

Update Report: Development Management Committee 20th April 2023

22/0776/FUL: 40 Reedley Road, Reedley

This application has been deferred from Nelson, Brierfield & Reedley Committee. Since it has been deferred we have received additional information from the applicant regarding the nature of the use proposed.

Safe as Houses Limited is proposing to convert the property into small residential units for up to six residents. The rationale for the scheme is to allow people to stay living in their local communities with levels of independence but able to receive the care they need.

Residents at the premises would come from the local catchment area, with the operator working with Social Services and the local Clinical Commissioning Group (CCG), including local hospitals, to provide accommodation to meet local needs. The proposals seek to keep people living in their communities and receiving the care they need.

The residents will all be adults (i.e. over 18 years of age) and will be receiving care. Whilst the six bedrooms will be located across the farmhouse and outbuildings, the bedrooms will not function as a single units and residents will share the same communal facilities present including the communal kitchen, dining and lounge areas with all general day to day activities together in these main areas.

The property and associated units will be occupied by up to six adults with mental health and/or learning difficulties, some of which could be complex. There would be onsite care, but no carers would sleep at the property. The care would be provided 24 hours a day. Each of the residents would have their own en-suite bedroom which includes dining facilities and a living space. For the majority of the time the residents would be encouraged to socialise together as a household in communal kitchen and living areas, and as part of the care strategy will be encouraged to utilise the communal rooms and interact with one another. Whilst the bedrooms are distributed across the site in within the farmhouse and outbuildings, they will not function as independent units.

Care would be provided in accordance with the residents' differing needs, with two shift patters, 08:00 to 22:00 and 22:00 to 08:00. Staff would not be nurses and the premises would not be nursing registered; however, they would be NVQ trained healthcare standard. When not providing care, the staff would undertake normal household chores. The number of staff present on site will vary depending on the level of need of the residents.

The property would be secured with door keypad locks. All residents would be supervised at all times on the premises and in the garden area. Residents would not leave the premises without being under supervision.

To reiterate, the operation of the proposed development comprises the following:

- *Up to six adults living at the property;*
- *The residents will share key communal facilities;*
- *The residents will be encouraged to socialise together as a household;*

- *Onsite care will be provided 24 hours a day with carers operating on a shift basis;*
and
- *No carers will sleep at the property*

The information that has been received does not alter the recommendation in the original report, which remains to approve. It merely provides further clarity on how the proposed development is intended to be used.