



EXPRESSION OF INTEREST – MARILLAC HOUSE

Arcon Housing Association

We are a well established Housing Association based in the centre of Manchester with 1,200 properties in management. We have exempt charity status and are registered with the Regulator of Social Housing (Reg No L0249). For further details about Arcon please visit the About Us section of our website www.arcon.org.uk

Whilst the majority of our properties are general needs homes, one of our values and objectives is to provide housing to specialist care providers. At present we have 6 schemes of this type in Manchester (including Marillac House) and these are leased to 5 different charities who provide care and support to adults with learning difficulties as well as people with drug and alcohol problems.

Expressions of interest

We are seeking expressions of interest from suitable organisations so that Marillac House can continue to be used for the provision of specialist care. We are open to considering all suitable proposals that will provide a sustainable and viable project that meets our aims and objectives. We envisage however that this will probably involve the chosen care provider leasing the property from us with Arcon being responsible for structural repairs and landlord's fittings and the lessee responsible for other repairs. However, we are open to consider other options that are feasible and deliver value for money.

Marillac House, Laidon Road, Manchester M14 5YJ

The property was purpose built by ourselves as a mother and baby hostel in 1994 and leased to Caritas (formerly the Catholic Children's Rescue Society) from then until 2012 when Supporting People funding was withdrawn. We then leased it to another

organisation who provided similar support and care to the same client group but they have unfortunately not been able to attract a sufficient number of referrals and funding from Local Authorities and other agencies to ensure that the scheme is viable. Consequently we have regrettably had to terminate the lease and expect that vacant possession will be obtained in early April 2014.

Marillac House is a two storey building with 13 self contained flats/bedsits and communal rooms situated round a private central courtyard. Each flat has its own electricity supply and heating system and there is a gas central heating system for the common parts. There is off road parking for 3 cars and a large garage as well as a garden to the rear of the property.

On the ground floor there are 6 self contained flats/bedsits (1 adapted for the disabled), an office, communal lounge, communal kitchen, laundry, store room and communal toilets. On the first floor there are 7 self contained flats/bedsits and a communal lounge/kitchen area and meeting room.

In the curtilage of the development, there are 2 blocks of flats (Cedar and Cypress Houses) which each contain 6 one bed flats that are, and will continue to be, let by us on a general needs basis. Because of the former use of Marillac House as a mother and baby hostel, these flats are all currently tenanted by women.

Please see attached for an ordinance survey map showing the premises (edged red) as well drawings showing front and rear elevations and the floor plan.

Process, timetable and contact details

We anticipate that the selection process will take several months with an assessment of the expressions of interest received being the first stage.

A form is attached to this notice and we would be grateful if this could be completed and returned to us by **Wednesday 30/04/14**. The form asks for brief details about your organisation, the specific scheme/project for which you are proposing to use Marillac House, your organisation's financial position and how the scheme/project will be financed.

We appreciate that prospective users will wish to view the premises as soon as possible and this can be arranged once we have received your outline proposal and secured vacant possession.

Once the preliminary assessment stage has been completed, we will look to agree terms and conditions on a negotiated basis with the organisation whose scheme/project best

meets our values and objectives and fulfils our requirements regarding viability and sustainability.

The process is being managed by our Chief Executive Peter Schilizzi (peter.schilizzi@arcon.org.uk) and our Housing Director David Lovelady (david.lovelady@arcon.org.uk) and interested parties are more than welcome to contact them to discuss the matter further, either by email or phoning 0161-214-4120.

20/03/14

