Wythenshawe
Community Housing Group

Planning Submission Statement

The Village

Wythenshawe Community Housing Group

The Scheme

Our proposed Housing development provides much needed low cost Affordable Extra Care Housing to satisfy the high demand from older persons in South Manchester enabling residents to live as independantly as possible within their community. The scheme fits well within Manchester City Councils Strategic Care and Housing needs for older people with the design evolving to this Planning submission stage with strong collaboration between the Councils Departments of Housing and Adult Health, Wellbeing who fully support the scheme.

The Department of Health (DOH) has allocated £5.19 Million grant funding for the scheme under their Care & Support Specialised Housing Fund. This allocation administered by the Homes & Communities Agency is the single largest current allocation of grant funding in England provided by DoH further emphasising the support given to the scheme.

The scheme comprises 135 two bedroom apartments of varied Tenure mix:

- 66 apartments for Affordable Rent
- 39 apartments for Shared Ownership
- 30 apartments for Outright Sale

Alongside these new residential apartments a Community Hub facility will be constructed as an integral part of the development for use by the scheme Residents and the surrounding community. The Community Hub will offer dedicated and flexible amenity use.

WCHG owns the land upon which the scheme will be built which is made up of two adjacent sites on either side of Hollyhedge Road. Both sites will be developed and connected via a bridge link for residential users across the main intersecting roadway.

The sites already house 140 older people (WCHG Tenants) housed in three existing residential multi storey apartments. These buildings will be retained on the new development site and all 140 Tenants will have direct access and use of the new facilities within the development.

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Client User Group

The Residential Client group will be older people with varied care and support needs. A care provider will be commissioned by Manchester City Council Adult Services Department and will be based on site supplying the care packages with the flexibility to increase or decrease levels of care as required and provide an emergency service for all 135 new residents and the 140 existing Tenants where required. It is envisaged the following proportions of different care levels will be provided for the new residents:

Band – level of need (for new residents)	Percentage	Actual Residents/Units
Nil	20%	27
Low – up to 5 care hours per week=20	25%	34
Medium – 5 to 15 care hours per week	25%	34
High – over 15 care hours per week=20	30%	40

Summary

This scheme will provide a much needed development fully supported by the respective departments of Manchester City Council.

The Scheme has been fully designed in compliance with Innovative Best Practice, incorporating HAPPI and Dementia design standards yet with flexibility of use for the lifetime of the facility. The building will dramatically compliment the already improved regeneration of the area in particular by way of it's aesthetic qualities and much needed amenity value.

David Knowles

Property Services Manager

For & on behalf of:

Wythenshawe Community Housing Group