Supported Needs – Request for further information

All sections of the form must be fully completed in order for the application to be fully considered. 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 please contact the email sender of this application form.

Name of applicant A2Z Estates
Telephone Number [redacted]
Email [redacted]
Please detail the relationship of the applicant to the building owner and/or proposed support provider Applicant is tenant of building owner
Where is the proposed property? (Address, postcode, ward) 31 Elsdon Road, Manchester, M13 0TQ Please provide details of the type and size of the proposed accommodation, including number of floors, rooms and number of residents and facilities Existing 2-storey semi-detached house proposed change of use to comprise 4no. bedrooms for residents and 1no. bedroom for overnight staff. Plus communal living room; kitchen, bathrooms, shower and WC and large rear garden
Please select from the options below the type of building that permission is being sought for: Existing building [X] 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:
Do you have capital funding arrangements for the building? Yes [ ] No [ ] Not applicable [x] If yes, Where is it proposed that payment for the building will come from and is it in place? Note: this is a 'change of use' to an existing building with small number of rooms. There are no significant internal or external works required hence projected capital cost associated with getting the property ready for operation is minimal If no, what plans do you have to identify funding?

Please describe your service delivery model, explain how and what kind of support and interventions people will receive and what kind of outcomes will be delivered as a result.

Supported housing for young persons (16-25 year old); but primarily 18 years and over with mental or behavioural care needs; will also be registered with Ofsted

Who will residents be supported by, at what staff to client ratio, and for what hours each day/week

Manged by established healthcare provider; with experienced staff will allocate small pool of staff working on rota basis to create family environment, with 7 days/24 hour care & supervision; 12 hours shifts from 8am to 8pm; no change overnight

Please explain how your service supports the Council's objectives and Our Manchester.

The service will provide transitional accommodation and support to individuals who need additional assistance before moving into independent or longer-term accommodation. Our aim is to promote independence, improve wellbeing and reduce reliance on more intensive care services, supporting the objectives of Our Manchester

Who are the proposed client group (age group, gender, condition if applicable). What experience do you have in supporting this client group?

Accommodation will primarily support adult males aged 18 and over (including, including those with mental health needs, reduced mobility or requiring support following hospital discharge. The property will be managed by Westwood Homecare, an established CQC-registered care provider, currently rated Good, with several years' experience supporting individuals with a wide range of care needs across Manchester and Greater Manchester.

Please detail if you have or will involve people who use the services in the design and delivery of the service?

Yes. Residents and, where appropriate, their families will be involved in developing individual care and support plans. Our aim is for residents to feel at home and be part of the household, rather than living in an institutional setting. We will also seek regular feedback to help improve the accommodation and support provided.

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?

If no, what plans do you have to identify funding?

Funding will depend on each resident's individual care needs and the level of support required. At this stage, it is difficult to secure formal funding arrangements until planning permission has been granted. Equally, we cannot progress the service without knowing whether planning will be approved.We intend to explore funding through local authorities, NHS Integrated Care Boards (ICBs) and individual care packages. Appropriate funding arrangements will be agreed before residents requiring funded support are accepted

Where will referrals for the service come from?

Referrals are expected from local authorities, NHS hospital discharge teams, social workers, mental health services and other health and social care professionals.

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?

Yes. Westwood Homecare already has an established office in Manchester and employs staff from the local area. We intend to use local staff wherever possible and recruit additional employees from within Manchester as required.

Have you had any discussions with either Manchester City Council or other public bodies such as GMP about your proposals?

Yes ☒ No ☐

If yes please provide further information about these discussions including details about any support for your proposals

Westwood Homecare has established working relationships with Manchester City Council, Stockport Council and NHS commissioners. We have shown our proposals to various commissioners, who have indicated that there is a need for this type of accommodation. However, until planning permission is in place, we are unable to progress these discussions further or secure any formal commitment

Please provide details of any needs analysis carried out and/or information on why this type of supported accommodation is required in Manchester

Through our experience delivering care across Manchester, we recoghise the need for suitable accommodation for individuals who are not yet ready to live independently. Transitional accommodation can help people leaving hospital or requiring additional support, reducing unnecessary hospital stays and reliance on permanent residential care. This is also consistent with the need identified through our discussions with commissioners. The proposal supports the Council's wider objectives of promoting independence and providing suitable supported accommodation

Please provide details of any proposed engagement with the surrounding community.

We intend to maintain good relationships with neighbouring residents and the local community. The property will be properly managed and maintained, with a point of contact available should any concerns arise. We will also encourage residents to access local services, amenities and community activities where appropriate, helping them feel part of the wider community

Please return your completed form by email to the original sender.