

Statement of Community Involvement

Change of Use from Care Home (Use Class C2)
to Temporary Living Accommodation for Homeless
People (Sui Generis)

Mariana House, 45-47 Alexandra Road South, Manchester.
M16 8GH

July 2025.

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1. Introduction

This Statement of Community Involvement (SCI) sets out the community engagement activities undertaken in support of the proposed change of use of Mariana House from its current/former use as a Care Home (C2 Use Class) to temporary living accommodation for homeless people (Sui Generis).

The application seeks permission to change the use as part of Manchester City Council's commitment to delivering homes for all people in our community, including those who are currently homeless.

This SCI outlines the approach taken to engage with local residents and stakeholders, summarising feedback received and explains how the engagement has informed the planning submission.

2. Purpose of Engagement

Manchester City Council's Homelessness Accommodation & Support Service Team organised a community drop-in event with the following key aims and outcomes:

- To inform local residents about the proposed use of Mariana House;
- Answer any queries or concerns from the community;
- Provide transparency around the management and operation of the site; and
- Encourage local participation in the planning process, building trust with neighbouring residents.

3. Community Engagement Activity

Event Format

- **Type:** Public drop-in session
- **Date:** Monday, 23rd June 2025
- **Time:** Evening
- **Venue:** Mariana House, 45–47 Alexandra Road South, Whalley Range, Manchester

Promotion and Attendance

- Invitations were delivered to properties on Brantingham Road, Waltham Road, and Alexandra Road South.
- Approx. 30+ residents attended the event.
- Attendees had the opportunity to meet service managers, view the building, and raise questions.

4. Summary of Key Issues Raised

Attendees were generally supportive of the proposal, particularly:

- The positive reuse of a vacant building;
- The lack of external redevelopment required and alterations, maintaining the character and appearance of the street; and
- The opportunity to provide a meaningful community benefit.

A summary of the key questions and discussion points included:

Topic Raised	Response Provided
Who will be accommodated?	Single individuals owed a statutory homelessness duty under the Housing Act.
Referral process and checks	All referrals are made via the Council's centralised system. Clients are risk-assessed and suitability is considered.
Site management	On-site staff presence will be in place. Staffing ratios and support levels explained.
Curfews and access control	Operational controls and site rules were outlined, including safety and security measures.
Anti-social behaviour concerns	The service has a proven record of managing similar sites with minimal community impact. Issues, if any, are swiftly addressed.
Parking impacts	On-site parking is available. The client group typically does not own vehicles.
Community integration	Residents asked how temporary tenants could contribute to the community. Opportunities for volunteering and local involvement were discussed.
Ownership and partnership	The Council works in partnership with the building's owner. Operational responsibilities were clarified.
Length of stay	Length varies depending on individual needs and rehousing timescales.

5. Outcomes

The event provided a forum for open dialogue, and residents were able to:

- View the building and grounds;
- Understand the management approach; and
- Ask questions directly to Council officers and accommodation managers.

Feedback was largely positive. Residents welcomed:

- The building being brought back into productive and active use, rather than continuing to lie vacant;
- The change of use did not involve significant works that would be disruptive to residents during construction; and
- The transparency and professionalism of the Council's team.

6. Next Steps

Residents were informed of the upcoming planning application submission. They were advised how to:

- Access the Manchester City Council Planning Portal.
- View the submission documents.
- Submit comments and track the status of the application.

7. Conclusion

The community engagement event successfully met its objectives by:

- Engaging a wide local audience
- Providing clarity and reassurance
- Receiving broadly positive feedback

This SCI demonstrates that the applicant has taken reasonable steps to inform and involve the local community, in line with national and local expectations for good planning practice.