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Supported accommodation at  
Bowfell Court

**invitation**

*Bowfell Court consultation event*

*Monday 6 October*

*Tuesday 7 October 2008*

*At Urmston Leisure Centre*



# Invitation to attend consultation to develop supported accommodation at Bowfell Court

*Great Places Housing Group is proposing to purchase the Bowfell Depot site off Jackson Court and develop a supported housing scheme for homeless people in Trafford.*

We are currently at pre-planning stage and are offering residents living near the site an opportunity to view the plans and ask us any questions at two consultation events.

The events will be held at Urmston Leisure Centre on Monday 6 October from 10am to 2pm and Tuesday 7 October between 2pm and 6pm. If you are unable to attend but have questions for us, then please contact us on the following numbers:

*For queries on the development of the project:*

Joanne Dawson  
Development Manager  
Great Places Housing Group  
Tel: 0161 447 5085  
Email: [joanne.dawson@greatplaces.org.uk](mailto:joanne.dawson@greatplaces.org.uk)

*For queries on the management of the project:*

Carlie Ford  
Regional Manager  
Manchester Methodist Housing Association  
Tel: 0161 447 5148  
Email: [carlie.ford@greatplaces.org.uk](mailto:carlie.ford@greatplaces.org.uk)



### Who is Great Places Housing Group?

Great Places Housing Group is a group of housing associations who together provide nearly 14,000 high quality homes across the North West and beyond. Established in 2006, Great Places was created after Manchester Methodist Housing Association (MMHA) and Ashiana Housing Association came together to share expertise and form a new alliance. Space New Living joined the group in 2007 and Windmill Housing Association transferred into the group earlier this year.

Great Places Housing Group will build the Bowfell Court project which MMHA will manage.

### The construction process

The chosen contractor will sign up to Considerate Construction – this is a government backed policy which aims to build public confidence by setting high standards of best practice and work with communities. It is essential that consideration for the local community is the contractor's priority. One of the standards, known as a Good Neighbour Policy, restricts hours of working to Monday to Friday between 8am and 4pm and insists that if these hours are to be extended, such as if the contractor wishes to work at the weekend, then sufficient prior notice is given.

### The design concept

The building is designed to meet the high standards of Great Places Housing Group and Trafford Council. It is scaled to fit in well with the surrounding area, properties and existing street.

The scheme has been designed around a central courtyard. Individual flats will have their own front door entry. The main entry into the scheme will be via a controlled lobby near to the main office and staff areas. Monitored entry will therefore be available to the communal areas such as the training rooms and laundry. The building will be set within landscaped gardens and there will also be a car park for staff and visitors at the front of the project.

### Who will live there?

- Residents will be aged 16 and over, single and will require support to maintain a tenancy.
- People referred to the project will be from a variety of agencies who work with clients who experience homelessness. The scheme will also accept self referrals.
- It is anticipated that the majority of people coming to the scheme will be from Trafford Housing Options.
- Residents will stay for a maximum of two years.

We will have very clear policies and procedures drawn up in consultation with all local agencies to ensure that all our residents use the scheme as an opportunity to improve their life skills and prospects.

#### Why is this accommodation needed?

MMHA currently owns and manages a supported scheme for homeless people at Alexandra House in Altrincham. However, the facilities at Alexandra House are now outdated and MMHA and Trafford Borough Council have made the decision to re-house residents into new accommodation. Some of the residents have already been re-housed at the Meadow Lodge unit in Stretford, which was completed just over a year ago – this has been a great success and Meadow Lodge has been well integrated into the local community. We are now looking at re-housing the rest of the residents at a new, purpose-built facility on the Bowfell Depot site in Flixton.

In June 2005 the Government set out its strategy to tackle homelessness in *“Sustainable Communities: Settled Homes; Changing Lives”*. The plan aims to reduce homelessness by offering a wide range of preventative measures, including providing support for vulnerable people and tackling the wider causes and symptoms of homelessness.

People can find themselves homeless for a variety of reasons and this can lead to further problems and difficulties as they try to obtain permanent accommodation to enable them to start a new way of life.

Within such a supported scheme individuals will be offered help and advice to enable them to secure a permanent home. They will also be able to access training and courses to assist them to meet their employment hopes and support around managing a tenancy, so that when they do move on, they can successfully retain their accommodation within the community.

#### How will the project be managed?

MMHA has considerable experience of working in supported housing and we will make sure that staffing levels at the scheme are able to meet the needs of the residents and the local community. The project will be staffed 24 hours a day and will have an on-site project manager and service project manager. A CCTV system will ensure that effective security of the building is maintained at all times. We will adhere to strict policies and procedures and anti-social behaviour of any kind will not be tolerated. Staff will work closely with residents to engage them within the community in which they live.

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*The partners*

