

# Moss Side



**Building on our heritage - Investing in our future**

## MOSS SIDE RENO

REGENERATION SCHEME

NOVEMBER 2024- REV E

## AGENDA

1. PAUSE STEERING GROUP FOR 12 MONTHS'
2. YOU SAID, WE DID...
3. NEXT STEPS



MANCHESTER  
CITY COUNCIL



NEXUS  
PLANNING



# 1. Pause steering group for 12 months



Following the last consultation in September 2023, a decision was made to review designs, feedback and viability.

Over the last 12 months we have:

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



Because of the above a decision has been made to prioritise site 1 The Reno in terms of designs and consultation at the moment.





## 2. YOU SAID, WE DID

# Consultation issues previously explored with the stakeholders of Moss Side

**7 main areas of concern** - we will address all of these throughout the presentation.

**1. Project scale and density**

Height and size of the scheme.

**2. Multi-generational family housing**

How people and families want to live.

**3. Noise concerns-And the future of the WISSC**

Existing WISSC, the proposals should take into account the operation of the centre. The future of WISSC protected and a closer working relationship wanted.

**4. Local culture**

Promoting Community Cohesion by exploring cultural significance, art and how that feeds back into the design.

**5. Adult learning centre**

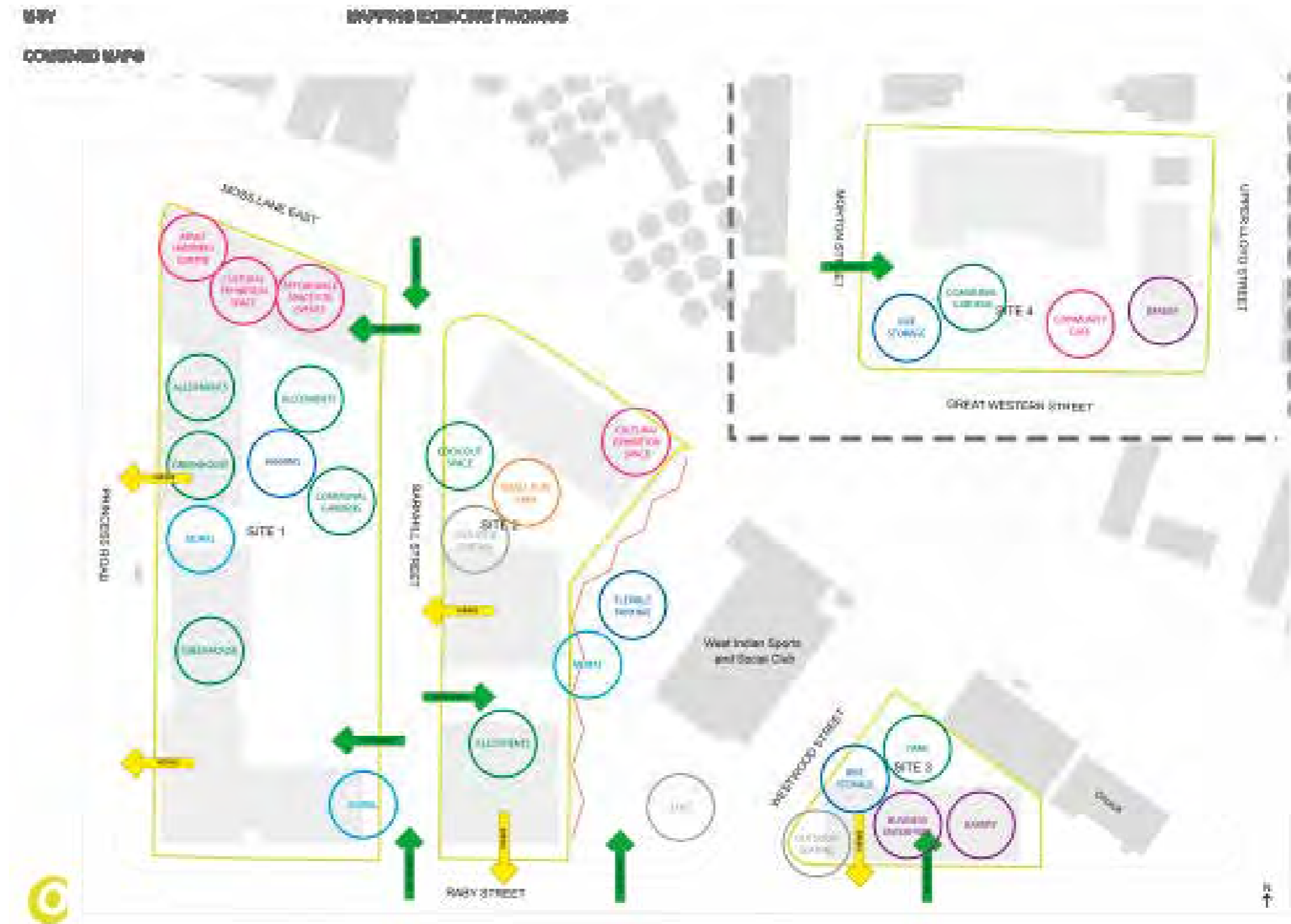
How can a new centre fit into the new space indicated on the site?

**6. Parking**

Parking provision is essential, as there are already constraints in the local area that people are concerned about.

**7. Landscaping & external community amenity**

Communal amenity spaces are important. Opportunities to include outdoor spaces for the community, concerns we are not going to do this and it will be one large car park.





# 1. Project scale and density: Focus on the Reno Site

Now 3 sites, as Greenheys has been taken out of the development brief.



- New proposed scheme.
- - - Previously proposed scheme - moved to future phase.
- - - Removed from scheme.



**Site 1:**  
The Reno Site



**Site 2:**  
Barnhill Street



**Site 3:**  
Westwood +  
Raby Street



**Site 4:**  
Greenheys



# 1. Project scale and density: Reduced building heights

## Previously proposed scheme, Summer 2023:



Previous scheme was 12, 8, and 6 storeys in height, with 325 homes on 4 sites.  
Site 1 = 250 homes.

## New proposed scheme, Autumn 2024:



This has been reduced to 10, 6, and 3 storeys, with 220 homes on Site 1.  
So reduced height and density.

# 1. Project scale and density: Mix and tenure.

Sept 2023

Site 1- Reno site

Unit type	No of units.
1 & 2 bed	226
3 & 4 bed	24 (10% of the total)
<b>TOTAL</b>	<b>250</b>

Denser scheme with a greater percentage of smaller homes.

Nov 2024

Site 1 - Reno Site

Unit type	No of units.
1 & 2 bed	189
3,4 & 5 bed	31 (14% of the total)
<b>TOTAL</b>	<b>220</b>

Reviewed and changed the mix, so a higher percentage of larger family homes on site 1

Now social, not affordable rent.

Reviewing homes for older persons and move on for younger people

Rent to Buy Homes included and aimed at those who are not on the Manchester move and aspire to buy in the future with shared ownership.

We intend to create a mixed community with larger units on the ground floor and more diversity in the homes provided.





# New proposed scheme, Autumn 2024: The Reno Site



Shared rooftop urban growing spaces.

Reno Heritage

Scheme steps down from 10 to 6 to 3 storeys



Social Rent



A mixture of 1, 2, 3, 4 & 5-bed houses and apartments.



10 Storey-Rent to buy - Block A



Reduced massing and scale



Low carbon & energy efficient homes.



Private gardens for the new family row of homes.



Large flexible living spaces.



More 4 / 5 bed family homes



# New proposed scheme, Autumn 2024: The Reno Site

Less Rent to Buy homes – now 90 in total with 130 social rent

Agreed to have a local letting plan

Tackle overcrowding in the local area and right-sizing to free up larger homes in existing stock.

Reduced total number of units by 30.

7 new 4/5 bed homes. On the ground floor where possible.

Reduced the number of smaller 1 and 2 beds by 36.

Increased 3, 4 and 5 beds.

Older persons accommodation - Possibility in Block C





## 2. Multi-generational: mixed communities and the Places for Everyone agenda

Previously proposed scheme, Summer 2023:



### More 4 & 5 bed homes added to site 1

New proposed scheme, Autumn 2024:

Block A - Rent to Buy:

- 1 & 2 bed homes
- 3 bed homes

Block B / C / D / F - Social rent:

- 1 & 2 bed homes
- 3 bed homes
- 4 & 5 bed homes
- Green spaces

-Family homes provided on the ground floor, including a row of town houses along Barnhill Street.

-Smaller units on the upper floors allow larger families, living in over-occupied inter-generational homes, to live in separate but very close units on the same site.





## 2. Multi-generational family housing:

A Mix of 1, 2, 3, 4 and 5 bed homes

A mixed community



Barnhill terraces removed. Rehousing existing tenants

Places for everyone

Individual front doors to family units

→ Individual front door, off the street, to family homes.



Previously proposed scheme, Summer 2023:



All properties had shared entrance lobbies.

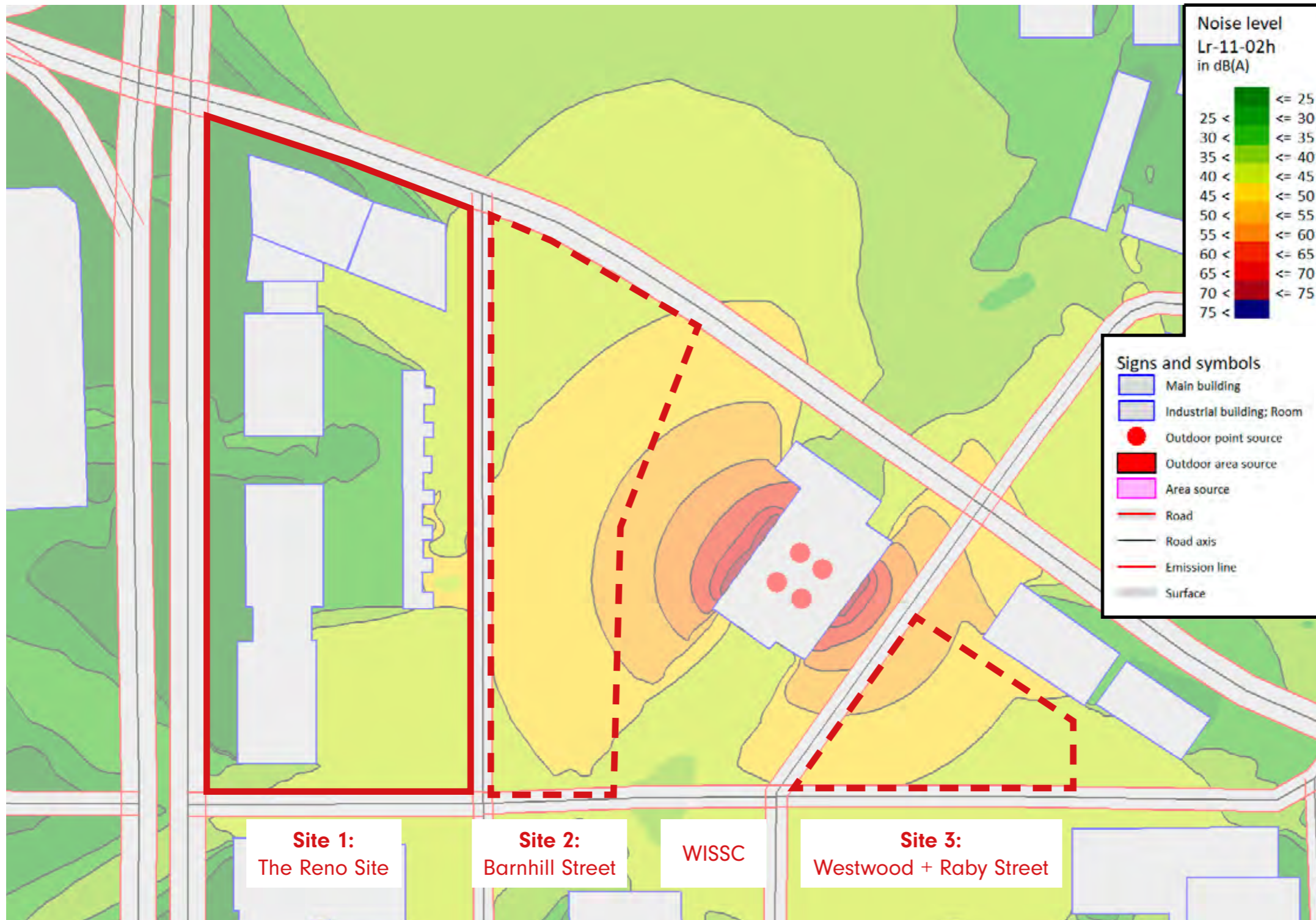
New proposed scheme, Autumn 2024:



7 family town houses have been introduced along Barnhill Street. All ground floor 3-, 4- and 5-bed homes now have individual front doors off the street.



### 3. Noise concerns with the WISSC



**Working with the WISSC.**

Limited impact on site 1 of noise from WISSC.

Mitigations such as Acoustic glazing, Mechanical ventilation system will be added to the new homes on Site 1

— New proposed scheme.  
 - - - Previously proposed scheme - moved to future phase.



# 4. Local culture and heritage: Community and culture

## Proposed additional Cultural offerings in addition to the WISSC

Previously proposed scheme, Summer 2023:



Flexible learning space, including adult learning centre



Outdoor play and relax



Promoting and sustaining existing culture and community

## Allow existing local community places to flourish. No new community offer now

Local community places.



Existing assets:

- 1 Windrush Millennium Centre.
- 2 Boiler House.
- 3 West Indian Sports & Social Club.
- 4 Moss Side Millennium Powerhouse.
- 5 Greenheys Adult Learning Centre.

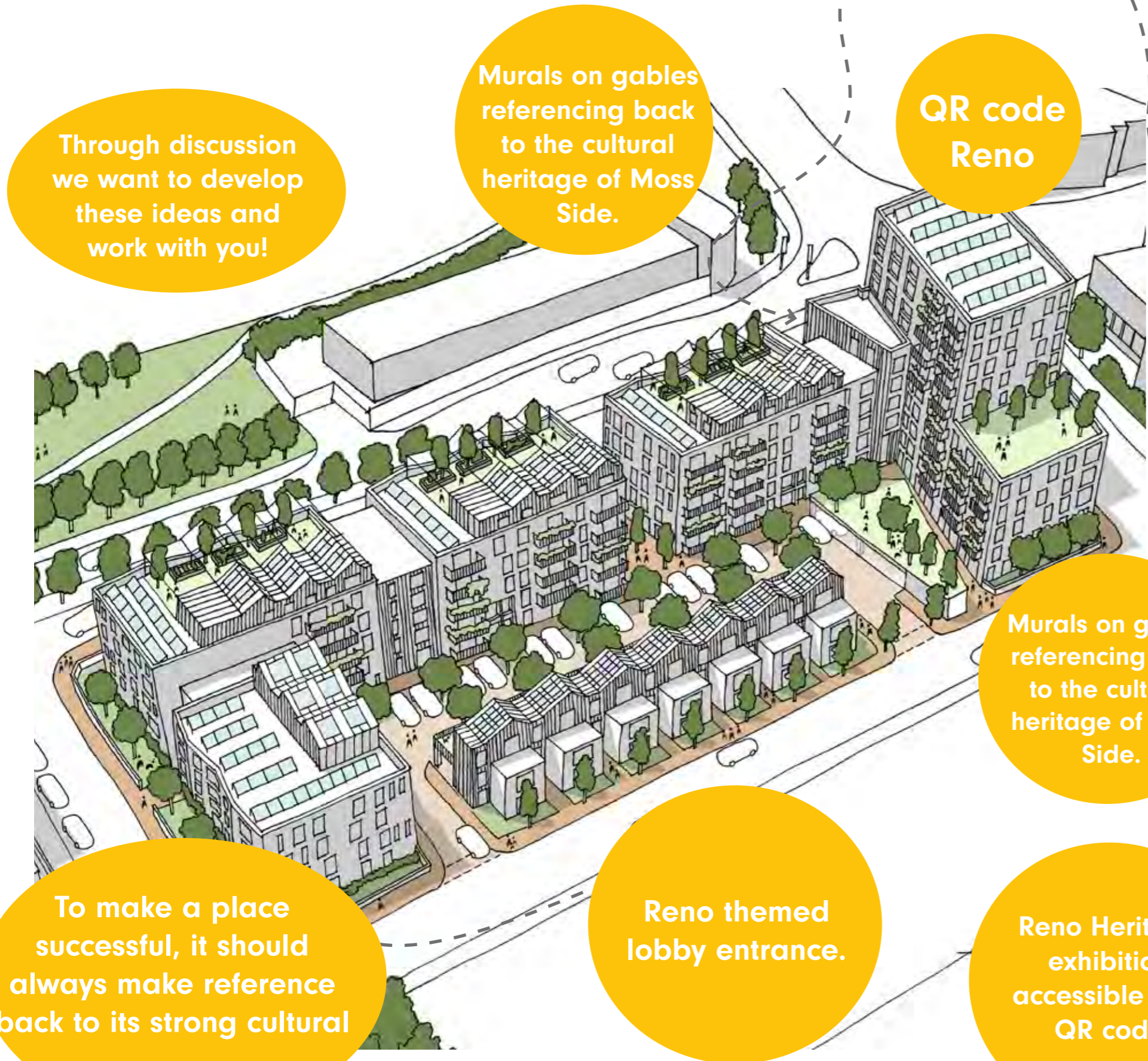
Proposed:

— Residential site focused for Phase 1- Reno Site

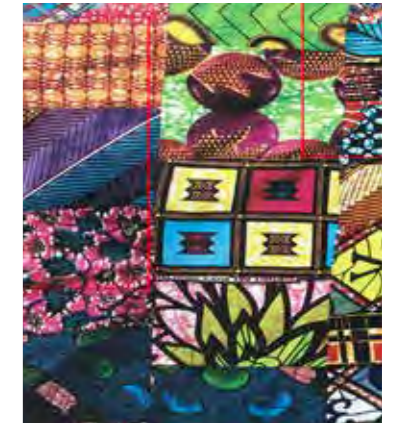
We have listened to feedback and have scaled back the community offerings to allow community places to flourish and continue serving the community. Ensuring this community provision is strengthened and not undermined.



# 4. Local culture and heritage: Celebration



New proposed scheme, Autumn 2024:





## 4. Local culture and heritage: West Indian Sports and Social Club: Social value / partnership



MSV are working with MCC and the WISSC to see how MSV can support by utilising 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 been helping with members of the WISSC to improve it for the community. For example, events such as the litter pick and planned improvement works to the bathroom / kitchen.

There is a **Memorandum of Understanding** between MCC and WISSC to support and secure its future in the local community. MSV and MCC have attended events to support.



### Lunch and Learn at the WISSC

Over 50 people, from a wide range of agencies and volunteers, responded to the invitation to 'Lunch and Learn at the West Indian Sports and Social Club' in Moss Side on the 4th September.

The day started with some lifting, shifting and cleaning which saw three skips filled with waste and unwanted furniture. This was followed by a history lesson and insight into the vision for the club from its key members, Dr Mario Farquharson, Roy Walters and Centre Manager Tom Nelson.

Council officials and Charlotte Norman from 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.



## 5. Greenheys Adult Education Centre

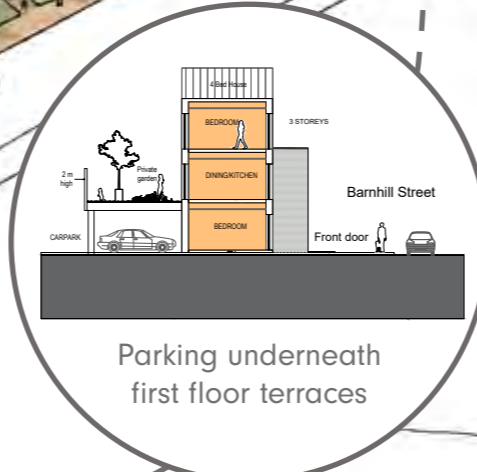
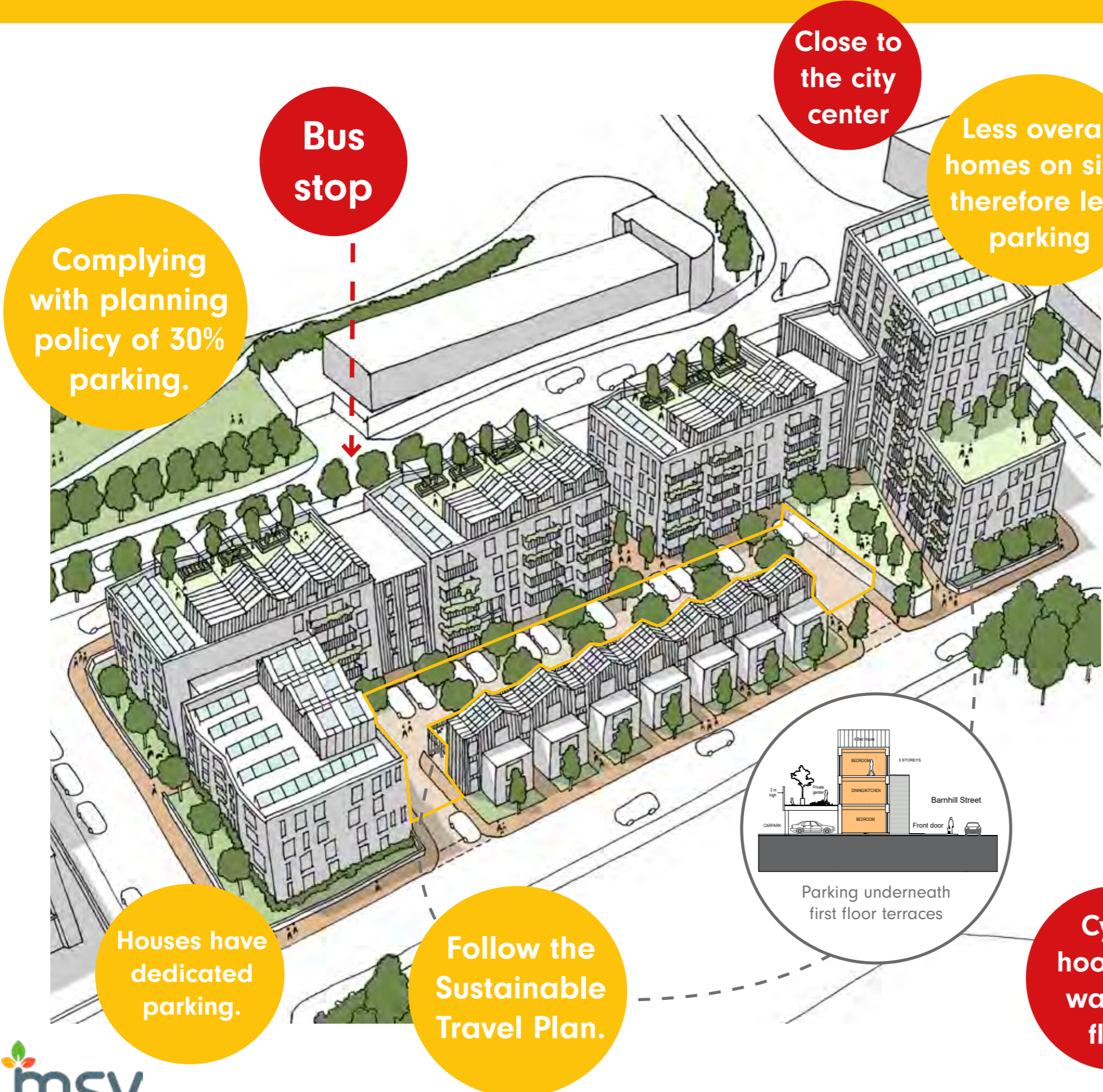


No longer in the scheme

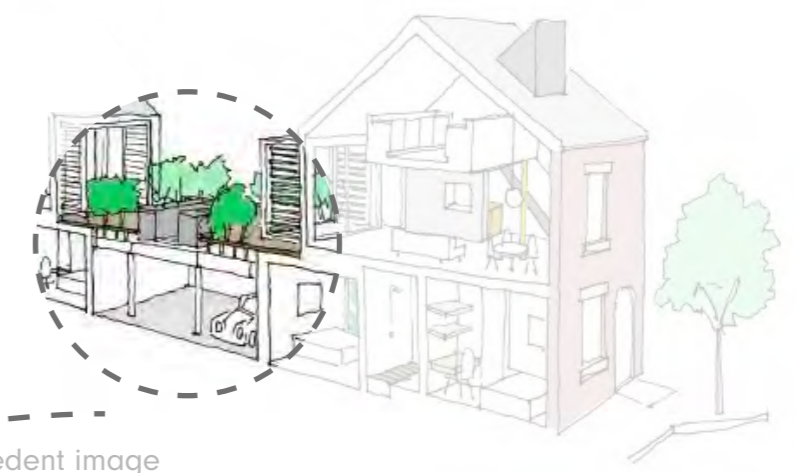
Greenheys Adult Learning Centre- This is no longer a part of the regeneration plans.



# 6. Parking: Undercroft and on-site



New proposed scheme, Autumn 2024:



Home numbers on the Reno Site (Phase 1) have decreased, reducing parking pressures on the surrounding neighbourhood. This initial phase will include on-site parking and utilise the excellent bus connections in the surrounding area.



**Cycle hooks on walls in flats**



**100% dedicated cycle storage - secure external provision.**



# 7. Landscaping and green space

We have added more greenery across the whole of site 1

The site welcomes the community and is inclusive with areas accessible to the public, Its an Open welcoming design for all.

Ties into the study done by Sow the City; The Nature of Moss Side

Accessible public community landscape space could have any use.

Roof gardens only accessible to those who live in the block.

Balconies facing into the courtyard

A design proposal to create new homes, green spaces on many levels, family living, a community, and a place.



# 7. Landscaping and green space

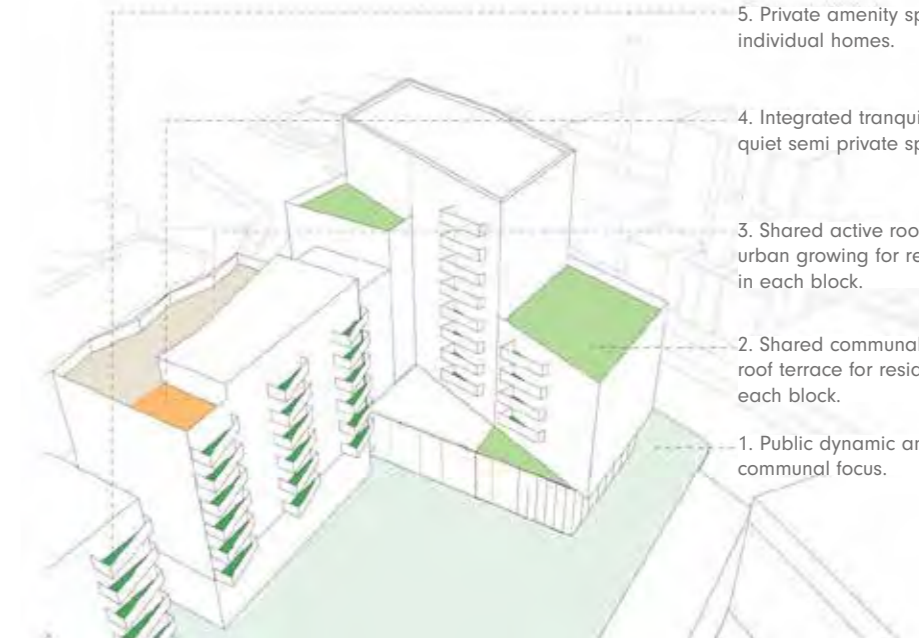


Access to rooftop and private balconies



Family homes dedicated front gardens

## New proposed scheme, Autumn 2024:



- 5. Private amenity spaces to individual homes.
- 4. Integrated tranquil and quiet semi private spaces.
- 3. Shared active rooftop urban growing for residents in each block.
- 2. Shared communal space roof terrace for residents in each block.
- 1. Public dynamic and active communal focus.

Private balconies for apartments and secure private gardens for family town houses



View of greenery through site from Princess Parkway

Removed the gates, open to all, can cut through from Princess Parkway



A general promotion of healthy living, eating, and mental well being throughout the site via quality communal green space.



# 7.Landscaping and green space - Rooftop urban growing spaces

Roof gardens – only accessed by residents



## New proposed scheme, Autumn 2024:

Rooftop urban growing spaces will be provided to four of the apartment blocks.

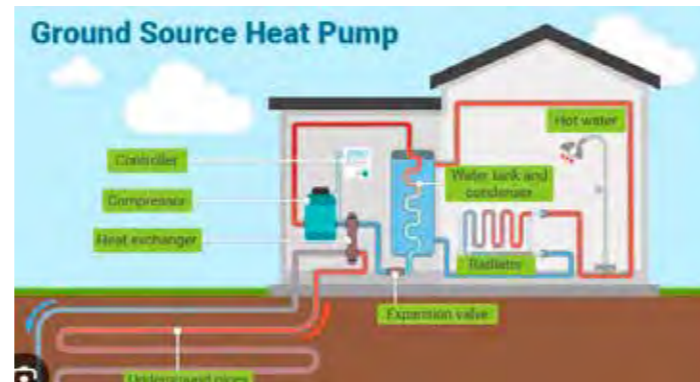
Such higher level amenity space has been introduced to free up the ground floor for required car parking spaces, bin stores, and cycle storage. This has allowed us to create as many homes as possible for the people of Moss Side.

All roof top gardens are fully enclosed with higher than normal fencing and are located away from the edges of the building. All planting is elevated in raised planters.





# Low carbon scheme



## Low Carbon Strategies:

Designed to be a low carbon scheme

Lower energy bills

Cleaner energy sources eg. No gas, MVHR, low energy solutions explored.

Fabric first approach with improved glazing and insulation.

Meets and goes above Part L building regulation requirements

Energy strategy in place to meet Future Homes Standards

The project will be designed to be a low carbon development that will benefit occupiers by reducing energy bills and will also reduce the impact on the environment. The scheme will be designed to meet targets set out in Greater Manchester's 'Places for Everyone' Strategy that supports the target to achieve net zero carbon emissions by 2038.

The project will adopt a 'fabric first' approach that will involve enhancing building fabric such as glazing and insulation in order to firstly minimise the amount of energy required to heat or cool the building. An energy strategy will then be formulated to determine how any energy requirements can be achieved with clean energy sources. The development will not use gas for heating and it is anticipated that ground source heat pumps will be adopted. This technology extracts heat from the ground to provide heating and hot water for buildings.





# Celebrating almost 60 years in Moss side.







# Neighbourhood work





# What have we achieved since April?

- Kindness Fund
- Success of Positive Futures
- Community mentor role
- Moss side Job Fairs





# What have we achieved since April?

- Increased Customer Voice
- Improved communication
- You Said We Did
- Community projects
- Partnership working







# Social value....what do we want to achieve?





# Social value and employment for Moss Side

