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Ashley Lane

74 Ashley Lane, Blackley

M9 4NU



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Executive Summary

This Location Risk Assessment has been prepared for Ashley Lane, a proposed provision for vulnerable people located in Blackley, North Manchester. The assessment provides a comprehensive evaluation of the sustainability of the location and its surrounding environment, with particular consideration given to safeguarding, accessibility, community, integration, local amenities, access to essential services, transport links and the identification and management of potential risks. The assessment considers whether the location is appropriate for the needs of the individuals who may reside at Ashley Lane and whether the surrounding community provides a safe, supportive and accessible environment. It also considers potential risks associated with the local area, including crime and antisocial behavior, access to education, healthcare and other essential services, transport environment factors, and the ability of residents to participate positively within the wider community.

Key Findings:

- The property is situated in a peaceful residential area with robust transport links, extensive green spaces, and a strong community infrastructure. These factors support the independence, wellbeing, and social integration of our clients.

- The local health profile is positive and closely aligned with national averages, with over 80% of residents reporting good or very good health. This indicates no significant health disparities in the immediate area.

- Emergency response protocols are clearly established, with effective multi-agency collaboration between local authorities, police, health services, and community organisations. This ensures prompt and coordinated responses to both urgent and non-urgent incidents.

- Residents benefit from excellent access to essential services, including hospitals, GP surgeries, dental clinics, opticians, and further education providers—all within 1.5 miles of the accommodation

Risk Profile and Safeguarding

- The assessment identifies potential risks such as anti-social behavior and environmental hazards. These are mitigated through established partnerships with local authorities, detailed incident record-keeping, and escalation procedures involving the Safer Neighbourhoods Team and Community Warden Service.

- The risk assessment is a living document, subject to regular review and immediate update following significant incidents or changes in local context, ensuring ongoing compliance and responsiveness

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Location Risk Assessment

This location risk assessment has been conducted in accordance with Regulation 6(2) (a) of the Supported Accommodation (England) Regulations 2023. This assessment examines:

- Community relationships
- Location advantages
- Potential risks to young people
- Risk management strategies
- Access to education, services, and healthcare

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Premises

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Community Relationships and Local Engagement

ML Care Group Ltd provides Residential services for vulnerable adults. located on Ashley Lane in Blackley, North Manchester. The home is committed to providing a safe, structured, and nurturing environment, with a strong emphasis on positive engagement with the local community.

Vibrant Local Community:

Numerous social groups, clubs, and cultural organisations offer opportunities for residents to connect and participate in local activities.The following are community hubs and social support.

- Manchester Learning Disability Partnerships
- Manchester People First
- Blackley Community Hub
- The Avenue Library and Learning Centre

Notable green spaces nearby include:

- Heaton Park
- Blackley Forest
- Boggart Hole Clough

These parks frequently host community events and provide recreational opportunities for the young and elderly

Collaboration with Local Services:

- Ongoing partnerships with nearby schools, health centres, and public services.
- Staff encourage residents to:
    - Participate in community events
    - Join volunteer programmes
    - Close cooperation with local authorities and community police to ensure residents' safety and wellbeing.

Education and Essential Services:

- Access to education is facilitated by proximity to The Manchester College campuses in Harpurhey and Openshaw.

Libraries & Community learning:

- Sensational Life- Offers support activities, and opportunities for people with special educational needs and disabilities.
- The Avenue Library and learning Centre- In addition to books, it offers digital access, community activities, learning opportunities, reading groups, craft sessions, and support services.

Talbot House Support Centre

- Provides support for vulnerable adults through community programs, wellbeing activities, advice and opportunities to reduce isolation.
- Essential services (shops, medical facilities, fitness centres) are within walking distance, supporting integration and independence for all our clients.

Positive Factors of The Location

Overview

The pris located on Ashley Lane Blackley, a tranquil suburban area approximately 4.5 miles north of Manchester City Centre. The property benefits from a peaceful residential setting while maintaining excellent connectivity to essential amenities, supporting both convenience and independence for all of our clients.

Key Positive Factors

1. **Excellent Transport Links**: Residents enjoy frequent Metrolink tram services from Bowker Vale, Crumpsall, Queens Road and Moston providing direct access to Manchester city centre, Bury, and Altrincham. The nearby M60 motorway further enhances travel options by car or bus, making the location highly accessible.
2. **Abundant Green Spaces**: Blackley is renowned for its parks and outdoor areas, including Heaton Park, Blackley Forest, and Boggart Hole Clough. These green spaces offer a variety of recreational activities, sports, and community events, which foster wellbeing and a sense of belonging among residents.
3. **Strong Community Spirit**: The area features numerous clubs, social groups, and cultural organisations. These encourage active participation, social integration, and engagement with the wider community, helping young people build supportive networks.
4. **Convenient Shopping and Services**: Shops and supermarkets—including Aldi, Sainsbury's, Asda, and Tesco—are within easy reach. Harpurhey Shopping Centre is just two miles away, and Cheetham Hill Road high street offers a diverse range of shops, bakeries, restaurants, and banks, ensuring all daily needs are met.

5. **Education and Youth Support**: The property is exceptionally well placed for access to education.
    - **Further Education:** The Manchester College campuses in Harpurhey and Openshaw are nearby, offering a wide range of academic and vocational courses. This proximity enables residents to pursue further education with ease, supporting their personal development and future prospects.
    - **Youth Programmes:** Manchester Youth Zone, a dedicated Centre for young people, is easily accessible. It provides a variety of programmes, activities, and support services, including mentoring, skills workshops, sports, and creative arts. These resources help young people build confidence, develop new skills, and engage positively with their peers and the community.
    - **Support Networks:** Staff at the property actively encourage residents to participate in local youth organisations and community events, fostering a sense of belonging and promoting positive outcomes.

6. **Health and Fitness Facilities**: The Avenue Medical Centre is a short walk away, and North Manchester General Hospital is easily accessible by foot or bus. North City Family and Fitness Centre, with its gym, studio, and swimming pool, is also close by, supporting both physical and mental wellbeing.

Summary

The location of the property offers a blend of convenience, accessibility, and rich community resources. Its setting supports the wellbeing, independence, and personal growth of our clients, making it highly suitable for a residential care provision.

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Local Health and Safety Profile

Health Profile

Health outcomes in the UK are closely linked to both age and the economic wellbeing of each neighbourhood, with less affluent areas often facing greater health challenges. In this locality, the overall health profile is encouraging and closely mirrors national trends.

Health Profile

A recent assessment of 386 residents in the area found:

- **Very Good:** 173 individuals (45%)
- **Good:** 139 individuals (36%)
- **Fair:** 56 individuals (15%)
- **Bad:** 15 individuals (4%)
- **Very Bad:** 3 individuals (1%)

This means that over 80% of residents rate their health as either good or very good, while only a small minority report significant health difficulties.

Comparison With National Average

When compared to national averages from the England Census and Health Survey, the local figures are very similar:

- Nationally, about 47% report "Very Good" health, 34% "Good", 14% "Fair", 4% "Bad", and 1% "Very Bad".
- The local area has a slightly lower proportion of "Very Good" health but a slightly higher proportion of "Good" health, with the remaining categories almost identical to national figures.

This close alignment suggests that the general health of residents in this locality is typical for England as a whole, with no significant deviations from national patterns.

The majority of residents in this area enjoy good or very good health, and the distribution of health ratings is consistent with national averages. This positive health profile indicates that, despite the typical links between deprivation and health outcomes, this locality maintains a generally healthy community overall.

Emergency Response and Incident Management in Blakely

When compared to national averages from the England Census and Health Survey, Blackley, located in North Manchester, offers a robust and well-coordinated framework for managing both urgent and non-urgent incidents. The area’s emergency response infrastructure is designed to ensure the safety and wellbeing of all residents, including those in supported accommodation such as Ashley Lane This section outlines the procedures and resources available for handling emergencies and ongoing community safety concerns.

Urgent Incidents

In the event of an urgent incident—such as violence, fire, a medical emergency, or serious anti-social behavior—residents and staff are instructed to call 999. This number connects directly to emergency services (police, fire, ambulance), ensuring a rapid and coordinated response. Greater Manchester Police and Manchester City Council prioritise swift intervention to protect individuals and maintain public safety. The area's emergency services are well integrated, with clear protocols for immediate action and support.

Non-Urgent Incidents

For incidents that do not require an immediate emergency response—such as persistent anti-social behavior, minor disturbances, or criminal damage—residents can contact the police via the non-emergency number, 101. Manchester City Council also provides an online reporting tool and an Anti-Social Behavior Team dedicated to addressing ongoing issues. These services work in partnership with the police and local agencies to investigate and resolve problems efficiently, ensuring that vulnerable individuals receive appropriate support.

Community Support and Record-Keeping

Residents and staff are required to keep detailed logs of repeated or ongoing incidents, including dates, times, descriptions, and the impact of each event. This information is invaluable for authorities when investigating and taking action. Persistent issues can be escalated to the Safer Neighborhoods Team or the Community Warden Service, providing additional layers of support and intervention.

Multi-Agency Collaboration

Blackley's approach to emergency and incident management is characterised by strong collaboration between local authorities, police, health services, and community organisations. This multi-agency partnership ensures that both urgent and non-urgent incidents are addressed promptly and effectively, contributing to a safe and supportive environment for all residents

Summary

- **Urgent incidents:** Call 999 for immediate access to police, fire, or ambulance services.
- **Non-urgent incidents:** Call 101 or use Manchester City Council's online reporting tools.
- **Ongoing support:** Anti-Social Behavior Team, Safer Neighborhoods Team, and Community Warden Service are available for persistent issues.
- **Record-keeping:** Residents and staff are encouraged to document incidents to support effective intervention.
- **Collaborative approach:** Multi-agency partnerships underpin the area's strong safety framework.

This comprehensive emergency response system, combined with Blackley's positive health profile and community cohesion, makes the area highly suitable for a residential care facility

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Education and Health Services

Residents benefit from excellent access to a wide range of essential local services. The area is well served by hospitals, GP surgeries, dental clinics, and opticians, all within a short distance. This strong network of healthcare and support services ensures that all residents can easily access the care and resources they need for their wellbeing and independence

Service Type	Name & Address	Distance from Ashley Lane
Hospital	North Manchester General Hospital	0.4 miles
	St Mary Hospital	4.2 miles
	Manchester Royal Infirmary	4.2 miles
	Salford Royal Hospital	4.8 miles
Optician	Specsavers Opticians and Audiologists – Heaton Park Sainsburys, M9 0QS	1.1 miles
	Arrowsmith Eyecare, 672 Rochdale Road, M9 5TT	1.5 miles
	Vision Services Opticians, 4 Progress Buildings, Halliwell Lane, M8 9ER	2.2 miles
Dentist	Blackley Dental Surgery, 214 Victoria Avenue, M9 0RR	1.0 mile
	20 Dental Clinic, 1190 Rochdale Road, M9 6FR	0.7 miles

	24 Hour Emergency Dentist, 371 Victoria Avenue, M9 8WQ	1.2 miles
GP Surgery	Plant Hill Clinic, Plant Hill Road, M9 8LX	0.17 miles (about 3 minutes' walk)
	Beacon Medical Centre, 156 Victoria Avenue, M9 0FN	1.1 miles
	The Neville Family Centre, 25 Old Market Street, M9 8DX	1.4 miles
College	The Manchester College – Harpurhey Campus, Rochdale Road, M9 4AF	0.8 miles
	Plant Hill Adult Learning Centre, Plant Hill Road, M9 0W	0.2 miles
	Loreto College, Chichester Rd S, Manchester, M15 5PB	~5 miles

All essential health services are located within a short distance of the property, with most under 1.5 miles away. The nearest hospital, optician, dentist, and GP surgery are all within easy walking distance, ensuring residents have convenient access to healthcare and support, which is vital for their health and wellbeing .

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Potential Locality Risks To Young People

Section 1: Crime Risk

Residents benefit from excellent access to a wide range of essential local services. The area is well served by hospitals, GP surgeries, dental clinics, and opticians, all within a short distance. This strong network of healthcare and support services ensures that all residents can easily access the care and resources they need for their wellbeing and independence

Risk/Question	Assessment/Findings	Protective Factors	Risk Level (High/Med/Low)	Actions/Outcomes
Does the location increase risk of crime or exploitation?	The home is in a family-orientated neighborhood with accessible parking, direct bus and tram routes, and proximity to local GP, hospital, and educational facilities. Shops and supermarkets are nearby, supporting independence. Higher Blackley recorded only 1 incident in March 2024, indicating very low crime levels.	Single entry point, CCTV monitoring, doors locked overnight, visitor ID checks, partnership with Greater Manchester Police, staff support for identifying danger.	Low	Staff work with police and PCSOs using a problem-solving approach. Young people are educated on safety. Regular review of crime data and risk assessments.

Section 2: Environmental Hazards

Risk/Question	Assessment/Findings	Protective Factors	Risk Level (High/Med/Low)	Actions/Outcomes
Are there environmental hazards (e.g., busy roads)?	The accommodation is easily accessible to the Town Centre, a busy area. Young people need awareness of road safety.	Residential area, staff support, road safety education.	Medium	Investigate local environmental groups for volunteering. Ongoing road safety awareness.

Section 3: E-Safety

Risk/Question	Assessment/Findings	Protective Factors	Risk Level (High/Med/Low)	Actions/Outcomes
Are people at risk online?	E-safety is a concern as most young people have smartphones, making access to adult sites difficult to control.	Inappropriate websites blocked via provider. Staff trained in digital safety. Open discussions encouraged.	Medium	Ongoing staff education, comprehensive care plans, positive relationships staff-young person

Section 4: Access to Services

Risk/Question	Assessment/Findings	Protective Factors	Risk Level (High/Med/Low)	Actions/Outcomes
Can young people access education and health services?	Good access to local schools, GP, and NHS services. Young people are NHS patients with full rights to care and support.	One-to-one support, pathway planning, access to advocacy and support services.	Low	Staff assess needs and direct to relevant local services. Regular reviews and referrals as needed.

Section 5: Young People's Views

Risk/Question	Assessment/Findings	Protective Factors	Risk Level (High/Med/Low)	Actions/Outcomes
Do people feel safe and supported?	People report positive relationships with staff, feel settled and safe, and know they can talk to staff. No bullying reported.	Trusting relationships, robust risk assessments, clear incident reporting.	Low	Staff offer debriefs, independent return interviews, and maintain clear records. Risks are reviewed after incidents.

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Summary Table

Risk Area	Current Risk Level	Key Actions	Next Review Date
Crime Risk	Low	Partnership with police, ongoing education, regular reviews	Dec 2026
Environmental Hazards	Medium	Road safety awareness, volunteering, staff support	Dec 2026
E-Safety	Medium	Staff training, internet monitoring, open discussion	Dec 2026
Access to Services	Low	One-to-one support, advocacy, regular reviews	Dec 2026
People's Views	Low	Debriefs, interviews, robust record-keeping	Dec 2026

Review Schedule

- **Next Full Location Risk Assessment (LRA) Review:** Scheduled for March 2027, or earlier if new risks are identified.
- **Ongoing Updates:** The assessment will be updated promptly following any significant incidents, new admissions, or notable changes in the local context. This ensures that the risk profile remains current and responsive to emerging needs.
- **Reviewed by:**
- **Date of Last Review:** 03/03/2026

Our structured approach ensures that the risk assessment remains a living document, regularly reviewed and updated to reflect the latest circumstances affecting residents at Ashley Lane.