

THE OLD RECTORY BED AND BREAKFAST LTD

Planning Supporting Statement & Operational Management Pack

Application Summary

Application Summary	
The Old Rectory	Change of use from Class C1 to Class C2
21 Havelock Terrace	Change of use from Class C3 to Class C2
Proposal	Professionally managed supported living accommodation
Resident Group	Supported accommodation for vulnerable adult males
Staffing	Lead Manager, three support staff, and up to three security officers on a rota basis where required
Operational Focus	Safeguarding, stabilisation, rehabilitation, structured support, progression, and community reintegration

"The objective is to create a structured pathway from instability toward sustainable independent living within a safe, professionally managed environment."

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Planning and Operational Statement

1. Application Details and Development Purpose

This document has been prepared in support of the proposed supported living accommodation applications relating to The Old Rectory and 21 Havelock Terrace within South Tyneside.

The applications seek to establish professionally managed supported living accommodation for vulnerable adult males requiring structure, welfare support, supervision, and assistance to stabilise their circumstances and progress toward greater independence.

The Old Rectory is proposed to change from Class C1 to Class C2. 21 Havelock Terrace is proposed to change from Class C3 to Class C2.

The development purpose is not simply to provide accommodation. It is to create a managed pathway that combines safe housing, safeguarding, routine, resident accountability, personal support, and long-term reintegration into the community.

2. Accommodation Layout and Facilities

The accommodation has been designed to provide a stable and supportive living environment which balances privacy, supervision, communal engagement, and access to outdoor space.

- Shared communal lounge areas for structured engagement and informal resident interaction
- A large shared conservatory suitable for quiet use and supervised social space
- Shared kitchen facilities and kitchenette provision to encourage daily living skills
- Outdoor patio seating areas, together with front, side, and rear garden spaces
- Opportunities for residents to participate in light gardening, planting, and positive use of outside areas
- Cycle storage provision and designated refuse storage arrangements

The layout and facilities are intended to support residents in developing ordinary daily routines within a managed environment, while maintaining suitable oversight and clear operational boundaries.

3. Location and Accessibility

The properties are located within a sustainable urban setting with good access to transport, healthcare, retail, and wider community facilities.

- Access to the South Tyneside Metro system
- Local bus services and pedestrian links
- Nearby healthcare provision, including Palmers Community Hospital
- Nearby shops, town centre services, and everyday amenities
- Access to employment, education, welfare, and community services without reliance upon private vehicle use

This accessibility is an important part of the support model. Residents can be encouraged to attend appointments, engage with services, travel independently, and build confidence in ordinary community settings.

4. Support Model

The support model is structured around stabilisation, personal responsibility, welfare oversight, and gradual independence. Residents will not be left to manage unsupported; they will be guided through a planned process of *engagement and progression*.

- Welfare monitoring and regular contact with support staff
- Daily living guidance, including routine, cleanliness, appointments, and personal organisation
- Support to access healthcare, benefits, education, training, and employment opportunities
- Behavioural guidance and encouragement of responsible occupation
- Community integration support and positive use of local services
- Personal development planning to help residents identify realistic goals

The intention is to create a firm but supportive environment where residents understand expectations, receive appropriate help, and are encouraged to take increasing responsibility for their own lives.

Staffing and Safeguarding

5. Staffing and Supervision

The staffing structure has been strengthened to demonstrate robust supervision, resident support, safeguarding, and operational resilience.

- A Lead Manager responsible for operational oversight, safeguarding coordination, compliance, resident welfare, and liaison with relevant agencies
- Three support staff members during core daytime operational hours to assist with welfare monitoring, routines, appointments, engagement, and resident progression
- Up to three security officers operating on a rota basis where required, including evening and overnight periods, to provide site reassurance, rapid response, and additional supervision

The staffing model provides a clear management presence and ensures that resident behaviour, welfare, safeguarding, and community impact can be monitored and managed proactively.

6. Progression and Move-On Accommodation

Residents will initially enter the supported accommodation at The Old Rectory where they will receive structured support aimed at stabilising their circumstances and helping them begin to move forward in a safe and professionally supervised environment.

During this initial stage, residents will receive ongoing welfare support, behavioural guidance, daily living assistance, and structured engagement intended to promote stability, wellbeing, responsibility, and personal development.

- *Healthcare engagement*
- Benefits and financial management
- Appointment attendance
- Daily routine development
- Behavioural support
- *Education and employment opportunities*
- Wider community integration

As residents demonstrate increased stability, responsibility, and readiness for greater independence, they may progress toward lower-support accommodation such as 21 Havelock Terrace while continuing to receive ongoing welfare oversight and structured support visits.

This stepped accommodation pathway is intended to provide realistic progression opportunities while reducing the risks associated with unmanaged or unsupported transitions back into independent living.

7. Operational Management

The accommodation will operate under structured management procedures designed to maintain safety, stability, cleanliness, resident accountability, and good order.

- Resident induction and clear house rules
- Regular welfare checks and resident monitoring
- Incident reporting and escalation procedures
- Staff supervision and daily handover arrangements
- Health and safety checks, fire safety monitoring, and maintenance reporting
- Waste management, cleaning routines, and property inspection procedures
- Security response arrangements and out-of-hours oversight where required

The management approach is intended to ensure that concerns are identified early, responded to proportionately, and documented appropriately.

8. Good Neighbour Policy

The good neighbour policy is intended to protect residential amenity, promote positive community relations, and provide reassurance that the accommodation will be professionally managed.

- Residents will be expected to follow clear behavioural standards
- Noise, visitors, waste, smoking, antisocial behaviour, and respect for neighbours will be covered within house rules
- Management will respond promptly and professionally to concerns
- Security and support staff will assist in maintaining good order and resident accountability
- Residents will be encouraged to understand their responsibilities as members of the wider community

The aim is to ensure that the accommodation operates quietly, respectfully, and responsibly within its setting.

Community and Transition

9. Community Impact and Planning Considerations

The proposals are intended to provide a positive social planning outcome by meeting a real accommodation and support need within a structured and professionally managed model.

The operational arrangements, staffing levels, safeguarding procedures, security provision, and progression pathway are designed to minimise unmanaged risk while supporting rehabilitation and community stability.

The proposal should be understood as a managed supported living use rather than an unmanaged shared accommodation model. The presence of staff, structured oversight, resident expectations, and support planning are central to the operation.

10. Rehabilitation and Transition Model

The rehabilitation and transition model is based on the principle that vulnerable residents often require more than a room. They require structure, guidance, routine, safeguarding, and a realistic pathway toward independence.

Residents will be supported to move from instability toward improved daily living, better engagement with services, stronger personal responsibility, and gradual reintegration into ordinary community life.

This model recognises that successful transition requires staged support rather than abrupt movement from crisis accommodation to independent living.

11. Compatibility with the Building and Residential Character

The proposed use is considered compatible with the character of the building and the surrounding residential context because the properties will remain residential in appearance and will be managed under a clear operational framework.

The Old Rectory has the scale, internal space, communal areas, and external amenity areas to support a supervised accommodation model. The approach makes use of the building in a way that retains its residential character while providing a managed social purpose.

The operation will be controlled through staffing, house rules, security arrangements, maintenance, and good neighbour procedures.

12. Applicant Vision Statement

The applicant vision is to create a professionally managed supported living environment that provides safety, stability, structure, and meaningful progression opportunities for vulnerable individuals.

The Old Rectory is intended to act as the main stabilisation and support setting, while 21 Havelock Terrace is referenced as part of a wider move-on pathway for residents who demonstrate readiness for greater independence.

The long-term objective is to support residents toward improved wellbeing, increased independence, and sustainable reintegration into the wider community, while operating responsibly and respectfully within South Tyneside.

Appendices

Operational plans, pathway diagrams, and layout overview

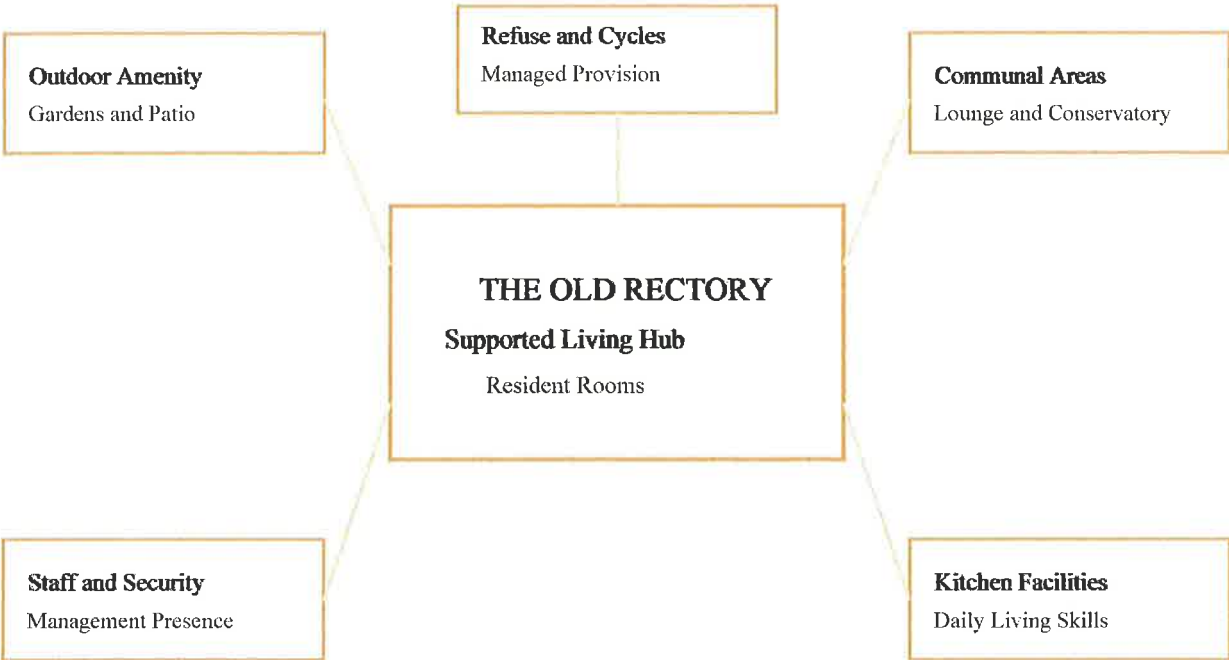
Appendix A - Operational Management Plan

The following plan summarises how the supported living accommodation will be operated day to day.

Area	Operational Approach
Management oversight	Lead Manager responsible for operational standards, safeguarding coordination, staff supervision, resident welfare, and agency liaison.
Support staffing	Three daytime support staff providing resident welfare monitoring, daily routines, appointment support, and progression planning.
Security	Up to three security officers on a rota basis where required, including evening and overnight periods, to support site safety and rapid response.
Resident induction	Residents receive house rules, behavioural expectations, safeguarding information, support arrangements, and emergency contact procedures.
Incidents	Incidents are recorded, escalated where necessary, and reviewed by management to identify actions and reduce recurrence.
Property standards	Regular inspections, cleaning routines, maintenance reporting, refuse management, and health and safety checks.

Appendix C - Operational Layout Overview

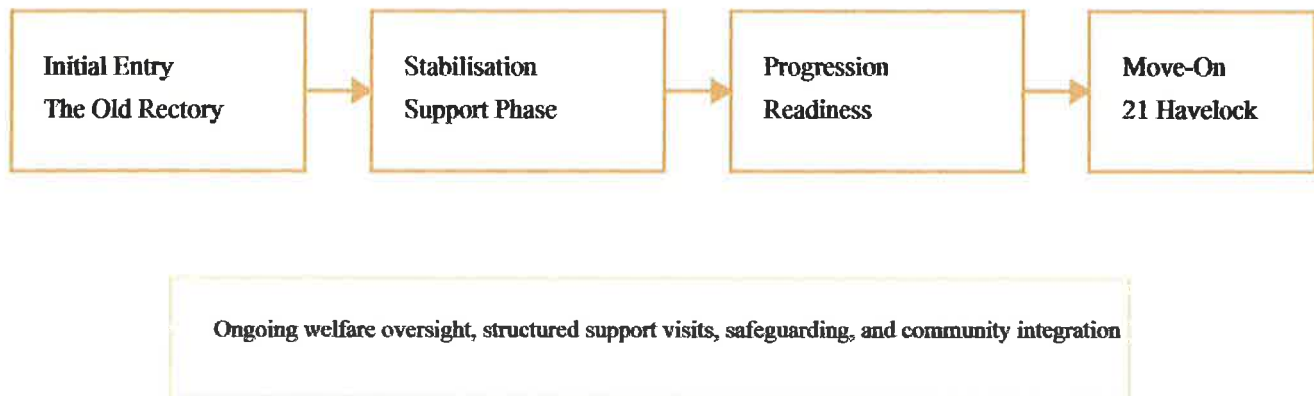
The diagram below provides a high-level operational overview of how the accommodation, facilities, staffing, and support functions connect.



This layout overview is indicative and operational in nature. Detailed plans and room layouts are addressed separately through the relevant planning drawings and technical submissions.

Appendix B - Residential Pathway Diagram

The diagram below illustrates the intended resident journey from entry and stabilisation toward progression and move-on accommodation.



Residents do not simply move from one address to another. Progression is based on observed stability, engagement, behaviour, readiness, and the continuing need for support.