
Re: 81 Monton Street M14 your ref : 143130/FO/2025

From Colin Williams <[REDACTED]>

Date Sat 26/07/2025 07:42

To Planning <Planning@manchester.gov.uk>

Cc [REDACTED]

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Hi Validation

Can you please update me on the above application

The requested Supported Housing Proforma PDF was sent in on the 5th of July

I sent a further email on the 15th confirming that the memo sent covered the Proforma and have heard nothing since

Can you have a look into it and let me know if you require further clarification

Regards

Colin Williams

Agent

Sent from my iPhone

On 15 Jul 2025, at 10:55, Colin Williams <[REDACTED]> wrote:

Hi Validation

Yes that is it

It goes into greater depth but all the questions are covered

Regards

Colin Williams

Agent

Sent from my iPhone

On 15 Jul 2025, at 10:23, Planning <Planning@manchester.gov.uk> wrote:

Hi Colin,

There is no proforma attached. Does the email below cover the Supported Housing criteria?

Regards
[REDACTED]

Information, Delivery & Support Team

Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: Colin Williams [REDACTED]
Sent: 05 July 2025 08:32
To: Planning <Planning@manchester.gov.uk>
Subject: 81 Monton Street M14 your ref : 143130/FO/2025

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Hi Validation
I attach Supported Housing Proforma as PDF as requested
Regards
Colin Williams
Agent
Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: 5 July 2025 at 04:46:19 BST
[REDACTED]
Subject: Fw:

Sent from Outlook for iOS

From: [REDACTED]
Sent: Friday, July 4, 2025 9:31:22 PM
To: [REDACTED]
Subject:

Q1. **Name of applicant:** Raliya Mohamed

Q2. **Telephone Number:** [REDACTED]

Q3. **Email:** [REDACTED]

Q4. Please detail the relationship of the applicant to the building owner and/or proposed support provider:

I am the proposed support provider and will be delivering care for under 18s services at the property. I am leasing the premises from the registered property owner under a formal rental agreement.

Q5. Where is the proposed property?

The proposed property is located at 81 Monton Street, Manchester M14 4LS

Q5a. Please provide details of the type and size of the proposed accommodation, including number of floors, rooms and number of residents and facilities:

The proposed accommodation is a three-storey, five-bedroom house. It includes 3 bathrooms, one located on each floor, a spacious kitchen located on the ground floor, a dining area, a communal living room, and an office/reception room for staff use. The property also has a private garden. The home will accommodate a maximum of four children aged 13–18, with one designated staff bedroom for sleep-in support.

Q6. Please select from the options below the type of building that permission is being sought for:

Existing building

Q7. Do you have capital funding arrangements for the building?

Yes

Q7a. If yes, Where is it proposed that payment for the building will come from and is it in place?

The property has recently been newly renovated and is equipped with modern amenities suitable for a children's residential care setting. Any additional works required to meet regulatory or safety standards will be carried out by the landlord. This has been agreed between myself and the landlord.

Q8. Please describe your service delivery model, explain how and what kind of support and interventions people will receive and what kind of outcomes will be delivered as a result:

We are committed to creating a safe, stable, and aspirational environment where young people will be supported to recover, rebuild trust through consistent, respectful relationships with safe adults, and move forward with confidence through tailored development plans, emotional coaching, and positive lived experiences within the home.

Our service will be structured around an individualised, wraparound support model, recognising that each young person arrives with unique experiences, risks, and aspirations. Care will not be one-size-fits-all; instead, each young person will have a support framework that evolves as their strengths emerge and their needs change.

Support and Interventions Offered – How We Will Achieve Our Objectives:

1. Trauma-Informed, Relationship-Based Practice

Objective: To create a psychologically safe environment that supports emotional healing and trust-building.

How:

- The home will embed principles of PACE (Playfulness, Acceptance, Curiosity, Empathy), the Secure Base model, and restorative practice into daily interactions.
- Young people will be cared for by a staff team trained in attachment theory, trauma responses, adolescent development, and safeguarding.
- All staff will use consistent, calm, and predictable approaches to promote emotional safety, foster healthy attachments, and support co-regulation.

2. Personalised Development Planning

Objective: To provide tailored support that reflects each young person's needs, strengths, and goals.

How:

- Each child will receive a comprehensive baseline assessment on arrival, covering emotional, educational, behavioural, identity-based, and social needs.
- Development plans will be co-produced with the young person, and key staff, empowering them to have ownership over their progress.
- These plans will be reviewed monthly to reflect progress, new risks, and new aspirations. Goals will be broken down into achievable, motivating steps.

3. Therapeutic and Emotional Support

Objective: To improve emotional literacy, build resilience, and reduce risk-taking behaviours.

How:

- Daily structure will include emotional check-ins, keywork sessions, and therapeutic interventions where necessary (e.g., CBT, mentoring, creative therapy, or CAMHS referrals).
- The home will use reflective conversations, emotional coaching, and restorative responses instead of punitive measures to support behaviour regulation.
- Staff will help young people understand their emotions, triggers, and patterns through safe conversations and modelling healthy responses to stress.

4. Education, Aspirations, and Life Skills

Objective: To re-engage young people in education or training and prepare them for independence.

How:

- The home will collaborate with educational departments to ensure that suitable education pathways are accessible for each child.
- Learning and development will extend beyond academics — life skills (budgeting, cooking, managing appointments, digital literacy) will be taught through real-life experiences and structured sessions. This will support them to become independent.
- The young person will be supported to work towards personal goals, such as applying for college or work placements, and praised for every milestone.

5. Identity and Cultural Support

Objective: To support each young person in developing a confident, healthy sense of self.

How:

- Staff will promote open conversations around identity, race, gender, culture, and beliefs — ensuring the young person feels seen, accepted, and celebrated.
- The home will accommodate and support religious or cultural practices (e.g., dietary needs, holidays, prayer space), and encourage participation in community or cultural activities.
- Positive role models and mentors from diverse backgrounds will be engaged to help young people feel connected and empowered in their identity.

Safeguarding, Compliance, and Policies

Objective: To keep all children safe from harm and ensure high-quality, regulated care.

How:

All required policies will be in place before opening, aligned with local procedures and statutory guidance. These will include:

- A comprehensive Safeguarding and Child Protection Policy, in line with:
 - Working Together to Safeguard Children (2018)
 - Keeping Children Safe in Education (2024)
 - Children's Homes (England) Regulations 2015
- A Safe Recruitment Policy ensuring all staff undergo enhanced DBS checks, rigorous interviews, and safeguarding training before employment.
- A Whistleblowing Policy and culture that encourages transparency, professional curiosity, and challenge.
- Risk assessments, missing from care protocols, and contextual safeguarding approaches tailored to individual needs.
- Behaviour support policies that use non-punitive, relationship-based responses, avoiding physical restraint unless necessary for safety, and always followed by reflection and debriefing.
- Ongoing staff training covering safeguarding, CSE, CCE, PREVENT, FGM, online safety, and responding to disclosures.
- Regular supervision, internal audits, and external quality assurance to maintain safety, learning, and improvement.

Outcomes We Aim to Deliver – and How:

1. Improved Emotional Wellbeing & Stability

Through consistent care, trauma-informed approaches, and therapeutic input, young people will feel safer, more emotionally regulated, and less reactive.

2. Increased Engagement with Education or Employment -

With structured daily routines, key work support, and partnership with education providers, young people will regain confidence in their ability to learn and progress.

3. Fewer Placement Disruptions and Safeguarding Incidents

Proactive planning, strong

relationships, and robust safeguarding will create placement stability and minimise risk.

4. Enhanced Life Skills and Independence

Through structured skill-building sessions, coaching, and real-world practice, young people will be equipped for independent or semi-independent living.

5. Stronger Sense of Identity, Belonging, and Self-Worth

A nurturing, inclusive environment and cultural responsiveness will help young people take pride in who they are and build a positive vision of their future.

Alignment With Manchester City Council's Strategic Objectives

This model is designed in direct response to Manchester City Council's Sufficiency Strategy. The home will:

- Provide local, high-quality placements that reduce out-of-area dependence
- Meet the complex emotional, educational, and safeguarding needs of young people aged 13–18
- Contribute to placement stability, better outcomes, and future readiness
- Align with the council's emphasis on early intervention, trauma-informed care, and multi-agency working

We are not simply creating a placement — we are creating a home, a healing space, and a launchpad for long-term success.

Q8a. Who will residents be supported by, at what staff to client ratio, and for what hours each day/week:

Residents will be supported by a dedicated and trained team of residential care staff, who will provide round-the-clock support and supervision.

Staffing Model - the home will operate a 24/7 staffing rota, with both day and waking night staff present at all times to ensure continuous care, safety, and support.

- Staff-to-Young Person Ratio:
The standard staffing ratio will be 1:1 or 2:3, depending on the needs and risk levels of the residents.
Ratios will be flexibly increased as needed to reflect individual care plans, safeguarding concerns, or behaviour management requirements.
- Daily Coverage:
 - Day Shifts (e.g. 8am–10pm): A minimum of 2–3 staff will be on duty during the day, depending on occupancy and risk assessments.
 - Night Shifts (10pm–8am): One waking night staff will be on duty, supported by one sleep-in staff member (or two waking staff if risk requires it).
- Key Support Roles Will Include:
 - Registered Manager – responsible for overseeing operations, quality, and compliance
 - Deputy Manager/Senior RCWs – supporting supervision, oversight, and case management
 - Residential Care Workers – providing direct care, key working, and day-to-day engagement
 - On-call management support – available 24/7 in the event of incidents or escalations

Staffing will be carefully planned and reviewed in line with individual risk assessments, placement plans, and dynamic needs of the home. All staff will receive ongoing supervision, training, and support to maintain a consistent, safe, and therapeutic environment.

Q8b. Who are the proposed client group (age group, gender, condition if applicable). What experience do you have in supporting this client group?

The proposed client group is children and young people aged 13–18, of all genders, who may be looked after due to a range of complex needs. This includes those who have experienced neglect, abuse, trauma, family breakdown, or behavioural and emotional challenges. Many may require structured support, therapeutic care, and consistency to help them develop positive outcomes.

I have extensive experience supporting children and young people aged 13–18 through both academic study and hands-on roles. Having studied Health and Social Care, I developed a strong understanding of child development, safeguarding, and the responsibilities of professionals working with vulnerable groups. This theoretical foundation has been invaluable in my practical experiences.

I have worked directly with children with special educational needs (SEN), supporting individuals with physical and mental disabilities. This included assisting with personal care, encouraging social interaction, and building trusting relationships that promoted emotional wellbeing and self-esteem. These experiences taught me the importance of patience, consistency, and a person-centred approach—skills that are essential in a residential care setting.

Through voluntary roles in mentoring programmes and after-school clubs, I've supported teenagers facing personal, social, and emotional difficulties. I've worked one-to-one to help young people navigate complex issues, offering guidance, stability, and encouragement. These roles deepened my understanding of the challenges young people face, particularly around identity, behaviour, and peer pressure.

Additionally, I've been involved in charity work focused on youth empowerment and safeguarding. These opportunities reinforced the importance of trauma-informed care and the need to create safe, nurturing environments where young people feel heard, respected, and supported.

Together, these experiences have shaped my commitment to working with young people in a compassionate, structured, and emotionally intelligent way—qualities I believe are vital in residential care.

Q9. Do you have support funding agreed?

No, funding has not been formally agreed yet, but we are in ongoing discussions with local authorities and are preparing to register with relevant frameworks to secure placements once the home is approved.

Q9a. If no, what plans do you have to identify funding?

we have a clear strategy in place to identify and secure placements through the appropriate channels we plan to:

- Engage with local authority commissioners across Manchester and surrounding areas to present our service offering.
- Register on local authority frameworks and dynamic purchasing systems (DPS) to be eligible for spot and block contracts.
- Build relationships with social workers, placement officers, and youth services through outreach and networking.
- Market our service through professional channels and referral networks to raise awareness of our provision and capacity.
- Highlight our commitment to trauma-informed care, safeguarding, and high-quality outcomes, which align

with local commissioning priorities.

Q10. Where will referrals for the service come from?

Referrals will come primarily from local authority children's services, including social workers, placement teams, and commissioning officers. We also expect referrals via local authority frameworks, spot placements, and multi-agency safeguarding teams.

Q11. Do you have any plans in place to use local contractors or to employ staff from the local area for either the building or the support? Please specify on which

Yes, we plan to use local contractors specifically for building, renovation, and ongoing maintenance needs as and when needed. We also intend to employ support staff from the local area for day-to-day care, supervision, and key worker roles within the home. This not only provides employment opportunities but also helps us build a team with local knowledge, cultural awareness, and a deeper connection to the community allowing us to give back meaningfully while delivering high-quality care. Our approach supports the local economy, strengthens community ties, and ensures that the service we provide is rooted in understanding and responsiveness to the needs of the young people and families we serve.

Q12. Have you had any discussions with either Manchester City Council or other public bodies such as GMP about your proposals?

Yes, we have initiated contact with Manchester City Council and other relevant public bodies, including Greater Manchester Police (GMP), regarding our proposals. We are currently awaiting responses and look forward to engaging in further discussions to ensure our service aligns with local priorities, safeguarding protocols, and community needs.

Q13. Please provide details of any needs analysis carried out and/or information on why this type of supported accommodation is required in Manchester?

A report from the Manchester 10 Year Plan Homeless Youth Sub-Committee identifies a need to expand emergency accommodation for youth under 18. The report emphasises the importance of providing temporary housing that offers respite during family crises, allowing both the child and the family a much-needed break and access to supportive services. This

approach aims to assist the situation for the betterment of the entire family and, in particular, for the youth.

Additionally, the Manchester City Council's joint protocol for working with young people outlines that 16- and 17-year-olds who are homeless are considered to be in priority need for accommodation due to their age. This protocol ensures that homelessness services have an immediate duty to secure interim accommodation for these young individuals.

Furthermore, the Greater Manchester Combined Authority's Homelessness Prevention Strategy 2021–2026 highlights that a significant number of children are in temporary accommodation across Greater Manchester. While this data encompasses the broader region, it underscores the pressing need for suitable accommodation options for young people.

These documents collectively indicate a pressing demand for supported accommodation tailored to the needs of young people aged 13–18 in Manchester.

Q14. Please provide details of any proposed engagement with the surrounding community:

We aim to collaborate with nearby schools, youth groups, and community organisations to promote shared values and inclusion. Additionally, we will host awareness days focused on topics such as mental health, safeguarding, and the challenges faced by young people in care, helping to reduce stigma and increase understanding. Wherever possible, we intend to employ local staff and contractors to contribute to the local economy and foster a sense of shared investment in the success of the service

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