

Statement of Community Involvement

Mosscares St Vincents Housing Group

Land at Barnhill Street, Raby Street, Moss Side

July 2025



Preface:

This Statement of Community Involvement (SCI) has been prepared to summarise the engagement and community involvement in respect of the proposed development on land at Barnhill Street, Raby Street, Moss Side, undertaken over the period of March 2023 – June 2025.

Mosscares St Vincent's Housing Group (MSV), in partnership with Manchester City Council (MCC), intends to deliver a significant affordable housing development on land at Barnhill Street, Raby Street in Moss Side, part of which was previously home to The Reno. This initiative addresses pressing local housing needs by delivering 212 new homes, prioritising affordable options and including family-sized dwellings to help ease housing pressures in Moss Side.

Extensive community engagement has been central to shaping the proposals. Over a two-year period, MSV have worked closely with local residents, a dedicated Steering Group, and a range of stakeholders through meetings, surveys, and public events. Community insights have directly informed the design, tenure mix, and amenities of the scheme.

Introduction:

MSV are a key partner within the Moss Side community, currently managing over 1,400 properties in the area and have a proven track record of delivering community initiatives to improve the lives of local people.

In January 2023 MCC established MSV as its Registered Provider partner to explore options for the redevelopment of 4 sites within the Moss Side Area, to bring forward much needed affordable housing, including larger homes. These sites were:

- Site 1 Barnhill Street, Raby Street(The Reno)
- Site 2 Barnhill Street
- Site 3 Land at the corner of Westwood Street & Raby Street
- Site 4 Greenheys Adult Education Centre

Following the initial stages of engagement and consultation and in the light of subsequent feasibility work MCC and MSV have agreed that only Site 1, Barnhill Street, Raby Street would be taken forward to a planning application at this time. This is reflected in this SCI.

This statement should be read alongside the Design and Access Statement which covers the design development of the proposals.

Policy:

Undertaking public and stakeholder consultation is encouraged through national and local planning policy. Whilst no standard approaches or timescales, or indeed requirements, are set for such consultation, MSV have positively responded to policy guidance and have undertaken an extensive engagement programme of consultation over an extended period which has more than met the requirements of guidance.

In particular this Statement of Community Involvement has been prepared in the context of Manchester City Council's adopted Statement of Community Involvement (2018), Appendix 1 of which sets out some best practice principles for developer-led early engagement.

That document notes that the format of consultation will often be discussed with officers and tailored to enable effective engagement to take place. Suggested methods of engagement include letter and leaflets, public exhibitions, a website presence and use of social media - all consultation routes used by MSV as part of its engagement programme.

Community Involvement, Engagement and Consultation March 23 – Sept 23

An initial phase strategy was developed to inform the local community of the plans through a collaborative design process. As noted earlier, this initial phase of engagement considered all four sites. MSV's strategic approach was to:

- Inform – provide balanced and objective information for understanding of the project
- Engage and consult – provide information and get feedback, and keep people informed on how we've listened to general feedback and incorporated into updated plans
- Stakeholder identification and analysis - MSV and MCC identified the key stakeholders for the project and a mapping exercise was undertaken to group and prioritise various local organisations and individuals, establishing the level of engagement for each stakeholder group.
- Trust – establish long-term relationships with community institutions and build an understanding of the processes to support wider placemaking projects.

Steering Group:

A Steering Group was established in March 2023, made up of local residents, community organisations and councillors. MSV have met with the Steering Group on 8 occasions as follows:

13th March 2023, 22nd March 2023, 12th April 2023, 10th May 2023, 31st May 2023, 12th July 2023, 20th September 2023, 26th November 2024, 30th April 2025.

The initial meetings held with the Steering Group were to introduce the project and team, discuss the role of the Steering Group and generate insights and wider understanding of challenges / needs to understand the area. The second interactive workshop, which grew out of the themes developed from the first workshop, introduced the priorities for the development and discussed the initial concepts for the project. The following meetings shared updates, discussed specific issues such as the strategies for addressing noise and workshopped the developed proposals.

The insight from the Steering Group raised a number of items relevant to the application site and which were reviewed and considered as part of the design process. The Design and Access Statement which forms part of the planning application outlines the relevant design measures considered as part of the process. The team adapted development proposals in response to Steering Group feedback, with consideration to the overall viability, focusing on the following themes: housing, amenities/parking, cultural heritage, and community needs.

The application site was identified with the potential to deliver a scheme of significant density on a well-connected site. The opportunity was identified for the site to provide 1 and 2 bedroom properties alongside 3 and 4 bedroom dwellings, to provide accommodation for younger residents to move back into or to stay in the area and be accessible to households on average incomes in Moss Side.

Through the discussions around housing need, the existing housing density in Moss Side was an issue discussed. In response the scale of development across the four sites being considered at that time was reduced. Development was reduced on Sites 2 and 3 to provide more 4-bedroom family homes with private gardens and parking. Overall, the number of properties across sites 1 – 3 was reduced from 350 to 325 properties. The application site (Site 1) retained a higher density of development with a total of 250 homes in a mix of 1–4 bedroom units (*refer to Table 1, Appendix 1*). Accessibility features and low-carbon design were to be prioritised, alongside investment to improve existing homes.

These changes were integrated into the proposals which were shared with the wider community as part of the public consultation held in July 23.

Other meetings:

The original brief noted for the exploration of the potential delivery of additional commercial and community opportunities. At the first steering group meeting it was clear that a lot of this provision was already provided in the area and in discussing the need for a cultural centre, it was clear that the West Indian Sports and Social Club (WISSC) was seen as the heart of this for many people and that any new facilities should not duplicate but rather support the facilities already in the area.

In response to concerns specifically raised about how the development might affect the future of the WISSC, several strategies have been adopted to ensure that the proposed development does not impact on its future operation. MSV and MCC have met on several occasions with members of the WISSC and are working with the Club to develop some practical solutions which will be undertaken separately. MSV have donated £15,000 of the social value generated from the extensive kitchen, bathroom and internal wall insulation works being carried in Moss Side to our existing properties. MSV and MCC have also been helping members on building improvements, for example, MSV have attended events such as the litter pick and the 'Lunch and Learn' event in September 2024.

Council officers and Charlotte Norman, Group Chief Executive, MSV, spoke about the recently formed partnership with the club that will explore improving the fabric of the building and assist it in continuing to serve communities across the Northwest. There is a Memorandum of Understanding between MCC and WISSC to support and secure its future in the local community.

During the period to September 2023, MSV and MCC also held focus group meetings with other key stakeholders (MSV Residents, the Powerhouse including KYSO Youth Group, students, and staff at MAES and the Windrush Centre). MSV and MCC are still of course in regular contact with local groups in the area.

Wider community engagement and awareness June 2023 – October 2023:

To ensure clear and consistent messaging and enable appropriate community consultation and engagement, MCC and MSV proactively worked with a range of stakeholders, including the Moss Side Residents Association and the Steering Group, to engage, consult and inform.

Communications tools

The following means of communication and engagement were adopted during this phase of consultation:

- Established project Steering Group with category one stakeholders
- Held several meetings with the Steering Group (as outlined above)
- Written to Barnhill residents to update them on site plans and held interactive meetings
- Stakeholder briefing for councillors ahead of public announcement on the project
- Internal briefing to MSV staff
- Letter issued to category two stakeholders (site neighbours in particular)
- Press release launching the site issued to local and trade press – with supportive coverage in Inside Housing and Manchester Evening News (and beyond)

Public Consultation

Further to the Steering Group meetings, MSV carried out a large-scale community consultation, from June 2023 to September 2023, which included:

- Establishing a Moss Side Newsletter for MSV residents
- Attended the Moss Side Residents Association monthly meeting to present our plans
- Held a public community engagement event on 22 July 2023, which over 70 members of the community attended
- Launched a survey to gather views, this ran from August - September 2023
- Text and emailed over 1,000 MSV customers in Moss Side to gather their views
- Delivered 4,000 leaflets in the area promoting the consultation and the survey
- Advertised with posters in local businesses
- Ran a radio campaign
- Attended a local Primary School to engage with the pupil ambassadors
- Opened MSV's hub on Great Western St for a weekly drop-in
- Developed a landing page on the MSV website specifically for the development
- Established a Facebook page for the development

A public consultation event was held on Saturday 22 July 2023 between 12-3pm. The open event was held at Positive Futures due to the weather on the day, but a gazebo was set up in Moss Side Community Park with members of the team to pick up any questions and ensure residents and local members were signposted to the indoor event.

The consultation offered the chance for people to see the plans, meet the project team and ask any questions. Alongside the public event more information about the project, including the consultation boards for the plans were shared via MSVs dedicated webpage and Facebook pages. The website also contained a link to the survey which invited people to leave their views about the proposals. A decision was made to extend the date of the survey until early September to ensure as many responses were gathered as possible.

An update sharing the responses received to that stage was issued to the Steering Group on the 12th September, in preparation for a meeting on the 20th September.

Summary of key take-aways from the wider engagement and consultation:

A report was issued in October 2023, *Moss Side Site Development Engagement and Consultation Update October 2023* (refer to Appendix 2) which summarised the feedback from the public engagement and consultation event held 22nd July 2023 and the responses to the survey which ran as part of the consultation from 20th July to early September 2023.

22 paper surveys were completed at the consultation event and a further 246 completed online, resulting in a total of 268 survey responses.

Survey responses showed mixed feelings about the scheme. Whilst there was over 50% unsure or not commenting directly, there was support for the new development, particularly for addressing the local need for more housing (noted by over 30% of respondents). The WISSC was clearly seen as vital to the community, with strong support for enhancing, rather than duplicating, existing cultural facilities that reflect Moss Side's black heritage. Respondents stressed the need for genuinely affordable housing prioritised for local residents, helping to relieve overcrowding and providing suitable homes for growing families.

Concerns were raised around clarity on affordability and allocation, existing mistrust, and the need for accessible homes. Whilst concerns around density of the new development have been raised at the Steering Group, this was not a comment which was noted significantly through the survey responses, however some respondents did highlight the need for better local infrastructure (such as GPs and parking) to support the new development.

Review and Reflection October 2023 - November 2024:

Following the 7-month period of engagement and consultation, a decision was made to review designs, feedback and viability. Over this period MSV and the design team:

- Reviewed the feedback and updated designs
- Appraised the schemes financial viability
- Explored the funding environment
- Met regularly with MCC to discuss the brief and legal position
- Worked in partnership with MCC and WISSC

In the light of these discussions and other feasibility and funding work, a decision was made to prioritise Barnhill Street, Raby Street (The Reno) in terms of an initial planning application.

November 2024 – June 2025:

A Steering Group meeting on 26th November 2024 provided an update on the 12-month project pause, a recap of 2023 consultation feedback, and an overview of design changes.

After the meeting and through further feedback in January 2025, MSV was asked to consider additional changes to the Barnhill Street, Raby Street scheme.

In April 2025, MSV reported to Steering Group members, that while some design adjustments had been incorporated, proposals for a significantly smaller scheme with less homes was not viable financially, would not meet local housing demand, and conflicted with design objectives for this key gateway location.

A table was shared with the Steering Group to summarise all changes to the scheme that have been possible to accommodate, without deviating fundamentally from the original objective of delivering new homes on a brownfield site with a financially viable scheme. This is set out in Table 1 (*Appendix 1*).

Final designs were presented at the 30th April 2025 Steering Group meeting, with further comments to be made through community surveys and the formal planning consultation.

Extensive efforts were made to engage the community, with further surveys being sent to almost 4,000 local residents and businesses in April-May 2025 either by direct mail or email. The updated proposals were also publicised on MSV's website to maximise visibility.

<https://www.msvhousing.co.uk/your-community/moss-side-regeneration/new-proposed-scheme>

Only three residents provided written feedback to this further round of consultation, equating to a response rate of just 0.00075%. Of these, two gave explicit support for the principle of development and provided constructive comments in response to questions about how the proposals could deliver social value and celebrate local heritage. Only one resident (0.00025%) expressed a lack of support for the principle of residential development in this area.

Appendix 1:

Table 1 (as shared 30th April 2025) numbers relate to The Reno site (Site 1):

Consultation 2023	November 2024	February 2025	Final Scheme
Number of homes - 250 homes	220 homes	213 homes	212 homes - reduction of 38 homes
Height - 12 stories on one building across from the Heineken, reducing to 6 stories for all other buildings	Height reduced to 10 stories on one building across from Heineken, then drops down to 6, 5 and 3 stories on other buildings	Height reduced to 10 stories on one building across from Heineken, then drops down to 6, 5 and 3 stories on other buildings	Height reduced to 10 stories on one building across from Heineken, then drops down to 6, 5 and 3 stories on other buildings
Tenure - The scheme was: 160 Manchester Living rent 90 rent to buy	Tenure changed to: 26 social rent supported older person 104 social rent 90 rent to buy	Tenure is changed to: 28 social rent supported older person 100 social rent 85 Rent to buy	Final tenure mix: 28 social rent supported older person 100 social rent 85 Rent to buy
Apartments and houses mix: Apartments, with the ground floor being 3 and 4 bedroom apartments.	Introduction of 7 traditional houses: 2 x 5 bed 5 x 4 bed	Row of 7 houses now includes more 5 beds 4 x 5 beds 3 x 4 beds	Row of 7 townhouses with private car ports and gardens are: 4 x 5 beds 3 x 4 beds
Ground floor of each apartment building - has 3 and 4 bedroom apartments	All ground floor 3 and 4 bedroom apartments now have their own front door	All ground floor 3 and 4 bedroom apartments now have their own front door and private garden space 30m2 All ground floor are M4(3) accessible for disabled people	All ground floor 3 and 4 bedroom apartments now have their own front door and private garden space 30m2 All ground floor are M4(3) accessible for disabled people
Number of 1 and 2 bedroom apartments is 226 out of 250	Number of 1 and 2 bedroom homes reduced from 226 to 189	Number of 1 and 2 bedroom apartments is now 182 out of 212	Number of 1 and 2 bedroom apartments is now 182 out of 212

Studio apartments included within the 1 bedroom numbers	The design removed all studio apartments	No studio apartments within the scheme	No studio apartments within the scheme
Number of larger homes was 10% of 250 and included 3 and 4 bedroom apartments on ground floor	Number of larger homes increased to 14% and all ground floor private entrance. Now includes 7 traditional houses, including 2 x 5 beds)	Despite the reduction in the total number of homes the number of larger homes has remained at 31 in total, a slight increase to 14.5% Ground floor apartments still have private entrance and garden. Traditional houses have more 5 bedrooms	Despite the reduction in the total number of homes, the number of larger homes remains 31 in total a slight increase to 14.5%
Designated older person not included within site 1	Introduced an older persons scheme of 26 x 1 bedroom apartments	Older person's scheme is now 28 homes and is a mix of 1 and 2 bed apartments which helps with right sizing. In addition, 50% are M4(3) fully accessible, additional	Designated older persons scheme included with designs of 2 homes, a mix of 1 and 2 bedroom accessible apartments.
Local lettings Policy to prioritise local people	Local lettings Policy to prioritise local people	Local lettings Policy to prioritise local people	Local lettings Policy to prioritise local people
Celebrate Heritage - proposal for basement viewing point for old Reno nightclub Murals on gables to celebrate culture and heritage and in communal areas of apartment blocks	Heritage - proposal for basement viewing point for old Reno nightclub Murals on gables to celebrate culture and heritage and in communal areas of apartment blocks	Removal of Reno basement viewing as proposal not supported by SG, ideas include art piece instead but engagement with local community to agree final heritage proposals.	Engage with community to confirm how best to celebrate the long heritage within the scheme, ideas include art piece and murals.
Parking to comply with planning policy 30% 100% cycle storage	Parking remained at 30% (planning policy), 100% cycle storage and access to bus stop on Princess Road.	Parking remained at 30% (planning policy), 100% cycle storage and access to bus stop on Princess Road	Parking remains at 30% with 100% cycle storage and access to bus stop on Princess Road

Open and inclusive scheme with open access ways to Princess Road	open and inclusive scheme with open access ways to Princess Road	open and inclusive scheme with open access ways to Princess Road	open and inclusive scheme with open access ways to Princess Road
Landscaping - Private roof gardens for each block and additional landscaping and greenery	Private roof gardens for each block and additional landscaping and greenery	Private roof gardens for each block and additional landscaping and greenery	Private roof gardens for each block and additional landscaping and greenery
Low carbon principles	Low carbon principles	Low carbon principles	Low carbon principles
Employment, social value and investment - ideas for social value include play area at park, planting trees, alleygating	Employment, social value and investment - ideas for social value include play area at park, planting trees, alleygating	Employment, social value and investment - ideas for social value include play area at park, planting trees, alleygating	Engage with community on social value requests and priorities
Site 4 Greenheys Adult Education Centre designated for housing	Site 4 Greenheys Adult Education Centre removed from plans	Site 4 Greenheys Adult Education Centre removed from plans	Site 4 Greenheys Adult Education Centre removed from plans
Sites 2 and 3 either side of The WISSC designated for housing.	Pause on sites 2 and 3 whilst we work with The WISSC and noise concerns	Pause on sites 2 and 3 whilst we work with The WISSC and noise concerns	Pause on sites 2 and 3 whilst we work with The WISSC and noise concerns

Appendix 2:

Engagement and Consultation Update October 23

Moss Side Site Development

Engagement and Consultation Update



October 2023

Preface

This report has been prepared to summarise the feedback from the consultation which was held on the 20th July 2023 and the responses to the survey which ran as part of the consultation from 20th July to 31st August 2023.

This report follows the Update which was issued to the Steering Group in early July 2023 and shared at the meeting on the 12th July, prior to the wider community consultation on the 20th July 2023, which summarises the engagement and design developments which grew out of our meetings with the Steering group from March 2023 – to June 23.

Introduction

MSV appointed MCAU as the architects to lead on an overall masterplan and design proposals for the regeneration of 4 sites in Moss Side, with the primary aims of delivering new housing in the area, working co-productively with the local community and the provision of housing that meets local BAME housing needs.

The brief for the development was for the sites to contain a mix of new build and listed building refurbishment opportunities, both for residential and mixed uses, delivering high density sites and larger family housing, to create an exciting new neighbourhood on the city centre fringe.

Loop have been working closely with MCAU to actively engage the community and ensure that members from the local area are involved in the process and have their voices heard in a meaningful way. MCC and MSV are already doing some great work in the area, and we have worked closely alongside the Neighbourhood Team and Engagement Officers as part of our engagement and consultation.

A comms strategy has been developed for the Moss Side Regeneration Project.

Steering Group

Since March 2023, we have met with the steering group on 7 occasions. The last meeting was an update to the Steering Group on the 20th September, to share the responses from the survey and consultation.

Other meetings

MSV and MCC have also met with Tom and Roy at the Westwood Street Centre. A draft MOU has been shared which highlights the start of the working relationship between the three parties. MSV and MCC are currently working with the Westwood Street Centre to develop some practical solutions we will start working on immediately.

Wider community engagement and awareness

To ensure clear and consistent messaging and enable appropriate community consultation and engagement, MCC and MSV have proactively worked with a range of stakeholders, including the Moss Side Residents Association and the Steering Group, to engage, consult and inform. Since March, MSV has undertaken community engagement via the following channels:-

- A Moss Side newsletter for MSV residents
- The Moss Side Residents Association (MSRA) monthly meetings
- The monthly Steering Group
- Ongoing focus group meetings with Key Stakeholders (KYSO Youth Group at the Powerhouse, students, and staff at MAES, WISSC, Windrush)

Following several meetings with the steering group, a wider community engagement event was planned for Saturday 22 July 2023.

The event was promoted through the following measures;

- Announcement at the MSRA meeting on the 3rd July 2023
- Text and email service to all MSV residents
- Leaflet drops in the area promoting the consultation
- A local radio campaign advertising the event, with an additional focused interview with James Bromfield of MSV on the 21st July 2023.
- Steering Group meeting on the 12th July and via email to the steering group
- Posters in Local businesses
- Engagement session with Webster Primary School 18th July to engage with the schools pupil ambassadors and to promote the event
- Engagement session with the KYSO Youth Group at the powerhouse on the 14th July 2023
- The weekly MSV drop in at Space Manchester each Monday where MSV colleagues will be available to answer questions
- A new landing page on the MSV website
- A new Moss Side – We are listening Facebook page

Public consultation

A public consultation event was held on Saturday 22 July between 12-3pm. The open event was planned to be held at Moss Side Community Park, 140 Raby Street, however due to weather the event was moved inside to Positive Futures. To ensure that anyone that came to the park location wasn't missed, a gazebo was set up in the park with some of the display and members of the team to pick up any questions and ensure residents and local members were signposted to the indoor event.

The consultation offered the chance for people to see the plans, meet the project team and ask any questions.

Alongside the public event more information about the project, including the consultation boards for the plans were shared via MSVs dedicated webpage and Facebook pages.

The website also contained a link to the survey which invited people to leave their views about the proposals.

Circa 68 people (not including the few outside) attended the event at Positive Futures and many good discussions were held.

Extended website presence and survey

The survey was initially due to close on the 14th August following MSV's presence at the carnival, giving a 4 week consultation period, however following the consultation event, the decision was made to extend the date of the survey until the end of August to ensure as many responses were gathered as possible.

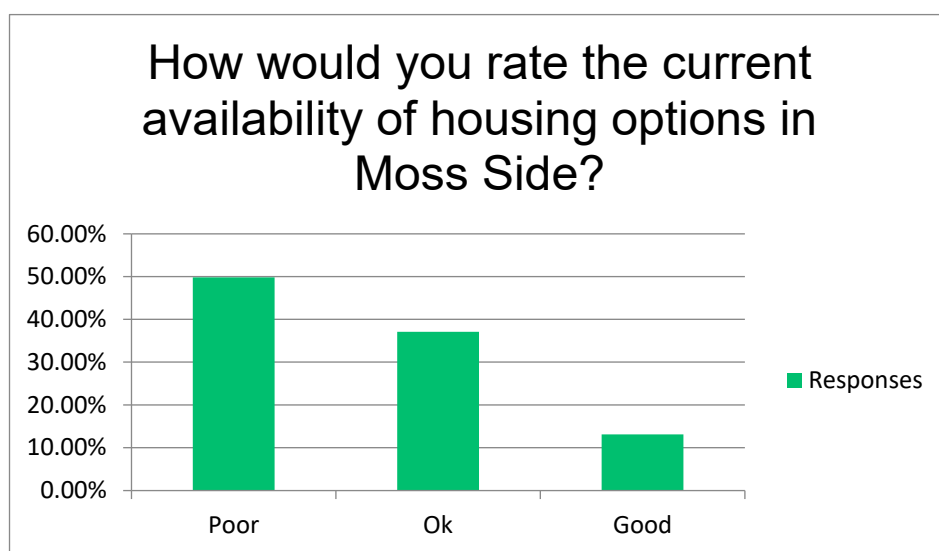
An update, sharing the responses received so far was issued to the steering group on the 12th September, in preparation for the meeting on the 20th September.

Consultation Summary

22 paper surveys were completed and received at the consultation event and a further 246 people have completed the online survey, resulting in a **total of 268 survey responses**.

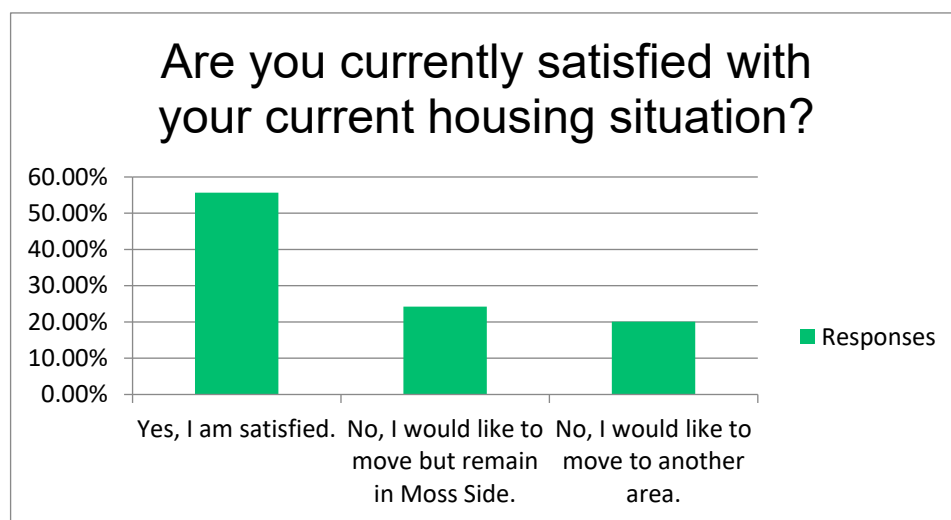
A break down of the responses received is detailed below.

Question 1:



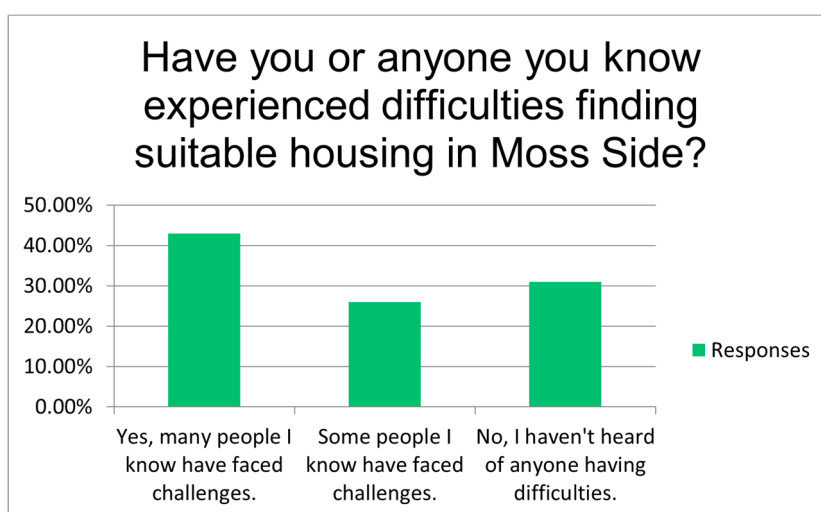
The majority of responses answered '**poor**' (50%) and '**ok**' (37%) to the current availability of housing options in Moss Side. Only 13% answered '**good**'.

Question 2:



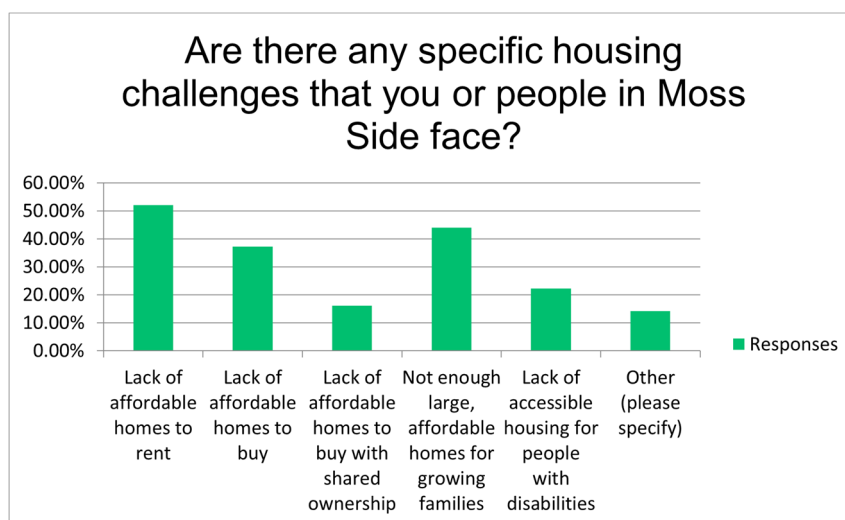
Interestingly when asked *are you currently satisfied with your current housing situation*, just over half (56%) answered '**yes, I am satisfied**'. The other half were fairly evenly split between '**no, I would like to move but remain in Moss Side**' (24%) and '**no, I would like to move to another area**' (21%). One responder added the comment, '*I want to stay but I'm dissatisfied*'.

Question 3:



The responses to *have you or anyone you know experienced difficulties finding suitable housing in Moss Side*, were reasonably balanced between those that answered 'yes, many people I know have faced challenges' (43%) and 'no, I haven't heard of anyone having difficulties'. (31%), however combined the total of those **aware of people facing challenges** in the area was **69%**.

Question 4:



In terms of *any specific housing challenges that you or people in Moss Side face*, the most common answer was '**lack of affordable homes to rent**' (52%) followed by '**not enough large, affordable homes for growing families**' (44%). '**A lack of affordable homes to buy**' was also a high response (37%).

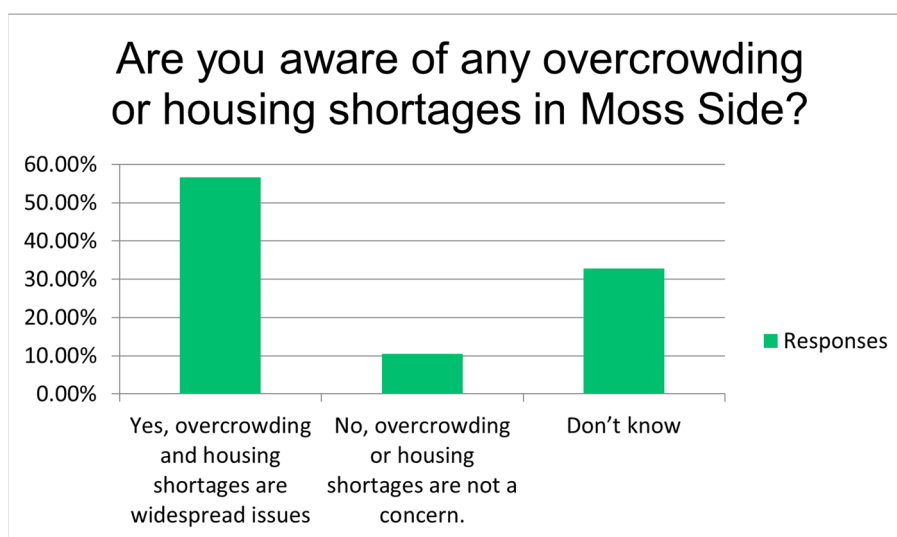
In the additional comments, the main comment also noted a lack of affordable homes to rent, followed by a need of provision of large family homes.

Key additional answers include:

- A lack of ground floor flats for the elderly.
- A lack of housing for young adults or single people to rent. One comment further detailed a personal need for one bedroom properties rather than house shares.

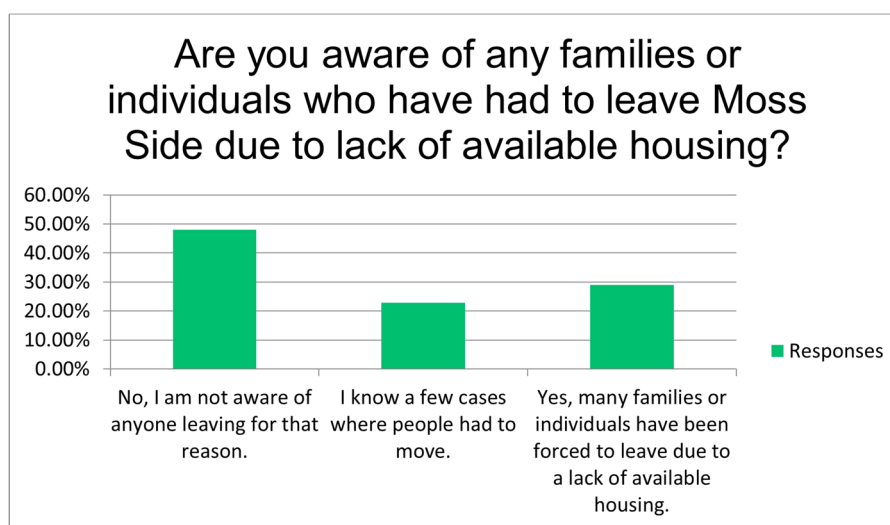
Other comments noted a need for smaller, 1 and 2 bedroom homes so that people in large family homes can downsize.

Question 5:



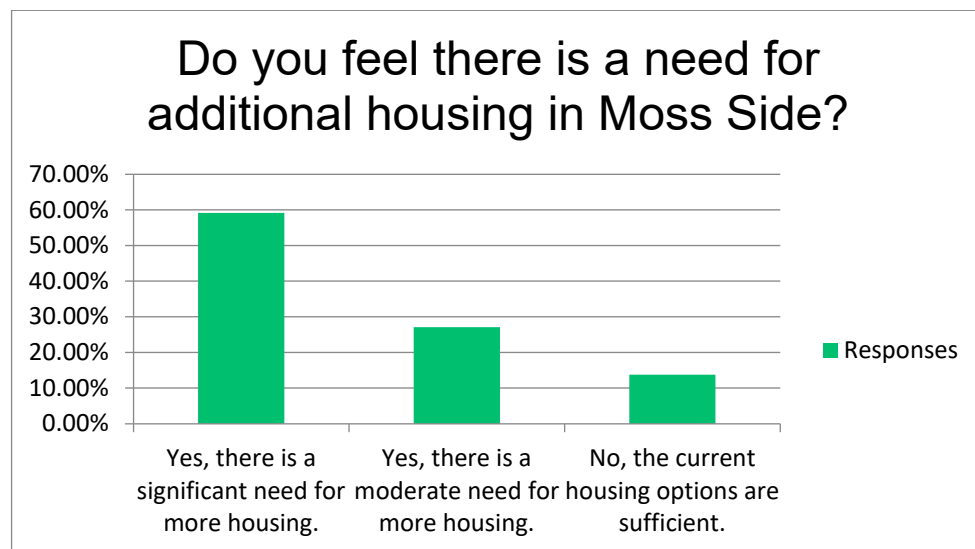
Over 56% answered **'yes, they were aware of overcrowding and housing shortages in Moss Side'**. 33% did not know, and only 10% responded 'no', this wasn't a concern.

Question 6:



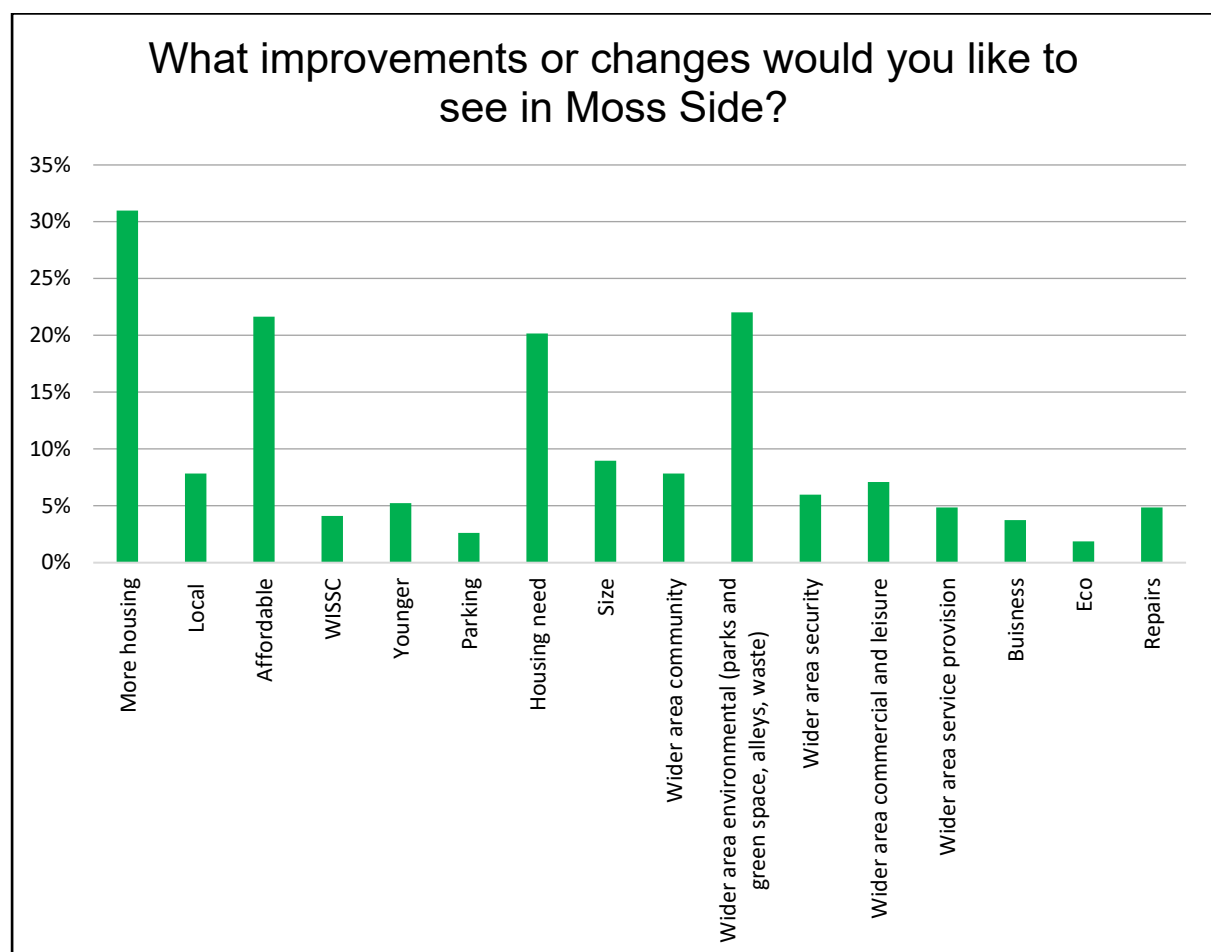
When asked *are you aware of any families or individuals who have had to leave Moss Side due to lack of available housing*, just under half (48%) answered **'no, I am not aware of anyone leaving for that reason'**. Almost a third answered **'yes, many families or individuals have been forced to leave due to a lack of available housing'** and in total **over half (52%)** recognised an awareness of **families having to move due to a lack of available housing**.

Question 7:



59% of responders answered '**yes, there is a significant need for more housing in Moss Side**'. **27%**, responded there is a **moderate need** and only **14%** of the survey responses noted the **current options are sufficient**.

Question 8:



It was clear from the responses that the Westwood Street centre is of high importance to the area and a number of comments noted they'd like to see improvements and investment given to the facilities.

A high proportion of comments noted **more affordable**; more affordable housing, more affordable flats for young people, more affordable homes / flats for single people, or couples without children, more affordable flats so that children can leave their parents' homes.

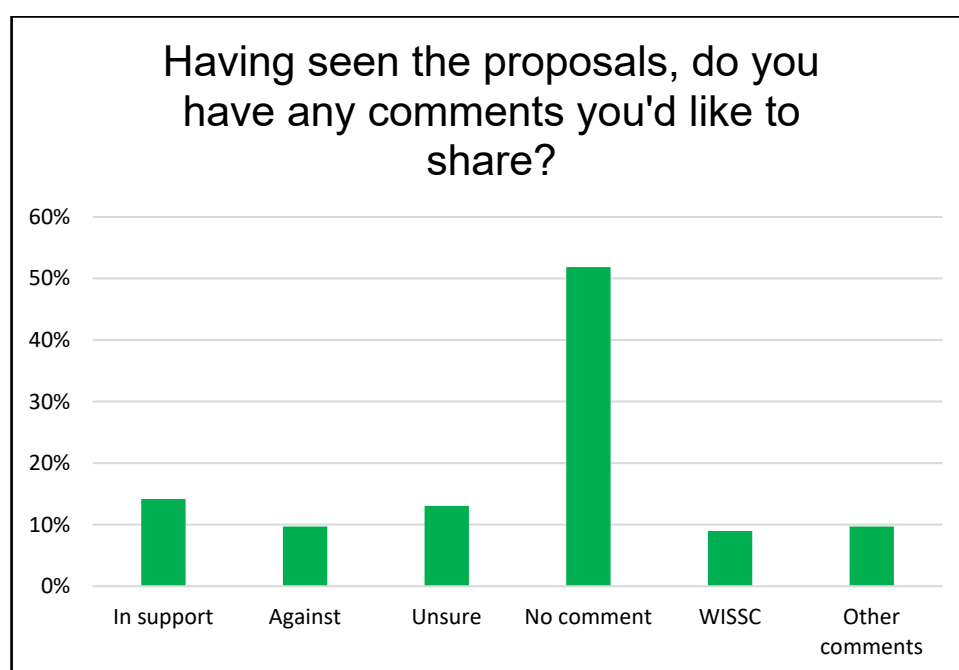
A housing need was acknowledged through the responses and a need for larger houses to rent (or buy) for growing or large families.

A number of comments stressed the additional housing to be offered to the people and families of those that already live in the area.

The majority of comments, noted the wider area, noting concerns around antisocial behaviour, littering, fly tipping etc. This appears to be particularly concentrated within alleyways.

There were also suggestions for improvements to transport.

Question 9.



Out of the 268 responses, just under 15% were in support, 10% against, and just under 15% unsure. 52% had no comment to make.

The remaining responses (9%) used the space in the survey to stress their support and concern for the **Westwood Street centre** and how this this asset and the existing Moss Side community will be protected.

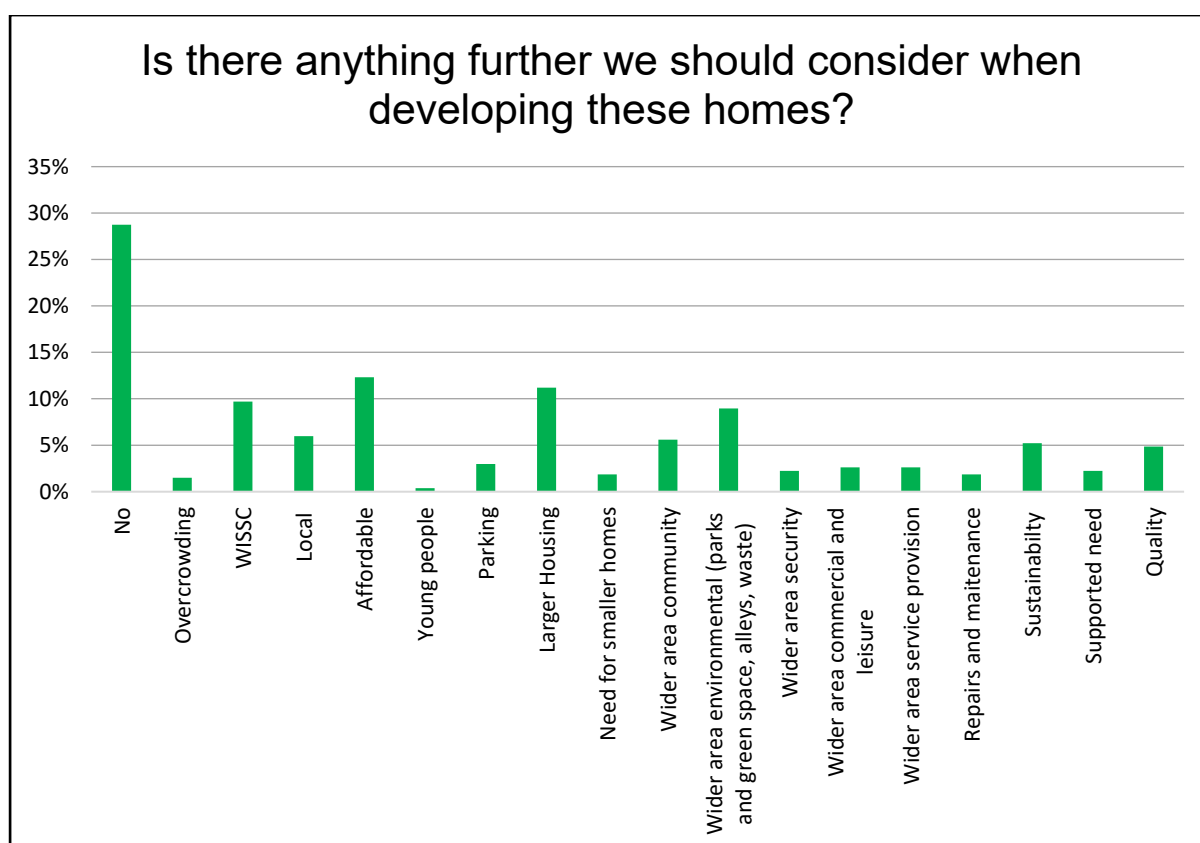
A couple of comments noted they hadn't heard about the proposals and the other comments related to MSV and repairs to existing properties and comments and concerns about wider area.

Several responses noted that there were not enough larger family houses proposed. A number of people commented on the need for housing urgently and are recognising the benefits of the new development on the surrounding area and making Moss Side a nicer place to live. Other positive comments include the proposals for affordable houses and flats for single / young people in the community as it gives the opportunity for people to have accommodation of their own.

Some comments queried if the proposal will be entirely social housing, or a wider regeneration project for Moss Side, indicating that further clarification of the scheme is needed.

The key response was ensuring that the housing provided is **truly affordable** and stressed the prioritisation of **local people** in the allocation of the housing. A number of responses also commented about accessible provision within the housing.

Question 10.



Again, it was clear from the responses the Westwood Street centre is important to the area and the existing Moss Side community.

There was a split between people not wanting 2-bed flats and those highlighting the need for housing for young adults/single people/couples without children as well as families.

Other repetitive comments referred to

- Accessible housing designs
- Garden space provision
- Parking provision
- Prioritisation of local people in the allocation of the housing

Key takeaways

From the responses received, whilst feelings are mixed and over 50% are unsure or chose not to comment on the scheme specifically, there is support for the new development, and there are comments made which note that they feel **the development is positive for Moss Side and the local community** and a large number of comments note **a need for more housing** (just over 30%). This is also clear from Question 7.

It's clear that the Westwood Street Centre (WISSC) is of upmost importance to many of the residents and responders of the survey, many comments stress its importance to the area and the existing Moss Side community. As mentioned in the steering group update document, it's also worth noting that the original brief noted for the exploration of the need for a community / cultural facility on the site to celebrate and reflect black heritage in the Moss side area, however from the first steering group meeting it was clear that the Westwood Street Centre was seen as the heart of this for many people and that facilities shouldn't be duplicated but rather support the facilities already in the area.

It is clear from the survey that the housing provided should be **truly affordable** and should prioritise **local people** in the allocation of the housing. Further to this the responses, highlight the new development should be used to address the overcrowding in the area, so be used to relocate existing residents. A number of responses also commented about accessible provision within the housing. It is also clear from the responses that further clarification of **who** the homes will be for and **how** these will be affordable is something that is needed as there are a number of comments of mistrust.

Question 5 highlights the issues of **overcrowding** in the area and a key response from the survey comments is the need for **large, affordable homes for growing families**.

Whilst concerns around density of the new development have been raised at the steering group on several occasions, this wasn't a comment which was noted significantly through the survey responses, although there were a number of concerns raised about the scale of the development and a number of comments which noted the need for improved provisions in the local area if the development is to go ahead, GPs, and other local infrastructure. Parking was also highlighted as a major concern by a number of respondents, with an increase in residents to the area, as this is already something which is deemed as an issue.

Steering Group meeting

A meeting was held on the 20th September to share the initial results from the survey. A good discussion was held, with several points raised for further review. MSV and MCC will now take some time with the design team to review the comments raised in line with the current design and will respond with a 'you said, we did'.

A comment was also made about the survey which was only available in English. Loop will review with MSV to make further copies of the survey available in multiple languages for the communities within Moss Side. As part of the review of the survey responses, we will also review any gaps to ensure a full range of responses.

It was also noted that further engagement should be done specifically with local businesses, though it was noted that the brief for the development was centred around housing, in line with the Housing Strategy 2022-2032, the brief did also highlight the exploration of opportunities to deliver additional space for commercial / community uses. Whilst there weren't many comments related to specific commercial and community use (specific repeated comments included improvements to the park, independent shops, provision for

young people and a bank/cash machine), it was also noted that the survey was mainly around housing and didn't ask this question specifically. MSV and MCC to take on board as part of the next steps.

Next steps

The project team will carefully review all responses to the survey and use these with further conversations with MCC and the planners before submitting any proposals.

It was noted that the majority of the responses to the survey were aged between 35 and 74, therefore we will also review any gaps to ensure a full range of responses, with a focus on younger people and ensuring that we are inclusive of non-English speaking residents in the area.

A 'you said, we did' report will be drafted, in response to the consultation and survey and the feedback from the steering group.