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Job reference: 2026 enquiry 51
Address: 57 Adelphi Road, Marsh, Huddersfield, HD3 4BB
Date: 29-7-2026
Extra notes: Secured by design and safeguarding report for the change of Use from a dwelling (Use Class C3) to a children's residential home (Use Class C2)

1. Introduction

This secured by design and safeguarding report accompanies the revised planning application for the change of use of 57 Adelphi Road from a dwelling house (Use Class C3) to a children's residential home (Use Class C2).

The purpose of this document is to demonstrate that the revised proposal has been materially enhanced through

- additional physical security,
- operational safeguarding and
- management measures

that directly address the safeguarding concerns identified during the previous application and appeal.

The proposal remains for the accommodation of **one** child only within a professionally managed residential environment.

2. Operator Experience and Governance

Hanivilla is a newly established children's care provider created to deliver high-quality, child-centred residential care. Whilst Hanivilla is a new organisation, it benefits from the extensive experience, knowledge and professional governance of its parent company, Apex Pathway. (a separate letter from Apex Pathway accompanies this updated application to give weight and assurance to the change of use)

Throughout the establishment and operation of the home, Hanivilla will be supported by Apex Pathway's experienced management team, who will provide strategic oversight, operational guidance and professional mentoring to ensure that the highest standards of care, safeguarding and regulatory compliance are consistently achieved.

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This collaborative approach provides confidence that the home will operate in accordance with best practice, drawing upon established experience while developing its own reputation for delivering safe, compassionate and high-quality residential care.

The involvement of Apex Pathway provides an additional layer of

- governance,
- quality assurance and accountability,
- reinforcing the operator's commitment to safeguarding vulnerable children and
- maintaining the highest professional standards.

3. A Home, Not an Institution

A fundamental principle of the proposal is that the property will remain, both in appearance and operation, **a HOME rather than an INSTITUTION.**

Children who require residential care have often experienced significant disruption, trauma or instability in their lives. It is therefore important that they are provided with an environment that is familiar, welcoming and reflective of normal family life, rather than one that feels institutional or intimidating.

The property will retain its domestic appearance and character as a traditional family dwelling. There will be no institutional features, external alterations or physical characteristics that distinguish it from neighbouring homes.

This approach helps create a sense of

- security,
- belonging and normality,
- enabling the child to settle into a stable and nurturing environment.

Providing care within an ordinary residential setting also encourages social inclusion, allowing the child to experience everyday community life, develop positive relationships and build the confidence and life skills necessary for future independence.

The proposal therefore reflects the recognised principle that vulnerable children achieve better outcomes when they are cared for in a safe, supportive home environment that mirrors normal family living as closely as possible, whilst benefiting from professional care and safeguarding.

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4. Material Changes Since the Previous Application

The revised proposal introduces a significantly enhanced safeguarding strategy.

Previous Proposal	Revised Proposal
Standard management arrangements	Enhanced Secured by Design strategy
General security	Comprehensive physical security measures
Staffing arrangements	Minimum two trained staff on duty 24 hours a day
Standard residential doors/windows	PAS 24 certified security doors and windows
Limited CCTV	CCTV covering entrances, parking and external areas Only (not internal)
General safeguarding	Enhanced placement matching and locality risk assessments
Standard management	Formal Police, Ofsted and Local Authority liaison procedures

These measures provide a demonstrably higher level of protection for both residents and the surrounding community.

5. Secured by Design Measures

The property will incorporate the following security measures:

- PAS 24 certified entrance doors.
- PAS 24 certified windows.
- High security locking systems.
- External CCTV covering all access points.
- Video door entry system.
- Controlled visitor access.
- Monitored intruder alarm.
- External security lighting.
- Secure rear boundary fencing and gates.
- Clearly defined defensible space.
- Natural surveillance of entrances and parking areas.

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These measures significantly reduce opportunities for unauthorised access and improve the overall security of the premises.

6. Enhanced Safeguarding

The home will operate under an enhanced safeguarding framework.

Key commitments include:

- **One** child only.
- Minimum of **two** trained care staff on duty at all times.
- No lone working.
- Twenty-four hour supervision.
- **Individual** placement compatibility assessments.
- Locality risk assessment undertaken before every placement.
- Comprehensive care planning.
- Continuous safeguarding monitoring.

Children whose assessed risks indicate that alternative accommodation would be more appropriate will not be placed at this property.

7. Placement Criteria

The home will provide low intensity solo placements.

Placements will only be accepted where professional assessment confirms that:

- the property is suitable for the child's individual needs;
- the location presents no unacceptable safeguarding concerns for that child;
- risks can be safely managed.

The home will not routinely accept children requiring secured accommodation or placements where identified risks cannot be appropriately managed within this residential setting.

8. Staff Training

All staff will receive appropriate training including:

- Safeguarding.
- Child protection.
- De-escalation techniques.
- Conflict management.
- Missing from Home procedures.
- Child Criminal Exploitation awareness.
- County Lines awareness.

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- Trauma-informed care.
- Mental Health awareness.
- First Aid.
- Fire Safety.
- Refresher training will be undertaken regularly.

9. Community Safety

The operator is committed to maintaining positive relationships with neighbouring residents.

Measures include:

- Named Registered Manager.
- 24-hour emergency contact number.
- Prompt investigation of complaints.
- Liaison with West Yorkshire Police where appropriate.
- Partnership working with Kirklees Children's Services.
- Ongoing monitoring of operational performance.

10. Risk Assessment Summary

Risk	Mitigation
Unauthorised access	PAS 24 doors/windows, CCTV, alarm system
Anti-social behaviour	Two staff on duty, CCTV, staff training
Missing child	Individual care plans, supervision, safeguarding procedures
Crime	Secured by Design measures, Police liaison
Neighbour disturbance	One child only, managed staffing, controlled visitors

The residual risks are considered low and capable of being effectively managed through the proposed operational procedures.

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11. Planning Benefits

The proposal will:

- Provide a much-needed specialist residential placement.
- Re-use an existing dwelling.
- Preserve the residential appearance of the property.
- Generate no significant increase in traffic.
- Protect neighbouring amenity.
- Deliver enhanced safeguarding through professionally managed care.

Incorporate physical and operational security measures exceeding those normally expected within a residential dwelling.

12. Human and Social Benefit

At the heart of this proposal is a **single** vulnerable child who, through circumstances beyond their control, is unable to remain within the care of their family. Residential children's homes exist to provide safety, stability and professional support where families, despite their best efforts, are no longer able to meet the child's complex needs.

The proposed home is not an institution. It is an ordinary dwelling that will provide a secured, nurturing and family-oriented environment where one child can receive the care, guidance and stability necessary to rebuild confidence, develop life skills and progress towards a more independent future.

The objective is to provide a compassionate and structured environment in which the child can engage with education, healthcare and the wider community while receiving professional support tailored to their individual needs. By enabling vulnerable children to remain within a normal residential setting, rather than being isolated from the communities in which they live, the proposal promotes inclusion, dignity and positive long-term outcomes.

The planning system seeks to create sustainable and inclusive communities. This proposal contributes to that objective by providing an essential community service that supports one of the most vulnerable members of society whilst respecting the character of the neighbourhood and safeguarding the amenity of neighbouring residents.

The revised proposal demonstrates that appropriate safeguarding and security measures can coexist with compassion and high-quality care. It therefore delivers both an important social benefit and a responsible form of sustainable development.

13. Conclusion

The revised proposal represents a materially different scheme from that previously considered.

The introduction of enhanced Secured by Design measures, strengthened safeguarding procedures, increased staffing levels, improved physical security and robust management arrangements provides a substantially higher level of protection for future occupants.

When considered as a whole, these measures demonstrate that the proposal provides a safe, secure and professionally managed environment for a single child whilst preserving the character and amenity of the surrounding residential area.

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