

DRAFT

Wybourn

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 Wybourn Neighbourhood Plan?

This plan sets out Great Places' commitment for Wybourn, 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, informs our customers what we are working on to deliver over the next three years, and sets out the work we plan to do in partnership with others, to make Wybourn 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 our longer-term regeneration plans for the neighbourhood.



Great Homes



Great Communities



Great People

Our Wybourn

Great Places Housing Group took over almost 1,200 homes in Wybourn from Sheffield City Council in April 2007 following a tenants' ballot. At transfer we promised to improve all homes beyond decent homes standard, improve services and embark on a programme of transformational change improving the environment, open spaces and reputation of the neighbourhood.

Wybourn is one of Great Places' "Anchor" neighbourhoods. To date we have invested over £60m on decent homes work, highway and environmental improvements, as well as building 180 new homes in the area.



Opportunities

The Pat Midgley Community Hub, Primary Schools and Children's centre provide opportunities to engage with children, parents and professionals

Strong partnerships with schools, other housing providers, police, Sheffield City Council and local residents, as well as Manor and Castle Development Trust and other organisations

Located one mile from Sheffield City centre, Wybourn is served by four bus routes and the tram service

Green spaces including Skye Edge and Manor Lodge

Relatively young population (most under 55 years old)

Nearby retail provision at Parkway Retail

Challenges



High number of children aged under 15 years old; lack of youth activities



Cost of Living Crisis



Community safety



Open spaces, topography, gennels, street scene, kerb appeal and gardens

Customer Voice: What you've told us

Before updating this edition of the Wybourn Neighbourhood Plan, we consulted with customers and residents in Wybourn to find out what issues were most important to them. We held in-person consultation events in the neighbourhood, knocked on doors, and set up a dedicated page on the Our Voice platform for customers to let us know their priorities digitally. Customers could also complete a survey by post, text, email or by phone.

We want to say thank you to everyone who completed the survey or engaged with us. Your insight will truly help, by contributing to the evidence we've gathered, and in shaping how we invest resources and plan for a more sustainable future for Wybourn.

What you told us

The key issues that are **most important** to customers, and that they are **also currently least satisfied with** are:

- Play spaces for children
- Environmental (street lighting and litter)
- Road safety
- Community safety
- Maintenance of gardens and open spaces

What we'll do

This plan contains commitments and actions that Great Places will deliver on to address these issues, across the themes of people, place, homes and partners. Our goal is to ensure that Great Places and the Wybourn Neighbourhood Plan continues to respond to your priorities and meet your changing future needs, so we'll keep you updated on our progress and provide opportunities for you to let us know how you think we're performing.

"There should be more for kids- maybe a park on Skye Edge. I love where I live!"

"Bus links from the top of Wybourn to the shops at the bottom would be nice."

"Off-road bikes are the most overt anti-social behaviour, followed by arson and vandalism."

"The main issue is crime - we need better surveillance."

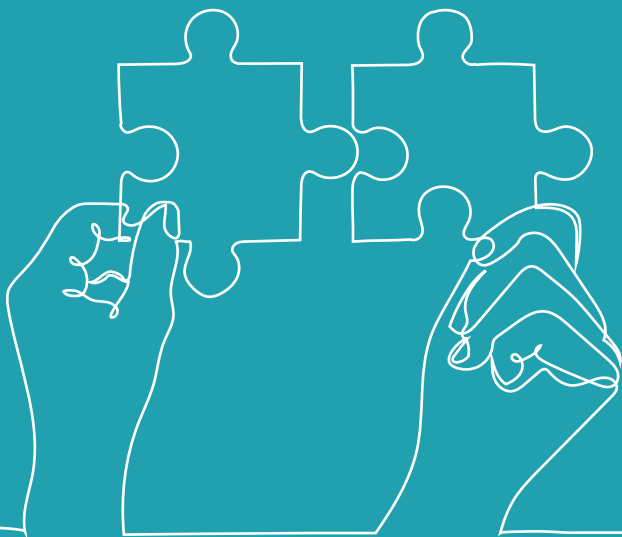
Our vision

“Wybourn 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 from their first flat, to a family home to raise children, through to accommodation designed to meet people’s changing needs as they get older.

It is a place that is safe and attractive. There are places for children to play safely and activities for teenagers.

It is a healthy place, well connected to the wider community, with good schools and health services. People can access employment and education opportunities, with support available to help them meet their aspirations.”



Our objectives

1



People

To support customers throughout their tenancies, and listen to the customer voice. To 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 foster a sense of pride and belonging in Wybourn as a neighbourhood everyone is proud to call home. The environment is attractive, it feels safe and well-kept, supports health and well-being and children can play out.

3



Partners

To work with public sector agencies, employers and other local organisations to bring investment services to Wybourn. To support the Wybourn community to live well, including working with partners to meet the needs of children, families, older people, those with complex health needs and on low incomes.

4



Homes

To continue to invest in providing safe, warm, suitable, accessible 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

- We will provide support to help new customers to settle in the area and we are committed to services that are designed and delivered by local community groups and residents, focusing on and building on their strengths.
- We are committed to investing in Wybourn's community, with a dedicated team helping residents to access work, training and volunteering opportunities, to help them achieve their full potential.

How we'll do it

- Our new Inclusive Services team will contact our customers in Wybourn 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.
- Establish preferred methods of communication with customers.
- Run focus groups at the Pat Midgley Hub so customers can shape future regeneration plans.
- Deliver employment and skills support for people who want to get back in to work, or get skills to progress.
- Explore opportunities for better youth services.
- Help enhance customers' financial wellbeing through our Financial Resilience services.
- Provide services and opportunities for customers to maximise their incomes and become more financially independent.
- Work with partners such as specialist services, the local authority and use our own investment to deliver services that meet the needs of customers- focusing on the things they've told us matter most.





Our commitment

- We will develop the Pat Midgley Hub to deliver services that meet the needs of local residents.
- We will work with Wybourn residents and existing community groups to improve the cleanliness and appearance of public spaces.
- We will continue to invest in open spaces, making them characterful places to enjoy and improving the environment.
- We will work with partners to address community safety concerns.

How we'll do it

- Continue to support services for residents from the Pat Midgley Hub, especially around employment and skills and for children and their carers.
- Give customers the chance to shape future projects to improve kerb appeal, gennels, community spaces and the street scene across the neighbourhood.
- Explore the potential for new services to help customers to better maintain their gardens.
- Collaborate with councillors, residents and Sheffield City Council to develop a plan for Skye Edge, to improve access, quality, usage and community safety.
- Explore ways to secure a next phase of regeneration grant funding for Wybourn, attract development contributions and social value investment for the community.
- Explore ways to improve connections across Wybourn and to the wider area, and improve perception.





Our commitment

- We will continue to develop relationships with key stakeholders including Sheffield City Council, Sheffield City Region, the Mayor's Office, Wybourn and Emmaus primary schools, community groups and the police.
- We will continue to build strong relationships with a range of organisations to bring more resources and support to Wybourn, complementing our existing offer to residents there.
- Residents are encouraged to strengthen their health and financial wellbeing, with appropriate support from professional services.

How we'll do it

- Identify community need and engage with healthcare, education and other services to deliver from the Pat Midgley Community Hub.
- Work with schools on projects to raise children's and young people's aspirations.
- Work with the police services to tackle anti social behaviour and safety concerns.
- Develop partnerships with voluntary and community organisations, including Manor and Castle Development Trust, to address poverty and deprivation in the neighbourhood, and improve health and wellbeing.
- We'll look to leverage our existing funding and seek additional external funding opportunities to bring investment to Wybourn.
- Explore more partnerships with organisations to help customers with fuel and food affordability.





Our commitment

- We will provide a good quality, safe, warm and suitable 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 and garden. We will provide support, if needed, to do this.

How we'll do it

- We will continue to invest in Wybourn's homes with our programme of planned improvements and make regular routine inspections so we can plan future improvements, including external boundaries, paths and steps.
- Continue to invest in damp, mould and condensation challenges.
- Explore the feasibility of providing homes to meet the needs of families, older people and people with disabilities or accessibility needs.
- Explore opportunities to provide more affordable and social rented homes in Wybourn or the wider area.
- Seek opportunities to secure Government funding to improve the energy efficiency and customer affordability of homes.
- Seek opportunities to facilitate management moves to help customers live in a suitably sized and/or accessible home.



Get involved

We are serious about our commitment to Wybourn 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 Wybourn Neighbourhood Plan you can:

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

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



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

<https://ourvoice.greatplaces.org.uk/planning-for-the-future-in-wybourn>



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 the MyPlace customer portal on 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 up to the
MyPlace and require some assistance, 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.**