

Planning Statement

**5A DRAGON LANE, NEWBOLD VERDON
LE9 9NG**

**Proposed change of use from a
10-bedroom single residence (C3) to a
10-bedroom House in Multiple Occupation
(H.M.O.) (Sui Generis)**

**For G&S Services (E. Mids.) CIC
Unit 1, Rectory Place
37 Old Parsonage Ln, Hoton,
Loughborough LE12 5SG**

31st October 2023

Planning Statement

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1. Introduction

The applicant proposes a change of use from a 10-bedroom single residence (C3) to a 10-bedroom House in Multiple Occupation (H.M.O.) (Sui Generis).

Although the application site has current single dwelling planning status it remains unchanged in layout and structural terms, in the main, from its previous use as a care home for the elderly between June 1997 and 16th May 2022, a use that prevailed for approximately 25 years.

2. Description of the Proposal

Background

As an experienced provider of supported accommodation at several sites in Leicestershire, the applicant works in partnership with Green Pastures an exempt charity, Exempt Charity XT27103, Registered No. 31116R. in the provision of support and accommodate up to prospective beneficiaries presenting with homelessness, substance misuse, offending behaviour, mental or physical health issues and unemployment.

Proposed Change of Use

The applicant seeks to provide support and accommodation for up to ten single adult beneficiaries in a House of Multiple Occupation at 5A Dragon Lane, Newbold Verdon Leicestershire LE9 9NG.

The proposed change of use is detailed as two key components, namely, support and accommodation. The accommodation element of the application is detailed in the attached **Design and Access Statement**.

Supported Accommodation - Legislation

Working in partnership with Green Pastures we continue to develop existing management plans to the embrace roll out of the national roll-out of the Supported Housing Improvement Plan and licencing of supported accommodation as each local authority implements respective legislation.

Identification of Beneficiaries - Allocations, Referrals and Risk Assessment

Potential beneficiaries will be identified through referrers including Hinckley and Bosworth Borough Council (HBBC) Housing Options Manager Leicestershire County Council Social Services, Leicestershire Probation, NACRO, The Bridge (East Midlands) and other charities or providers in an established network of onward referral.

Referral agencies complete and submit our Referral Application Form on behalf of the applicant. Where possible, a face-to-face interview with the applicant is arranged and conducted where safeguarding and risk assessment are considered for each applicant. Outcomes of the referral process are relayed to the applicant and relevant referral agency.

Excluded Licence Agreements and House Rules

The parties to the attached **Excluded Licence Agreement and House Rules** are consenting beneficiaries and G&S Services (E. Mids.) Community Interest Company in receipt of and managing support and accommodation respectively.

As a last resort, support and accommodation can, and are withdrawn from beneficiaries that either persistently fail to comply or are in serious breach of the terms and conditions of the agreement.

Support Plans

The Support Plan and meetings between the Resident Support Worker and beneficiary provide the opportunity to tailor support throughout the duration of stay. This support is extended to accompanying and representing/advocating on behalf of residents with respect to other agencies and raising safeguarding issues, attending various case conferences in support or on behalf of beneficiaries.

A pro forma copy a **Support Plan** and **Contact Log** are attached to demonstrate the comprehensive nature of interaction between beneficiary and Resident Support Worker.

Green Pastures and their partners, including the applicant are developing a proactive approach to Supported Housing Improvement Plans and Licencing by way of improvements to the the current Support Plan.

3. Site Analysis

Residential Amenity

This application proposal retains the existing residence in terms of its building footprint, external structural materials, window positions and glazing materials and rear garden shrubs, trees and hedges that afford screening and minimise overlooking to the rear gardens of neighbouring properties and St. James' Churchyard.

Other than the addition of a minor change to the internal layout detailed at Page 8 of attached document **1. Plans and Drawings**, there are no major construction works anticipated.

As detailed in the above section at Excluded Licence Agreement, and the attached pro forma Licence and House Rules, mitigation of anti-social behaviour by beneficiaries is managed through sanction, the last being to withdraw support and accommodation, effectively evicting serious or repeat transgressors, with short notice.

Scale

This application for change of use does not change the scale of development from its current use as a residence or former use as a care home for the elderly, the existing building footprint, front and rear gardens being retained.

Appearance

This application retains all external building, parking and rear garden features so visual amenity for passers-by and neighbours will be unaffected. As stated in the attached **Design and Access Statement** the visual amenity of the existing conservation area adjoining the southern (Important Buildings) and western boundaries (Key Spaces and Important Trees in the St. James' churchyard) of the application site with respect to the details depicted in The Newbold Verdon Conservation Area Appraisal - Adopted 10 March 2009 will be retained.

Contaminated Land

There are no known issues with respect to contaminated land at the application site.

Flooding Risk

A search of HM Government Long Term Risk of Flooding at:

for the application site, 5A Dragon Lane, Newbold Verdon, Leicester, LE9 9NG yields the following results;

Rivers and sea risk - Very low risk - Very low risk means that this area has a chance of flooding of less than 0.1% each year.

Surface water risk - Very low risk - Very low risk means that this area has a chance of flooding of less than 0.1% each year.

Reservoir risk - Flooding from reservoirs is unlikely in this area.

Ground water risk - Flooding from groundwater is unlikely in this area.

Access and Design, Fire Mitigation, HMO Licencing Standards, and Waste Management

These elements of the application are detailed in the attached **Design and Access Statement** with **Parking Provision Details** as a separate attachment.

4. Compliance with Local Planning Policies

The application site is not within a designated Article 4 Direction (removal of permitted development rights).

In terms of The Local Plan and Local Development Framework, Newbold Verdon is included within the list of Key Rural Centres Stand Alone

The application site is within the scope of NEW01 Settlement Boundary in the Site Allocations and Development Management Policies DPD Key Rural Centres Stand Alone for Newbold Verdon.

There is a presumption in favour of housing and employment as suggested by the following text in italics extracted from planning policy documentation, as follows;

Local Development Framework, Core Strategy, Policy 7: Key Rural Centres

To support the Key Rural Centres and ensure they can provide key services to their rural hinterland, the council will:

Support housing development within settlement boundaries that provides a mix of housing types and tenures as detailed in Policy 15 and Policy 16.

Support development under Policy 17: Local Needs.

Ensure there is a range of employment opportunities within the Key Rural Centres. To support this, the enhancement of allocated employment sites in the Key Rural Centres will be supported, as will the development of employment uses including home working within the settlement boundary.

Key Rural Centres Stand Alone

4.41 Key Rural Centres Stand Alone are those settlements outside the National Forest and away from the edge of Leicester that provide services to their rural hinterlands. The villages included in this classification are:

Newbold Verdon."

Housing Allocation

The proposed change of use to a House in Multiple Occupation accords with HBBC policy to support housing development within settlement boundaries that provides a mix of housing types and tenures as detailed in Policy 15 and Policy 16.

At full occupancy, in housing ten single residents, the existing and proposed accommodation space and layout are optimised to provide safe and more than adequate space for at risk of, or homeless adults seeking to benefit from a secure, supported environment and gain assistance and skills in seeking and sustaining permanent accommodation, whatever the tenure type.

Employment

The applicant proposes the following salaried employment to provide support, supervision and management of the premises and grounds, with a 24 hour/day presence:

Role	Hours/Week	(f.t.e.)
Manager	1 x 18.75 hours	0.50
Resident Support Worker	2 x 37.5 hours	2.00
Concierge (night-time)	2 x 28 hours	1.50
Administration	1 x 12 hours	0.33
Relief Cover (annual leave & Bank Hols)	12 - (total 660hrs/annum)	0.33
Bank staff (estimated) – sickness over	1 - (total 52hrs/annum)	0.03
Total full time equivalent		4.69

The applicant prefers engaging local contractors for cleaning, property and grounds maintenance and security, repairs, statutory and proactive certification/servicing services.

Based on the tabulated salaried staff and engaging contracted services, the employment opportunities are calculated at **5 full-time equivalents** and accord with the above-mentioned Policy 17.

5. Sustainability

The applicant has sought to deliver support and accommodation to the beneficiaries as detailed above, in the Hinckley and Bosworth Borough Council area since November 2022. As part of the referral mapping exercise, dialogue with senior officers at HBBC has been most helpful in understanding demand for this type of housing and support provision.

Our latest update from the Housing Options Manager at HBBC in an email reply to the applicant dated 12th October 2023, is extracted for pertinence, and follows in italic text.

RE: Update - 5a Dragon Lane, Newbold Verdon - Proposed 10 bedroom Supported Accommodation

“Anyway, with regards to numbers, the Falcon Centre who deal with non-priority singles, have a waiting list of around 3 – 6 months for single applicants. We currently have 38 priority need singles in B&B with very few 1 bd affordable properties coming through to move them on to. As most vacancies are going to those with a Critical banding, this explains the waiting lists for the Falcon Centre as lower bandings are finding it more difficult to move on. This demonstrates a huge demand for hostel accommodation in the Borough.

The total number of approaches overall are averaging around 100 per month for all household types, the highest number of applicants are approaching due to friends and family no longer being able to accommodate, DA and S21 in private sector housing. We had 145 approaches in August which is the highest yet.

Housing Options Manager – HBBC”

Housing Benefit for Supported Housing Claims

Prior to identification of the property in this application, in January 2023, the applicant approached the HBBC Benefits Operational Manager to discuss the feasibility of housing benefit claims for exempt supported accommodation in an initiative similar to a current operational accommodation unit within Melton Borough Council, Leicestershire. With respect to those indicative housing benefit costs, a favourable response was received from the Benefits Operational Manager, stating, on the 30th of January 2023, in the following italic font;

“FW: Provision of Supported Accommodation Proposal

The costs are reasonable and in line with similar schemes in the area.”

However, the caveat is as discussed that we are unable to provide a definitive answer whether it would be restricted or not as we would need to see the service charge breakdown (both eligible and ineligible) and also the list of duties involved with any Enhanced/Intensive housing management fee.

As is usual we would need a supported accommodation application completing and have sight of any SLAs relating to care, support and supervision with any external care companies.

HBBC Benefits Operational Manager”

6. Conclusion

G&S Services (E. Mids.) Community Interest Company promotes this application in terms of its stated merits in supporting and accommodating vulnerable people in a safe and secure manner by utilising an existing residence and grounds that are similar in nature to a recent former use as a care home for the elderly at the premises, for some 25 years.