

14th April 2026

Response to LPA's questions below:

1. HMO Use (Class C4)

The property was purchased on 6 March 2020 with an existing HMO license already in place, which was subsequently transferred into applicant's ownership.

At the time of purchase, the property was in poor condition and underwent a full internal refurbishment. Due to COVID-19 restrictions and lockdowns, these works took several months to complete.

Following refurbishment and the cessation of the supported living use (outlined below), the property was brought back into use as a HMO and has operated as such up until the present time.

A renewed HMO license was granted on 18 October 2023, which remains valid for a period of 5 years.

2. Supported Living Use (Class C3(b))

Shortly after completion of the purchase, an application was made for a Lawful Development Certificate to use the property as supported living accommodation (Use Class C3(b)), which was granted on 13 July 2020.

The property was subsequently brought into use as supported living accommodation between approximately May 2021 and July 2021.

However, due to viability issues, primarily relating to insufficient local authority funding to support the required level of care and staffing, the use was not sustainable and was discontinued.

3. Current Use

Following the cessation of the supported living use, the property reverted to and has since continued operating as a HMO (Class C4) for up to 6 people.

The property will be fully vacant by the end of this week.

4. Age of Children (Proposed Use)

The proposed children's home would accommodate young people typically aged between 8 and 17 years old.

5. Operator Details / Regulatory Compliance

The intention is to lease the property to an experienced children's care provider operating within the required regulatory framework.

The selected provider will be registered with Ofsted and will be required to comply with all relevant statutory regulations, including:

- Children's Homes (England) Regulations 2015
- Quality Standards for Children's Homes

Ofsted registration is mandatory prior to operation, and providers must demonstrate ongoing compliance to maintain registration.

6. Inspections / Monitoring

Registered children's homes are subject to regular inspection and monitoring by Ofsted.

Typically:

- Full inspections are carried out at least once per year (and more frequently where required)
- Additional monitoring and compliance visits may also take place

Operators must maintain continuous compliance with safeguarding, staffing, and operational standards.

7. Nature and Scale of Proposed Use

The proposed use represents a reduction in intensity compared to the existing lawful use.

The property has most recently operated as a 6-bedroom HMO, whereas the proposed children's home would accommodate a maximum of 4 children.

The property would be professionally managed by a regulated care provider, with appropriate staffing arrangements, including 24-hour supervision where required, ensuring a well-managed and controlled residential environment.

Please let me know if any further clarification is required.