



- **Neighbourhood management**
- **Environmental improvement**
- **Sustain the residential community**

The West Gorton area did not form part of the SRB/NDC boundary, but has been included within the New East Manchester area. The housing stock comprises the Local Authority and Guinness Trust owned Bennett Street estates.

The Guinness Trust properties are very modern and built to a very high standard. The City Council stock has benefited from substantial investments to improve its design, layout and amenity. While there are certainly further investment needs, it is considered that the most important early interventions within the stock be focused on neighbourhood management and tackling problems of crime and nuisance.

There is an urgent need to consider the future of the pre 1919-terraced stock which adjoins the two social housing estates. The small pocket of homes is in poor condition and subject to very low demand. The proposed strategy is to focus on environmental improvement and tackling crime and anti-social behaviour targeting, where necessary, private landlords whose lettings and management policies are serving to undermine the housing market in the wider area.