

Wythenshawe Community Housing Group

Royal British Legion, Woodhouse Lane, Wythenshawe.

Single Homelessness Accommodation Programme (SHAP)

Residential Standards Statement

WCHG has been asked by Manchester City Council Homelessness Directorate and Homes England if a scheme could be delivered to contribute to the SHAP Programme (Single Homelessness Accommodation Programme). This would provide medium term accommodation for homeless people. MCC and WCHG have the aspiration that the Royal British Legion scheme will be a SHAP scheme and there are ongoing discussions on the support required for this to be feasible.

The scheme is a block of 14 apartments, 1 x 2 bedroom and 13 x 1 bedroom.

Should the scheme proceed as a SHAP scheme it anticipated that 1 apartment would be used by a care provider offering 24 hour/7days a week support to the residents. If it doesn't proceed as a SHAP scheme all units will be let as general needs accommodation.

The 2 bedroom apartment will also be accessible to M4(3) wheelchair user standards. In addition 1 of the 1 bedroom apartments on the ground floor will also be to M4(3) standards. Kitchens and bathrooms will be designed to accommodate a wheelchair users needs.

The remaining 12 apartments all meet space standards and comply with the M4(2) standard of accessibility. 4 No. apartments exceed space standards by at least 20%.

	Number of Units	Unit size M2	Accessibility Standard	MCC space standards M2
2 bed 4 person	1	91.4	M4(3)	Units are considerably larger than space standards as designed to Building Regs required access zones and turning circles etc.
1 bed 2 person	1	60	M4(3)	
1 bed 2 person	2	67	M4(2)	50
1 bed 2 person	2	60	M4(2)	50
1 bed 2 person	8	50	M4(2)	50

The following statement has been prepared by MCC Homelessness Directorate and explains the need for such schemes within Manchester and the reason why this scheme is predominantly 1 bed apartments.

Demand for high quality supported accommodation for single homeless people currently outstrips demand in Manchester. The Manchester Enabling Independence Accommodation Strategy 2022-2032 seeks to build new supported accommodation to meet demand and improve the pathways into and on from it. In Manchester most supported accommodation is commissioned by the local authority and provided by a mix of trusted private and charitable provider partners and Housing Associations. We know that our MHPP Housing Association supported accommodation providers provide a high-quality, value for money option, and we aim to increase this regulated provision. This objective accords with the Supported Housing (Regulatory Oversight) Act 2023 which has recently gained royal consent.

This proposal from WCHG forms part of a number of bids from Manchester City Council and partners to the Government's Single Homelessness Accommodation Programme (SHAP). The aim of SHAP is to reduce rough sleeping by increasing the supply of high-quality supported accommodation and to address gaps in current provision. Manchester City Council's Homeless Service has recently carried out a Strategic Gap Analysis and this forms a key part of the SHAP bid. In this they identified that Manchester needs an additional 50 units of supported housing for single males, with an additional 15 units for women. The preference is to provide 1 bed flats to better meet the needs of this group as the current provision is largely in shared accommodation or accommodation with communal space. As such, SHAP schemes will provide self-contained 1-bed flats within a larger building.

In developing SHAP proposals we have tried to steer away from areas of the city where there are already large concentrations of homeless or supported accommodation. Wythenshawe offers a good location in the south of the city and will help to reduce pressure on accommodation and services, such as health, in other areas of Manchester. We aim to minimise the impact of these schemes on the local community through careful building design and ensuring that schemes are well-run and well managed with 24-hour staffing, including overnight and weekend security.