

MOSS SIDE



Building on our heritage - Investing in our future



Protecting Moss Side's rich history

Moss Side has a history that must be celebrated and protected.

It is a diverse community that brings together cultures from all over the world.

More than 100 years ago, the area was a base for people arriving in England from Ireland and Poland. After the Second World War, it became a hub for those coming from the Caribbean and India.

In recent years, Moss Side has become even more diverse with people arriving from the Horn of Africa and Eastern Europe.

This has been the foundation for a vibrant community, with strong working-class roots where people from a huge variety of backgrounds, religions and cultures come together.

Events like the Manchester Carnival, which started in 1972 when a group of people from the West Indian community threw an impromptu street party, are evidence of a flourishing suburb where difference is celebrated.

It is also an area that has experienced its challenges. In the 1970s poverty and a programme of slum clearance saw homes demolished and people moved into different suburbs, away from their networks, churches, extended families and friends.

This caused a breakdown in the fabric of the community – culminating in the 1981 riots. We must learn the lessons from the past and do what we can to keep communities together.

More than 40 years on, Moss Side is a popular, thriving community with strong cultural hubs such as the Powerhouse and West Indian Sports and Social Club.

As the community has grown, it now faces new challenges, with young people and families finding it difficult to find and afford homes that meet their needs.

If we don't address this, we once again risk forcing local people out of the Moss Side area.

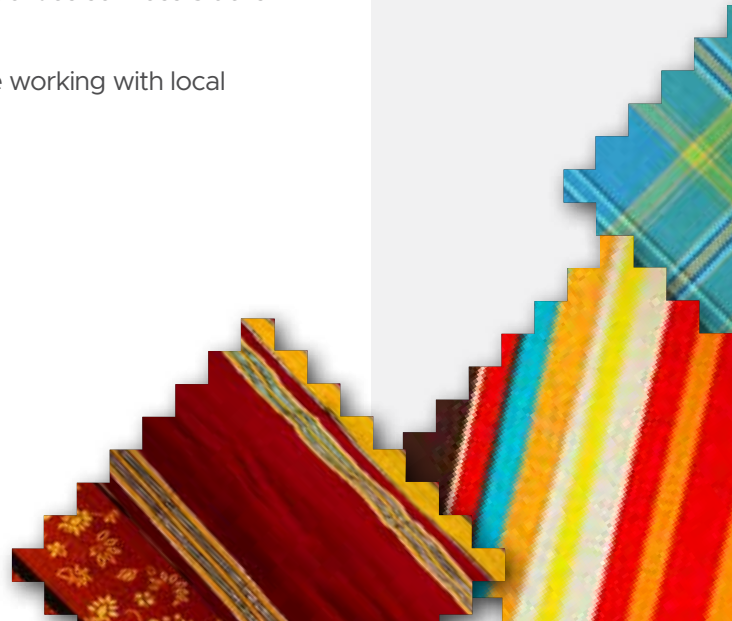
Mosscare St Vincent's (MSV), has been part of the Moss Side community for nearly 60 years and already owns over 1,100 homes in the area.

That's why we are working with the community, Manchester City Council and our partners to invest in new and current homes and community facilities so Moss Side is ready to meet the needs of future generations.

Moss Side is a special place, and our commitment is to be here working with local people for the next 60 years, and beyond.

Charlie Norman

Chief Executive, MSV



Understanding Moss Side's housing challenges

Housing in Moss Side has often been a challenge.

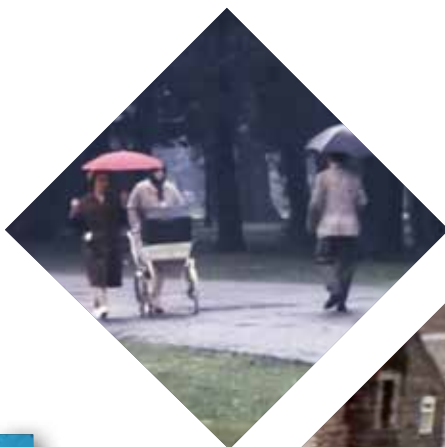
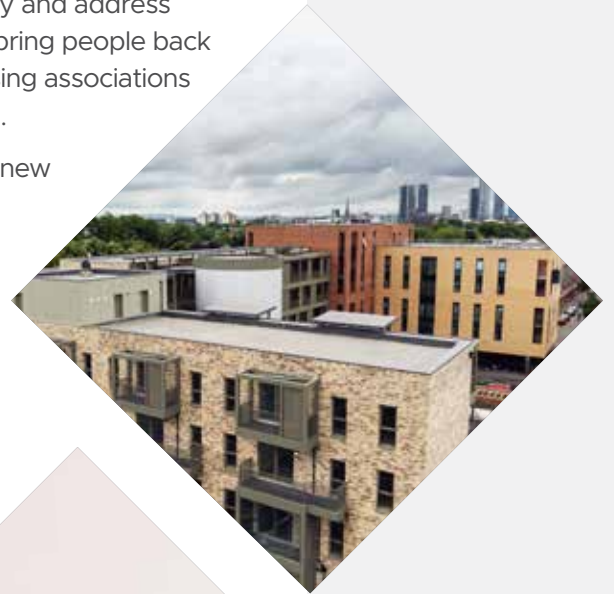
At the end of the Second World War, the stock of terraced housing in Moss Side fell into two categories. The first were homes built prior to 1880 which tended to be of such poor quality that they had no prospect of meeting post-war standards. The second were homes built in the late Victorian and Edwardian era which were much higher quality.

By the late 1950s and 1960s many of the neighbourhoods were in poor condition and were in desperate need of replacement. Significant clearance took place in the 1970s, with new council and housing association homes built in their place bringing much-needed low-cost homes to the area.

The 80s brought urban renewal with a focus on investing in homes to bring them up to modern standards.

Since the turn of the century, investment has continued in a bid to try and address some of the social challenges the area was facing and successfully bring people back to the community. Homes were transferred from the council to housing associations like MSV, and new homes have been built to meet growing demand.

With the community now thriving, there is an urgent need for more new homes in Moss Side.



The demand for new homes

There is an urgent need for more new homes in Moss Side. The population has grown by more than 20% in the last decade, but the number of homes has not risen in line with this increase.

This has led to more homes becoming overcrowded, and there are more people on the priority list for social housing than in any other area in Manchester.

Currently, there are around 8,750 people registered on the Manchester Move list waiting for social housing in priority bands 1-3. Of that number over 470 are Moss Side residents waiting for suitable accommodation.

All kinds of homes are needed. Data shows that there is a specific need for larger homes to meet the needs of growing families and intergenerational households, while there is also a high demand for smaller one and two bed properties.

A boom in the area's house prices means that local people can struggle to compete for private rented homes and those for sale. If we don't address this challenge, we risk forcing local people to look for homes outside of the Moss Side area.

We don't want people living in overcrowded conditions which can have a serious impact on health. We want to make sure that young people have a chance to buy or rent a home in the community where they grew up.

We want growing families to have the option to stay in the Moss Side community. We want to make sure we have the right kind of modern homes that are fit for the future.



Part of the community – MSV's legacy in Moss Side

In the latter part of the 1960s the local churches in Moss Side were concerned about the conditions people lived in and in 1967 United Churches, a partnership of five churches, came together to take action.

They each put £50 into a pot to fund the first housing association in the area and Mosscare Housing Association was born.

It was originally run by volunteers and managed to improve and run 40 houses and flats. But to make a real impact it needed to grow.

Mosscare continued to partner with the community and Manchester City Council to invest in the area. In the early 2000s the 'Footballers Estate' next to the old Maine Road football ground was transferred to Mosscare and benefited from a significant refurbishment programme.

In 2017, Mosscare merged with St Vincent's Housing Association to form MSV.

As a much larger housing association, MSV created an even stronger organisation which was more committed than ever to investing in new homes and refurbishing existing ones.

MSV now owns and manages almost 9,000 homes in Greater Manchester, Lancashire and West Yorkshire, with around 1,100 of those homes in Moss Side. We are proud to be involved in lots of community initiatives that support local people.

Between January and April this year, MSV supported 170 customers in Moss Side with £26,000 worth of food and fuel vouchers.

We've also invested more than £87,000 to support projects in Moss Side and the surrounding areas.

Unlike other developers, we are committed to being part of the fabric of the community long into the future.

We want to make sure young people and growing families can stay in the areas where they grew up.

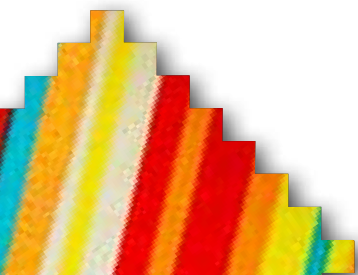
That is why we want to look at plans that will deliver the best possible outcomes for people living in Moss Side.



MSV has already delivered much-needed new homes in surrounding areas, including:

- The Depot, on the site of the former Stagecoach station as part of a £18.4m development
- Extra care apartments for rent at Elmswood Park
- Apartments for over 55's at Bowes House
- Apartments for young care experienced people
- A new hub delivering community projects including Positive Futures, which helps people retrain and find work

Now we want to deliver new homes for local people in the heart of Moss Side.



Manchester City Council – delivering affordable housing

Manchester City Council (MCC) believes that every person in this city deserves a safe, secure and affordable home in strong, sustainable communities. This is essential for residents to live happy and prosperous lives.

MCC has an ambitious approach to affordable home building, which draws on the collective energies of the city's affordable housing providers - including MSV - working in close partnership with the council to bring underused, brownfield land into use and build the homes that Manchester people need.

MCC has committed to help build at least 36,000 new homes by 2032 including 10,000 new affordable homes across the city to meet existing demand and population growth.

As part of this approach MCC is partnering with MSV to breathe new life into neglected pieces of land and to deliver much-needed affordable housing.

Delivering for Moss Side

Manchester City Council has a proud record of working with the Moss Side community to deliver improvements and is working with a range of partners to deliver further investment into the area.

MCC's neighbourhood team and local councillors have an ambitious plan for the community, which not only includes delivering new homes but also delivering improvements to our roads, a resident's parking scheme, and tackling litter and fly-tipping.

MCC is also leading on the Moss Side Partnership Project.

The project is looking at ways to bring together local people and agencies such as housing, health and police services to improve areas such as health and safety, the environment and community safety.



**MANCHESTER
CITY COUNCIL**

Your local councillors

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Councillor Emily Rowles:
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Investing in the future

There are exciting times ahead of Moss Side – and MSV wants the community to be at the heart of proposals to make sure the area gets the investment it needs to support future generations.

New homes

MSV and Manchester City Council (MCC) are working with the local community in Moss Side to bring much-needed new homes to the area.

MCC has asked MSV to look at options to develop four sites in Moss Side that have already been earmarked for new homes.

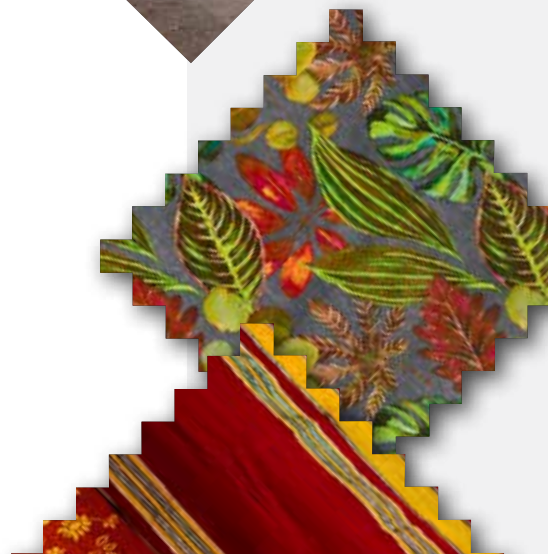
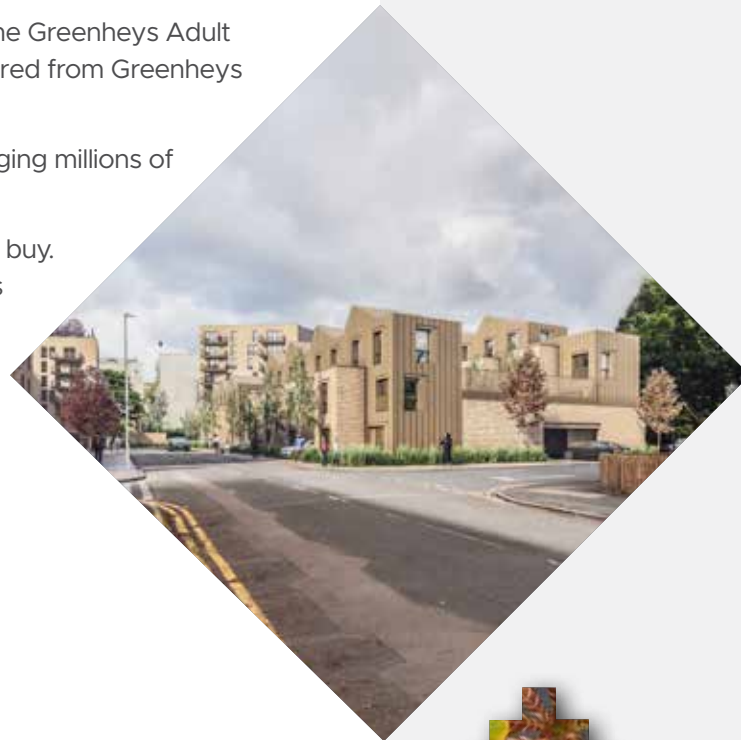
Under the proposals, derelict land at the site of the former Reno nightclub and neighbouring sites at Barnhill Street along with land at Westwood Street and Raby Street will be turned into a mix of family homes and apartments.

These sites have been empty and unused for many years and have become hotspots for anti-social behaviour.

MSV has also been looking at how it can develop the site at the Greenheys Adult Learning Centre into homes, with the services currently delivered from Greenheys being transferred to one of the sites being developed.

In total, the plans will include more than 300 new homes, bringing millions of pounds of investment to Moss Side.

The homes will be either for rent, shared ownership or rent to buy. A local lettings policy will be in place to make sure that homes will be available for future generations as families in the area continue to grow.



We want to create a scheme that will deliver the best possible outcomes for people living in Moss Side. That is why we have put the local community, which holds valuable knowledge of the area and its cultural identity and history, at the heart of these proposals.

A steering group was established at the start of the project to represent residents from all across Moss Side. The aim of the group was to support MSV in developing the initial design concepts for the site.

We've also been able to make changes to the design of the scheme based on feedback so far.

Now we want to make sure everyone in the local community has a chance to have their say ahead of proposals being submitted to the council.

Residents have told us they would welcome more investment in the area.

Our plans will provide:

- Opportunities for apprenticeships
- Local work opportunities
- A boost to the local economy

From these sessions, it was clear that community hubs, such as the West Indian Sports and Social Club (WISSC), are incredibly important to local people. That is why the team has been working closely with representatives from WISSC and other groups to protect their interests and their future.



Investing in current homes

MSV is also investing £2.7m to improve the energy efficiency and sustainability of homes in Moss Side over the next two years.

It will initially be carrying out improvement works to 225 properties. Once complete, the improvements will lead to lower bills and warmer homes for tenants.

The first wave of this work started in March this year residents have already been contacted about the plans.

MSV had already been successful in bidding for over £2m of funding from the Social Housing Decarbonisation Fund and to support this work and will continue to bid for more.

In total, a minimum of £7m of sustainability investment is planned over the next seven years within the Moss Side area.

This will make homes warmer and cheaper to heat as well as helping to protect them from penetrating damp which is a contributor to the creation of damp and mould.



Unlocking investment in the future

MSV is currently in talks with another housing association, Great Places, about a potential merger.

Consultation with customers closed in April 2023 and both landlords are carrying out due diligence. No decision has been made on the plans to date.

If a merger goes ahead our longstanding work in Moss Side will continue to be the priority, and this will remain under the MSV brand.

Put simply, it will mean MSV has more resources to deliver services in the area. It will allow MSV to invest an additional £4m each year into improving current homes and building more homes for local people.

If the decision is taken to go ahead with the merger then it is likely the two landlords will come together and form a new organisation in October 23.

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