



In-Use Management Strategy – Manor Street, Manchester

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Bedspace

Bedspace is an organisation that have been delivering Supported Accommodation for various different types of vulnerable people and families for 26 years, working with 50+ local authorities.

Background

The proposed accommodation at Manor Street would provide Single Care Experienced young people / adults who have been known to Bedspace and our Supported Accommodation OFSTED Regulated services (where they are aged between 16-18), and to the Council. Once such individuals reach their 18th birthday, they become at significantly greater risk of homelessness due to there being no social housing available to them, and funding constraints to local authorities who wish to support care leavers following their milestone birthday.

The proposed accommodation at Manor Street is intended to provide sustainable, temporary 'move on' accommodation for young care experienced adults whilst resettling them prior to them potentially moving to social housing as the long-term sustainable objective.

The service will provide self-contained independent accommodation for the tenants, with minimal tenancy support and an overnight concierge service.

At Manor Street, the Bedspace Trust and Bedspace service will ensure the provision of a good quality supported accommodation to care experienced young adults, and deliver a value for money service for the Council as a whole.

The accommodation service provided at the Manor Street site will be for single people with medium support needs. The site will be for males and females.

The site will provide 9 apartments in total. These young adults are vulnerable and their support needs will mean that, with the provision of temporary accommodation and tenancy support provided by Support Workers based on site they will be able to move on to a settled tenancy of their own relatively quickly. It may be the case that some clients will be in employment. The Manor Street location enables access to employment opportunities via walking, cycling and public transport.

At Manor Street, clients could be subject to the following:

- issues which result in the need for supported accommodation:
- Loss of tenancy through Section 21.
- Depression/anxiety which is being managed.
- May have fled domestic abuse and be in receipt of a relevant support offer to overcome the impact.
- Debt/poverty which the service is enabling them to address.
- Clients may have previously been subject to substance misuse but are recovering and engaging fully with specialist support services.
- Unemployment.
- Suffering a Bereavement reaction/subject to Post-Traumatic Stress Disorder ['PTSD'].
- Relationship breakdowns with family/partners.

Referrals into the accommodation will be managed by the Bedspace Service and will come only from the local authority, in this case Manchester City Council. Prospective residents will predominantly have come through Bedspace's Supported Accommodation 16-18 OFSTED services.

The aim of the service at Manor Street will be to provide safe and secure, supported temporary accommodation for care experienced young adults (18+ years old) whilst supporting them with a resettlement plan which most typically is social housing as the next step. Typically, residents will live at the property for approximately 12 months.

In-house concierge support

Workers will be working on a 12/7 rota waking night, with security staff providing a concierge service all managed by a Team Leader who will also be based on site.

In addition, there will be a Tenancy Support and Resettlement worker based on site working with all tenants to secure a settled move on option best for each individual.

Staff will manage deliveries / post to the site. Staff will also manage visitors including both personal visitors or visiting professionals.

Staff will be based on the site to provide support to residents, as well as to promote a safe environment for people to live and work. The safety and security measures to be implemented promote safety and security for residents, staff, and neighbours.