

STATEMENT OF COMMUNITY INVOLVEMENT
REDEVELOPMENT OF THE SITE OF CHORLTON SWIMMING BATHS
MOSSCLARE ST VINCENTS HOUSING GROUP

INTRODUCTION

In December 2020 Manchester City Council invited bids from potential developers to redevelop the site of the Chorlton Swimming Baths, in order to provide both affordable housing for the over 55s, incorporating a communal space on the ground floor and an element of health and wellbeing. MSV were successful in winning the bid in February 2021, and immediately moved to engage with the local community, stakeholders, and Councillors.

APPROACH TO COMMUNITY INVOLVEMENT & ENGAGEMENT

The initial consultation took the form of a listening phase, whereby a public group was set up on Facebook – ‘Chorlton - We're Listening’. There was an official four week listening phase from June 2021 to July 2021 where we asked members of the group specific questions about the proposals. During that period a total of 170 individuals became members of the group and 1,107 people viewed, shared or feedback on the design proposals. 63 people posted comments on the page. The page has been kept updated with further details of the plans, logging comments and feedback from members. Details of the above can be found in the attached appendices.

A number of direct consultation meetings were held with the Ward Councillors and adjoining site owners. In addition to which a working project group was set up with the City Councils officers.

An open Drop-in Public consultation event was held at Chorlton Public library, which is close proximity to the site. Over 100 local households and businesses within the surrounding area of the site were leafletted and posters advertising the event were put up in, amongst other places, the Unicorn grocery store, the public library and local shops.

At the event architects drawings were displayed as well as information provided to attendees highlighting a comprehensive list of FAQs and facts about the proposed scheme. Members of the design and construction team were on hand to answer questions on the night as were, staff from MSV, local Councillors and Local Authority officers.

Written comments were collected at the event as well as interest from individuals wanting to have further information regarding renting or buying an apartment on completion.

Further comments were received after the event via a dedicated Comments email address and on Facebook.

The event was attended by 24 people.

SUMMARY OF FEEDBACK

Feedback was collected at the event via comment sheets, as well as after the event via email and facebook.

Themes –

Car Parking – too much/ too little

Energy use/ sustainability

Design height of the building, size of units. The effect of building on light.

Additional pressure on GP services, Dentists, Library, etc.

The size of the proposed community space

Affordability of completed flats for rent & shared ownership

The need to report on embodied carbon at the end of the construction

The good design standards used .

Proximity of the site to local amenities, shops, transport & community life

The dual aspect of apartments & the incorporation of the HAPPI Principles in the design

Generous balconies

The inclusion of Neighbourhood apartments adds to the scheme

The need to have some wheelchair M4(3) units in the scheme at ground floor

RESPONSE TO FEEDBACK

Where possible we have used the comments received to help shape our final design of the scheme before submission to planning.

The level of parking and how it is allocated is being considered as part of the feedback. Residents will be encouraged to embrace a car-free lifestyle and MSV will be keen to promote the sustainability and health benefits of walking and cycling through the Transport Plan. MSV will incentivise and signpost residents to the useage of public transport and/or car share schemes, again to minimise the reliance on a car for transport, thus reducing the need for car parking spaces. Car parking spaces will be allocated by MSV firstly on a needs basis, and then on a first come, first served basis, with spaces managed by MSV via the allocation of parking fobs.

In response to comments received the overall sustainability of the scheme, including energy consumption in both construction and use, MSV has worked with experienced consultants to develop the Energy Strategy for the scheme. Mindful of increasing fuel bills for all households, a fabric first approach has been adopted to reduce the need for energy consumption from the outset. An MVHR system will be installed to all apartments along with energy efficient panel heaters to provide heating. Hot water will be provided by an energy efficient ASHP Hot Water Cylinder. This approach balances the need for energy efficiency, ease of use by the consumer and will assist in alleviating fuel poverty whilst moving away from using gas as the energy supply to meet the Council's ambition for low carbon schemes.

Two M4(3) wheelchair units have now been included in the scheme on the ground floor as part of the planning application.

All individuals who commented received an acknowledgement of their time taken and confirmation that their comments would be considered.

CONCLUSIONS

Continuing to engage with and involve the local community in the design process for the Chorlton Baths site has been critical to MSV achieving our vision and ambitions for the site.

MSV has used a range of digital and traditional communication methods and activities to spark an informed discussion about the proposed plans for the site. The open and transparent approach to consultation ensured that as many people as possible have been able to engage with the revised development proposals for the site.

Based on the responses received from the local community and stakeholders, while a number of respondents stated that they were in favour of the proposals and supportive of the scheme overall, the following key issues were identified for further consideration:

1. Parking – Number of spaces and potential effect on local residents
2. Sustainability & Energy use
3. Design of the building, height, and light issues.
4. Impacts on infrastructure – including local GPs, Dentists & other primary services
5. Affordability
6. The provision of wheelchair accessible units within the scheme

MSV have where possible considered all the comments provided and have strived to incorporate them within the final design to be submitted for planning consent.

Based on the information contained within the above report, it can be considered that MSV has fully embraced consultation with the local community, which has resulted in positive changes to the proposed development. This should be looked upon favourably when determining this application

APPENDICES

- 1. Listening Phase Facebook Flyer**
- 2. Feedback from Listening phase 2021**
- 3. Leaflet delivered for Community Consultation Event 28.02.2023**
- 4. Architects Boards - Community Consultation Event 28.02.2023**
- 5. Frequently asked questions**

RIGHTSIZE to a HAPPI Home



Manchester-based Housing Group
Mosscares St Vincent's is redeveloping the
site of the former Chorlton Leisure Centre
into luxury later living and community
health and wellbeing facilities.

CHORLTON

The scheme will provide around:

New Apartments
for over-55's

Affordable Rent

Affordable Rent includes all property
service charges and will be within the
Local Housing Allowance (LHA) rates.



Priority will be given to
people who are looking to Rightsize
from their family homes.

Priority will also be given to residents
of Chorlton and Whalley Range who
cannot afford an open market home
(either working, on Universal Credit, or
retired) and/or require accessible
accommodation for health reasons.

Low Carbon
HAPPI
living scheme

Sustainable
development



Helping Hands Service

Rightsizers are able to make use of our Helping
Hands incentive to help with moving costs.

We have partnered with a specialist removal firm
to assist with packing and removals and we will
support residents with an individual moving plan.



Low Carbon
HAPPI
Living Scheme



227sqm
Medical Centre



BREEAM
living



Communal
Gardens



Electric Vehicle
Charging Points



Integrated
Cycle Storage

10 *happi* Principles

1. Space and flexibility
2. Natural light in homes and shared spaces
3. Balconies and outdoor spaces
4. Adaptability and 'care ready' design
5. Positive use of circulation space
6. Shared facilities and 'hubs'
7. Plants, trees, and the natural environment
8. Energy efficiency and sustainable design
9. Storage for belongings and bicycles
10. External shared surfaces and 'home zones'

Help Shape Development Designs

We are keen to engage with local people, community groups, businesses, and future residents to hear your views.

Here are a few questions to guide you, however, we welcome any feedback or comments on the design of the development. Please email your thoughts to Happi@msvhousing.co.uk



Tell Us?

- What makes Chorlton unique?
- How important is proximity to medical care?
- How important is proximity to the shops?
- How important is accommodation tailored to the needs of senior citizens?

What do you prefer?

- Use of traditional materials such as brick?
- A property all on one floor with no step access?
- An enclosed garden room?
- An open balcony?

Tell Us?

- How would you use your private outdoor space?
- What considerations should be taken into account when designing outdoor spaces?



What do you prefer?

- Private outdoor spaces for individual properties?
- Space to grow flowers and vegetables?
- Outdoor communal space to socialize in?
- Spaces which encourage interaction?



During the 4-week listening period (from 7 June 2021) over **170** group members and visitors joined the **Chorlton, We're Listening Facebook Group** and altogether **1,107** people viewed, shared ideas and fed back on design plans for the redevelopment of the former Chorlton Leisure Centre site into a later living HAPPI scheme.

63 people posted in the group, here are a few of their comments

“

Anything you can do to reduce and slow down traffic would help ..

If you're hoping to attract people who are right-sizing, then provision of plenty of storage is really important. It's hard enough to move from a much loved family home full of memories without having to get rid of most of your 'stuff'.

.. anything you could do it would make a much more pleasant outlook for your residents and much safer for residents and visitors alike and make the street a valuable amenity in it's own right

What design features (such as Passivhaus principles) will be incorporated to mitigate this very serious risk of overheating due to the amount of glazing?

I'd love it if you saw this as an opportunity to include car share as a part of the development principles - the site is perfectly located for no need for own car - great public transport links, great shops, Cycleway, all on doorstep - the development could have a handful of electric cars for sharing / and residents always have a car when they need it but save masses of money on the upkeep and co2 emissions by not having to own their own.

It would be worth exploring as the amount and speed of traffic in that stretch has definitely got worse over the last few years and the noise pollution is awful and is really noticeable when queuing for unicorn or sitting outside the bars/restaurants there - if there was anything you could do it would make a much more pleasant outlook for your residents and much safer for residents and visitors alike and make the street a valuable amenity in it's own right - e.g. have a front garden with planting, benches for sitting, any trees you can get in there, and rule out building right up to the back of pavement - hard surfaces will just bounce back all the noise to the street.



I think the greatest value would be in creating a communal allotment as this would serve multiple purposes in providing a pleasant area for residents to sit and also an opportunity for them to interact with each other in the both the planning of and work in the allotment.

Hopefully your flats will be well designed to maximise the feeling of space.

From Kensington Road the main facade and entrance of the old building is perfectly central. I also hope the new building can retain some external features or at least reflect the Edwardian heritage of Chorlton.



What makes Chorlton a unique place to live?

(please share your ideas for creating a healthier, cleaner, and greener local area)



We asked ..

I travel from Altrincham to enjoy the independent and more interesting shops, cafes and bars all spiced up with a hint of a Bohemian atmosphere.

A progressive spirit!

The collection of pubs/bars/cafes to suit every taste. And the same variety in eateries. The lovely selection of small independent shops and businesses.

Independent and small local businesses

Being able to satisfy most of all your daily needs without leaving Chorlton, and good public transport for when you do need to go further afield. Good mix of supermarkets and independent food shops, great charity shops and places to buy nice presents. Lots going on. And not forgetting the lovely people of Chorlton!

The variety of green spaces e.g. Ryebank Fields, Longford Park, Chorlton Eas.

The lovely people.

More electric car charging points would be nice. The public transport system is good here. And the increasing number of cycle lanes. Improving the condition of pavements for pedestrians/wheelchair users/pushchairs would be good. And more flowers/greenery on the street would be nice.

The community spirit and kindness of residents. Chorlton literally has everything a person could want, apart from maybe a cinema & a mosque!

Awareness of neighbouring environment: this is a busy and not a quiet area

Loads of shops and bar units across the 4 main roads which creates a large overall area of places to go. There's down by the bus station, beech road, upper Chorlton road etc.

Hot Topics

Car Parking



Q: Parking is already very difficult around nearby streets and the concern from local residents is that additional housing without additional parking will cause even more difficulties?

A: Have a car-free or limited-car development...

BUT the big challenge is to work out how to support people to be able to live without individual car ownership?

- Include a KarShare Scheme, so that residents can book these out when needed?
- Only have residents who are committed to car-free-ness.
- Equally provide car-free shared e-Cargo bikes?
- Introduce a price incentive.
- House the Chorlton Bike Deliveries hub?



tricycle facilities

Beryl e-bikes

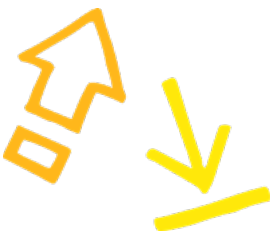
mobility scooters or e-scooters

Highest design standards, especially in environmental areas.

Consider dust-to-dust carbon footprint.



Analytics

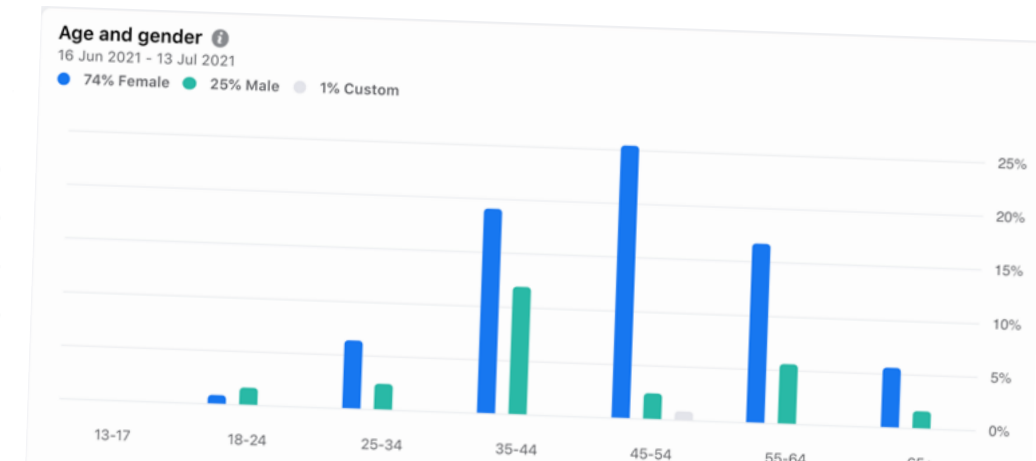


Age and Gender

74% of members of the group are female aged 45 - 54 years living in Manchester.

Top towns/cities

Manchester / Chorlton area	105
Stretford	5
Altrincham	3
Salford	2
Urmston	2



1,107 people viewed the group



63 people posted and commented in the group



Aesthetic Integrity - design that reflects and enhances chorlton's 'look and feel'

The Baths site is the 'northern gateway' to Chorlton and the first of several major chorlton developments - important to SET THE BAR HIGH

It's important to be a careful when thinking about what Chorlton is like, and bear in mind that it is the home/work/social/visiting place for a wonderfully diverse range of peoples, all with different needs, which it aims to fulfil, by nurturing a balanced and welcoming environment

Community-facing use of the ground floor

For Traders.. it's a 2-way street between traders being able to provide an attractive offer to customers, and the built environment providing an attractive place to visit, live, work and trade. We should aim to create a virtuous circle together.

IDEAL RE-DEVELOPMENT SHOULD...

serve people's range of needs, be inclusive, a destination place, retaining and enhancing its current actual and perceived characteristics.

What does Chorlton mean to you?

(This explains the variety of words used to describe it)

Viable, Home, Green, Cooperative, Community, Inclusive, Diverse, So Chorlton, Edgy, Bohemian, Arty, Food+Drink, A Good Night out, Independent

In the Neighbourhood

Colleagues from MSV's Neighbourhood and Community Teams were keen to engage within the community and took to the streets of Chorlton on the 6th July to distribute leaflets and speak to residents, businesses, and local groups. The aim was to reach as many people as possible, to encourage more discussion and to hear first-hand people's opinions and feedback to help inform the next stage of the design development plans.





Chorlton - we want to hear from you...

Low Carbon

HAPPI
living scheme

Join us for a consultation event on **Tuesday 28th February** - share your views on our proposed development of the former Chorlton Baths site

- 50 x 1 and 2 bedroom apartments for affordable rent and shared ownership - for the over 55s
- Sustainable apartments - highly energy efficient
- HAPPI principles - light, spacious and adaptable homes
- 20 car parking spaces including 2 accessible spaces
- Cycle parking area and electric vehicle charging points
- Landscaping and sympathetic design to enhance the area

Drop in between:

4.00pm - 7.00pm

**Tuesday 28th
February 2023**

**Chorlton Library
Manchester Road
Chorlton
Manchester
M21 9PN**



Low Carbon
HAPPI
Living Scheme



Community
Space



BREEAM
living



Communal
Gardens



Electric Vehicle
Charging Points



Integrated
Cycle Storage

Email comments in advance to comment@msvhousing.co.uk

Find out more on the Facebook page at:
www.facebook.com/groups/189984166245088



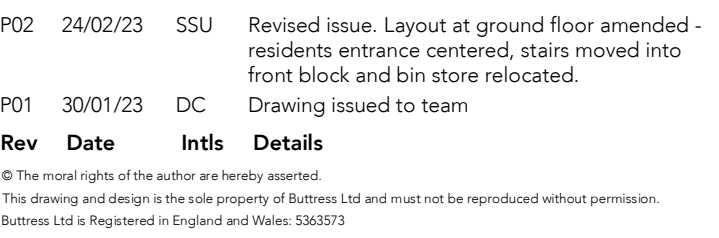
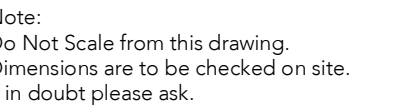
SCAN ME

Buttress

msv
mosaic at vincent's



MANCHESTER
CITY COUNCIL

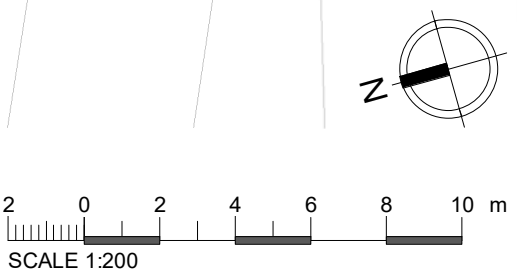


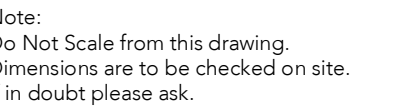
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Drawing ref Site Plan Ground Floor

CHOBABUTZZ00DR04002P02

Proposed Site Plan Ground floor





Rev	Date	Intls	Details
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1 Bengal Street
Manchester
M4 6AF

Clockwise, Yorkshire House
Greek Street, Leeds
LS1 5SH

tion, MSV Housing
Thorlton, Manchester

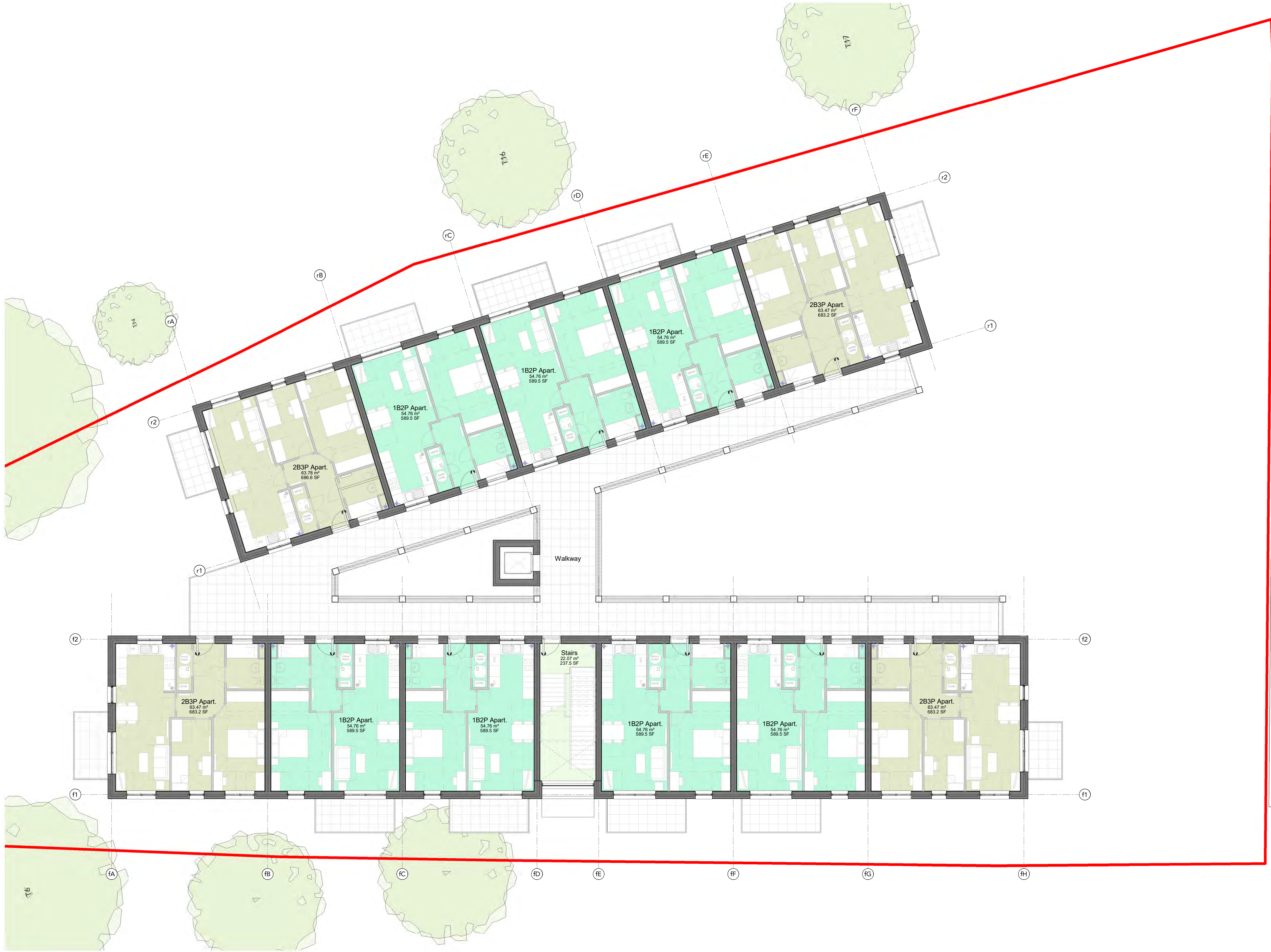
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Note:
Do Not Scale from this drawing.
Dimensions are to be checked on site.
If in doubt please ask.



P02	24/02/23	SSU	Revised issue. Layout at ground floor amended - residents entrance centered, stairs moved into front block and bin store relocated.
P01	30/01/23	DC	Drawing issued to team

Rev	Date	Intls	Details
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Project Title	Chorlton Baths Happi
Client	Rowlinson Construction, MSV Housing
Location	Manchester Road, Chorlton, Manchester

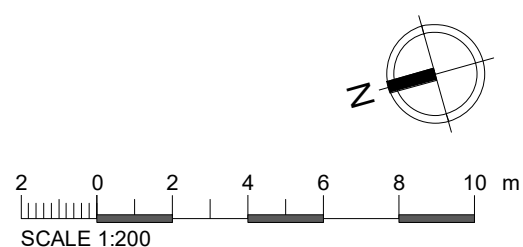
Drawing ref First Floor Plan

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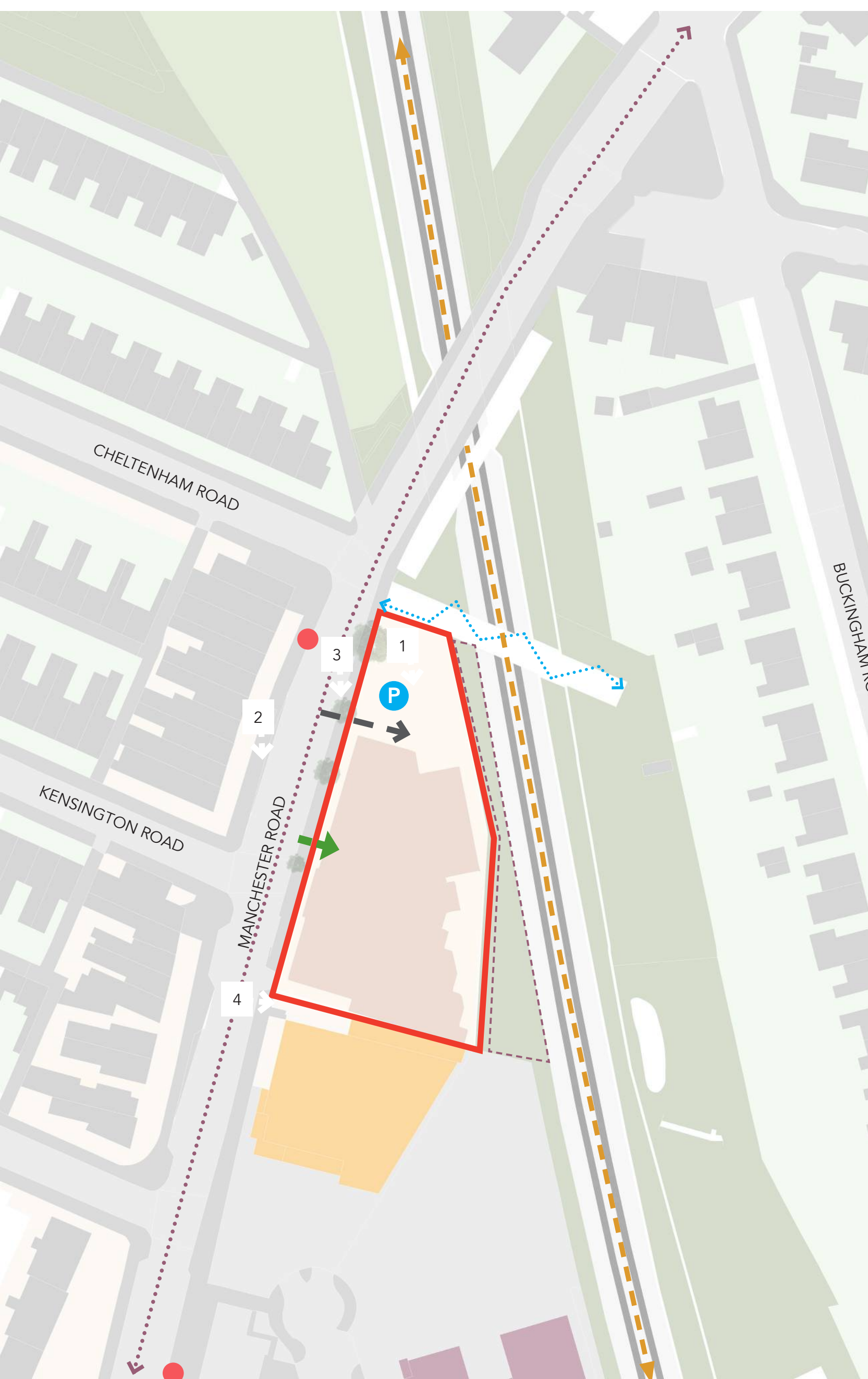
Project	Origin	Volume	Level	Type	Role	Number	Rev
CHOBA-BUT-ZZ-01-DR-A-04004-P02							

01 - First Floor Proposed

1 : 100



The Site, Team & Brief



Who Are MSV?

MSV prides itself of being a Housing Association that retains its original values and mission, and continues to deliver a range of housing solutions to the most vulnerable in society. These solutions have a particular focus on supported living, later living and young persons' housing.

As such, we have embraced the HAPPI Living principles, and over the last 6 years, become known across Greater Manchester and beyond for our HAPPI schemes, sharing good practice with many local authority partners, fellow registered providers and health and social care commissioners. The re-development of Chorlton Baths will be our fifth HAPPI scheme.

We own and manage almost 9000 properties in Greater Manchester, Lancashire & West Yorkshire, we are committed to People Planet and Place and aim to develop over 1000 properties over the next few years. With a firm focus on affordability, sustainability, and positive investment in communities & neighbourhoods.

What are our plans?

Our plans for the former Chorlton Baths site will create 50 brand new, highly sustainable, affordable apartments, each built to energy efficiency standards in both fabric and construction.

The scheme will be exclusively for over 55s, creating quality 'later life' housing options for local people. Allowing individuals to 'Right-size' to accommodation that suits their needs and aspirations.

Crucially, the scheme will offer a range of housing options, there being 40 affordable rent homes and a further seven for shared ownership sale.

The remaining three apartments will be used by the Council's Social Care team as 'Neighbourhood Apartments', providing local people leaving hospital, who are temporarily unable to return home, a place to stay.

The apartments will be built to the HAPPI design principles, which means that they will have generous space standards and flexibility, have high levels of daylight from dual aspect construction, private balcony space and an ability to adapt with life's changes.

Shared facilities provided on site will include a resident's lounge, gardens and scooter storage with charging facilities. The building will have secure access and car parking, with EV charging points, as well as cycle storage, encouraging active travel options for all residents, putting sustainability at the heart of the scheme.

The building will be set in its own private gardens ensuring that green spaces are accessible to all residents, encouraging local wildlife.

The design will ensure that the building is sustainable and low carbon, both in construction and in use. A position that will be further enhanced by the provision of a Community Space in the building, which will be bookable for local groups, thereby helping to sustain the thriving Chorlton Community.

Sustainable features will include Mechanical Vent Heat Recovery Systems (MVHR), Hot Water Heat pumps, avoiding the need for reliance on gas, alongside energy efficient appliances. The building design itself will have a 'Fabric First' approach with enhanced U Values to the building envelope, aim to maximise the capture and use of daylight and passive solar energy, whilst avoiding excessive solar gain in summer.



**Communal
Gardens**



**Electric vehicle
charging points**



**Community
space**



**Step down
apartments**



**Integrated
cycle storage**



**50
New**

The Project Team



The HAPPI Principles

A key aspect of the project brief is to adhere to the principles set out in the Housing our Ageing Population Panel for Innovation (HAPPI). These principles are descriptive, rather than prescriptive and are broadly an improvement on the minimum standards of housing nationally.



1 Generous / Flexible Space Standards

The new retirement homes should have generous internal space standards, with potential for three habitable rooms and designed to accommodate flexible layouts.



3 Avoidance of internal corridors and single aspect dwellings for light and ventilation

Building layouts maximise natural light and ventilation by avoiding internal corridors and single aspect flats, and apartments have balconies, patios, or terraces with enough space for tables and chairs as well as plants.



5 Circulation that avoids institutionalisation and encourages interaction

Building layouts promote circulation areas as shared spaces that offer connections to the wider context, encouraging interaction, supporting interdependence and avoiding an ‘institutional feel’, including the imaginative use of shared balcony access to front doors and thresholds, promoting natural surveillance and providing for ‘defensible space’.



7 Engagement with the street

In giving through to the public realm, design measures ensure that homes engage positively with the street, and that the natural environment is nurtured throughout new trees and hedges and the preservation of mature planting, and providing wildlife habitats as well as colour, shade and shelter.



9 Adequate storage inside and outside of home

Adequate storage is available outside the home together with provision for cycles and mobility aids, and that storage inside the home meets the needs of the occupier.

The HAPPI principles are based on 10 key criteria to promote wellbeing through design and have a particular relevance to later living as an attractive alternative to the traditional family home, and to be able to adapt over time to meet changing needs.



2 Natural light (inc circulation spaces)

Care is taken in the design of homes and shared spaces, with the placement, size and detail of windows, and to ensure plenty of natural light, and to allow daylight into circulation spaces.



4 ‘Care ready’ homes to accommodate emerging technologies

In the implementation of measures to ensure adaptability, homes are designed to be ‘care ready’ so that new and emerging technologies, such as telecare and community equipment, can be readily installed.



6 Lively multi-purpose social spaces that link with the community

In all but the smallest developments (for those very close to existing community facilities), multi-purpose space is available for residents to meet, with facilities designed to support an appropriate range of activities - perhaps serving the wider neighbourhood as a community ‘hub’, as well as guest rooms for visiting friends and families.



8 Energy efficient ‘green’ buildings

Homes are energy-efficient and well insulated, but also well ventilated and able to avoid overheating by, for example, passive solar design, the use of native deciduous planting supplemented by external blinds or shutters, easily operated awnings over balconies, green roofs and cooling chimneys.



10 Homezone design of outside spaces with pedestrian priority

Shared external surfaces, such as ‘home zones’, that give priority to pedestrians rather than cars, and which are proving successful in other countries, become more common, with due regard to the kinds of navigation difficulties that some visually impaired people may experience in such environments.

Landscaping, Gardens and Planting

The development will provide a series of external garden spaces, some public, some private and others communal in use.

The main communal garden to the north of the site will feature planting to encourage bio-diversity, wildlife and suited to the existing conditions of the site and the location. Existing trees will provide shelter and shade as well as some privacy to the landscaping and new trees will be introduced across the site, within the car park and courtyard.

The main central walkway feature will be provided with courtyard gardens with native silver birch trees which have light foliage and textured bark to provide contrast and interest. Seating and planting beds will provide

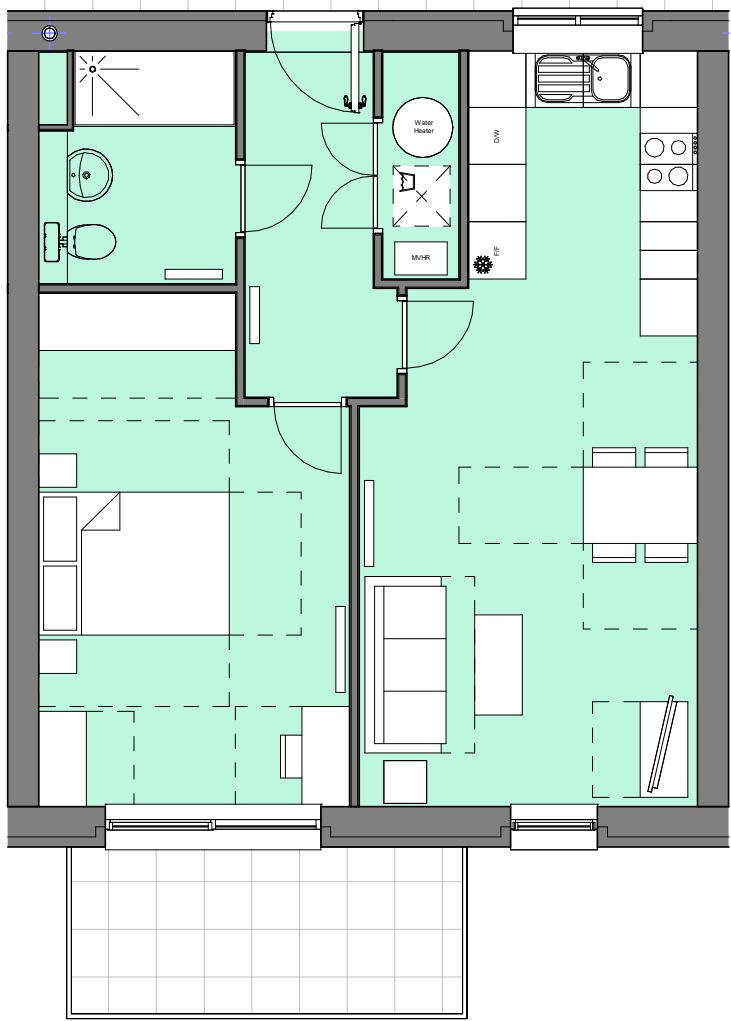
areas for residents to relax and also garden, whilst the communal gardens would provide spaces to entertain and enjoy the company of friends and neighbours throughout the year.

The frontage with Manchester Road would be carefully landscaped to provide planting and low boundary walls and railings, whilst fencing will be provided to the remaining boundaries.

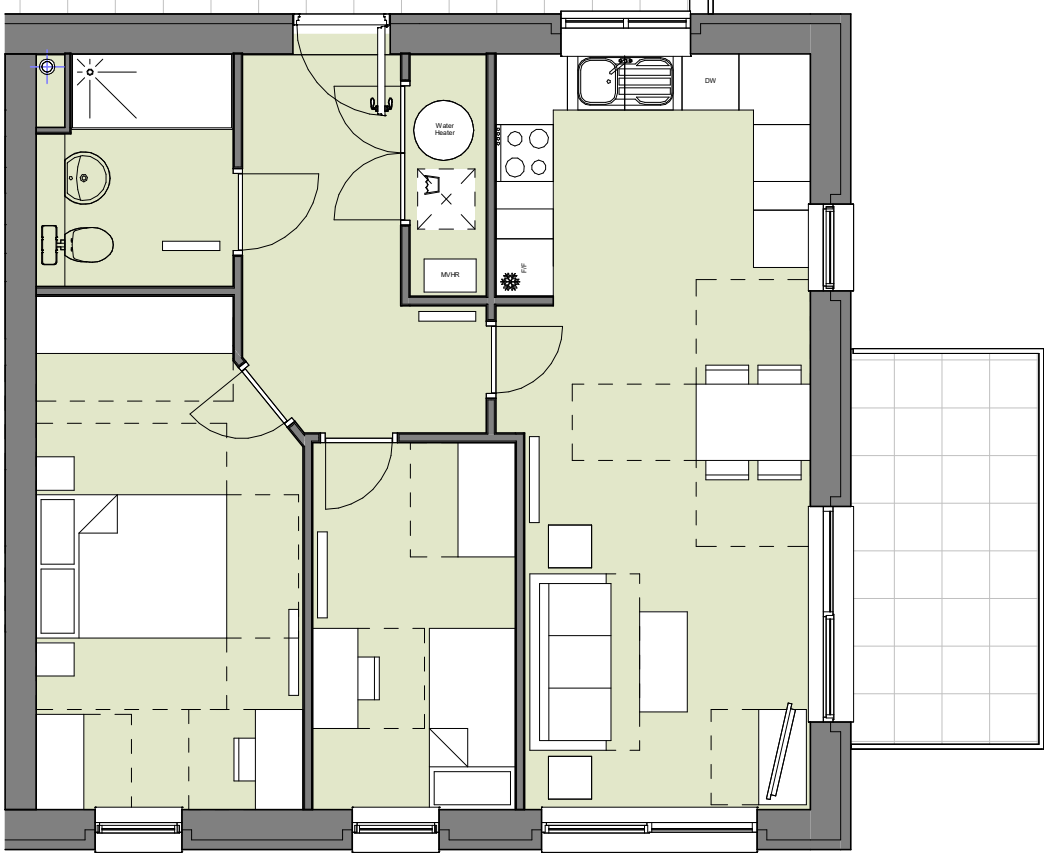
Hard landscaping will be a variety of paving to the terraces, walkways and pavements, with tarmac to the parking area. All these spaces will have soft landscaping to the perimeter to encourage wildlife and soften the scheme.



Layout, Accommodation and Apartments



Apartment Type 01 - 1 Bed



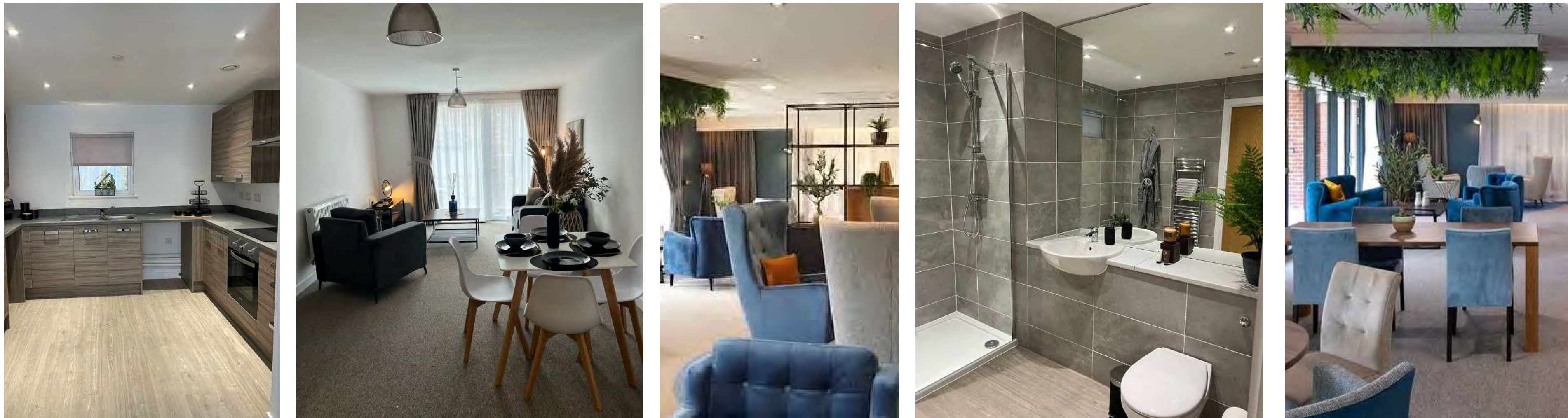
Apartment Type 02 - 2 Bed

The images on this page show the proposed site layout and arrangement of accommodation, landscaping and community space.

Gardens are located throughout the development with different types of external space for meeting, relaxing and congregating. The main gardens to the north will have direct access from the Residents Lounge and Community Space. The central courtyard will provide secluded spaces for sitting and meeting with residents and family.

The south of the site will provide on-site parking for residents and will include charging infrastructure for electric vehicles as well as recycling and refuse store.

The images adjacent are provided as an example of the interior finish and decoration that will be achieved within the apartments.



Materiality, Design & Feel



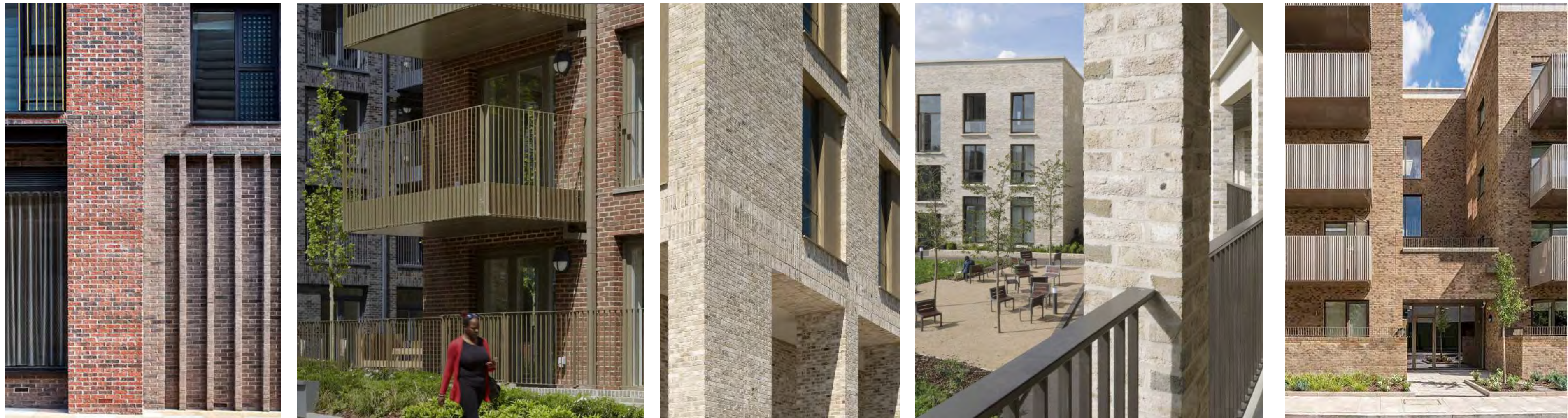
The images on this page illustrate a palette of materials, features and elements that are being considered within the design of the proposals.

Brickwork - A use of buff, light brown or grey masonry across the building to sub divide its mass, complimentary to each other.

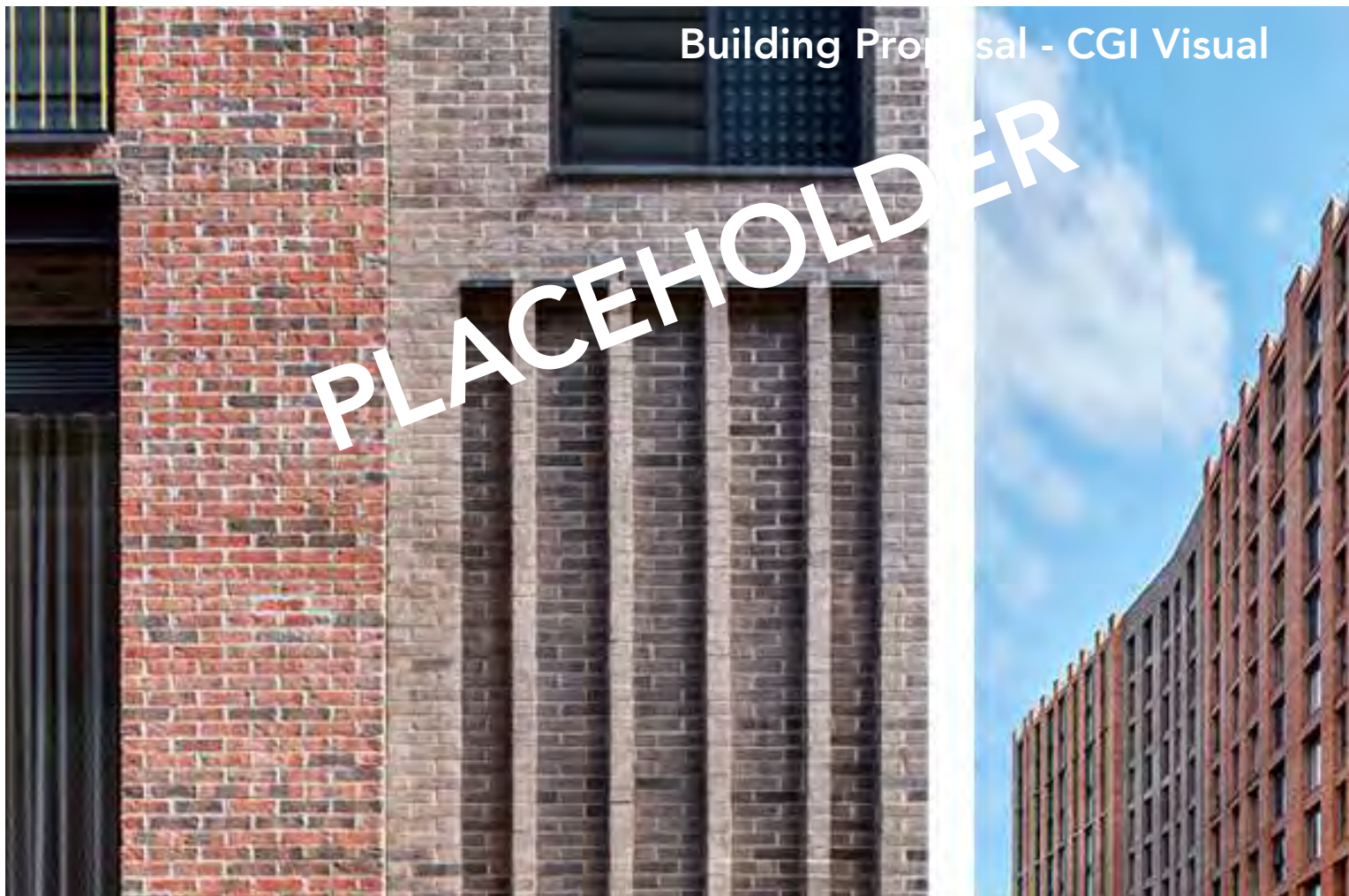
Brick detailing - Use of recessed coursing, soldier banding to provide texture and subtle interest to window heads, floor junctions and parapet level.

Walkways - Brick and pre-cast frame forming the access walkways with infill metal railings and balustrade.

Balconies - Large generous balconies to all upper floor apartments with a balustrade design which will be modern and in complimenting colours to create a contemporary feature.



Proposed Visuals



Frequently asked Questions and Answers Chorlton Baths Drop in 28/02/2023

QUESTION	ANSWER
BACKGROUND	
Who are MSV?	We are a locally Based Housing Association, we own/manage nearly 9,000 homes across the North West, with over 4,000 properties in Manchester. We are experienced in managing general needs, family homes, shared ownership and providing independent living for older persons, young persons and those with specialist needs.
What's the scheme mix ?	The scheme will be exclusively for over 55s, creating quality 'later life' housing options for local people. Allowing individuals to 'Rightsize' to accommodation that suits their needs and aspirations. Crucially, the scheme will offer a range of housing options, there being 40 affordable rent homes and a further seven for shared ownership sale. The remaining three apartments will be used by the Council's Social Care team as 'Neighbourhood Apartments', providing local people leaving hospital, who are temporarily unable to return home, a place to stay.
WHAT IS A HAPPI SCHEME ?	
	The apartments will be built to the HAPPI design principles, which means that they will have generous space standards and flexibility, high levels of daylight from dual aspect construction, private balcony space and an ability to adapt with life's changes. As well as shared facilities, including a resident's lounge, shared gardens, and scooter storage with charging facilities. The building will have secure access and car parking, with EV Charging points, as well as cycle storage, encouraging active travel options for all residents, putting sustainability at the heart of the scheme.
Is there a need for this sort of scheme here in Chorlton?	There is an increasing need in Chorlton and elsewhere in the city for this type of accommodation. With an increasingly aging population, the scheme provides a sustainable, affordable opportunity to rightsize to accommodation that will flex with life's changing needs.
Who is this scheme for?	This scheme is for people who are over 55 and are looking for accommodation which will meet their current and future needs.
How will these properties be allocated?	Each Affordable Rented tenancy will be allocated via a local lettings policy, with all allocations going through 'Manchester Move' Priority will be given to those rightsizing from a family home and then in adjoining postcodes. The Shared Ownership properties will sold on the open market, but will be restricted to applicants who are over 55.

	The Neighbourhood apartments will be allocated and managed by MCC Adult Health and Social Care Team.
What is Shared Ownership	Shared Ownership is a sales product that allows the buyer to acquire a share in their home (Typically 50%) with a reduced rent payable of the remaining equity. The buyer can then, if they wish, buy further shares in order to become the outright owner of the property or remain as they are.
How will the scheme be managed?	All the units are self-contained apartments. Although there will be no on-site staff, the scheme will be managed by our experienced Housing Management Team and maintained by our own in-house team. The Neighbourhood apartments will be managed by MCC Adult Health and Social Care Team.
How is the scheme funded?	The building of the new scheme will be funded by MSV, with grant funding support from Homes England. The scheme will see a total investment into the site of over £12 Million. Rents will be Affordable rents set at 80% of the local Market Rent, including a Service Charge.
What are the timescales?	Planning Submission – March 2023 Land Acquisition (Following & subject to Planning Approval) Start on Site – Autumn/ Winter 2023 Completion – Spring 2025
DESIGN	
How many units are there?	• 30No. 1 Bed Apartments for Affordable Rent • 10No. 2Bed Apartments for Affordable Rent • 7No. 2Bed Apartments for Shared Ownership Sale • 3No 1 & 2 Bed Neighbourhood Apartments Open Market Value £290,000 (Current Value) All units will meet national space standards.
What is the landscaping shown on the drawing?	The landscaping shown is to provide some amenity space to the residents. Planners will be keen to see the scheme enhanced with a high-quality landscape design. MSV will be responsible for the maintenance of any green space once the scheme is completed.
When will you be submitting this for planning?	The aim is to submit the scheme for planning by the end of March and we are undertaking this initial consultation as part of the process. • All the comments from this session will be collected and analysed before the planning application is made.
Will the scheme be high quality? What standards will it meet?	The scheme is a grant funded scheme and therefore needs to meet a number of different quality standards. As well as the current Building Control standards, the scheme will be built to the future Homes Standard and will meet the Secure by Design Standard. Considerate Constructors Scheme and the requirements of NHBC or an equivalent Building warranty provider.

CAR PARKING	
Will car parking be provided for the new scheme?	Yes, there will 20 new car parking spaces created for the scheme. Our experience on our other HAPPI schemes for the over 55s is that car ownership amongst the new residents will be reduced.
TRANSPORT OPTIONS	
Will there be other transport options?	The scheme will include over 40 spaces for securely parking bicycles, as well as a dedicated scooter store with charging points. As the building occupies a central location in Chorlton there are a number of options for public transport on the doorstep, as well as a full array of amenities within easy walking distance. Links will also be made with local car sharing clubs.
BUILD	
How long will it take to build?	We will work with a trusted team of consultants and a contractor to establish this, but we currently think the scheme will take about 18 months to build.
What will the new scheme look like?	The elevations on the boards (Copies attached) show what the scheme will look like, subject to final planning consent - materials will be chosen to stay in-keeping with local materials and planners will wish to see a scheme that blends into & compliments its surroundings.
PROGRAMME	
When is it starting?	The proposal is subject to consultation and planning permission and we are aiming to submit a planning application by the end of March. If this is approved, then work is due to start in Autumn/Winter 2023 and estimated to be completed by Spring/ Summer 2025.
SUSTAINABILITY	
Will the scheme be environmentally sustainable?	Yes – MSV is committed to all new buildings meeting an EPC of B or above and we are already developing schemes which do not rely on gas as a fuel. We will be providing LED lighting and fittings to reduce water consumption.
If the heating is electric, will the bills be affordable	The new homes will be well insulated, with high-quality windows and doors ensuring that less energy/heating is required to keep the homes at a warm temperature from the start. When the heating does need to go on, it is retained within the building.
Will it cause any flooding to the local area?	The scheme is not in a flood zone and so will not cause any additional likelihood of flooding. It will be a planning requirement for MSV to look at surface water drainage and we may need contain this on site.
10% biodiversity net gain	Bio Diversity is an approach to development that leaves biodiversity in a better state than before. This will be a planning requirement by the Council and MSV will need to establish how this target will be met. We are

	working with an ecologist to determine these requirements.
Will the new scheme put further strain on the local facilities	Although there may be some additional demand on local services, such as Doctors and Dentists, we are anticipating that a large number of the residents will be from the local area and will therefore already be registered with those services.
NEXT STEPS	
What happens now? Is there any further consultation planned?	All the comments made at the consultation sessions will be reviewed by MSV and the Council as part of our commitment to listening to the local community. There will be further opportunity to make any comments to the council through the normal planning process, whereby the council is obliged to notify local residents when an application is made.