



Management Strategy – Manor Street, Manchester

Report produced by : Andrew Brooks – Director of Business Development – Bedspace and Bedspace Trust

Manor Street is a former office / training space which is proposed to be converted into 9 self-contained apartments, with some communal space. The units will be for single care experienced young people/adults, predominantly aged 18 years old and older. Each apartment will be occupied by a single person.

The site will provide accommodation for 9 care experienced single people, both male and female tenants with low to medium support needs. The accommodation is comprised of 9 self-contained apartments with a kitchenette and en-suite bathroom, plus a utility/laundry space and an office/communal area. The utility/laundry room will also offer secure cycle parking facilities.

The staff team will include a Tenancy Support and Resettlement Worker who will work with all tenants to source settled accommodation for them to move on into. The length of time to achieve this will depend upon individual circumstances. It is envisaged that the average length of occupancy will be up to 12 months. Some will move on much quicker, especially if already in employment.

The site will be staffed and managed 24/7 hours a day by Bedspace and Bedspace Trust staff as well as security personnel. There will be a visitor's policy in place for all tenants – visitors will have to sign in and their visit be agreed in advance. There will be no more than four visitors at a time. On arrival, visitors must ring the intercom system to alert staff of their arrival. Staff will then release the lock to enable access. Visitors must complete a signing in book. The signing in book will require confirmation of the visitor's full name, telephone number, who they are visiting, time of arrival, and time of departure. Any visiting professionals will also need to ring the intercom system on arrival, and complete the signing in procedure.

Access in and out of the building will be monitored by on site staff. This ensures that the service has full control over who is in the building at any time. Residents will be allowed to stay out from their temporary accommodation two nights a week by agreement if they choose to visit friends/family. There will be a 12-midnight curfew in place for the site.

The Crime Impact Statement provides full details of the internal and external features which will be implemented to promote a safe environment for residents, visitors, and staff.