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**Apex Pathway Ltd**  
114 Cross Flatts Avenue  
Leeds  
LS11 7BQ  
5-1-2025

## **CONFIDENTIAL**

To whom it may concern. No116 Victoria Road, Huddersfield

### **Introduction**

Apex Pathway was founded in 2019. Over the years they have worked closely with several local authorities including Bradford, Calderdale, and Wakefield to provide high quality residential and supported accommodation for Looked After Children and Care Leavers. Currently, Apex Pathway has ongoing contract with the Leeds and Bradford local authorities, and this ensures their business continuity to provide services for children in care. This is a planning application for the change of use from a vacant mid townhouse C3 use to form a residential institutional C2 use with 3 bedrooms and possibly 3 residents previously via the lawful development certificate approach but unfortunately it was refused.

Now the strategy has been re-assessed and only one resident care service will be provided instead. Although no planning application is really needed since the change of use is within the same use class and also now only one resident. However, to avoid any planning breach, we have seek our architect to submit a full planning application on Apex Pathway and the building applicant behalf.

### **Business Objectives and Strategies**

Apex Pathway has been registered with Ofsted and now partnered with the Leeds Children Services. Apex Pathway has been working closely with local developers in West Yorkshire to develop bespoke care service provision that meet the needs of the individual we support and the local authority. They are committed to contributing to the '**Social Value**' of the local community they operate so their town meets with the changing desires of modern-day audiences. They believe that their business objective resonates with the vision of the "**Leeds Social Value Charter**", particularly in creating local employment and training opportunities for people in Leeds. Thus, promoting human development in their community and strengthening the local economy through

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their investment in Leeds. Therefore Apex Pathway wants to introduce similar values and care services to Huddersfield as well. Scope of Service Apex Pathway has been operating in Leeds since 2020 when it opened its first Children's supported accommodation at 114 Cross Flatts Avenue in Beeston, Leeds being their flagship centre for Apex Pathway.

Since they have successfully been operating in Leeds over the last few years, Apex Pathway have decided to venture into new pasture such as Bradford, Wakefield, Halifax and Huddersfield. The vacant mid townhouse property at no116 Victoria Road is in an ideal location to utilize as an [REDACTED] Provision for children and young people and to be regulated by Ofsted.



**The property No116 Victoria Road, Huddersfield**

The mid townhouse property will have all the relevant facilities available and small enough to be manageable but most importantly felt as a HOME to the residents that desperately needed the care. Although it has 3 rooms, only one room will be used as

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a bedroom for the care facility for one resident. The other 2 rooms will be used as follows, the attic room to be as a play area and the other room to be a therapy room. An office, kitchen, lounge and dining room is provided.

It is also near Beaumont Park where the staff can bring their resident to enjoy the outdoor scenes. It has good transportation routes to M62 J23 motorway and also into Holmfirth if required. Several large supermarkets are close by. It is close to town centre and also to the Huddersfield Royal Infirmary and all these are within 10 minutes drive. Therefore no116 Victoria Road is situated in an ideal and sustainable location for this updated change of use.

### **Staff**

The property will be staffed 24 hours a day, 7 days a week and 365 day a year with at least 1 staff member on duty at all times. The property will have fully operational CCTV outside and in all communal areas in line with Apex Pathway CCTV policy and procedures. Currently, Apex Pathway already employs 20 qualified staff across their services in Leeds, Wakefield and Bradford.

Their support staff all have a minimum Level 3 qualification in health and social care or equivalent. All managers have a minimum NVQ level 5 Diploma in Leadership and management in residential childcare. The landlords are also supportive of this change of use and relevant planning notices will be served to them. In fact, we are also aware that Kirklees needs to refer their residents to an assisted care and living facility that are capable of looking after the children.

The care support to be provided following their Ofsted registration success will include the following services:

- a minimum staff ratio of 1:1 for each child/young person
- medication administration
- Regular 1:1 key session on emotional wellbeing and general life-skills supports i.e.,
  - cooking,
  - personal hygiene,
  - budgeting,
  - independence and
  - preparation for adulthood etc.

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- Supporting the service user to build their emotional resilience, confidence and self-esteem.
- Supporting the service users develop a sense of responsibility and consequence for socially acceptable and unacceptable behaviour
- Encouraging the young person to participate in local community activities, and make use of local community assets such as citizen information service, education centres, leisure centres etc.
- All residents will be supported to ensure they are not at risk of becoming NEET (not in education, employment or training) by promoting participation in either education, training or employment based on their preference.
- Support with family time
- Evidence-based therapeutic support in collaboration with the Local Authority, CAHMS, and Health related services i.e.,
  - Speech and language therapy (SaLT)
  - Cognitive behavioural therapy (CBT)
  - Dialectical behaviour therapy (DBT)
  - Cognitive behavioural therapy (CAT)
  - Play therapy - Art therapy
  - Music therapy
- Apex Pathway also offers a number of highly specialised therapeutic service through partnerships, including Barnardo's in-house therapeutic provision.

**Examples include:**

- The Good Lives Model, which has been specifically designed to support young people who exhibit sexually harmful behaviours and females who are considered at risk of CSE
- The CSSO Model (Child Directed, Systems Focused, Strengths Based, Outcome Informed). The aforementioned supports are provided based on each child/young persons need assessments while working in collaboration with other allied professionals.

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## Summary

1. Numbers of children: 1 maximum
2. Age range: 16 - 18
3. Average length of stay: 12 - 24 months
4. Number of staff: There will be 1 staff on shift during the day and 1 staff during the waking night shift. 60% of the staff take public transport/cycle to work while 40% drive.
5. Shift pattern: Support workers - Day shift, 08:00 - 20:00 and Waking Night Shift, 20:00 - 08:00. Manager - 9am - 5pm.
6. The building will have lockable bedrooms in compliance with the fire regulation, all the bedrooms, the office and exit doors to the properties use turn locks inside and key locks externally.

As part of our commitment to adhering to fire regulations and ensuring the safety of our residents, we have implemented specific locking mechanisms for various areas within the property. These locking mechanisms are designed to serve different purposes and are in compliance with fire safety regulations:

**a. Bedroom Locks:** The bedroom within the property is equipped with turn locks on the inside to ensure both privacy and efficient evacuation in case of emergency. The external bedroom door is fitted with key locks.

**b. Office Locks:** The office area (if applicable) within the property also features appropriate locking mechanisms. The lock is designed to secure sensitive documents, equipment, and ensure the privacy and security of administrative and staff areas.

**c. Exit Doors:** For the safety of all occupants, the exit doors leading to the exterior of the property are equipped with key locks on the external side and turn locks internally for quick and secure egress in case of an emergency. These locking arrangements have been carefully designed to balance privacy and security concerns with the need for fire safety and efficient evacuation procedures.

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7. Specialist fire or security alarms, buzzers on the doors:

In accordance with the regulations governing children's services, a comprehensive fire risk assessment has been conducted on the property. As a result of this assessment, several key safety measures have been implemented to ensure the well-being of the occupants:

**a. Fire Door Installation:** To enhance fire safety, all doors within the property will be replaced with certified fire doors. These fire doors are designed to withstand and contain fires for a specified duration, allowing occupants more time to evacuate safely in case of a fire emergency.

**b. Emergency Exit Lighting:** Fitted emergency exit lights have been strategically placed throughout the premises. These lights are designed to guide occupants to the nearest exits during low visibility conditions, such as in the event of a fire.

**c. Hard-Wired Smoke Alarms:** To provide early detection of smoke and potential fires, hard-wired smoke alarms have been installed in various areas of the property. These alarms are interconnected, ensuring that if one alarm is triggered, all alarms will activate simultaneously, alerting occupants to the presence of smoke or fire.

These fire safety enhancements will be implemented to align with regulatory requirements and prioritize the safety and well-being of all individuals residing in the property. Regular inspections and maintenance will be conducted to ensure that these safety measures remain effective and compliant with fire safety standards.

8. Other professional visitors to the site such as therapists, medical professionals, social workers, tutors visiting the site – the number and frequency for visitors: Social Workers visit is at least once a month for each young person.

As part of their responsibility, the young people will be supported to attend medical appointment, CAHMS, YOT meeting etc. There will be a Child in Care Review meeting conducted every six month for each child. The meeting will include an average of 3 professionals at one time. In light aforesaid, they envision to have at least one professional at a time with at least 2-3 visits a month from social workers.

As can be seen on the proposals, since there are literally no building works required as it is just a change of use. Basically Apex Pathway does not want any future planning breach and hence a full planning application for this change of use.

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Hence, Apex Pathway seeks Kirklees local authority's approval for their change of use from a vacant townhouse C3 use to form a residential institutional C2 use planning permission. You can check their website [www.apexpathway.co.uk](http://www.apexpathway.co.uk)



**TOGETHER we can make life BEAUTIFUL!!**

Yours Sincerely



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