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Local Needs Assessment Report

Proposed Change of Use from C3 Dwellinghouse to C2 – Children’s Residential Care Home (4 children)

Site Address: 9 St Anselms Road, Hayes, UB3 1SB (London Borough of Hillingdon)

Prepared by: V-Design Cad Services Ltd

Date: 12-01-2026

1. Executive Summary

This report evidences a clear and growing need for small, local, high-quality children’s residential placements within the London Borough of Hillingdon and demonstrates that the proposed C2 children’s home (up to **4 children**, staffed **24/7**, Ofsted-regulated) will help meet that need.

Key points

1. The proposal provides **4 regulated placements** in a domestic setting, aligned with the direction of travel towards smaller, trauma-informed provision.
2. Council-published evidence confirms **rising looked-after pressures**, including a recent spike in **unaccompanied asylum-seeking children (UASC)** entering care.
3. Hillingdon data indicates a **high level of EHCP/SEND needs within the looked-after cohort**, increasing demand for specialist, supported placements.
4. **Existing local provision is limited in capacity** (often 1–4 bed homes) and is not sufficient to meet borough-wide need—particularly for urgent, crisis and/or complex placements.

Conclusion

The development provides a targeted social infrastructure benefit and should be supported in planning balance, subject to robust operational controls (via the OMP) and standard safeguarding/management conditions.

2. Introduction and Scope

Hillingdon Council has statutory responsibilities to safeguard and accommodate children in care. Where appropriate placements cannot be secured locally, outcomes can be adversely affected due to distance from education, health services, family contact and established support networks.

This report:

- establishes **borough-level indicators of need**,
 - reviews **existing local children's home provision (Ofsted-registered)** relevant to this site's commissioning area, and
 - explains why a **small (4-bed) C2 home** in a residential street in Hayes is suitable in principle.
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3. Planning Policy Context (High-level)

National

- **NPPF**: supports delivery of community facilities and services to meet local needs (including specialist residential accommodation and care-related uses).

London Plan

- **Policy H12 (Supported and Specialised Accommodation)** supports specialist provision where a local need is evidenced and impacts are appropriately managed.

Hillingdon Local Plan

- **DMH8 (Care Homes)** supports care uses where need is demonstrated and the use is appropriately located and managed.
- **DMH1 (Housing mix / safeguarding housing)** is relevant where loss of C3 is argued; however, the planning balance must also reflect the strong social infrastructure benefit of C2 provision and the small-scale nature of the proposal.

4. Current Use of the Site

The site is currently a **C3 single dwellinghouse**. The proposal is to operate as a **C2 children's residential care home** with:

- up to **4 children**,
- **24/7 staffing** (waking night cover),
- controlled visiting, structured routines, and
- Ofsted registration/inspection under the relevant regulatory framework.

The C2 use is more tightly controlled and professionally managed than an unmanaged private residential occupancy, and is capable of being conditioned through an Operational Management Plan.

5. Local Demand Indicators (Hillingdon)

Council-published material evidences:

- increasing pressure relating to looked-after children provision, and
- a notable **recent spike in UASC entering care** (reported as **128 of 185** new looked-after children over the last 6 months in the referenced period). It also evidences higher complexity in need:
- **EHCP prevalence among looked-after children** (and comparative benchmarking against national figures), and
- the proportion receiving SEND support.

Implication for planning: these indicators are consistent with a requirement for **additional, smaller, local, specialist residential placements** capable of stabilisation and safeguarding support.

6. Existing Local Provision (Reviewed and updated for this site's locality/commissioning area)

Important safeguarding note: Ofsted does **not** publish the **name or address** of children's homes. Accordingly, the review below uses **public URNs and provider information only**, suitable for a planning submission.

6.1 Borough-operated / borough-commissioned examples (Hillingdon)

Publicly available Ofsted inspection documentation for Hillingdon-registered children's homes evidences **small-scale capacity** and high-need cohorts:

| REFERENCE (PUBLIC) | TYPE / LA | PUBLISHED CAPACITY / DESCRIPTION (FROM INSPECTION DOCS) | PLANNING IMPLICATION |
|--------------------|------------------------------|-----------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| URN 2490938 | Children's Home – Hillingdon | "Provides care for up to four children ... most referrals... children in crisis... long-term placement breakdown..." | Even 4-bed provision is used for crisis/complexity; demand pressures imply limited "spare" capacity. |
| URN 2785128 | Children's Home – Hillingdon | LA-operated home providing care for one child . | Illustrates very small-unit model; limited bed numbers borough-wide. |
| URN 2784402 | Children's Home – Hillingdon | LA-operated home providing care for one child ; supports highly vulnerable children for short periods. | Reinforces that existing provision is small and often used for urgent/short-term stabilisation. |
| URN 2726852 | Children's Home – Hillingdon | Ofsted listing confirms Children's Home type and local authority. | Confirms additional registered provision exists, but Ofsted address suppression limits published capacity/location detail. |
| URN 2827749 | Children's Home – Hillingdon | Ofsted listing confirms Children's Home type and local authority; opened/registered (no public address). | Shows pipeline of provision, but not sufficient alone to relieve demand pressures evidenced in Council material. |

6.2 What this means "for this site particularly" (Hayes / UB3)

- The site sits within the **same borough commissioning geography** as the above Ofsted-registered homes (Hillingdon).
- Published evidence demonstrates that existing provision includes multiple **very small homes (1 child)** and at least one **4-bed** home that is used for crisis/placement breakdown referrals.
- When set against the Council's own evidence of rising looked-after pressures and UASC-related growth, this supports the conclusion that **additional small-scale capacity is justified**, provided impacts are managed.

7. Alternative Site Review (Summary)

Children's homes must be domestic in character, safe, and capable of being managed without causing harm to residential amenity. In practice, suitable properties are constrained by:

- building layout and space standards,

- safe outdoor space / internal circulation,
- ability to provide staff facilities and secure storage,
- access to schools/GPs and community services.

Given the borough's demand indicators and the small scale of the proposal, the most effective delivery mechanism is often **reuse of an existing dwelling** capable of conversion to a compliant C2 environment.

8. Benefits of the Proposal

- **Social value:** delivers **4 local placements**, supporting stability and continuity of services.
 - **Safeguarding and regulation:** Ofsted oversight and structured staffing provide strong control.
 - **Operational control:** impacts can be mitigated through an OMP (visiting controls, behaviour management, staffing, complaints procedure, neighbourhood liaison).
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9. Planning Balance (Conclusion)

On the evidence available:

- borough-level indicators confirm increasing need pressures and complexity, including UASC-related growth and high EHCP/SEND prevalence in the looked-after cohort, consistent with demand for additional supported provision.
- published Ofsted information indicates that existing Hillingdon provision includes multiple very small units (1 child) and limited small-group capacity, supporting the case that supply is constrained.