

Planning Application- Condition 3

Planning Application Number: 136551/FO/2023

Date: 27.06.2023

Condition 3- Within 28 days of the date of the permission hereby granted a site management plan shall be submitted to and approved in writing by the City Council as local planning authority detailing the following operational arrangements:

- i. Maximum number of residents;**
- ii. Occupancy by single persons only and maximum periods of occupation;**

Maximum number of residents - 30 rooms in total. Maximum period of occupation is averaged at 6 months for each person placed at Rams Lodge.

- iii. Arrangements for on going staffing and accommodation referrals and timings for moving in and leaving the premises.**

Rams Lodge is staffed by the Council 24 hours a day. There is a staff team of 14 Accommodation Support Workers, a cook, a Homeless Lead Officer and a Team Leader. There is a 24-hour security staff presence on site.

Accommodation referrals come directly from within the Homelessness Service via the Housing Solutions Assessment Team. No referrals are taken from any other source. This is to ensure that all people accommodated are owed a statutory homelessness duty by the local authority.

When first referred and placed at Ram's Lodge clients can arrive at anytime during the day between 8.30 am and 5pm. Moving on to alternate or settled accommodation would also occur between the above hours.

- iv Details of contract agreements as specified between resident and operator.**

A License Agreement is in operation between the resident and the operator of the accommodation. This agreement is signed by the client on arrival at the accommodation.

- v Details of operator responsible for on-going management**

The operator responsible for the on-going management of the accommodation site is Manchester City Council, Homelessness Service - In-house Temporary Accommodation Team.

vi. Details of on-going methodology for liaison with the local community and residents groups

The operator of the accommodation/managers of Rams Lodge site will meet regularly with local community and resident groups. Scheduled meeting invites are now in place with local resident groups and community associations. Rams Lodge management have been in email communication with local councillors Chris Wills, Angela Gartside and Becky Chambers.

This response was produced by Louise Stonall (Service Manager - Accommodation & Support), Gaynor Howe (Temporary Accommodation Team Manager), Elaine Peak (Rams Lodge, Team Leader) and Joseph Graham (Rams Lodge, Homeless Lead Officer).