

Seedley and Langworthy

Neighbourhood Plan 2025



Great Places

Great Places Housing Group exists to improve the lives of the people living in our 25,000 homes across the North West and Yorkshire.

We are much more than just a landlord, providing a wide range of services and promoting partnership work to create vibrant, sustainable communities.

Great Places' vision is clear:

- Great Homes
- Great Communities
- Great People

What is the Seedley and Langworthy Neighbourhood Plan?

This plan sets out Great Places' commitment for Seedley and Langworthy, informing how we better prioritise and deliver services and investment in homes, to our customers and in the community.

The plan, which has been refreshed and updated from its original in 2020, lets our customers know what we are working to deliver over the next three years, and sets out the work we plan to do in partnership with others, to make Seedley and Langworthy a thriving, attractive, safe and sustainable place to live. Based on feedback from customers, we've set out priorities across the themes of Homes, People, Place and Partners and identified some short and medium-term actions.

We'll keep customers up to date on our progress, and provide opportunities to feedback and shape how we are planning for Seedley and Langworthy's future.



Great Homes



Great Communities



Great People

Our Seedley and Langworthy

Seedley and Langworthy is a great place to live. Situated in south-west Salford, it is a well-connected community that has seen large-scale regeneration over the past two decade.

Seedley and Langworthy is a neighbourhood that is served by good local schools and retail provision, alongside two community resources at the Emmanuel and Cornerstone Centres. It is also close to institutions such as the University of Salford, Salford Royal and Media City. There is high number of people aged between 20 to 40 years old living in the neighbourhood.

"I'm surprised we have a park so close by. It's good for fresh air and we can let the kids play out."

"Safety is my biggest concern. Lately I'm hearing about drug farms and armed bullies. We need after-school activities for the children but they need to be affordable and easy to get to."

"More affordable and energy-efficient houses."

"Needs a big shake-up to sort out some of the local naughty kids - there are 12 year olds setting off fireworks."

"We need more housing. I've been in a two bed for ten years; I've got a 13-year-old and a seven-year-old but they're still sharing a room."

Opportunities

Community assets including the Emmanuel and Cornerstone Centres

Strong partnerships with local schools, other housing providers, Salford City Council and local residents

Good local retail amenities

Plenty of green space nearby including Chimney Pot and Buile Hill parks

Strong youth provision which can be further developed

Close proximity to economic centres and large public institutions

Challenges



High Number of pre-1919 terraced houses



Cost of living and fuel, food and rent affordability



Fly-tipping, especially in alleyways



Resident concerns about youth anti-social behaviour and youth aspiration

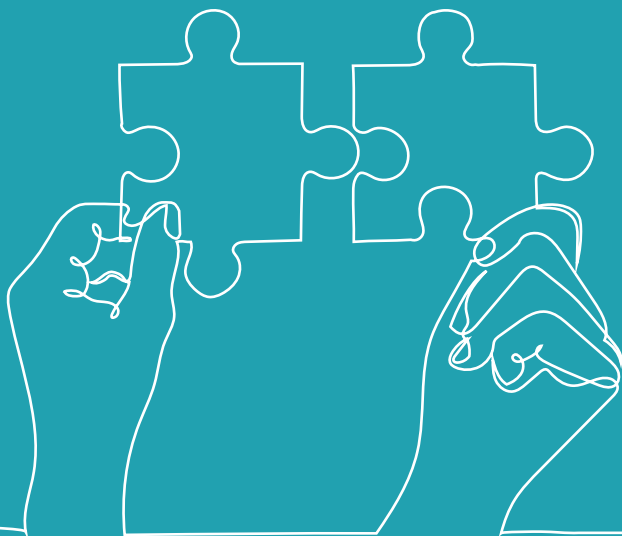


Green spaces could be used better

Our vision

Seedley and Langworthy is a neighbourhood everyone is proud to call home. People can live their whole lives here if they want to, with housing available to meet the needs of different life stages.

There is a strong sense of community and people can access good jobs, quality schools and health services, where children and young people can thrive.



Our objectives

1



People

To support customers throughout their tenancies and listen to the customer voice. We will connect local residents with work and skills opportunities, as well as providing services for families, young people and older people to improve their quality of life.

2



Place

To deliver high-quality neighbourhood management services and foster a sense of pride and belonging in Seedley and Langworthy.

3



Partners

To work with public sector agencies, employers and other local organisations to bring investment services to Seedley and Langworthy. To maintain community cohesion, meeting the needs of its young and diverse communities during the cost of living crisis.

4



Homes

To continue to invest in providing safe, warm, suitable and affordable homes. To work towards our targets on energy efficiency and affordability for customers. To provide housing that meets the needs of our diverse customers, now and into the future.



Our commitment

- Services that are designed and delivered by local community groups and residents, focusing on and building on their strengths.
- Our community Investment Team is committed to investing in Seedley and Langworthy with a dedicated team helping Great Places' customers to access work, training and volunteering opportunities.
- Great Places provides quality homes to meet the needs of our customers and it's possible that these needs change over time. Our Independence and Wellbeing services will support Seedley and Langworthy customers in challenging situations, from identifying suitable housing options to providing access to our Tenancy Coach Service, helping you to manage your tenancy.

How we'll do it

- Our new Inclusive Services team will contact our customers in Northmoor to make sure we have up-to-date data around health, disability and caring needs and to understand if the size of your home, health or accessibility or affordability are challenges. This will help us to identify opportunities to better meet housing and wellbeing needs.
- Establish preferred methods of communication with customers and use digital engagement to ensure we hear the customer voice.
- Explore rightsizing—helping people to find a home that best suits their needs and circumstances.
- Offer employment and skills support to help people into work, and to connect them to local employers.
- Work with community organisations to deliver support for those struggling with the cost of living, or who are at risk of rent arrears.





Our commitment

- We will continue to deliver environmental services and explore ways this can be improved with residents.
- We will focus on helping customers to feel safer in their homes and neighbourhoods.
- We will develop relationships with key organisations such as Salford City Council to improve cleanliness and waste management.

How we'll do it

- Working with key partners, we'll continue to build on and support projects and services being delivered from community centres.
- Support activities at Chimney Pot Park and Buile Hill.
- Work with police and other partners to improve community safety and help to tackle crime and anti-social behaviour (ASB).
- Develop solutions for waste management challenges, especially in alleyways.





Our commitment

- We'll work closely with the local community centres to ensure services focussed on employment, skills and financial support are delivered.
- We will continue to develop strong links with other housing providers, statutory and health services, and the voluntary and community sector for the benefit of local residents.
- We will continue to develop relationships with the local schools to raise aspirations.

How we'll do it

- We'll work with schools to build children's resilience and raise their aspirations around work and higher education. We will look to develop services for young people after school to tackle ASB.
- Help customers into work, or to get skills for progression through our employability service, with a particular focus on young people who are not in education, employment or training, and through raising aspirations projects.
- Explore how we can work with Salford's Health Improvement teams to address high levels of health inequalities in the neighbourhood.
- Continue to work with Greater Manchester Police to address anti-social behaviour and crime in Seedley and Langworthy.
- Support organisations to bring food affordability projects to the area.
- Work with customers to find alternatives to loan sharks.





Our commitment

- We will provide a clean and well-maintained home as a stable foundation for your life and give you the peace of mind that comes from knowing it will remain yours for as long as you want it.
- We ask you to take responsibility for looking after your home. We will provide support, if needed, to do this.
- We will play our part in tackling the housing crisis by responding quickly to opportunities to build new homes in and around Salford.

How we'll do it

- We will continue to invest in Seedley and Langworthy homes with our programme of planned improvements and make regular routine inspections so we can see what might need improving in future, such as replacing windows and doors, kitchens, bathrooms, boilers and roofs.
- Continue to invest in damp, mould and condensation challenges, particularly in pre-1919 terraced houses.
- Explore using Government funding to improve energy efficiency in homes.
- Seek opportunities to build new, modern, high-quality homes in and around Seedley and Langworthy.



Get Involved

We are serious about our commitment to Seedley and Langworthy and the customers who live in our homes, so we will keep you up-to-date with how we are doing – but we want to hear from you, too.

Some improvements will take more time to make happen, particularly where more complex factors need to be taken into account. We need to start planning for the longer term, so will be considering in more detail what and how proposals can be delivered, including how they could be funded.

This will involve developing strategies to meet our customers' and the communities' future needs, to make things better in the longer term. This is where work will need to happen in stages, and where we will be seeking local cooperation to unlock greater opportunities to make more of a difference.

To keep up to date on the progress of the Seedley and Langworthy Neighbourhood Plan you can:

Visit the Great Places Anchor Neighbourhoods webpage for Seedley and Langworthy where you can read the latest news and find updates on the details of the Plan:

<https://www.greatplaces.org.uk/customers/anchor-neighbourhoods/seedley-langworthy-neighbourhood-plan/>

Visit the Our Voice platform (our online engagement site), where you can track the conversation, read the feedback we've received and our response:

<https://ourvoice.greatplaces.org.uk/planning-for-seedley-and-langworthy>



Get in touch

We're always happy to hear from you.

You can contact us by visiting our website www.greatplaces.org.uk
If you would like a faster response we have a Live Chat facility available here too,
to speak with us directly between 8am and 6pm, Monday to Friday.

Log in to our MyPlace customer portal from the website to view your rent account, make a payment, report a new repair, check progress on an existing repair or tell us about a change in circumstances. If you have not yet signed into MyPlace and you need some help to do so, please get in touch.



Scan to log
into MyPlace

By email

You can get in touch via email using customerhub@greatplaces.org.uk

By post

Great Places Housing Group
2a Derwent Avenue
Manchester
M21 7QP

By phone

We're open for business 8am–6pm, Monday to Friday.
You can call us on our local rate number **0300 123 1966**.

Need our help out of hours?

For emergency repairs assistance outside of our business hours, please call our usual **0300 123 1966 number, and select option 1.**