



Remodelling of former children's home into Homelessness Accommodation

In Use Management Strategy

Dickenson Road, Rusholme - Homeless Hospital Discharge Accommodation

The need for hospital discharge accommodation

Provision of hospital discharge accommodation is vital for the city. In some cases, a person is unable to return to their former property following a change in their medical circumstances or physical ability. Some will be vulnerable people who have previously slept rough for whom it would be an unsafe discharge to return to the street. Many who are going to be homeless at the point of discharge would be at risk of failing to thrive in B&B type emergency accommodation with no onsite support, or struggle with inappropriate shared accommodation settings. Some people may have been 'sofa surfing' prior to hospitalization, who are now no longer able to return to live with friends or family due to changed medical circumstances.

The issue of homelessness for such people often results in lengthy delays of discharge of roofless individuals at considerable cost to Health services. It costs on average £500+ a day for a person staying in a hospital bed. For this reason, the provision of good quality, well-managed temporary accommodation is vital for the Council to ensure hospital beds are not blocked by those who are medically fit to leave, but unable to because of a lack of suitable temporary accommodation to meet their needs.

The provision of the Homeless Hospital Discharge Service prevents delays in discharge and transfer of care for homeless single people. The service works directly with clients following a duty to refer received from a Manchester hospital. A homeless assessment takes place on the ward. The service operated enables us to accommodate homeless people who have a need for temporary self-contained accommodation due to health conditions, the needs of which could not be met or supported in other types of temporary accommodation or shared facilities on discharge from hospital.

What does the hospital discharge accommodation provide

Whilst in the temporary accommodation residents are supported to adapt to their change in physical health, develop personal resilience and are supported to move on into their own settled accommodation. All residents are supported to move on via Manchester Move into social housing and/or suitable properties in the private rented sector. In some cases, the service will support reconnection with friends and family to enable individuals to move on. The service supports access for all clients to health, care support services and agencies.

The accommodation provided meets a variety of needs of residents with self-contained, level access accommodation, which can be fully wheelchair accessible. Patients with mental health conditions, who would struggle to live in a busy environment with shared facilities, benefit tremendously from this type of temporary accommodation. The support team based on site assist people to effectively manage their changed circumstances and prepare to move on to live independently.

The Dickenson Road site will provide individual studio/one-bed units for the purpose of providing hospital discharge accommodation. It is envisaged the site will provide 24 individual units. This re-development will fall within the existing building and will not result in any external changes or increase in the building footprint. The site will be entirely managed and operated by the Council's Homelessness Accommodation and Support Service. This is an existing service with many years of experience of the successful delivery of this service offer.



The site will be staffed 24/7. This development will bring a much-deteriorated empty building, which has been subject to considerable damage through vandalism and squatting into a positive reuse for the local area. The staffing model will be 3 X Accommodation Support Workers based on site alongside an Homeless lead Officer who supervise the team and site. In addition there will be security staff providing a concierge and security offer evenings/overnight and at weekends. Support staff will also be on site at the weekends on a rota basis. This staffing model have proven to be effective at the previous hospital discharge site for the last 4 years.

The In-House Temporary Accommodation service manages Homeless Hospital Discharge service accommodation and 26 temporary accommodation sites currently across Manchester and is an experienced quality provider of temporary accommodation and support to homeless people.

The success of the hospital discharge model

This service has supported over 100 clients since its original inception in 2019. The aim is to support people to adapt, live independently and thrive despite what can be life changing health conditions and surgeries. The length of stay for individuals will vary according to on-going accommodation requirements. Some people will be moved on to live independently in a 3-month period, some will take longer if specific adaptations are required. The service has had a positive life changing impact on many people and supports homeless prevention mitigating against the need for a person to represent as homeless. This service offer also supports the council's commitment to reducing the use of B&B type accommodation.