



Irwell Valley Homes update

Trafford Council Scrutiny Committee
22nd January 2025.

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Agenda
discussion
points

- **How we can we maximise the supply of social housing?**
- Adapting homes
- Selling social homes.
- Empty social homes.
- New social homes.

Rightsizing and Mutual Exchange

Rightsizing project targeting customers on our internal transfer list. Currently 169 people on this list in Trafford.

Encouraging mutual exchange of homes between customers to help people into a home which better meets their needs.

Organised House Exchange Roadshows in three of our neighbourhoods last year including Sale West in Trafford – offering support to get customers signed up to the national social housing swap database.

More events planned for 2025.

24 mutual exchanges completed in Trafford since April 2024 as part of the initiative.



Home adaptations

Aids and adaptations policy which helps people stay in their home by making changes to ensure it meets their needs.

Low-level adjustments such as grab rails and tap openers are carried out by our in-house repairs team following requests from customers.

Larger jobs such as an adjusted kitchen and or wet room go through an application with the local authority and involve a detailed OT assessment to determine the best solutions.

Funding provided through a means-tested Disabled Facilities Grant and Irwell Valley Homes also contributes - £100,111 spent in 2023/24 when 35 homes underwent major adaptations.

When do we sell social homes?

- In a local, regional and national housing crisis, this is never a decision we take lightly.
- Is a rare course of action – only 1 home in Trafford sold last year.
- This was a period property rented by one of our supported partner agencies that was no longer fit for purpose, requiring extensive investment to bring up to standard. Only housed two residents so ROI not value for money.
- Instead, investment being prioritized to build 22 new supported homes:
 - A nine-bed home in Stretford Road for people with learning disabilities in partnership with Trafford Council.
 - Phase 3 of Sale West regeneration which includes 13 new supported housing homes.
- So net increase of 21 new supported homes.

Voids process

Robust voids process which aims to have all homes re-let within 25 days.

Condition of homes can vary hugely when they are returned to us and the amount of work needed to bring up to re-let standard determines how long process takes. Also budget considerations of paying for necessary works.

New Home Standard produced as part of Repairs Transformation Project sets out clearly the standards customers can expect when they move into one of our homes.

17 empty homes currently in Trafford – includes 10 major and 7 minor. Tenancy turnover in Trafford in 2023/24 – 103 homes.

Our Resident Scrutiny Panel is currently completing a review into Voids and Lettings and this will help us to work on improvements to the process.



Sale West regeneration – building more social homes

New homes in Sale West

- 79 homes for social rent delivered (phase 1). Includes two, three and four-bedroom houses, plus some 2-bedroom apartments.
- Arrangement with Trafford Council to let a proportion to customers already living on the estate who had outgrown their existing home – making best use of homes.
- 22 homes for affordable rent (phase 2), including ‘adaptable ready’ homes for people with disabilities which are in high demand in Trafford.
- Work on phase 3 started this month – beginning with a block of 39 homes for social rent.
- Block 2 will be 14 independent living homes for those aged 50 and over; block 3 will be 13 supported homes for adults with additional needs.

Sale West regeneration

The multi-million pound masterplan also includes significant investment in existing social homes and the estate.

Highlights so far include:

- 607 homes and have had a new roof, improving insulation and boosting energy efficiency.
- 640 homes received a new kitchen, with customers able to choose colours, tiles and finishes.
- 12 parking bays resurfaced and relined making better use of the space.
- 235 homes have had new ventilation or heating systems, to help deal more effectively with condensation, damp and mould.
- 4 new natural play areas have been created, giving young people a new space to enjoy.
- 1 new road – Hamilton Avenue - has been opened to connect the estate together more easily.
- 300 new trees have been planted to enhance the environment and boost local drainage.