
Planning application 143315/FO/2025

From Chris Wills [REDACTED]

Date Tue 7/22/2025 7:14 PM

To Janet Lawless [REDACTED]

Cc Becky Chambers [REDACTED]; Julie Reid [REDACTED]; Gavin White [REDACTED]
Julie Roscoe [REDACTED]

Dear Janet

I am emailing regarding the above planning application, for change of use of the site from a HMO into a proposed children's home, for up to three children, at 8 Beech Grove. [143315/FO/2025 | Change of use of the site from a HMO \(C4 usage\) into a proposed childrens home, for up to three children \(Class C2\) | 8 Beech Grove Manchester M14 6UY](#)

Having spoken to my ward colleague, Councillor Becky Chambers, we both feel we need more information here. We have a number of concerns, with reference to the business plan submitted as part of the application ([143315 FO 2025-BUSINESS PLAN FOR CARE GROUP NORTHWEST LTD-2704179.pdf](#)):

- Care Group Northwest mention on several occasions that they manage an existing establishment called Oasis House, in Fallowfield, however an internet search draws a blank regarding any details;
- By their own admission, the company has never been subject to an Ofsted inspection, and therefore there is no quality assurance or independent audit that can be called upon;
- Of the three directors, two have no prior experience of children's social care or anything adjacent to this;
- The other director has worked as a teacher, but again has no direct experience of working in children's social care;
- The proposed location is in an area of high HMO density and a large student population.

Notwithstanding the various assurances in the business plan, there are significant safeguarding concerns.

There is also a moral issue here, although I appreciate this is separate from the quasi-legal Planning process. Many of these private providers treat vulnerable children as figures on a balance sheet, and their main aim is to make a profit. They do this at the expense, not only of those children, but also of councils like Manchester. Already stretched social care budgets are further compromised by these companies. I know the Government has promised to crack down on profiteering in children's social care, so it would be useful to know what conversations have been had at MCC level.

To this end, I have copied in Councillor Reid, along with Sean McKendrick. From a Planning perspective, I have also copied in Councillor White and Julie Roscoe.

Many thanks and best wishes.

Chris

Councillor Chris Wills (he/him)
Labour & Co-operative Member, Withington Ward
Lead Member for LGBT+ Men
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