1 Whythburn Avenue

M8 0RX

Locality Risk Assessment

1. Service Information

- Name- ML Care Group ltd.
- Address - The Tube, Manchester the Tube 86 North St, Cheetham Hill, Manchester, Greater Manchester England, M8 8RA.
- Registered Provider- ML Care Group ltd
- Registered Manager Fareen Hussain
- Date of assessment 19:06:2026
- Review date- As when needed
- Assessor's name Fareen Hussain

Summary

This property is a good fit for supported living residential use (C3B) all in all when assessed against relevant criteria. It will be reviewed continually also.

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About the Area

Cheetham Hill is an inner-city district located directly north of Manchester city centre. It ranks among Manchester's most culturally diverse neighbourhoods, with well-established South Asian, African, Middle Eastern, Jewish, and Eastern European communities. The area benefits from excellent public transport links, alongside a wide range of local businesses, educational establishments, and multi-faith places of worship. Inner-city ward, M8 postcode top 17% most deprived in England mixed risk profile – elevated crime/socioeconomic risk, low environmental/natural hazard risk

Crime & Public Safety Risk

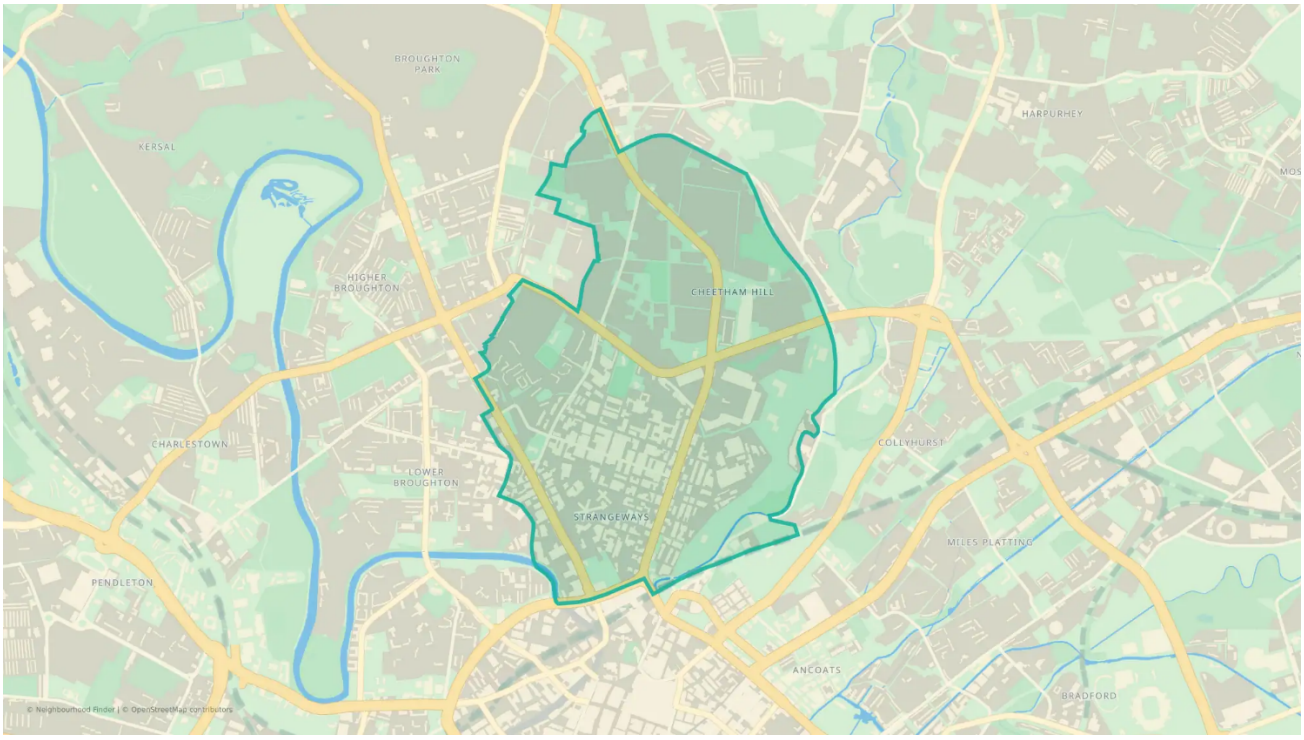
Cheetham Hill, Manchester, is a neighborhood that has been noted for its lower crime rates c ompared to many other areas, ranking in the 99th percentile for crime data. This suggests a relatively safe environment for residents. However, the area is also characterized by high levels of unemployment and a diverse ethnic mix, which may affect the overall sense of com munity.

Factor Local result National comparison.

Crime rate

3.65 per 1,000 people

Cheetham has a crime rate that is higher than the Manchester district average, with a total crime rate of 0.3 per 1,000 residents in the last 12 months. The most reported crimes in Cheetham include violence and sexual offences, with 8 offences recorded.



Schools & colleges

- **The Manchester College - City Campus**
- **The Manchester College**
- **Impact College**
- **Abraham Moss Adult Learning Centre — Crescent Road, Crumpsall (right next to Cheetham Hill). Offers ESOL, maths, English, digital skills, employability courses.**
- **ITC Centre Manchester — Waterloo Road, Cheetham Hill. Adult education centre offering ESOL, functional skills, vocational courses.**
- **Manchester College of Higher Education — Cheetham Hill Road. Small higher-education provider.**

- **Manchester Communication Academy — Hartpury (very close to Cheetham Hill)**
- **King David High School — Crumpsall**
- **Abraham Moss Community School**

Abbott Community Primary School – Outstanding
Livesey Street, Collyhurst, Manchester, M40 7PR

Armitage CofE Primary School- Outstanding
Rostron Avenue, Ardwick, Manchester, M12 5NP

Bowlee Park Community Primary School- Outstanding
Windermere Road, Langley, Manchester, M24 4LA

Co-op Academy Belle Vue- Outstanding
450 Hyde Road, Manchester, M12 4BA

Category	Main Hazards	Local Details	Existing Controls	Risk Level
Natural	Flooding	Most areas Flood Zone 1 (very low); River Irk/Irwell corridors Zone 2–3 (medium–high); surface water pooling on steep roads; no significant subsidence recorded	EA flood warnings; United Utilities drainage; local flood authority monitoring	Low–Medium
	Weather	Wind/rain exposure on main roads; occasional ice/snow; heatwave impacts on older housing	Council gritting; Met Office alerts	Low
Crime & Social	Anti-social behaviour, theft, burglary, violence, knife-enabled incidents	Above-average crime (~79.8–230 per 1,000 vs national ~83); hotspots: Cheetham Hill Road side-streets, retail/warehouse zones, late-night areas	GMP patrols; CCTV; community wardens; licensing; crime-reduction initiatives	High
	Traffic & road safety	Heavy goods vehicles, speeding, poor crossing, congestion on A665 Cheetham Hill Road	Speed limits; crossings; traffic calming; enforcement	Medium–High

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Category	Main Hazards	Local Details	Existing Controls	Risk Level
Infrastructure	Utilities & streets	Older drainage; occasional power cuts; uneven pavements; lighting outages; industrial/commercial premises with storage risks	United Utilities; National Grid; council repairs; asset inspections	Medium
	Fire & building	Mixed-use properties; older terraces; commercial units with stock; some vacant sites	Fire Risk Assessments; alarms; sprinklers in trade estates; inspections	Medium
Environment	Air/water/waste	Road traffic emissions; fly-tipping; occasional CSO discharges to Johnson Brook; noise from traffic/businesses	Defra air quality; waste enforcement; SuDS on new builds; noise controls	Medium
Health & Community	Deprivation-related risks; health inequalities; vulnerable groups (high share of children/elderly); access to services	Medical centre, schools, faith hubs; lower educational attainment in parts; higher need for support	NHS services; targeted support; community projects	Medium
External	Nearby industrial/retail; transport links (buses, Metrolink at Abraham Moss); emergency service response times	Good connectivity but congestion can delay access; GMP North Manchester; North Manchester General Hospital nearby	Pre-planned routes; emergency access signage	Medium

Priority	Action	Responsible	Timescale
High	Increase targeted patrols/CCTV in crime hotspots; work with businesses on security; knife-crime awareness	GMP / Council / Businesses	Ongoing
High	Traffic calming, better lighting, crossing upgrades on main routes	Manchester City Council / TfGM	6–12 months
Medium	Map surface-water flood spots; clear drains; update residents on flood alerts	EA / United Utilities / Council	Ongoing
Medium	Fly-tipping enforcement; improved waste collection; community clean-ups	Council / Residents	Ongoing
Medium	Fire safety audits for older/over-commercialised premises; shared safety protocols	Businesses / Fire Service	3–6 months
Low	Review subsidence/geology data; update plans after storms	Council / insurers	Annual

Emergency & Resilience

- Police: GMP North Manchester; non-emergency 101 999 for emergencies
- Fire: Greater Manchester Fire & Rescue – stations at Manchester North/Crumpsall
- Ambulance: 999; nearest A&E at North Manchester General Hospital
- Evacuation: Identify safe assembly points; avoid narrow side-streets during incidents
- Communications: Council alerts, GMP social media, local community groups
- Review: Update every 12 months or after major incidents/area changes

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