

IN-USE MANAGEMENT STRATEGY FOR BROWNLEY ROAD, WYTHENSHAW

Client data in relation to support needs, churn of site - Brownley Road.

Single people who present to the Council when they are a risk of, or are homeless, are subject to a homeless assessment. Where that assessment confirms the local authority owes a statutory homeless duty to the individual, temporary accommodation will be provided. In the first instance this is likely to be Bed & Breakfast type accommodation. This is very costly to the Council and because it is not managed directly by the Council provides minimal support for people on site. Developing well managed, good quality temporary accommodation provided by the Homelessness Service is crucial. At Brownley Road the Homelessness Service will ensure the provision of a good quality supported accommodation offer to individual homeless people and deliver a value for money service for the Council as a whole.

The accommodation service provided at the Brownley Road site will be for homeless single people with medium support needs. The site will be for males and females. The site will provide 20 bedspaces in total. Our clients will have become homeless for a variety of different reasons. Their support needs will mean that, with the provision of temporary accommodation and support provided by Accommodation 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. At this accommodation site 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 PTSD

Relationship breakdowns with family/partners

Referrals into the accommodation will be managed by the Homelessness Service and will not be taken direct from any other agencies.

There are many reasons why single people become homeless with the three main reasons for presenting as homeless to the local authority being:

- Loss of tenancy through a Section 21
- Family/friends unable or no longer willing to accommodate.
- Fleeing domestic abuse

A section 21 is a process a landlord will enter into when they wish to end the tenancy agreement with a tenant. A section 21 is also classed as a no-fault eviction. The

reasons can vary, such as the landlord intends to increase the rent of the property to a level that the existing tenant cannot afford, or because they want to use the property themselves. A tenant could lose their job and very quickly run up rent arrears and a landlord want them to leave.

Sometimes relationships break down and a person needs to move out, but at such pace that they can quickly become homeless. Alternately, people may move in with friends or family whilst looking for somewhere more permanent to rent and unfortunately the arrangement fails due to the strain on a household or space issues.

Sometimes people, male or female, are subjected to domestic abuse and need to leave where they were living at very short notice. They do not need specialist accommodation in such cases, just somewhere safe to live temporarily until they are able to move into their own accommodation.

The aim of the service at Brownley Road will be to provide safe and secure temporary accommodation for an average stay of 3 to 6 months for individual single people. Some may move on in a shorter period of time, especially if in employment. The service will work with all clients to source settled homes of their own in the private rented sector which is suitable and affordable.

The site will be staffed with Accommodation Support Workers from the Council's Homelessness In-house Temporary Accommodation service. The site will be staffed 24 hours a day every day. This will include 14 Accommodation Support Workers working on a 24/7 rota, 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 Move On Support Worker based on site working with all clients to secure a settled move on option for all. The In-House Temporary Accommodation service manages 26 temporary accommodation sites currently across Manchester and is an experienced quality provider of temporary accommodation and support to homeless people. The above staffing model is proven to work well at all similar sites across the city.