



Progress through partnership



Changing lives with homes and support

My Space is a partner trusted by organisations who share our commitment to changing lives through supported living and specialist supported housing.

Working with local authorities and key agencies, we deliver successful, integrated services, bringing positive outcomes for tenants and communities.

For tenants, supported housing can be a lifeline.

Decent housing lifts vulnerable people out of a cycle of sofa-surfing, rough sleeping, emergency accommodation and short-term fixes. It offers stability for tenants with physical or learning difficulties, mental health problems and those dealing with substance abuse.

It helps ex-offenders to rebuild their lives and veterans to make a successful transition to civilian life.

For communities, our support model can reduce incidents of neighbourhood antisocial behaviour, cut crime rates and help to keep people out of hospitals or nursing homes.

For our partners, we provide tailored solutions with measurable performance to achieve strategic goals and meet regulatory standards. And we do that, while delivering the best value for money in our sector.

My Space provides effective support in quality homes. As an experienced and effective partner, we enable individuals and families in need to live successfully within their chosen communities, contribute to society and achieve their aspirations.



My Space: a partner of choice

My Space was established in 2012, to provide affordable housing with support. The organisation expanded quickly, acquiring leasehold properties throughout the country.

A new Board of Trustees, a new chief executive and highly experienced leadership team were appointed in 2024 and a comprehensive organisational review was commissioned. Grounded in the requirements of the Regulator of Social Housing and the Charity Commission, this review gave rise to a new corporate plan and improvement programme, providing the foundations for a fundamental reset in governance and accountability.

Alongside a clearer focus on financial viability and compliance with statutory and regulatory requirements, the far-reaching renewal of our organisation has included the introduction of enhanced controls and strengthened assurance frameworks. Crucially, it has also fostered a culture of transparency, challenge and responsibility.

Under its current management, My Space has taken steps to address legacy liabilities and historic debt. A Company Voluntary Arrangement (CVA) supported by creditors was entered into in March 2025. The CVA underpins the delivery of our corporate plan, securing our long-term stability and allowing us to move forwards, preserving and enhancing the public benefit we deliver at a time of rising need.

My Space is now recognised as a professional and caring organisation, supporting tenants in communities concentrated around the North of England and the Midlands.

As a charity registered with the Regulator for Social Housing, we are acutely aware of our duties to ensure sound stewardship of our resources and deliver demonstrable public benefit. These principles guide our decision-making, including prioritising actions to safeguard homes and support vulnerable residents.

We are proud to become a partner of choice with local authorities, care providers and commissioners.



Our people

Board of trustees



Stuart St. V. Fitzgerald
Trustee Chair of the Board

Having begun his career in social housing in 1984, Stuart has gained a wealth of experience in CEO and director positions across large corporations, small-to-medium enterprises and charities, where he has held chair, trustee and governor responsibilities.

He is deeply committed to social justice and affordable housing and to the values of compliance, openness, integrity and transparency.

Stuart is well connected across a wide range of sectors, including central and local government, housing, health, cybersecurity, regulatory governance, private, charitable and social enterprises.



Jon Stiff
Trustee

Jon is a Chartered Quantity Surveyor and senior housing and construction professional with more than 45 years' experience across the construction, regeneration, asset management, and housing sectors. He has held senior leadership and managing director positions within housing associations and for national construction businesses.

Jon brings extensive expertise in commercial management, procurement, risk management, asset investment planning, and sustainability programmes, providing valuable strategic oversight and governance as a Trustee.



Stephen McDermott
Trustee

Stephen is an experienced senior commercial lawyer with a pragmatic solutions-based approach based on business needs and long-term strategic objectives.

Sitting on a number of strategic boards, Stephen advises on framework contracts across the public sector including the NNS. He offers expertise in public and corporate law, commercial contracts, structural funds, grants, intellectual property and regulated procurement.



Francis Roche
Trustee

Francis can draw on more than three decades of experience in the Information Technology (IT) industry to bring specialist knowledge to the My Space board.

A high-level career with one of the leading players within the global IT sector has seen his expertise utilised by clients including local and central government as well as multi-national organisations.

Our executive team



Stephen Collins
Chief Executive Officer

With 30 years' experience as an executive leader in the social housing and commercial property sector, Stephen has significant experience of running award-winning housing organisations and of managing strategic, operational and transformation change programmes.



Simon Ellis
Chief Finance Officer

With over 20 years' experience with major financial institutions and national housing providers, Simon specialises in large-scale transformation programmes with a particular focus on leading organisations through change.



Daniel Timmis
Chief Operating Officer

Prior to joining My Space, Daniel worked at director-level with two large housing providers, responsible for asset management, investment and cross-organisational strategic planning and delivery. He has valuable experience as a chief data officer and has spearheaded the delivery of government initiatives including Net Zero/Decarbonisation.



Melissa Mears
Director of Central Services

Melissa moved into the social housing sector 15 years ago, having begun her career in local government. Championing business excellence, she specialises in strategy and corporate planning and delivery, governance, quality management, stakeholder and partnership relations and customer experience.

Our partnership specialist



Les Woodward
Director of Housing Strategy

With a background in social work and almost three decades of experience working for trusted providers in the specialist field of supported housing, My Space director Les Woodward believes in the fundamental and transformational importance of homes and support as a pathway to independence.

Our vision and values

My Space consciously ensures that our vision informs every decision we take and that our values shape each interaction with our partners, tenants and colleagues.

Our vision is supporting independence, inspiring growth.

This is the cornerstone of our organisation and underpins our work. Our vision is shared by our partners and reflects a broader commitment to delivering public benefit.

By providing tailored housing solutions which help vulnerable people to stabilise their lives, integrate into their communities and build independence, we are proud to make a meaningful contribution to improved wellbeing and long-term social outcomes.

Our values are empathy, integrity, respect and teamwork.

Those values are reflected in the My Space culture and the behaviour of our colleagues.

My Space is committed to promoting equality, diversion and inclusion. We do not discriminate based on age, disability, gender or gender reassignment, marriage or civil partnership, pregnancy or maternity, race, religion or belief, or sexual orientation. We follow those principles in the allocation of housing, provision of support for our tenants, our relationships with partners and the employment of our colleagues.



A cost-effective supported housing solution

Supported housing is enabling more than 630,000 people to live independently in their communities.

In 2024, a government-commissioned report carried out by Sheffield Hallam University's Centre for Regional Economic and Social Research found that the demand for this kind of accommodation could double by 2040.

Without sufficient good quality supported housing, vulnerable people are at increased risk of homelessness. They can find it harder to live independently, resulting in long stays in residential or institutional care, or in emergency accommodation like hotels and B&Bs.

This brings enormous costs to the public purse. And with rising demand, those costs will increase.

- Councils spent a total of £2.3 billion on temporary accommodation between April 2023 and March 2024.
- In 2025, the Local Government Association found that a shortage of supported housing in 2023-24 cost the NHS £71 million through delayed mental health hospital discharges.

My Space works closely with local authority partners to lift people out of temporary accommodation and into a home of their own, with the support that they need to succeed.

We work collaboratively with referring partners to ensure that placements are appropriate and sustainable, carefully matching the needs of tenants to properties based on a thorough understanding of individual needs.



Housing teams provide consistent tenancy management and engagement, supporting residents to develop independent living skills, fulfil their responsibilities and access wider support services. As a result of this work, tenants can sustain their tenancies and in some cases progress into independent living arrangements.

Along with outstanding outcomes for vulnerable adults, we can achieve very significant savings for our partners, with supported housing costs covered in the most part, by housing benefit paid by central government.

Leasing carefully chosen property from leading financial institutions, developers and investors, we manage safe, decent, well-maintained homes with full safety and compliance checks, responsive repairs and a rolling programme of improvements.

Furniture and home essentials can also be provided, to help our customers feel at home and to give them the best possible chance of sustaining their new tenancy.

We understand that achieving stability can be difficult and we are committed to walking alongside our tenants, every step of the way.



Our partners

My Space works with a range of partners to deliver the best possible housing solutions for people who need support to live independently and achieve their goals.

These include:

- Up to 70 local authorities
- Care providers and commissioners
- Financial institutions and investors looking for an accountable landlord with long term financial viability
- Businesses bringing about meaningful change through corporate responsibility projects
- Community groups, charities and support organisations

As we now become a partner of choice trusted by these stakeholders, we strive to be recognised as a responsible and committed provider, focused on delivering safe, compliant housing and effective support services.

A partner understanding the challenges faced by local authorities

Working closely with local authority partners, My Space provides tailored solutions to achieve strategic goals.

That includes the opportunity to access our two or three-bedroomed homes and help families in crisis.

With a close understanding of the challenges facing local authorities, we are developing new pathways out of emergency accommodation. We use our housing stock more flexibly, achieving an effective response to homelessness through a period of assessment that can lead to a tenancy with us or supported progression into general needs accommodation.

Long-term solutions instead of short-term fixes take vulnerable individuals and families out of B&Bs, relieving the huge financial pressures on councils dealing with rising levels of homelessness.



Often, partners turn to My Space to resolve individual challenges.

For example, one authority got in touch after being unable to identify suitable accommodation for a person with learning difficulties and specific needs. My Space worked with our nationwide network of landlords and financial institutions to obtain a bungalow in the right location and put in place intensive housing support to make the tenancy a success.

That tenant loves their home. Their family are delighted to see their relative happy, settled and thriving and our partner authority found a cost-saving solution to a housing need.

Another authority let us know about an ex-offender who had been living in emergency accommodation for an extended period. My Space provided a stable home and intensive support for this tenant who has been able to turn their life around.

Our partnerships work because we take a fresh approach.

At the heart of our purpose is a commitment to those individuals for whom conventional housing options are not available. We provide accommodation and support for people with complex and often interdependent needs, ensuring that even those at the greatest risk of exclusion can access safe and stable housing.

That is why My Space plays a critical role in supporting partner local authorities and wider public services.

We treat every tenant as an individual and tailor support around their needs using a combination of individual meetings, group workshops and themed support sessions accessible online, tackling topics like budgeting and wellbeing.

When the time is right, we offer the support to move on.

As a landlord, we maintain responsibility for the safety, quality and compliance of our housing stock. This includes undertaking regular property inspections and managing repairs and maintenance.

And through stronger partnerships with local authorities, specialist agencies and the police, we are working together to address antisocial behaviour and support community cohesion.

Importantly, My Space is accountable to our partners. We demonstrate the effectiveness of our services, with meaningful support leading to secure tenancies, independent living and personal fulfilment.

An experienced partner for care providers

My Space works in partnership with leading care and support providers to provide homes for people with specific and complex long-term needs.

Our flexible, collaborative approach means that we can identify, lease and adapt new provision to meet the requirements of a partner provider. As a specialist landlord, we can also apply our experience of supported housing funding and regulatory compliance to carry out the housing management function in new or existing care settings.

“My Space can be a great strategic fit. We help to reduce homelessness, supporting people and communities. Our creative, flexible service delivers real value for money and helps to alleviate pressures on other local services. Crucially, we are fully accountable, with our performance measured against service level agreements. That is why we have become a partner of choice in so many regions.”

Les Woodward, Director of Housing Strategy

Talk to us

For an initial discussion about how we can work together, please get in touch.



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