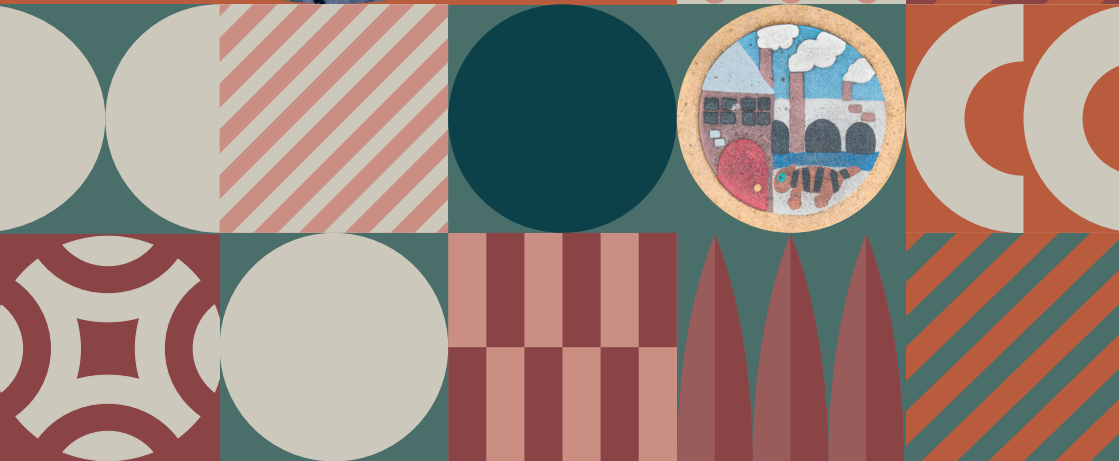


Regenerating Collyhurst



Community Newsletter November 2022

Welcome

Hello and welcome to this autumn 2022 edition of your Collyhurst Community Newsletter.

Although the nights are getting darker and colder, we're delighted to share some fantastic news that construction is getting underway on the first phase of regeneration in Collyhurst.

Last month, we sent you an update to say that we will be working with DEX Construction Group, a Manchester-based contractor, to deliver the work. In this edition, we provide more of an introduction to DEX and their construction plans.

As we move forward into this next stage of regeneration, we are giving you the opportunity to come and meet the contractors in person on Tuesday 29 November or Thursday 1 December to ask any questions you may have or simply get to know the team on site.

In this newsletter, we'll also be providing you with an update on Eastford Square, as well as stories of activities we've been undertaking in Collyhurst over the last few months.

We hope you enjoy reading this issue. And don't forget, if there's a story you'd like to see in a future newsletter, get in touch with us and let us know.



Construction gets underway

Last month, we announced that we will be working with DEX Construction Group to build our first two developments in Collyhurst Village and South Collyhurst.

The DEX team are currently developing their detailed construction plans, working closely with our experienced team of architects and structural engineers.

If you live close to the construction sites, you might start seeing members of the DEX construction team over the next few weeks. They will be undertaking investigations and preparing both sites for the start of building works.

On the South Collyhurst site, you will begin to see work start on site during December and early January as DEX start to undertake the ground remediation works.

On the Collyhurst Village site, ground remediation works were completed earlier this year. Members of the DEX team are undertaking surveys and you will see people on site regularly over the next few weeks, getting ready for foundations works to start in March next year.

A hello from Simon Adams, Managing Director, DEX Construction Group

"As a local company, DEX Construction Group is delighted to be given the responsibility of delivering this prestigious scheme and kickstarting the regeneration activity in Collyhurst.

We fully appreciate that a large scheme such as this can impact on the surrounding residents and community. Our mission is to ensure that this impact is a positive one. We want to work closely with the community and leave a legacy that we can all be proud of.

Please do come along to our Meet the Contractor events in the next few weeks to say hello to me and my team."



Your construction questions answered

In this section, we've answered some of the questions you may have about the upcoming construction works.

Where are the two construction sites and what are the plans?

Our Collyhurst Village construction site is located in between Rochdale Road and Thornton Street North. We will be building 244 new homes, 100 of which will be Council-owned homes for social rent, as well as a new shop, community space and the first phase of the New Collyhurst Park.

Our South Collyhurst construction site is located between Kingsfold Avenue, Whitley Road and Winscombe Drive. We will be building 30 new Council-owned homes here, with a mix of new houses and apartments.

All of the new houses and apartments have been designed to be energy-efficient and sustainable. The upgraded streets will be well-lit and newly planted to provide a pleasant environment for cycling and walking.

How long will construction last?

We are planning to complete the South Collyhurst development in Spring 2025 and the Collyhurst Village development in Spring 2026. Homes will be completed and handed over at different times throughout this period.

What will the working hours be?

DEX will be working within the standard Manchester construction working hours, which are:

- Monday to Friday: 7:30am to 6pm
- Saturday: 8:30am to 2pm
- No noisy work on Sundays or bank holidays.



How will the works be managed to minimise disruption to nearby residents? Will I be able to get in touch if I have an issue?

As part of their commitment to be a good neighbour, DEX have signed up to the Considerate Constructors Scheme, which means having a plan to ensure that any disruption is kept to a minimum. This will include measures to contain dust and noise.

Ahead of the start of the main construction activity, DEX will provide contact details for their Resident Liaison team member, who will be the main point of contact for nearby residents throughout the construction programme. There will also be an office on site if you wish to speak to someone.

Will the construction works create job opportunities for local people?

DEX are committed to achieving high levels of local employment throughout the construction programme. They are currently working to choose their main subcontractors and will be setting out a series of requirements for local labour, apprenticeships and training. Our Community Liaison Manager has also been working closely with YES Manchester to ensure the community can access and benefit from the job and skills opportunities that the development will bring.

Meet the Contractor

Come along, ask your questions and meet the team.

Ahead of main construction works getting underway, we are hosting two "Meet the contractor" events to give you the opportunity to meet the DEX team and ask any questions about the upcoming works.

With members of the team from FEC and Manchester City Council also in attendance, these will be informal, drop-in events where you can chat to us over a brew and a mince pie.

The sessions will take place on the following dates:

Tuesday 29 November 2022	10am - 12pm	YES Collyhurst, Southchurch Parade, Collyhurst, M40 7GE
Thursday 1 December 2022	2pm - 4pm	Church of the Saviour, Eggington Street, Collyhurst, M40 7RN

Eastford Square update

We can now confirm that the former shops and maisonettes at Eastford Square will be demolished in the New Year, now that surveys and service disconnections are almost complete. We are currently appointing a contractor and applying for planning permission.

The site will be developed in the future as part of the Victoria North programme of regeneration, with a mix of new homes and commercial space. The detailed plans for the site haven't been developed yet and will be subject to public consultation.

The distinctive sculpture in the square will be moved into the grounds of the nearby Roach and Vauxhall Courts where it will be easily seen from Rochdale Road. Children from Saviour CofE Primary School will be involved in the relocation of the sculpture to link in with their history lessons.

We're pleased to be moving forward with Eastford Square so stay tuned for future updates.



The sculpture currently in Eastford Square

In your community

Manchester Communications Academy Summer Activities



Back in the summer, FEC played a key role in supporting the Manchester Communications Academy with their free summer programme.

It's been our pleasure to be involved in such a fantastic programme, volunteering in a variety of sessions from cooking to CPR and sports.

A huge thanks to Manchester Foundation Trust for their involvement, offering young people CPR and first aid training and providing important life skills. Also thank you to Kylie from Kylie's Kitchen for supporting the cooking sessions at the school.

Next phase of consultation on Red Bank plans

Next month will see the next phase of consultation on the exciting plans for the regeneration of the Red Bank neighbourhood. Sitting between Collyhurst and the city centre, the vision for Red Bank is to create a vibrant neighbourhood of new homes, green spaces and community facilities.

Having presented the overall vision for the Red Bank neighbourhood last year, this latest phase of consultation will share more information about the first phase of development.

Visit the Red Bank consultation website for news about our upcoming consultation events:

www.redbank-regeneration.co.uk

Keep in touch

If you want to be kept in the loop as we progress with construction in Collyhurst, make sure you sign up to our E-newsletter mailing list for regular updates straight to your inbox by visiting our website.

You can also get in touch by phone or email if you have any questions. Our engagement team are always happy to help.



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