

To,
London Borough of Hillingdon,
Residents Services – Planning Dept.
3N Civic Centre,
High Street Uxbridge, Middlesex UB8 1UW
17/12/18

Planning Statement for 17 Campion Close, Uxbridge, Hillingdon, UB8 3PY

With reference to the attached documents:

1. Planning Statement;
2. Planning Application Form;
3. Drawings PR093-1 – Location & Site Plan;
4. Drawings PR093-2 – Ground Floor Plan;
5. Drawings PR093-3 – First Floor Plan;
6. Site Supervision Management Plan &
7. Internal and External Photographs of the Property

1. The Property

17 Campion Close, Uxbridge, Hillingdon, UB8 3PY is a 7 bedroom detached property. The property is used as a supported living service for the residents of LBH, commissioned by the LBH Council. See section 2 and 3 for further details.

6 of the 7 bedrooms are currently used to accommodate 6 adults with learning disabilities, placed by LBH Adults Social Care. The 7th current bedroom is currently unoccupied.

The property is provisioned with 2 car parking spaces on a front driveway, of which nil are used by the tenants, and 1 is to be used by care staff, leaving 1 space for visitors.

The property is provisioned with a sizeable back garden for the enjoyment of tenants.

See attached internal and external photographs of the property.

2. Planning Application

6 of the 7 bedrooms are currently used to accommodate 6 adults with learning disabilities, placed by LBH Adults Social Care. The 7th current bedroom is currently unoccupied. The Council has requested the Care Provider to increase the current provision to include accommodation and support for a 7th adult with learning disabilities.

The attached planning application requests consent to use the existing 7th bedroom for the accommodation of an additional adult with learning disabilities, to meet the aforementioned needs of LBH Adult Social Care.

It is envisaged that there will be no material additional impact on current use of the building, parking and gardens comprising the property; as a result of planning consent being granted.

See attached planning application form and associated drawings PR093-1, 2, & 3.

A application for a HMO License is currently being processed by the LBH Housing Standards Team.

3. Accommodation Arrangements

The property is used to provide accommodation to vulnerable adults with learning disabilities and mental health Support needs, who are placed by the Adult Social Care department of London Borough of Hillingdon.

The property is operated by Regent Housing Ltd., a not for profit property management company, that specialises in the provision of accommodation for vulnerable adults with learning disabilities and mental health support needs. The property is leased by Regent Housing Ltd. from the owner: Hopewell Housing Ltd. under a 5 year lease agreement. The accommodation element of the property is operated by Regent Housing in partnership with the care provider: Comfort Care Services (UK) Ltd., as set out in Section 4 and the attached Site Supervision Management Plan.

Tenants are issued an AST by Regent Housing Ltd. and are supported with Intensive Housing Management, including full property management, maintenance and repair services for the buildings, car parking and gardens comprising the property.

A nominated Regent Housing Officer routinely inspects the property to assure tenant compliance with ASTs, health and fire safety, parking, presentation and operation of the property.

The property is provisioned with spacious and high-quality bedrooms. Each bedroom is occupied by a single tenant. Accordingly, we are open to a planning condition to restrict the total number of people occupying the property to 7.

The property is provisioned with a well-furnished kitchen. Due the tenant's learning disabilities and mobility, the kitchen is utilised by the on-site care staff to prepare the tenant's food and wash dishes etc. Accordingly, we are of the view that the current kitchen provision, comprising of a cooker, microwave, double sink and fridge freezer together with the storage cupboards are sufficient to meet the needs of the current and future tenants.

The property is provisioned with a communal shower room and a separate communal bathroom, each of which include a WC and basin. Furthermore, one of the bedrooms has an en-suit shower room comprising a shower, WC and basin.

The property is provisioned with 2 car parking spaces on a front driveway, of which nil are used by the tenants, and 1 is used by care staff, leaving 1 space for visitors. A condition of tenancy is that tenants are not permitted park or operate motor vehicles from the property; thus, relieving the property and surrounding vicinity from parking pressure. Accordingly, we are open to a planning condition to restrict tenancies from parking or operating motor vehicles from the property.

See attached internal and external photographs of the property.

Regent Housing Ltd. currently operates in excess of 70 properties for the provision of supported living services.

4. Care and Support Arrangements

In addition to the above mentioned Intensive Housing Management support, the tenants are supported with their social care needs by Comfort Care Services (UK) Ltd and their CQC regulated care needs by CCS Home Care Services Ltd. The provision of care is contracted directly by LBH Adult Social Care. The care provider maintains 24hrs presence at the property and is the primary contact for all matters relating to the operation of the property. Care staff do not live at the property.

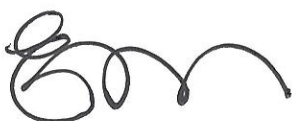
The care element of the property is operated by Comfort Care Services (UK) Ltd in partnership with the accommodation provider: Regent Housing Ltd., as set out in Section 3 and the attached Site Supervision Management Plan.

Comfort Care Services currently supports over 500 Service Users and has in excess of 33 years of experience delivering care and support.

Should you have any questions, please do not hesitate to contact the undersigned.

Kind Regards

Best regards.



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