

Planning Permission Supporting Statement

Property Address: 209 Slade Lane, Levenshulme,
Manchester, M19 2AE

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1. AIM

The property at 209 Slade Lane is the subject of an application for a Certificate of Existing Lawful Development to confirm its use as a 12 bedroom House in Multiple Occupation (ref: 129262/LE/2021).

Notwithstanding the outcome of that application, the discussed proposal relates to the formation of a residential care home (Class C2) with a notable element of nursing support.

2. APPLICANTS

The applicants will be Registered managers with the CQC and Company Directors registered via Companies House.

Dr Salam Fahad - a registered medical practitioner who is a Member of the Royal College of Psychiatry, Section 12 Approved under the MHA (has specific expertise in mental disorders and has received training in application of the act)

Karen Knowles RGN/RMN, a dual qualified registered mental health and general nursing who has worked in a variety of mental health units/services including in management roles

3. SERVICE PROVIDER

The proposal will henceforth referred to as 'The Steinbeck Unit'. The Provider - 'The Steinbeck Group' will be a Limited Company providing a 'step-down' Mental Health service, the nature of which will be outlined below.

The Provider will be registered entity with the CQC providing the following Regulated Activities:

Highly likely - Accommodation for persons who require nursing care

Possible in some cases - Diagnostic and Screening procedures (mental health assessments), treatment for disease/disorder (mental health therapeutic groups/activities, supervised medication consumption by clients, administration of vaccines/depot medications)

4. NATURE OF SERVICE

4.1 Summary

Clients will be adults (18+) with mental health needs who have received treatment for acute mental health issues and are ready for discharge, they will come to the unit whilst housing/social

support or clinical follow up in the community is finalised, allowing them to be supported in a less restrictive manner and also helping the relieving bed pressure on the Mental Health services.

4.2 Scope of Input

There will be housing, advocacy and social re-engagement programmes on the unit and with partners in the local community as well also be nursing/medical reviews, psychology and other therapies.

As well as above, the following therapeutic interventions are implemented as part of the service goals of consistent, compassionate continuity of care.

- Collaborative working and effective communication with other Multi-Disciplinary Team members (MDT's) and the clients, carers, and family members.
- Safe and secure environment.
- Support towards independent living.
- Support with medication compliance.
- Empowerment and support towards improvement and development of new activities of daily living (ADL's) skills.
- 1:1 key worker sessions
- Therapeutic groups - Psychology, Music, Art, OT
- Homely, inclusive and diverse therapeutic environment
- Promotion of healthy living and holistic well-being
- Access to the local community amenities and facilities

4.3 Governance and Oversight

The Steinbeck Unit will operate a Governance system to ensure and monitors the following:

- Clinical note system with care planning approach to monitor Service-users progress,
- Service effectiveness through regular service audits, including collated and audited data from incidents reports,
- Physical and Mental health assessment via standardised charting tools including NEWS charts for physical health
- physical interventions record forms,
- handover logs via secure auditable digital ledger system
- CQC notifications
- Complaints, compliments Policy and recording system
- Safeguarding alerts
- Governance and strategy meetings,
- Staff meetings minutes and review meetings with families and professionals,

The Steinbeck Group will commit to work collaboratively with various Multi-Disciplinary Teams, NHS Commissioner, Social Care Professionals, Skills for Care, Local Advocacy Services, Benefits Advisory services, Career guidance services, Chaplaincy services, families and carers to ensure best care delivery

Staff performance will be monitored through regular monthly supervision and staff are constantly reminded of their duties, responsibilities, good practice, to adhere to organisational policies and procedures and any training needs that are identified

5. PROPERTY

The Steinbeck Unit will operate from 209 Slade Lane, a 12 Bedroom Detached property with ensuite bathrooms, please refer to the attached Floor Plan diagrams for reference

The ground floor contains a communal living area and a kitchen diner with locked cupboards for each individual resident, as well as a communal utility facility with washer/dryer. On the ground floor there are also two bedrooms (Bedrooms 1 and 2) for whom inclusive access could be provided for residents with mobility disabilities. The ground floor has level access

On the first floor there is a staff office and a communal bathroom for staff/visitors. There is CCTV covering all communal areas and on the first floor is a dedicated store housing the CCTV control equipment. On the first floor there are 6 bedrooms (bedrooms 3, 4, 5, 6, 7 and 8). On the second floor there are 4 bedrooms - bedrooms 9, 10, 11 and 12.

There is a basement level to the property which has a locked door access which will be used as a storage facility

To the outside of the property there is an outdoor paved area with parking for 4 vehicles and a gated bike rack area

6. STAFFING

6.1 Staff Recruitment

The Steinbeck Unit will operate as a round the clock supported residential care service, with 24/7 onsite staff presence, this will include a skill mix of Registered Nurses, Support Workers and a Registered Doctor.

The Steinbeck Unit intends to advertise jobs locally through local papers and online adverts with the aim of attracting and recruiting local citizens - there will be approximately 14 support workers roles and 4 registered Nurse roles on the rota alongside the Manager and Doctor. There will be a strong emphasis on inclusivity and diversity

All employed staff who be paid a living wage or above living wage, provided with training paid for by the organisation and given professional mentoring and supervision to equip them with necessary skills and support them through their personal career development.

We intend to participate in Kickstart Scheme to provide employment opportunities for 18 to 24 year olds from the local area who are currently out of work. As part of their placement they will receive mentorship and support to build towards achieving a Care Certificate.

6.2. Shift Patterns and Staffing ratios

There will be 4 staff present during the day shift: 0800 - 2000 and there will be 2-3 staff present during the night shift: 2200 - 0800, with staff-to-patient ratio of 1:3.

Subject to a need for increased support more staff can be deployed flexibly to the unit (for example if 1:1 staffing support is needed for certain users)

7. TRAFFIC CONSIDERATIONS

There is on-site/off road parking for 4 vehicles and a gated bike rack unit on-site

As we will look to recruit from the local area we envisage staff being able to use public transport and the bike rack facility to minimise vehicle activity in the area

The shift patterns are a day shift 0800 - 2000 and a night shift from 2000 to 0800. The staff will remain on-site to support our clients and therefore there is no expectation for frequent vehicle activity aside from when staff are arriving or leaving for their shifts

The Steinbeck Units focus is on promoting independence in a supportive environment. Due to our client group having the freedom to utilise local shops to purchase for amenities and goods there will not be large Goods Vehicle deliveries required. Clients will not be permitted to use their own vehicles aside from bikes which will be stored in the cycle rack.

The Registered Manager may need to purchase stock supplies/sundries from a local wholesaler and deliver them to the unit in their own vehicle during office hours 9-5

There will be a two-weekly clinical waste collection to collect industrial/hazardous waste

8. ENVIRONMENTAL IMPACT

The unit will utilise digital innovations and technologies to minimise the environmental footprint, this includes being a 'paperless' service so as to minimise the waste disposal of paper and printer cartridges which can be significant when considering the daily documentation requirements for each client.

Furthermore the energy provider will be Octopus Energy - from whom all electricity comes from 100% renewable sources like sun, wind and water.

Our Responsible Waste Management procedures will be underpinned with a strong environmental ethos (please see below)

Staff will be encouraged to use cycling via a 'cycle to work' scheme which will reduce carbon footprint, as well as to use ride-sharing and public transport.

9. COMMUNITY IMPACT

9.1. Measures to mitigate disruption to local area

There will be a clear 'Cohesive Community' Policy and Procedure for clients and staff. Both will sign up to and be contractually obliged to abide by this. This will include:

- 'Noise curfew' to ensure no loud music or other noise pollution will affect neighbours/local residents, especially during unsociable hours (i.e. before 0900 and after 1800).
- Any anti-social behaviour from clients including the misuse of substances will lead to immediate termination of residency
- Ban on littering the grounds of the property or the surrounding area and clauses in their contract to ensure they are committed to segregating their recycling
- Once government guidelines permit (current lockdown restrictions in place) visiting hours for friends/family will be from 0900-1900 - this is not expected to be a regular occurrence as clients will be encouraged to be independent and meet/engage with their loved ones in the community
- Community Forum - there will be regular contact and meetings with neighbours/local residents to ensure community concerns and feedback are worked into the Governance strategy of The Steinbeck Unit

9.2. Community Engagement

We intend to inform, discuss, share ideas and plans for our proposed service with the Local Councillor, Member of Parliament (MP) and neighbours and encourage comments, suggestions, recommendations and opinions. We will recruit local residents and create employment in the community. In addition, we will invite the local residents to our service launch; share our flyers and website for them to have more information and an understanding about our service. We intend to encourage clients to utilise the local facilities such as day-centres, social clubs, healthcare centres and attend to community events and sourcing for local paid and unpaid volunteering opportunities.

9.3. Noise Profile

The property has already been refurbished extensively within a very recent timeframe. Therefore it is not envisaged that there will be any operation of heavy machinery, vibration causing equipment or construction

The expected noise profile will range from "Not Noticeable" to the 'Noticeable and not intrusive' as defined by Greater Manchesters Noise Exposure Hierarchy. Strategies to mitigate and reduce to a minimum 'Noticeable and intrusive' Noise Exposure will be part of the units 'Community Cohesion' Policy outlined above. The Steinbeck Unit will monitor for any Lowest Observed Adverse Effect Level (LOAEL) via the Community Forum as outlined above

10. WASTE MANAGEMENT

10.1 Ethos

The Steinbeck Unit will adhere to recognised Responsible Waste Management policies, procedures and guidelines. Staff/clients will have clauses in their contract to ensure they are committed to segregating their recycling.

10.2 Exterior Waste Management

The unit will have an on-site outdoor storage area, highlighted on supplied planning documentation, with storage bin units of the following types

- Food and Garden waste - Wheeled Green Bin, 240 litres
- Mixed Pulpables - Wheeled Blue Bin, 240 litres
- Co-Mingled (glass/cans/plastic) - Wheeled Brown Bin, 240 litres
- Refuse - Wheeled Grey Bin, 240 litres

It is situated within 10 metres of an external door which is accessible to disabled people. There is clear access from the storage area to the kerbside. The location of the storage area is to the side of the property and is not within public view and thus will not affect the appearance and character of the area

Staff will ensure bins from the onsite storage facility are placed by the kerbside on the correct collection days and retrieved by 1500 hours and returned to the storage area on collection day

Staff will ensure the bins and the storage area are hygienically maintained. The container storage area outside is situated on a hard impervious surface which can be washed down.

10.3 Internal Waste Management

In the property there is a communal kitchen area and communal lounge which will contain the following:

- Green Kitchen Caddy for Food waste - 23 litre
- Multi Compartment/Double Recycling Pedal Bin for plastics, cans and bottles - 60 litre
- Grey Refuse bin - 10 litres

In the staff office there will be the following:

- Bin for mixed pulpables - 5 litres
- Refuse bin - 5 litres
- Wall bracket mounted sharps/medications disposal bin - 1 litre

In the clients en-suite bathrooms and the staff bathrooms there will be the following:

- Refuse bin - 5 litres
- Feminine hygiene storage bin

There will be a locked basement storage facility with the following:

- 30 litre yellow storage bin for clinical and hazardous waste
- Holding unit for filled and sealed sharps bins prior to disposal

Staff will transport the contents of the communal bins to the onsite storage facility once a day as per their allocated duties

There will be an allocated Waste Management lead who will ensure any extra/ad hoc disposals are properly logged and disposed of at licensed drop off facility with appropriate waste transfer note (WTN)

10.4 Hazardous and Industrial Waste management

The Steinbeck Unit will utilise a Professional Waste Management system for Clinical, Pharmaceutical and Sharps handling, storage and disposal. The system will include the following:

- Tamper-proof and secure non-hazardous pharmaceutical container for sharps and medications in the staff office
- Portable sharp needle tray for the administration of depot medications and vaccines
- Locked cupboard in the staff office for the storage of controlled medications
- Storage box with razors and feminine hygiene products for clients who do not have access to these in the staff office
- Locked cupboards in each clients room with clients own medication to be stored
- Controlled Drugs destruction kits, these are small tamper proof secure pharmaceutical containers for the disposal of Controlled Drugs
- Leak proof and secure non-hazardous clinical waste storage bin in the basement store
- Secure auditable digital ledger system to record the transfer and disposal of clinical waste and for stock count of controlled drugs

The following types of Clinical Waste products are likely to be stored and disposed of via the use of an authorised compliant Clinical Waste contractor:

- Out of date or partially used pharmaceuticals
- Recalled pharmaceutical stock
- Hypodermic syringes used in the administration of depot medications and vaccines by visiting professionals/district nurses etc
- Wound dressings and waste from wound cleaning (gauze, alcohol wipes)
- PPE including masks, gloves and aprons