Supported Needs – Request for further information

Please note that incomplete information may lead to delays in assessing your application or in your application being rejected. If you have queries about this form or about Supported Housing in Manchester that please contact Manchester City Council's Commissioning Hub by email at supportedhousing@manchester.gov.uk

Name of applicant Manchester City Council
Telephone Number 07527 981869
Email peter.wood@manchester.gov.uk
Please detail the relationship of the applicant to the building owner and/or proposed support provider Lead project officer, requested to alter/ modify an existing Children's Centre to provide temporary accommodate for the homeless.
Where is the proposed property? (Address, postcode, ward) Fulmead Children's Centre, 2 Fulmead Walk, Cheetham Hill, Manchester, M8 9DW.
Please select from the options below the type of building that permission is being sought for: Existing building ☒ Land site with demolition approval for an existing building ☐ Land site cleared for development ☐ Other ☐ If you have selected other then please provide further details below:
Who are the proposed client group (age group, gender, condition if applicable) Strategic Housing require the property to be modified to provide accomodation for the homeless.
Please provide details of the type and size of the proposed accommodation, including number of floors, rooms and number of residents and facilities The building has a gross internal floor area of 648.6m constructed over two floors. the proposal is to remodel the floor layout to create 6no bedsits on the ground floor and 10 number on the upper floors.
Who will residents be supported by, at what staff to client ratio, and for what hours each day/week

Support to residents at the Fulmead temporary accommodation site will be provided by the Homelessness Service In-House Temporary Accommodation Service, which means the building will be used permantely for the homeless, although residents will come and go. The site will have a staff team made up of 3 FTE Accommodation Support Workers based on site, with a Homeless Lead Officer. The staff will work a rota that will ensure accommodation support staff are on site from 8.30am in the morning to 8pm in the evenings, there will be support workers on site at weekends during the day-time. There will be a security staff presence on site at all other times to ensure a 24 hour staff presence is in place at all times. There will be a maximum of 16 residents at an one time.

Please provide details of any needs analysis carried out and/or information on why this type of supported accommodation is required in Manchester
Additional in-house temporary accommodation bedspaces are needed in order to support the reduction of the use of Bed and Breakfast hotel types of accommodation being used to accommodate homeless single people. There are currently 243 single homeless people (Nov 2023) accommodated in B&B type accommodation currently. B&B accommodation dos not provide the supportive environment that many homeless clients require, it is very costly and the use of it results in sizeable budget pressure for the Council. Temporary Accommodation ran by the Council offers far greater value for money and enables housing benefit maximalisation that B&B accommodation does not. B&B types of accommodation do not provide bedspaces that the Council has sole use of and many other LA's/services will use this type of accommodation in Manchester. This means the service has no control over who is placed alongside our own clients to whom we owe a statutory homeless duty.

Where will referral for the property come from?
Strategic Housing

Have you had any discussions with either Manchester City Council or other public bodies such as GMP about your proposals?
Yes ☒ No ☐

If you have answered yes to the above question then please provide further information below regarding and conversations and feedback received
Discussion with Senior Planner Steven Mccoombe

Do you have capital funding arrangements for the building?
Yes ☒ No ☐

If yes, Where is it proposed that payment for the building will come from and is it in place? MCC - Strategic Housing

Do you have support funding agreed?
Yes ☒ No ☐

If yes, Where is it proposed that payment for the support will come from and is it in place?
Funding has been agreed for this service development. The support cost will sit within the

Homelessness Service budget.
Please provide details of any proposed engagement with the surrounding community. There is no planned community engagement in advance of the planning application as discussed and agreed with local Cheetham members. The service has met with the local ward members and provided detail of the redevelopment of the vacant site and the service offer which has their full support.
Do you have any plans in place to use local contractors or to employ staff from the local area for either the building or the support? Please specify on which? The Council has a Framework in place to facilitate a contractor to impliment the works.

Please return your completed form by email to supportedhousing@manchester.gov.uk or by post to

Kevin Stott
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Directorate for Children and Commissioning
Manchester City Council
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INTERNAL USE ONLY

Date of Entry
Category Area
Application Status
Comments from SHMG Members

Other Comments

Date Closed