



**HOWARTH
HOUSING**
G R O U P

BUILDING MANAGEMENT

**The Midlands, 826
Manchester Road
Rochdale**

LIFELINE
Part of
HOWARTH HOUSING
G R O U P



LIFELINE (NW) CIC Building Management Plan

Introduction

The Midland, 826 Manchester road, Rochdale has been converted from a pub to a 10 bed HMO. The Building has been meticulously converted to an extremely high standard way above the minimum requirements for HMO's which satisfies the criteria for the support provider, LIFELINE (NW) CIC.

Each room is above the required size and specification for HMO licensing with en-suites and an extremely large communal area with full kitchen, dining and living space

WHAT IS THE BUILDING BEING USED FOR

The Midlands will be utilised for the housing of vulnerable men, women and couples in cooperation with Rochdale council homeless team in a Supported accommodation provision for people experiencing homelessness but who also require a supported living provision and are deemed not fully capable of living independently at this time or are at risk of reoccurring homelessness.

There are no specific entry criteria above the required legislation for statutory homelessness duty.

HOW DO PEOPLE ACCESS THE PROVISION

Access to the provision is through a referral process. Referrals are completed by Rochdale councils homelessness team only and the building is for the exclusive use of Rochdale council and for residents of Rochdale.

The referrals have been vetted by Rochdale council and meet all requirements for Data protection, information gathering for Housing benefit and risk level assessment.

This referral process is already in place with other provision currently operated by LIFELINE (NW) CIC both in Rochdale and outside of Rochdale with 4 other Local authorities who LIFELINE (NW) CIC work with.

HMO MANAGEMENT

The property meets the relevant HMO layout standards in terms of shared amenity spaces, provision of bathrooms. As indicated on the plans, the HMO is finished to a very high standard and currently provides quality residential accommodation.

The property manager will supply a license agreement to the residents at the start of their occupation and shall retain copies of all licence agreements for the duration of the licence and provide necessary copies if requested by the local authority.

The property manager will ensure the property continues to be properly managed at all times and comply with legal HMO regulations. The duties include the following.

- Property manager's contact details provided to all tenants.
- Property manager will ensure all tenants are aware of the procedures in the event of an emergency with the relevant contact details.
- Property manager will perform checks/ inspections to communal areas regularly to ensure they are kept clean and tidy at all times. The boundary fence/ wall to be maintained and be of safe and secure condition. -

- In addition to regular inspections an annual inspection will be undertaken. Bin stores, external areas and fencing will be regularly inspected and any remedial work to be undertaken by competent contractors.
- There will be health and safety assessments and regular checks for gas safety, emergency lighting testing, fixed electrical testing and portable appliance testing (PAT).
- Property Manager shall supply relevant certificates when requested by the local authority.
- Property manager shall arrange weekly checks on fire alarms, smoke/heat detectors, fire extinguishers, etc. by a person with adequate knowledge and a log kept recording test details. Smoke alarms installed throughout the property are to be tamper resistant and in proper working order at all times.
- Property manager to undertake checks on all escape routes for obstructions, and any obstructions will be removed, and warnings will be issued to any offending residents
- Property manager will provide residents with contact details for reporting faults or any maintenance issues as well as emergency services.
- Property manager to keep electrical appliances in a safe and good condition. Provide copies of any instruction manual to all tenants to enable them to operate cookers, boilers and any other similar appliance.
- Property manager to provide immediate neighbours with contact details (telephone number and email) for use in the event of emergencies or matters of concern.
- If a pest problem or infestation occurs at the property the property manager will take steps to ensure that an appropriate treatment programme has been carried out to eradicate the pest/ infestation. Records of any treatment programme must be kept for 12 months and provided to the local authority when requested.

Refuse and waste; -

- Property manager will provide a suitable bin store to house the wheeled bins and recycle containers. Residents will be issued with details of the refuse store arrangements, including the collection date for refuse, recycling and green waste and how to present their waste for collection.

- A schedule of waste/recycling collection days to be posted on the noticeboard and residents made aware of responsibility for proper disposal.
- Attention of residents to maintain back garden in a reasonable state and free of rubbish or other unsightly objects.

NOISE AND ASB

The Midlands will be a managed building, meaning that it will be visited at least twice a day by LIFELINE (NW) CIC staff along with other professionals who may be providing support services to residents.

Noise and Anti-social behaviour will be monitored closely and warnings will be issued to any residents that causes excessive noise or anti social behaviour.

The supported license agreements provided a warning procedure for such breached of the licence

- First warning
- Second Warning
- Final warning
- Termination of placement

Due to the nature of the license agreement and its exemption from the housing act in regards to AST's the above warning procedure can be enacted and completed as an incident arises with no timeframe constraints. Also a resident may have there placement terminated immediately for any serious breach of their license that causes significant damage, harm, violence, drug use or disturbance deemed to not be an isolated incident and likely to re occur with no mitigate factor being available to prevent reoccurrence of such behaviour.

This is done in partnership with Rochdale councils homelessness team and in line with the stat duty held for each resident and any required legislation.

LIFELINE (NW) CIC

LIFELINE (NW) CIC is part of the Howarth Housing Group. Currently Howarth Housing Group and LIFELINE currently operate 30 projects around Greater Manchester ranging from 4 bed HMO's all the way up to 40+ unit blocks of flats

LIFELINE is a supported accommodation provider with a proven track record of providing high levels of service and support to residents. LIFELINE also has a proven track record for minimal disruption to local communities with all its provisions.

More information can be found at:

www.howarthhousing.com

www.mylifeline.org.uk