The Bridge Community Care Limited
Unit 1 Flemming Court
Castleford
WF10 5HW

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Cote Royd House conversion to 7No (Class C2) assisted living units

I am pleased to outline the overview of our proposal for the refurbishment of Cote Royd House.

Background on The Bridge Community Care Limited ("The Bridge")

The Bridge provides community-based, residential care supporting individual's unique needs around learning disabilities and autism (www.thebridgecare.com). We offer local environments and personalised support to help people with support needs to live happily and safely in their community. We were established with the goal of helping some of the most vulnerable people in society live in comfortable home based accommodation, near to their loved ones, with a high degree of specialist support available 24/7. We have achieved this with our nine existing homes in Yorkshire which accommodate 55 individuals to live independent lives in their local community. Our ambition is now to create a similar home in Huddersfield to meet growing local needs in the Kirklees area. We have seen the need for such specialist community support first hand at our neighboring home in Rastrick where we received local referrals from Kirklees commissioning. We have held several discussions with local commissioners about individuals from the area who are currently being supported many miles from home, that they would like to offer the opportunity to move back to the local area, as well as local children who will soon require adult services themselves in Kirklees and local individuals in unsuitable placements elsewhere. At present the support options do not exist to accommodate people locally. We are therefore motivated to create modern home environments for local people in Kirklees and the surrounding area.

Our proposal is to develop Cote Royd House into seven individual care apartments that can become a settled community home for up to seven individuals. We feel that the location is ideal to offer an integrated community home in a local setting with nearby amenities. We are also attracted to the possibility of being able to design the interior of each home, such that we are then able to offer a highly personal specification to the individuals we support, with ground and first floor, spacious apartments leading onto the mature enclosed garden that people can enjoy with close community access. Huddersfield and the surrounding area itself offers an attractive setting with a host of enjoyable and therapeutic activities on its doorstep.

Given the size of the existing layout of the home and grounds we would require minimal external work to create a home-based environment for each person which would be very much in keeping with the current setting and surroundings. The internal building also configures naturally into individual apartments for each person to live as independent a life as possible. Each apartment will operate under a residential care model

and are registered with CQC on that basis. This is due to the nature of support provided and the need for that level of registration as a result.

Community opportunities and integration

Staffing

The homes would employ between 30-50 full time people locally in a variety of different support and specialist roles. This will encompass day time shifts of 14 hours and night time shifts of 10 hours for 20-30 of the staff as well as management and ancillary roles 9-5. In addition we would expect to employ further staff in areas such as training, maintenance, landscaping and ongoing gardening services, cleaning services and local therapeutic services. We are a Real Living Wake employer so would also increase the average household incomes in those households anchored to the Net Minimum Wage at present, thus increasing living standards.

The number of staff on shift will vary depending on the needs of the person. The minimum levels of support are 1:1 for each person in the day so one support staff for each person meaning 7 in total for the initial development. We'd then also have management oversight adding another 3-5 people so 12 in total.

Staff receive comprehensive training that exceeds minimum standards. At the core of the home offering is an approach to positive behavioural support (PBS). We also offer training around other areas and will support with basic numeracy and literacy skills where required.

We would employ a local training team that includes experienced social care professionals to develop industry leading training and ongoing qualifications. Our in-house training includes BILD accredited training, Qualsafe accredited First Aid and Epilepsy Training and bespoke autism and positive behaviour support training. We strive for all of our staff to be experts in their field with ongoing professional development throughout.

Vehicles and visitors

There will be one dedicated service vehicle which will be a 5-7 seater car. The people we support will tend to travel individually to places based on their own specific needs. Some of the residents will have their own motability vehicle also. In total we expect there to be 2-3 of these which staff will use to access the community with the people we support. As people live in their own homes people can visit at agreed times during the day. This varies depending on individual preference but tends to be during daytime hours.

Most staff do not have their own vehicles so tend to travel to work using public transport. The home is close to many local dwellings where we would expect to extensively recruit from. This is based on experience across our other homes.

Community access

We would seek to access local community resources in the locality of the service. This will include as much as possible mainstream public services, transport and activities to offer real community integration. We will also use specialist services and day activities where this is a positive experience for the people we support. We would support local businesses and offer sustainable ongoing income from both the individuals we support and the colleagues who we employ.

We would expect our homes to be environmentally sustainable and progressive in their design. Overall our homes would have a positive economic and social impact on the area and be developed in an economically sustainable way. We look forward to making a positive difference to the local community in Huddersfield and the surrounding area.

Yours sincerely

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Dan Buchan
Chief Executive Officer
The Bridge Community Care Limited