

## Project profile

# Community facilities

### PROJECT FACTS

- Client:** Salvation Army Housing Association
- Location:** Brindle Heath, Salford
- Proposal:** Direct access 'hub' for the homeless and associated 'move on' flats, together with associated facilities and services, plus 16 affordable apartments
- Site area:** 0.39 ha.
- Local Authority:** Salford CC



Mosaic has helped a number of housing associations and community organisations, such as charitable trusts and local churches, who have wanted to obtain planning permission to develop new or improved premises. These bodies are committed to providing better facilities for the benefit of the local community, and the proposals often have regeneration benefits in making better use of vacant or under-used sites.

We worked with the Salvation Army Housing Association on a new homeless facility, after it was awarded grant funding from the 'Places of Change' programme. The concept included transitional 'move on' flats, which would offer residents the opportunity to develop independent living skills and support to engage in training and employment.

Whilst every case varies, typical issues that may arise in the planning process include that:

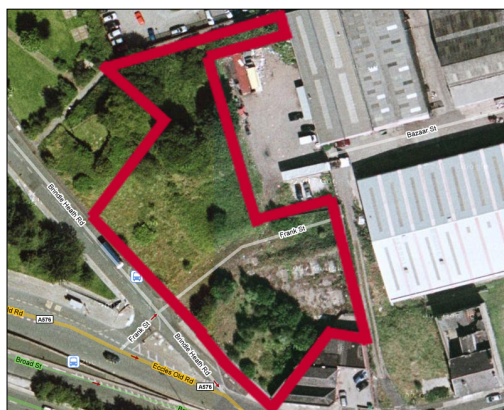
- Projects with obvious benefits for the wider community are frequently controversial with those living or working closest to the site
- Council policies may resist any perceived concentration of institutional uses in a locality
- It is usually beneficial, and sometimes a policy requirement, to provide evidence of need for the facility

After planning permission was granted, construction of the Brindle Heath facility commenced in 2010.

It has helped to support the regeneration of Salford and to meet the health, welfare and housing needs of the homeless, through skills training and job creation. The purpose-built accommodation replaces obsolete premises with a traditional institutional character.

We were able to achieve this by:

- Justifying the selection of the chosen site
- Using national and local housing strategy documents to build a case for the proposals
- Highlighting the physical and community benefits in a Regeneration Statement
- Making a case that there will be a reduction in crime, due to the removal of a vacant and unsupervised site



Mosaic can help you to build a consensus, based on the planning and regeneration benefits of your scheme, combined with engagement with local agencies, community groups and local residents.

Contact us to let us know how we can help to deliver your project.