



salix h:mes

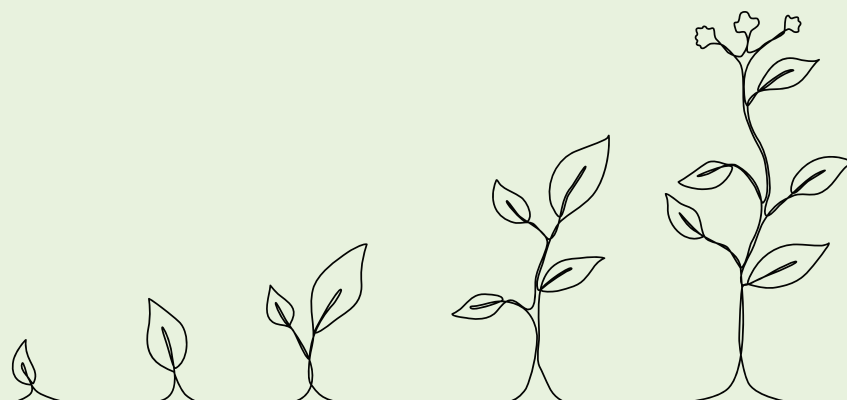
Development and Investment at Salix Homes

The story so far...

live • grow • thrive • together

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Introduction

Salix Homes owns and manages over 8,000 homes in Salford, which comprises a real mix of properties including tower blocks and large housing estates as well as independent living schemes for the over 55s. We're a not-for-profit charitable organisation, which means we invest any profits straight back into our homes and communities.

The housing crisis and the lack of truly affordable homes remains a huge issue so building new affordable and social housing is a key priority for us. While Salford has experienced something of a housing development boom in recent years, the shortage of affordable homes in this area is well documented.

As a social housing provider, with our foundations firmly rooted in Salford, we want to deliver the right type of housing in the right places, and we're aiming to deliver 100 new homes every year.

We're building new homes in Salford and beyond, which includes social and affordable housing, and we're working hard to deliver new homes that are high-quality, sustainable and energy efficient.

In addition to building new homes, we're also continuing to invest in our existing housing stock and developing an enhanced Salix Homes property standard, in line with the Government's Decent Homes standard, to ensure our homes are safer, cleaner and greener.

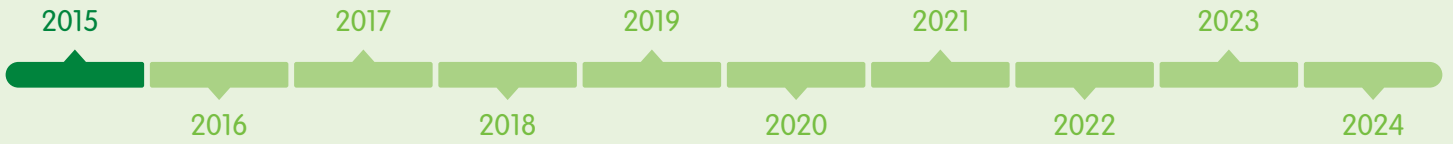
Sustainability is a key focus in our development and investment programme, and we're improving the energy efficiency of all our homes and buildings, as part of our roadmap to Net Zero – we've committed to becoming a carbon neutral organisation by 2038.

Our Sustainable Future 2023-25

In 2023 we launched our latest corporate plan, 'Our Sustainable Future 2023-25', setting out our key objectives for the next two years. We're getting back to our roots and refocusing on our core values to provide good quality homes and services. The plan focuses on three key areas, which are Sustainable Homes, Sustainable Business and Sustainable Communities.

Read our [Corporate Plan](#):





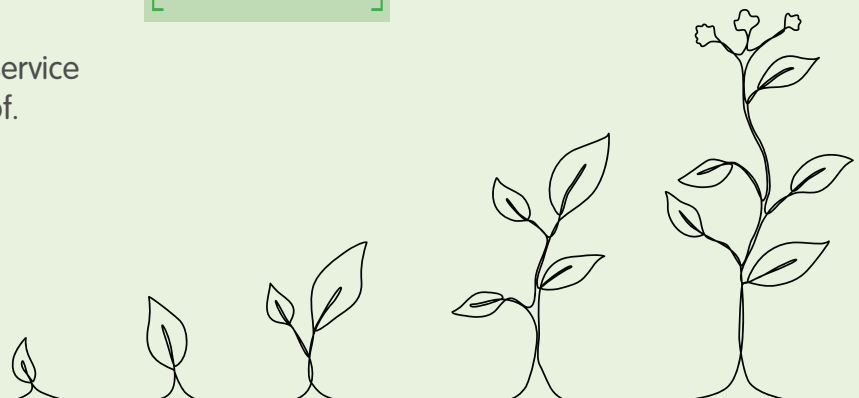
A 'historic day for housing in Salford'

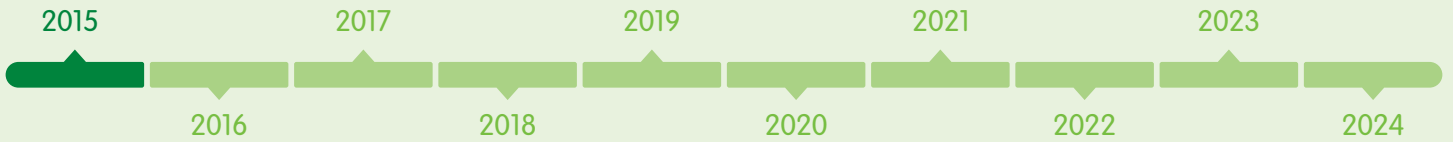
The Salix Homes that we are today was established in **March 2015** when our residents voted for us to take over ownership of their homes from Salford City Council, as part of a stock transfer – a move that unlocked millions of pounds worth of investment and marked a historic moment for social housing in Salford.

We promised to invest £75million in our homes and communities in the first five years, bringing every property up to the Government's Decent Homes standard, improving lives and communities, and creating a housing service in Salford we're all proud to be a part of.

In our first year alone, we invested £13.1million and unveiled some ambitious investment and development projects, including our very first new-build development.

[Read more:](#)





Transformation for tower block trio

One of our first major investment projects following the stock transfer was a multi-million pound transformation of three tower blocks – Mulberry, Magnolia and Sycamore Court.

Work began in **spring 2015** and included new kitchens, bathrooms, windows, doors and an energy efficient heating system. Externally, the tower blocks underwent a dramatic facelift, with new roofs and the exterior façade transformed.

The ambitious investment project was completed in **summer 2017**, delivering high quality, modern and energy efficient homes for our customers.

[Read more about this project:](#)



The Boxing Day floods

Boxing Day 2015 is a moment in time the people of Salford will never forget.

As households were embracing the Christmas festivities, Salford was experiencing the heaviest rain in its history, causing the River Irwell to burst its banks.

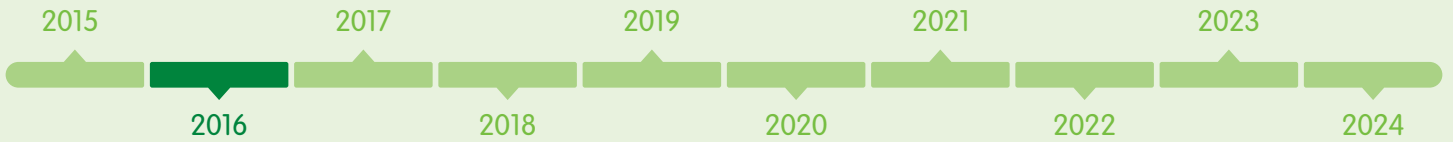
Almost 300 Salix Homes properties were devastated by flood water, across our Spike Island and Riverside estates. Our workforce joined an army of volunteers and other agencies to support the clean-up and recovery operation over the following days, weeks and months.

Substantial flood defences have been since been implemented, including the Environment Agency's £10million Salford Flood Improvement Scheme, and the creation of a flood storage basin.

Salix Homes also carried out a major programme of repairs to affected properties, which included additional flood prevention measures such as waterproof treatment to external walls.

[Read more about this project:](#)





Read more about this project:

Poets – no ordinary new-build scheme

Poets is a flagship project for Salix Homes – but it’s no ordinary new-build scheme.

For many years, the housing estate in Swinton had been in desperate need of regeneration.

Historic mining in the area had led to severe structural defects and subsidence in many properties – only demolition and redevelopment could provide a long-term solution.

The investment needed was huge, but with public money scarce, the estate remained untouched for decades. It was only the successful stock transfer that unlocked the much-needed funds and enabled Salix Homes to pick up the gauntlet of this challenging regeneration project.

In 2016, work began on this ambitious project that was delivered in phases in order to minimise disruption to residents. It’s been a major redevelopment scheme, delivering 160

new homes, and was also Salix Homes’ first new-build development.

As part of the programme, 146 defective properties were demolished. In their place, we built 120 new social housing properties, plus a further 40 homes for outright sale, available through the Government’s Help to Buy scheme.

At the heart of the Poets Estate is its community, with many residents having spent their whole lives here. We ensured that residents were with us on this journey from start to end; united in our vision to build modern, affordable homes and breathe new life into the area, while preserving those community ties and friendships.

It was a proud moment to see the project fully complete by 2022, bringing new, modern homes to both people on the social housing register and aspiring homeowners.

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Poets – before and after

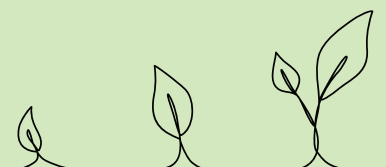


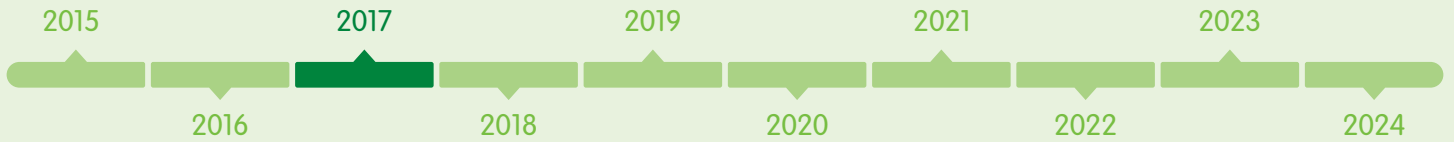
Major makeover for Ailsa House

In **summer 2016**, we completed a **£300,000** investment programme at Ailsa House – a once ageing housing block situated on a key gateway into Media City.

The block of 24 apartments benefitted from new windows and doors, while a new roof and modern glass balcony replaced the old deck access balcony, completely transforming the aesthetics of the building.

[Read more about this project:](#)





The Hive creates a buzz

In **summer 2017**, Greater Manchester Mayor **Andy Burnham** officially opened our Hive development – a groundbreaking scheme to provide affordable housing for young people in Salford.

The Hive was one of the first centres of its kind in Greater Manchester providing affordable accommodation for up to 14 young people, aged between 18-25, while they work, complete their education or training.

The Hive focuses on supporting young people whose ability to work or study is being hampered by their unsuitable living arrangements – it may be that they are sofa surfing or don't have a permanent place to live.

[Read more about this project:](#)



Empty buildings brought back to life

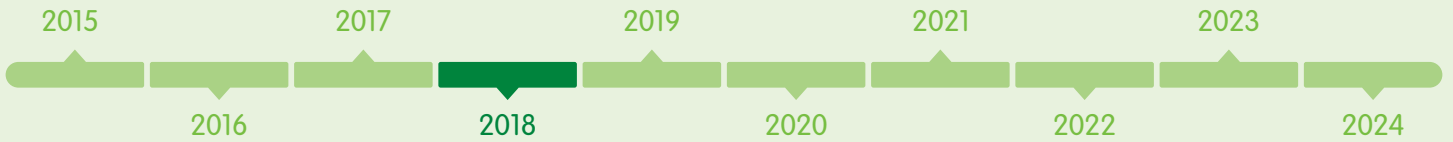
With more than 6,000 people on the housing waiting list in Salford, Salix Homes has been tackling the housing crisis by bringing empty buildings back into use as housing.

As well as building new homes, we've also played our part in converting empty and derelict properties. But it's not just empty homes, we set our targets on empty buildings in general, which have so far included boarded up shops, derelict pubs and even an old job centre that had stood empty for 25 years, which we've successfully transformed into housing.

Repurposing these buildings, which are often in key central locations, is helping to breathe life back into our high streets, regenerate communities and crucially help tackle the housing crisis.

[Read more about this project:](#)





New homes for doctors and nurses

In **2018**, we launched **Alexander Gardens** – a flagship development providing affordable homes for doctors, nurses and other clinical staff who work at Salford Royal NHS Foundation Trust.

We teamed up with the Trust after it was revealed they were struggling to fill vacancies at Salford Royal Hospital with the lack of affordable accommodation cited as one of the barriers to attracting people to the area.

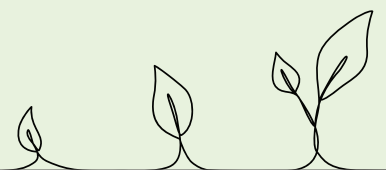
The site itself was a former sheltered housing complex which had stood empty after being devastated during the Boxing Day floods

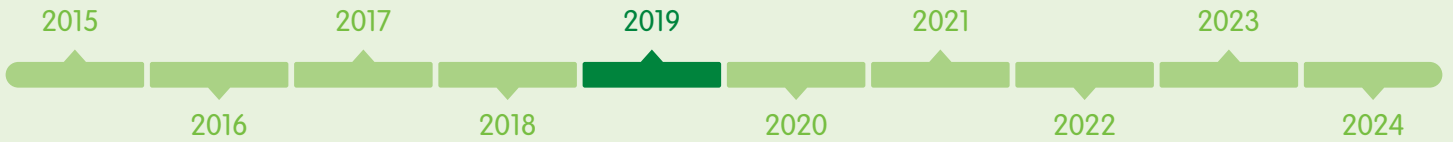
in 2015, so this partnership with the NHS presented an opportunity for us to not only bring an empty building back in to use and create desperately needed homes, but also to help our local hospital attract much-needed key workers into Salford, which benefits the whole community.

Salix Homes spent more than £2million converting the building into 26 modern, one and two-bedroom apartments.

Read more about this project:

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Derelict women’s refuge transformed into social housing

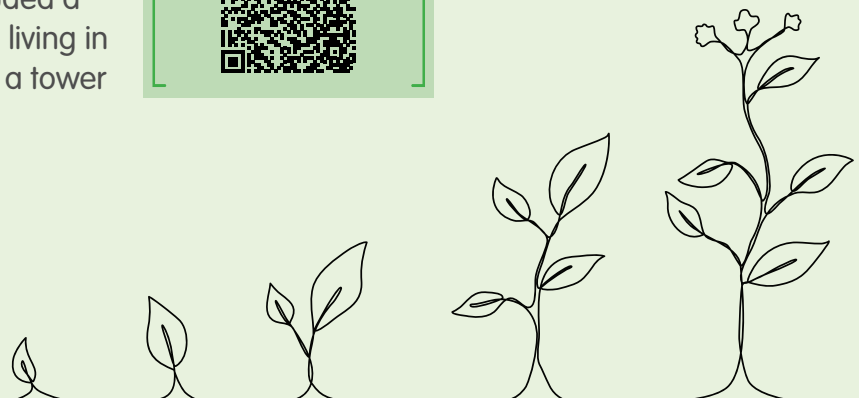
In autumn 2019, we opened Joan Lestor House after buying the derelict site in 2017 and transforming it into nine contemporary, one and two bedroom apartments for social housing rent.

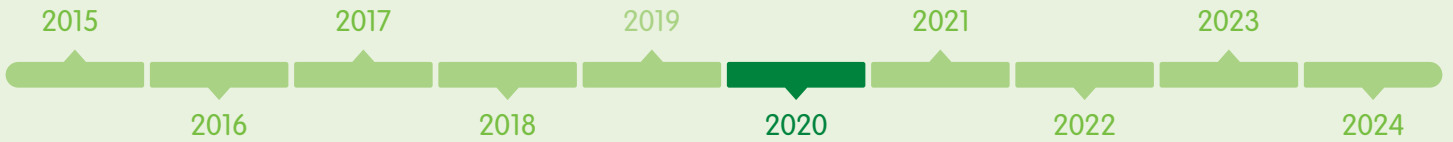
The site was once home to a women’s hostel but had stood empty for five years, becoming a target for anti-social behaviour and vandalism.

We carried out an £800,000 refurbishment and remodelling programme, and were proud to welcome the first residents, which included a family of four who had previously been living in a one-bedroom flat on the 12th floor of a tower block.

The project was also featured on BBC documentary series *The Empty Housing Scandal*, presented by Matt Allwright, which shone a spotlight on successful initiatives to bring empty buildings back into use as housing.

[Read more about this project:](#)





New lease of life for tower block once earmarked for demolition

For many years, there was a question mark over the future of Fitzwarren Court in Salford, which had originally been earmarked for demolition as part of a wider regeneration of the area.

The demolition plans were halted in 2016 when Salix Homes secured funding to modernise the block.

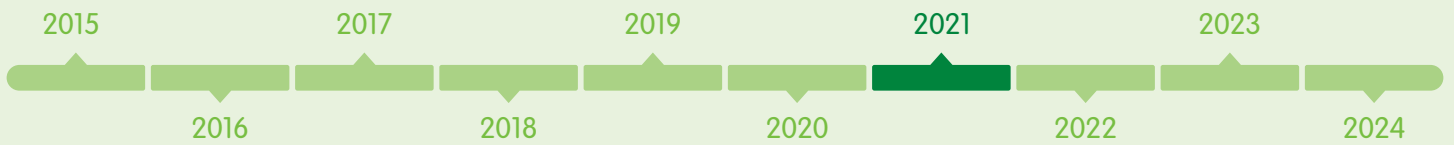
In 2020, we completed a £7.5million improvement project at the high rise building which has been completely transformed inside and out. Work has included new kitchens, bathrooms, doors and windows, as well as a makeover for the communal areas.

The exterior has been completely rendered and a sprinkler system and state-of-the-art fire alarm system was also installed as part of our Safety Enhancement Programme across all our high-rise blocks in Salford.

Salix Homes' significant investment has given the building a new lease of life, complementing the wider regeneration taking place in the area, and ensuring this iconic building can stand proud on the Salford skyline for many years to come.

[Read more about this project:](#)





Building a safer future

Since the Grenfell Tower tragedy, Salix Homes has been leading the way on building safety - raising safety standards within our properties, advising government bodies on future recommendations and piloting and implementing the reforms in the Building Safety Act.

We had eight high-rise buildings which had failed cladding systems, and we moved quickly to implement changes and carry out a significant programme of work to ensure the safety of our customers and their homes.

Building safety is now part of our culture at Salix Homes, and a key focus of our investment and development programme.

In 2021, we completed the multi-million-pound cladding remediation and safety enhancement work across our tower blocks. This included replacement cladding systems at our eight

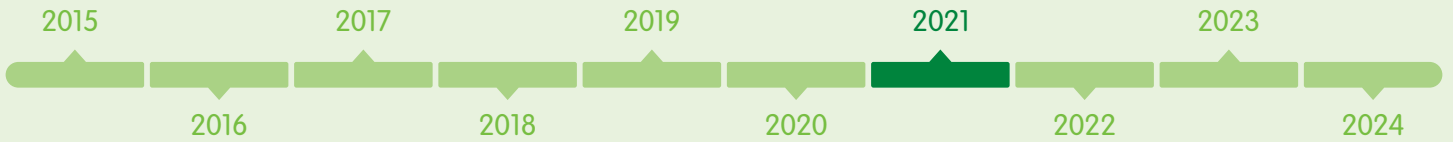
blocks with ACM cladding, and also extensive safety enhancements across all of our tower blocks, including state-of-the-art fire alarms and new sprinkler systems.

In **spring 2023**, we were also named as one of the first housing associations to be awarded Building a Safer Future Champion status.

We will continue to develop and raise our standards, working closely with residents, safety experts, and the Government to ensure our buildings continue to be safe places to live, both now and in the future.

[Read more about this project:](#)





Introducing Willo Homes

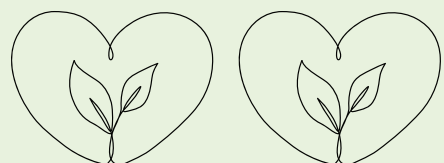
In spring 2021 we launched Willo Homes – our new affordable home-ownership brand to support our bold ambitions to deliver more affordable homes to help tackle the housing crisis.

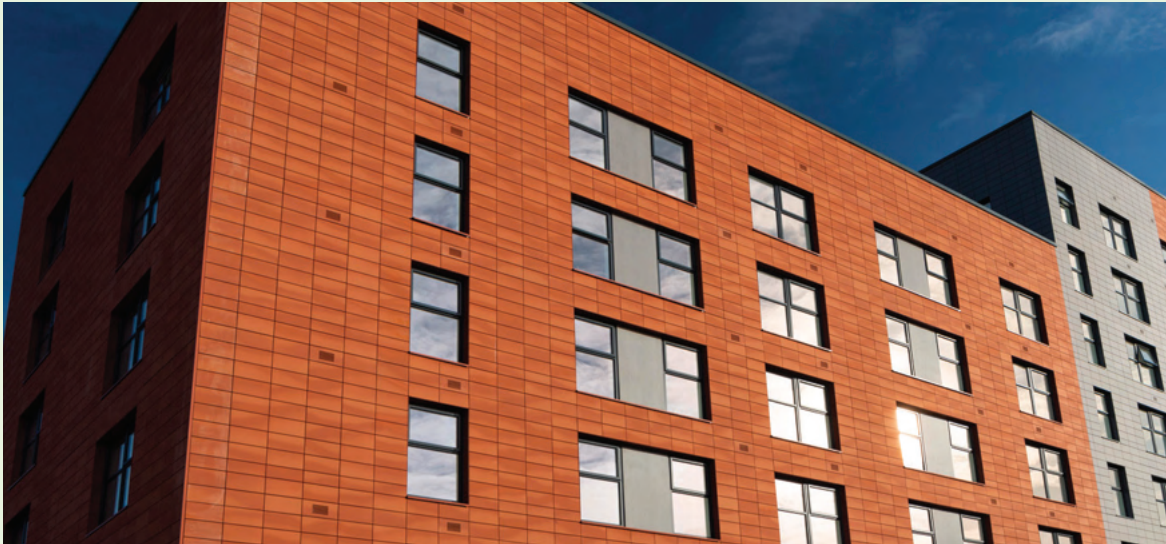
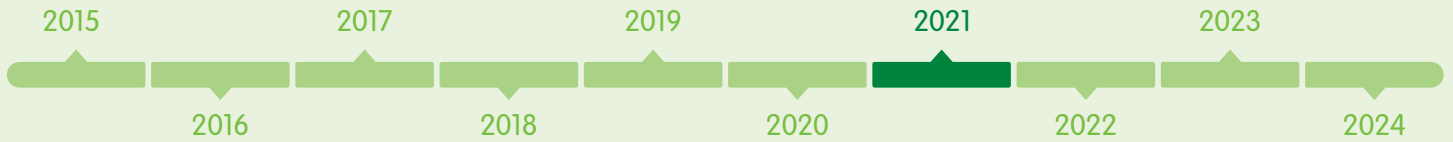
The launch of Willo Homes marked another major milestone in the Salix Homes journey, cementing our commitment to ensuring we can increase housing choice and deliver more affordable housing opportunities in Salford.

As a trusted social housing provider, with our foundations firmly rooted in Salford, we’re perfectly placed to deliver the right type of housing in the right places and ultimately help tackle the housing crisis.

Willo Homes specialises in affordable homeownership options including Help to Buy, Shared Ownership and Rent to Buy, as well as homes for market sale.

[Read more about this project:](#)





Canon Green Court campus and Artifex scheme

Our Canon Green Court Campus scheme is a major redevelopment project that has delivered more than 100 new, affordable homes and transformed existing properties.

As part of the project, we built a new apartment block – Artifex – within the expansive grounds of one of our existing blocks – Canon Green Court.

The scheme was completed in **autumn 2021**, delivering 108 affordable apartments available under the Rent to Buy scheme, and bringing our vision to deliver more high quality, affordable housing to life.

Major improvement works were also completed at Canon Green Court for its existing residents, including new kitchens, bathrooms, heating systems, sprinkler systems and exterior re-facing and insulation, as well as an external facelift for neighbouring low-rise block, Westminster House.

Artifex was named in honour of Canon Peter Green, who was a rector at the nearby St Philips Church, as well as a published writer and pacifist who was passionate about fighting social injustice. During the First World War and until the 1950s, he wrote a weekly column in The Manchester Guardian under the pen name ‘Artifex’.

We wanted to pay our own tribute to this much-respected Salford son whose fight against social injustice represents our own beliefs and values at Salix Homes and our ethos to deliver high-quality, affordable housing for everyone.

Read more about this project:



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Canon Green Court campus and Artifex scheme

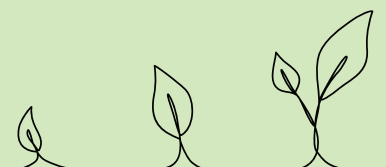


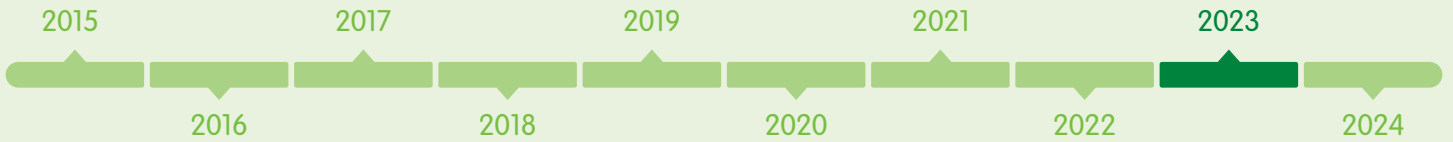
Refinancing package secures our future

In **summer 2023**, Salix Homes secured a **£120million** refinancing deal with banking partner **NatWest**.

The deal marked another major milestone for our organisation, ensuring we can deliver the ambitions set out in our Business Plan, which includes continuing with our ambitious plans to deliver much-needed, new and affordable housing, as well as investing in our existing homes and communities.

[Read more about this project:](#)





Former pub site transformed into social housing

In **autumn 2023**, we were proud to welcome the first residents to our new Wynt View development – our first new-build scheme outside of Salford.

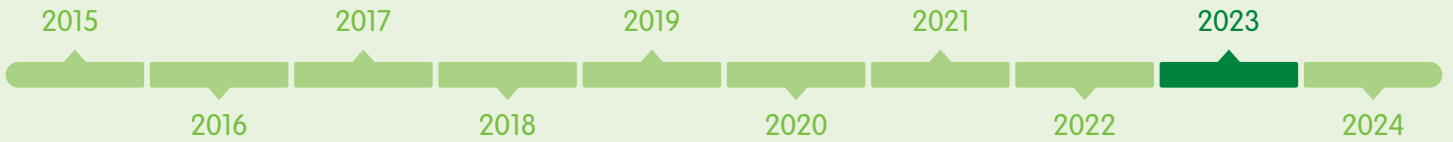
The empty site in Partington, Trafford, was once home to a pub, but had stood vacant for 30 years before we built a three-storey apartment block, comprising 24 two-bedroom homes, which have all been let for social housing rent.

At a time when social housing is in such short supply, we're delighted that this development has created modern, energy efficient and high-quality homes for people on the social housing register.



Read more about this project:

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Green transformation for tower blocks

In **late 2023**, we began work on a significant investment programme at neighbouring blocks **Grey Friar Court** and **White Friar Court**.

The blocks are undergoing a £10million refurbishment and eco-transformation, making them greener and more energy efficient.

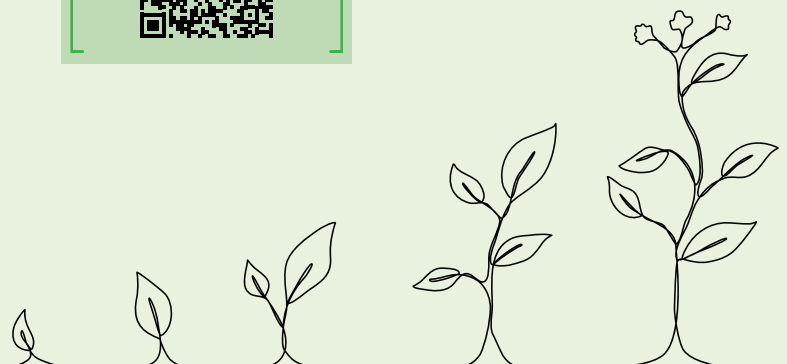
The work includes external wall and roof insulation, new windows and ventilation; while the façade and balconies are being completely rendered and transformed.

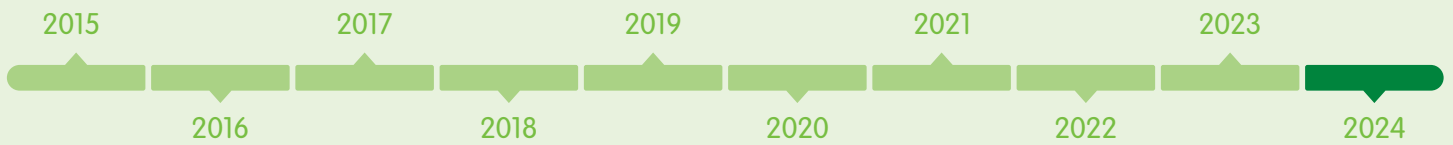
An eco-friendly ground source heating system is being installed, which, combined with the external insulation will improve the thermal efficiency of the building and help reduce energy bills for our customers.

This significant investment project will give a new lease of life to these ageing 1960s tower blocks, transforming the properties into desirable, modern homes which are more comfortable and economical to run, while helping to meet our carbon neutral ambitions.

[Read more about this project:](#)

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[Read more about this project:](#)

A square QR code located in a light green box with a thin border. The text above it reads "Read more about this project:".

Cleaner, greener, affordable homes delivered at Greenhaus

In March 2024, we welcomed the first residents to Greenhaus - the largest Passivhaus, affordable development in the North West, which has delivered 96 highly-sustainable homes to Chapel Street in Salford.

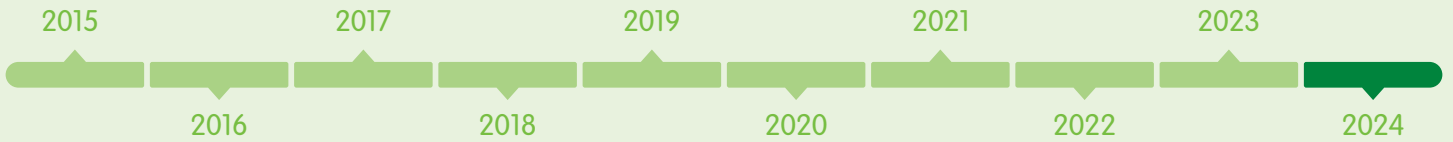
Built to Passivhaus Classic certified standard, the leading low-energy design standard, the development provides social and affordable homes which offer high thermal comfort and improved air quality, enabling a healthier living environment as well as lower bills.

With the rising cost of living, a shortage in the supply of affordable and social housing, and a need to address the challenges posed by the climate crisis, Greenhaus demonstrates what can be achieved through effective partnership working, and a shared desire to create cleaner, greener, and healthier homes that are fit for the future and won't need retrofitting.

Amongst the first residents to move in is Harriette Matthews, who says having a home at Greenhaus will transform her life. Harriette has been staying on her dad's sofa in his one-bedroom flat for the past seven months, following a relationship breakdown, and her difficult living conditions have been affecting both her physical and mental health.

"I just can't put into words how much of a difference having my own home will make to my life," she said.

Following on from the success at Greenhaus, work began on site in April 2024 for a second Passivhaus development - Willohaus, which will deliver a further 100 affordable eco-homes in Salford.



Delivering a new 'Neighbourhood'

Neighbourhood is another flagship eco-friendly development, with the first homes completed in **Spring 2024.**

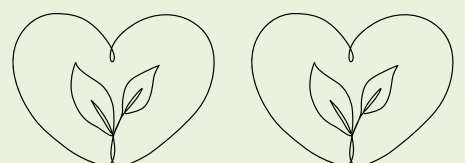
We've worked alongside developer Step Places to deliver 157 new homes on two parcels of brownfield land in the Seedley area of Salford, which had stood empty for more than a decade.

The scheme comprises social housing, homes for affordable rent and properties for shared ownership and outright sale. The innovative design of Neighbourhood is a modern take on the traditional terrace house, complete with raised terrace gardens for some of the properties. There's a public green space at the

heart of the development, new trees planted, and all houses have cycle storage and electric car charging points.

To commemorate the start of work at the site, Manchester poet Tony Walsh penned a new poem – Salford Keys – to honour the spirit of Salford and commemorate a new era of housing and regeneration in the city.

[Read more about this project:](#)





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