

Dalton Avenue Homelessness Move-on Scheme

Questions and Answers

QUESTION	ANSWER
BACKGROUND	
Who are Mosscafe St Vincents (MSV)?	MSV are a locally based Registered Provider who own/manage nearly 9,000 homes across the North West. Experienced in managing general needs, family homes, shared ownership and providing independent living for older persons young persons and those with specialist needs. MSV is a large social landlord in Moss Side managing over 1,000 homes in the area. In recent years redeveloped the old bus depot site off Princess Rd.
What's the development all about and who will be housed there?	8 new self-contained apartments for women who have been homeless or experienced rough sleeping in Manchester but are looking to take their Next Steps into independent living and a permanent tenancy. They will have spent a period of time in supported accommodation and will now be ready to move into their own property and manage their own tenancy with support. Prospective tenants will need to show that they are ready for the responsibilities of their own tenancy and are motivated to make a positive contribution to the area. All applications for the properties will be considered by a specialist panel to ensure their suitability. MSV is working in partnership with the Council who are very supportive of the scheme to meet the identified housing need.
Is there a need for this sort of development here in Manchester?	The development would support existing work being undertaken in the city to reduce rough sleeping and homelessness by providing a range of move on accommodation and support options to support women to transition to longer term, independent tenancies. Whilst there is

	accommodation available in the city to support people with a history of homelessness and rough sleeping, more is needed.
Housing Strategy	The proposed move-on accommodation at Dalton Avenue primarily responds to AIM3 in the MCC Housing Strategy i.e. <i>“making the experience of homelessness a one-off occurrence: increasing access to settled homes.”</i> Through the provision of high quality, affordable, warm, secure, new homes in an established residential setting with excellent access to amenities, retail and transport. This settled environment will act as a springboard for residents to learn/re-learn the skills required to manage a permanent home with individually tailored support services being provided through the Manchester CC Homelessness Team.
Is it supported accommodation? How will it be managed?	The development isn't supported accommodation or a homeless 'hostel' but move on accommodation designed to help women with the transition from supported accommodation to independent living. Support to tenants housed within the scheme will be provided by a local, Manchester-based VCSE organisation, Manchester Action on Street Health (MASH). MASH was established to eradicate the inequalities that women on the street experience. They have spent many years improving women's access to mainstream services, through partnerships and networking with other agencies and by offering training to dispel myths and stigma. MASH offer employment and training opportunities to local residents, and in addition, the support they will provide through the scheme will enable the tenants to continue their recovery and move towards employment. Rents will be set to reflect the emphasis on moving into employment. Tenants will also be encouraged to

	take up training and volunteering opportunities in the city. This support will be delivered by a designated full-time worker whose singular focus will be to support this development and no other. The development would be managed by Shared Habitat (SH), a property management organisation with extensive experience of managing move-on accommodation. SH already manage 16 homelessness move-on units in Manchester; of the 20 tenancies granted since April 2021, 8 have successfully been offered permanent accommodation and a further 2 are awaiting viewings for properties they have been allocated. Oversight will be provided by MCC Homelessness Team and MSV's Supported Housing Team.
How is the scheme funded?	The building of the new scheme will be funded by MSV with grant funding support from Homes England. This has been awarded through the Rough Sleeper Accommodation Programme (RSAP). Individuals moving into RSAP homes have a tenancy of up to 2 years during which they receive comprehensive support aimed at fostering independence and recovery. At the end of their tenancy individuals will move into a longer-term permanent tenancy elsewhere in the city. Rents will be social rents and will be under £100pw per unit, with a SC on top.
How long will residents be living at the homes in Dalton Avenue?	The maximum length of time for residents to live at Dalton Avenue will be 2 years