing Trust and our offer of involvement and all the additional investment.

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## What happens next?

Voting starts on 4th July and lasts for four weeks till Tuesday 31st July, 2007. You'll get your voting paper and details of how to vote shortly.

City South Manchester Housing Trust wants to help you make the decision that is going to be right for you and your community. Here are a couple more things that could help you make up your mind:

**Come and see our show homes.**

We have transformed three homes to show you the kind of improvements that your home could see. Call **0161 834 1618** to find out what time they're open.

**Get some independent advice.**

We are sure that City South Manchester Housing Trust will be a good thing for you and your family, but we understand you might want some independent, impartial advice.

Contact your Independent Tenants' Adviser – PEP – on **0800 328 0845** or email [ismanchesterita@pep.org.uk](mailto:ismanchesterita@pep.org.uk)

**Any questions? Call 0161 834 1618**

The majority of votes must be **YES** for the £85 million improvements and our guarantees on rents, repairs and rights to go ahead.

So please don't leave it to others – use your vote,

**Please vote by July 31st.**

The future of your home and neighbourhood is in your hands.