Design & Access Statement for the change of Use of Eleanor Lodge

Background – Eleanor Lodge is utilised by NASS (Northamptonshire Adult Social Services), which is a Directorate of NCC. The property provides Short Breaks in one wing (5 bedrooms) and also, short term residential Transition/Reablement support in the other four wings (13 bedrooms) for adults with a learning disability. (C2)

In July 2010 (N/2010/0625) planning permission was granted to change part use of Eleanor Lodge to office use (B1).

Over the years, Northampton Adult Social Care have increased the options available to people with learning disabilities to receive their short breaks in other ways, such as taking a personal budget to purchase their own break, Shared Lives Scheme, where people take a break with a Family as well as retaining some Short Term Residential Care beds in both Northampton at Eleanor Lodge and at fully adapted location in Corby. This way, breaks can be tailored to meet individual needs.

In January 2017, the allocated short break beds at Eleanor Lodge were reduced from 8 to 5 due to low take up.

As part of Northamptonshire’s Sustainability & Transformation Plan (STP) for Health & Social Care system 2016-2021. The Transforming Care for people with a learning disability states;

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- Ordinary living as the default position and the aspiration for individuals stepping out of secure hospital arrangements
- Outcomes based contracts with selected provider/s
- A more varied and responsive range of skilled bed based provision including short term step up and step down provision
- An increase in supported housing models
- Flexible respite options and new contracted arrangements to support informal carers
- An increase in the numbers of people benefitting from the use of Personal Budgets

Staffing – With the proposed change of use, the NASS staff team will move from delivering Residential Care support to individualised packages of support.

Transport & car parking – There are no proposed changes as part of this change of use to transport or car parking.

Change of use application – It is proposed to change the use of Eleanor Lodge from (C2) Residential Use, to 5 x C3(b) Supported Living accommodation.

25A Camborne Close – 3 bedded house (highlighted in blue)
25B Camborne Close – 3 bedded ground floor flat (highlighted in yellow)
25C Camborne Close – 4 bedded first floor flat (highlighted in orange)
25D Camborne Close – 3 bedded house (highlighted in green)
25E Camborne Close – 5 bedded ground floor flat (highlighted in red)
Eleanor Lodge, 25 Camborne Close – Will retain the existing (B1) offices for the existing NASS staff support as well as utilise the remaining communal space for residents meetings, activities & training support. (D1) (highlighted in black stripes)

**Statement of Use** – The layout of the 2 adjoining houses and 3 wings (18 beds in total) will remain the same with just minor alterations. The internal alterations will ensure that each accommodation has its own front door, living accommodation, postal address and adults with a learning disability will take up their own individual tenancies and will be assessed for council tax, housing benefits & Individual support to live as independently as possible.

This change of use is in line with the Working Age Adults Strategy that has been written by Northamptonshire County Council. There is an increasing need for additional support in the County for Working Age Adults. The current reablement placements within NASS are always in high demand and have low vacancy rates.

This change of use proposal complies with The *Northamptonshire Joint Core Strategy 2011-2031*

**Policy 7 – Community Services & Facilities pg.60**

Development should support and enhance community services and facilities, where appropriate by:

a) Providing on site where necessary or contributing towards accessible, new or enhanced community services and facilities to meet the needs arising from the development utilising, where possible, opportunities for the co-location of facilities or the use of existing suitable sites;

b) Safeguarding existing facilities…

c) Or that the facility is being relocated and improved to meet the needs of the new and existing community;

c) Ensure adaptable, diverse and flexible places by:

i. Creating varied and distinctive neighbourhoods which provide for local needs through a mix of uses, unit sizes and tenures;

**POLICY 30 – HOUSING MIX AND TENURE pg 144**

Housing development should provide a mix of dwelling sizes and tenures to cater for current and forecast accommodation needs and to assist in the creation of sustainable mixed and inclusive communities.

Eleanor Lodge, 25 Camborne Close – Will remain as a site reception & offices (B1) for the Supported Living & Shared Lives care and support staff who will provide individualised packages of support for younger adults with learning disabilities, enabling people to live in their own homes as independently as possible without the need to live within residential care.

The conference room and large lounge area will offer communal facilities for both the tenants and their support staff where care & support meetings, training & tenants meetings or organised activity can take place. (D1)

**External space** – No change. The communal use grounds and boundary will retain maintenance through a service contract.

**Waste management** – The existing communal use three 1100 bins for general household waste will be changed to two recycle bins and just one general household bin.

All utilities and service charges will be included in rental costs.