Planning Application 2025/92313 - Oak Lodge, 44, Stubley Farm Road

Numbers of children, age range, and average length of stay
Care in Mind currently provide the service at a different address (Woodside, 33 Woodside Lane, Fixby, HD2 2HA). The property owner is wishing to sell the property therefore we are wishing to relocate our young people to the proposed location.
The service has been operating as a service for young people since 2018, the service has been approved and certified by Care Quality Commission 15/04/2024 1-266121444 and was rated as Good in all domains.
Information regarding the level of care – Care in Mind provide specialist mental health packages to young people aged 16-30 who live within a community setting. The address currently runs as a facility for up to 6 young people maximum, who are provided with 24/7 support. Average length of stay would be 12-24 months.

Information on number of staff and shift patterns -
There are always a minimum of 3 members of staff during the morning time, increasing to 4 during the afternoon/evening, reducing down to 2 waking night support workers at night, there will be 24/7 support provided over a rota basis. No residential staff/carers will live on site.

Details of existing and parking arrangements -
The property has a large driveway space, allowing use of up to 4 cars. Many of our team use public transport to commute to and from their workplace, and therefor we have no concerns around the level or requirement of parking. From viewing the property, there is a shared access to the parking with the neighbouring property. A discussion was held around this with the neighbour, who shared no concerns, the only requirement was to ensure adequate access to the drive way.

Would the building have lockable bedroom and office doors, specialist fire or security alarms, buzzers on the doors –
Our settings provide our young people with the least-restrictive practices and therefore locked doors are not permitted under Deprivation of Liberties legislation. As a provider, we do not require locked doors for our residents, however to provide our young people with privacy there are thumb-turn locks on their personal doors, this is accessible for safety concerns via a master key held by staff. There will be one office door which will have a yale lock to ensure confidential information is held securely. There will be a fire safety standard approved fire system fitted and inspected by an approved fire officer, along with an emergency lighting system. There will be door chimes on each external door which will alert the team when exit/entry is gained.

Other professional visitors to the site -
The property has a team of residential workers on site. The team is made up of Support Workers, Senior Support Workers, Deputy Manager and a Residential Manager. The support for the young people will be a combination of in their home, within the community setting to promote their independence and social inclusion through activities, education and vocational activities. The young people receive therapy from a Clinical Psychologist which is held within our Hub space in Birstall, Yorkshire. The young people may at times have meetings or visits with their allocated Social Worker, these visits can often be a walk around the local area or within the home. No other external professionals would visit the home. All meetings would be external to the property.