
PLANNING STATEMENT

In support of

**CONTINUED USE OF
KELLEY HOUSE AS A
PROBATION HOSTEL**

**18-20 ROYAL COLLEGE
STREET, LONDON, NW1**

On behalf of

LONDON PROBATION

CgMs Ref: CH/11368

MARCH 2010

CONTENTS	PAGE(S)
1.0 INTRODUCTION	3
2.0 PLANNING HISTORY	4
3.0 THE PROPOSED USE	6
4.0 THE PROPOSED ALTERATIONS	7
5.0 PLANNING POLICY.....	9
6.0 SUITABILITY OF KELLY HOUSE AS A PROBATION HOSTEL.....	11
7.0 CONCLUSION	12

APPENDICES

- Appendix 1 - Application form for Planning Permission and Listed Building Consent
- Appendix 2 - Planning permissions for hostel use 1990
- Appendix 3 - The Griffins Society - Extract from website
- Appendix 4 - Equinox Care - Extract from website
- Appendix 5 - Operation of Approved Premises in London
- Appendix 6 - Land Use Plan

1.0 INTRODUCTION

- 1.1 Kelley House is a four storey mid terrace (listed) property in Camden Town. It is currently vacant, but from the early 1990's to last year was used (with the benefit of planning permission) as a hostel for women offenders; indeed it is still fully furnished as such.
- 1.2 London Probation (LP) wish to restart use of the property as a hostel (Approved Premises), but for men only. They also wish to make some internal alterations to the property to improve its functioning as a hostel. As a consequence the number of bed spaces will decline from 18 to 17.
- 1.3 Whilst the property has been used as a hostel for nearly twenty years (without we understand complaint from neighbours), the planning status is not clear cut, and consequently my client has taken the decision to apply afresh for hostel use. The application form is contained in appendix 1.
- 1.4 Although the property is grade II listed, an analysis of its historical and architectural merit shows that there is very little remaining of value internally, save for parts of the staircases. Its special interest lies in its external fabric and the floor plan, which has survived largely intact. In order to upgrade the building to meet current Approval Premises Standards, minor alterations are required necessitating an application for listed building consent. This is combined with the application form for planning permission.

2.0 PLANNING HISTORY

2.1 In 1990 two planning permissions were granted; one for 'change of use from buildings in residential multiple occupation to a hostel' (PL/8903675) and another for 'change of use from buildings in residential multiple occupation to a bail hostel' (PL/8903674). Both were submitted and approved at the same time and both were subject to a single condition which states:

"This permission shall be personal to The Griffin Society during their occupation and shall not ensure for the benefit of the land. On their vacating the premises the use shall revert to the lawful use for house in multiple residential occupation".

2.2 It is not clear why two applications were made, the only difference being in the description of development, one including the term 'bail' hostel, the other simply 'hostel'. Appendix 2 contains the decision notices. The use was implemented shortly thereafter.

2.3 The Griffins Society is a charity run by volunteers who previously operated 'half-way house' hostels (and undertook other functions) for women (only) leaving Holloway Prison and secure psychiatric hospitals and who are in the process of reintroducing themselves back into mainstream society. They are funded by the Prison Service/Probation Service. Their web site describes themselves as: *'The Griffins Society researches and promotes effective practice in working with women who are in prison or subject to criminal justice interventions in the community'*. Appendix 3 contains extracts from their web site.

2.4 By 1995 the Society decided that the management of hostels had become a task that required increasingly high standards of specialist professional expertise that a small charity could not meet. In 1996 operation of the hostel transferred to another provider - Equinox Care. We could find no record of any communication with Camden Council regarding the planning implications of this change of operator. The Equinox web site says that they merged with the Griffins Society in 1996.

- 2.5 Equinox Care, like the Griffin Society, are a voluntary agency. However unlike the Griffin Society they are accountable to London Probation for local management and for compliance with London Probation strategies for reducing offending and protecting the public. Equinox Care were subject to a contractual arrangement with London Probation to provide places for woman offenders assessed as suitable for such a placement by London Probation staff. In effect they managed Kelley House as a proxy for London Probation. The hostel was used to provide accommodation for women offenders on bail, probation and post-custody licence in much the same way as the Griffin Society operated the hostel. Further details about Equinox are set out in appendix 4.
- 2.6 The title of the property is shortly to pass to London Probation from Equinox Care.
- 2.7 Whilst the 1990 permissions are personal to The Griffin Society, Equinox Care operated from the premises in excess of ten years without any enforcement by the Council. The premises have been vacant for less than a year but have not reverted back to this previous use as a house in multiple occupation (HMO - sui generis). As a consequence there are, it seems to us, a number of possible alternatives as to the current authorised use of Kelley House. However in our view, as the premises could be reoccupied by the Griffin Society, the hostel use has not been lost; and the fact remains that Kelley House has been used as a probation/bail hostel for over twenty years without complaint.

3.0 THE PROPOSED USE

- 3.1 Kelley House is one of only thirteen hostels (known as Approved Premises) in London run by, or for, London Probation. These hostels are a precious resource as the ability to obtain new premises is severely limited. LP need to run them as efficiently as possible.
- 3.2 It is now proposed to use Kelley House as a hostel for men only offenders, rather than women only. In all other respects the hostel will operate just as it did under Equinox Care. The potential level of offenders will remain the same. Hostel Approved Premises accommodation provide the best form of supervision for offenders compared with other forms of housing. The proposal will support ten new jobs.
- 3.3 Appendix 5 sets out details of how Approved Premises are operated, which we would ask you to read in detail.
- 3.4 We will shortly be carrying out a public consultation exercise.

4.0 THE PROPOSED ALTERATIONS

4.1 The proposal includes internal alterations on all floors to raise the standard of accommodation to comply with the Ministry of Justice's Design Guide for Approved Premises without compromising the building's listed status. London Probation have taken advice from ourselves as to what is likely to be acceptable to the Council. In detail they include:

- Complete rewiring;
- New security system;
- New en-suites within each room;
- Insertion of two entry points between No.18 and 20 (ground and 2nd floor);
- Insertion of corridor in No.18 at first floor level;
- Insertion of stud partitions within rear ground floor extension in No.18 and lower ground back room of No.20;
- Widening of existing doorway in No. 20 at ground floor to create through room (dining)
- Reallocation of some room functions; and
- General internal refurbishment.

4.2 It has not been possible to fully comply with the Design Guide Standards because of the listed nature of the property. However the resulting layout and facilities are much improved over the current arrangements and satisfy London Probation's requirements. The level of alteration would be far greater if the property was to revert back to its previous use a HMO

4.3 Full details of the alterations and their impact on the fabric of the building are set out in section 5 of the separately bound Heritage Statement.

5.0 PLANNING POLICY

5.1 The Replacement Unitary Development Plan (UDP) which was adopted in 2006 and is the current local development plan, supports the provision of new hostels and retention of existing hostels. Policy H9 states:

"A - New Hostels

The Council will grant planning permission for new hostel accommodation or for the expansion of existing hostel facilities provided:

- a) there is no loss of residential floorspace within Use Class C3,*
- b) there is no net loss of a use in the Central London Area that supports the residential community; and*
- c) harm is not caused to the surrounding area.*

B - Loss of Hostels

The Council will not grant planning permission for proposals for the loss, without adequate replacement, of hostel accommodation."

5.2 Supporting paragraph 2.67 states that when considering proposals for hostels, the Council will take into account the potential impact on the surrounding area, in terms of residential amenity, character, the environment, transport conditions and any concentration of existing hostels. We examine these points later.

5.3 Policy DP8 of the emerging LDF Development Policies (Submission Version) states that:

"The Council will support development of accommodation for homeless people and vulnerable people provided that the development:

- a) will be suitable for the intended occupiers in terms of the standard of facilities, the level of independence, and the provision of support and/or care;*
- b) will be accessible to public transport, workplaces, shops, services, community facilities and social networks appropriate to the needs of the intended occupiers; and*
- c) contributes to creating a mixed and inclusive community.*

The Council will particularly support development of pathway accommodation for vulnerable people that provides support tailored to an individual's needs and their progress towards independence."

- 5.4 Supporting paragraphs 8.4 and 8.8 confirm that this policy is applicable to hostel accommodation for ex-offenders.

6.0 SUITABILITY OF KELLEY HOUSE AS A PROBATION HOSTEL

6.1 Having regard to development plan policies we are of the view that Kelley House is suitable for continued use as a Probation Hostel for the following main reasons:

- (i) It has been in use as a probation hostel for over twenty years and is therefore assimilated into the local community;
- (ii) It has/had planning permission for use as a probation hostel since 1990, and therefore there is no loss of permanent residential accommodation;
- (iii) Physically the building meets most of the Design Guide's requirements, indeed, unless a building has been purpose built as a hostel, few existing hostels meet all the Design Guide's requirements.
- (iv) It is appropriately sited being in a mixed residential/commercial environment, with good access to public transport and community facilities. There are no sensitive uses nearby and no concentration of hostels. Local land uses are demonstrated in the plan contained in appendix 6.

6.2 The hostel will be operated by London Probation in contrast to the previous charitable operators - Griffin/Equinox. It will therefore be better funded and managed.

7.0 CONCLUSION

- 7.1 There is a need to retain and indeed expand the provision of probation hostels in London. The application premises have worked well as a hostel for some twenty years and are suitably located with regard to neighbouring uses and community facilities. The internal alterations do not harm the special interest of the listed building. The proposal will bring a vacant building back into an appropriate use to the benefit of the wider community, and in accordance with development plan policies.

Appendix 1

**Application form for Planning Permission and
Listed Building Consent**

**Application for Planning Permission and listed building consent for alterations,
 extension or demolition of a listed building.
 Town and Country Planning Act 1990
 Planning (Listed Buildings and Conservation Areas) Act 1990**

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Has the development or work(s) already started? Yes No

If Yes, please state the date when the development or work(s) were started (DD/MM/YYYY):

(date must be pre-application submission)

Have the development or work(s) been completed? Yes No

If Yes, please state the date when the development or work(s) were completed (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: 18-20 House suffix:

House name: KELLY HOUSE

Address 1: ROYAL COLLEGE STREET

Address 2:

Address 3:

Town: LONDON

County:

Postcode (optional): NW1

Description of location or a grid reference.
(Must be completed if postcode is not known):

Easting: Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions of rights of way? Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

If Yes, please provide details:

SEE REPORT BY DRIVERS JONAS DELOITTE

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

If Yes, please provide details:

SEE REPORT BY DRIVERS JONAS DELOITTE

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? Yes No

If Yes, please provide details:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? Yes No

If Yes, please provide details:

10. Demolition

Does the proposal include the partial or total demolition of a listed building? Yes No

If Yes, which of the following does the proposal involve?

- a) Total demolition of the listed building: Yes No
- b) Demolition of a building within the curtilage of the listed building: Yes No
- c) Demolition of a part of the listed building: Yes No

If the answer to c) is Yes:

i) What is the total volume of the listed building?(cubic metres)	
ii) What is the volume of the part to be demolished?(cubic metres)	
iii) What was the (approximate) date of the erection of the part to be removed? (MM/YYYY) (Date must be pre-application submission)	

Please provide a brief description of the building or part of the building you are proposing to demolish:

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

12. Listed Building Grading

Please state the grading (if known) of the building in the list of Buildings of Special Architectural or Historic Interest? (Note: only one box must be ticked)

- Grade I Ecclesiastical Grade I
- Grade II Ecclesiastical Grade II
- Grade II* Ecclesiastical Grade II*
- Don't know

11. Listed Building Alterations

Do the proposed works include alterations to a listed building? Yes No

If Yes, do the proposed works include: (you must answer each of the questions)

- a) Works to the interior of the building? Yes No
- b) Works to the exterior of the building? Yes No
- c) Works to any structure or object fixed to the property (or buildings within its curtilage Internally or externally)? Yes No
- d) Stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? Yes No

If the answer to any of these questions is Yes, please provide plans, drawings, photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support and state references for the plan(s)/drawing(s):

SEE APPLICATION DRAWINGS

14. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

13. Immunity From Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- Yes No Don't know

If Yes, please provide the result of the application:

15. Materials

Please provide a description of existing and proposed materials and finishes to be used in the building (demolition excluded):

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Internal walls			<input type="checkbox"/>	<input type="checkbox"/>
Roof covering			<input type="checkbox"/>	<input type="checkbox"/>
Chimney	SEE APPLICATION		<input type="checkbox"/>	<input type="checkbox"/>
Windows	DRAWINGS		<input type="checkbox"/>	<input type="checkbox"/>
External doors			<input type="checkbox"/>	<input type="checkbox"/>
Ceilings			<input type="checkbox"/>	<input type="checkbox"/>
Internal walls			<input type="checkbox"/>	<input type="checkbox"/>
Floors			<input type="checkbox"/>	<input type="checkbox"/>
Internal doors			<input type="checkbox"/>	<input type="checkbox"/>
Rainwater goods			<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)			<input type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard standing			<input type="checkbox"/>	<input type="checkbox"/>
Lighting			<input type="checkbox"/>	<input type="checkbox"/>
Others (add description)			<input type="checkbox"/>	<input type="checkbox"/>

Are you supplying additional information on submitted drawings or plans? Yes No

If Yes, please state plan(s)/drawing(s) references:

16. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer Cess pit
 Septic tank Other
 Package treatment plant

Are you proposing to connect to the existing drainage system? Yes No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

AS EXISTING

17. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes No

Will the proposal increase the flood risk elsewhere?

Yes No

How will surface water be disposed of?

- Sustainable drainage system Existing watercourse
 Soakaway Pond/lake
 Main sewer

18. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

19. Existing Use

Please describe the current use of the site:

VACANT

Is the site currently vacant?

Yes No

If Yes, please describe the last use of the site:

HOSTEL (SUI GENERIS)

When did this use end (if known)?
(DD/MM/YYYY)

2009

(date where known may be approximate)

Does the proposal involve any of the following:

- Land which is known to be contaminated? Yes No
Land where contamination is suspected for all or part of the site? Yes No
A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

20. Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

21. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

Yes No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

22. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? Yes No
 If yes, please complete details of the changes in the tables below:

Proposed Housing							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input checked="" type="checkbox"/>	17					17
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
Totals (a+b+c+d+e+f+g) =							17

Social Rented							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
Totals (a+b+c+d+e+f+g) =							B

Intermediate							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
Totals (a+b+c+d+e+f+g) =							C

Key worker							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
Totals (a+b+c+d+e+f+g) =							D

Existing Housing							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input checked="" type="checkbox"/>	18					18
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
Totals (a+b+c+d+e+f+g) =							18

Social Rented							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
Totals (a+b+c+d+e+f+g) =							F

Intermediate							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
Totals (a+b+c+d+e+f+g) =							G

Key worker							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
Totals (a+b+c+d+e+f+g) =							H

Total proposed residential units (A+B+C+D) = 17

Total existing residential units (E+F+G+H) = 18

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): - 1

23. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	<input type="checkbox"/>				
Shops	<input type="checkbox"/>				
Net tradable area:	<input type="checkbox"/>				
A2	<input type="checkbox"/>				
Financial and professional services	<input type="checkbox"/>				
A3	<input type="checkbox"/>				
Restaurants and cafes	<input type="checkbox"/>				
A4	<input type="checkbox"/>				
Drinking establishments	<input type="checkbox"/>				
A5	<input type="checkbox"/>				
Hot food takeaways	<input type="checkbox"/>				
B1 (a)	<input type="checkbox"/>				
Office (other than A2)	<input type="checkbox"/>				
B1 (b)	<input type="checkbox"/>				
Research and development	<input type="checkbox"/>				
B1 (c)	<input type="checkbox"/>				
Light industrial	<input type="checkbox"/>				
B2	<input type="checkbox"/>				
General industrial	<input type="checkbox"/>				
B8	<input type="checkbox"/>				
Storage or distribution	<input type="checkbox"/>				
C1	<input type="checkbox"/>				
Hotels and halls of residence	<input type="checkbox"/>				
C2	<input type="checkbox"/>				
Residential institutions	<input type="checkbox"/>				
D1	<input type="checkbox"/>				
Non-residential institutions	<input type="checkbox"/>				
D2	<input type="checkbox"/>				
Assembly and leisure	<input type="checkbox"/>				
OTHER	<input type="checkbox"/>				
Please specify	<input type="checkbox"/>				
	<input type="checkbox"/>				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	<input type="checkbox"/>			
C2	Residential Institutions	<input type="checkbox"/>			
Other	Hostels	<input checked="" type="checkbox"/>	17	18	-1

24. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees	-	-	-	
Proposed employees			10	

25. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
	24 HOURS	- SEVEN DAYS A WEEK		

26. Site Area

Please state the site area in hectares (ha)

27. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? Yes No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput put in tonnes (or litres if liquid waste)
Inert landfill	<input type="checkbox"/>		
Non-hazardous landfill	<input type="checkbox"/>		
Hazardous landfill	<input type="checkbox"/>		
Energy from waste incineration	<input type="checkbox"/>		
Other incineration	<input type="checkbox"/>		
Landfill gas generation plant	<input type="checkbox"/>		
Pyrolysis/gasification	<input type="checkbox"/>		
Metal recycling site	<input type="checkbox"/>		
Transfer stations	<input type="checkbox"/>		
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		
Household civic amenity sites	<input type="checkbox"/>		
Open windrow composting	<input type="checkbox"/>		
In-vessel composting	<input type="checkbox"/>		
Anaerobic digestion	<input type="checkbox"/>		
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		
Sewage treatment works	<input type="checkbox"/>		
Other treatment	<input type="checkbox"/>		
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		
Storage of waste	<input type="checkbox"/>		
Other waste management	<input type="checkbox"/>		
Other developments	<input type="checkbox"/>		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

28. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? Yes No Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes) <input type="text"/>	Ethylene oxide (tonnes) <input type="text"/>	Phosgene (tonnes) <input type="text"/>
Ammonia (tonnes) <input type="text"/>	Hydrogen cyanide (tonnes) <input type="text"/>	Sulphur dioxide (tonnes) <input type="text"/>
Bromine (tonnes) <input type="text"/>	Liquid oxygen (tonnes) <input type="text"/>	Flour (tonnes) <input type="text"/>
Chlorine (tonnes) <input type="text"/>	Liquid petroleum gas (tonnes) <input type="text"/>	Refined white sugar (tonnes) <input type="text"/>
Other: <input type="text"/>	Other: <input type="text"/>	
Amount (tonnes): <input type="text"/>	Amount (tonnes): <input type="text"/>	

2a Certificates

C e certificate A, B, C, or D must be completed, together with the Agricultural Holdings Certificate with this application form
CERTIFICATE OF OWNERSHIP - CERTIFICATE A
 Certificate under Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 &
 Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Signed - Applicant: _____ Or signed - Agent: _____ Date (DD/MM/YYYY): _____

CERTIFICATE OF OWNERSHIP - CERTIFICATE B
 Certificate under Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 &
 Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served
QUINOX LTD	177 SOUTHWARK BRIDGE ROAD, LONDON, SE1 0ED	31.03.10

Signed - Applicant: _____ Or signed - Agent: OF Hicks on behalf of CgMs Date (DD/MM/YYYY): 31.03.10

CERTIFICATE OF OWNERSHIP - CERTIFICATE C
 Certificate under Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 &
 Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that:
 Neither Certificate A or B can be issued for this application
 All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.
 The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated): _____ On the following date (which must not be earlier than 21 days before the date of the application): _____

Signed - Applicant: _____ Or signed - Agent: _____ Date (DD/MM/YYYY): _____

20 Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Certificate under Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that:

§ Certificate A cannot be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent:

C. Fisher on behalf of CgMs

Date (DD/MM/YYYY):

31.03.10

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

30. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

- 3 copies of a completed and dated application form: The correct fee:
- 3 copies of a plan which identifies the land to which the application relates and drawn to an identified scale and showing the direction of North: 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):
- 3 copies of other plans and drawings or information necessary to describe the subject of the application: 3 copies of the completed dated Ownership Certificate (A, B, C, or D - as applicable):

31. Declaration

I/We hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

C. Fisher on behalf of CgMs

Date (DD/MM/YYYY):

31.03.10

(date cannot be pre-application)

32. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:
<input type="text"/>	<input type="text"/>	<input type="text"/>
Country code:	Mobile number (optional):	
<input type="text"/>	<input type="text"/>	
Country code:	Fax number (optional):	
<input type="text"/>	<input type="text"/>	
Email address (optional):		
<input type="text"/>		

33. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
<input type="text"/>	020 7832 1474	<input type="text"/>
Country code:	Mobile number (optional):	
<input type="text"/>	07976 782 433	
Country code:	Fax number (optional):	
<input type="text"/>	020 7583 2231	
Email address (optional):		
chris.hicks@cgms.co.uk		

34. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

Agent

Applicant

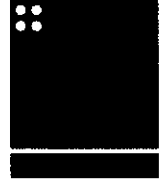
Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



KELLEY HOUSE
SCHEDULE OF DRAWINGS

CgMs 1	-	SITE LOCATION PLAN
SK-01A	-	PROPOSED BASEMENT PLAN
SK-02A	-	PROPOSED GROUND FLOOR PLAN
SK-03A	-	PROPOSED FIRST FLOOR PLAN
SK-04A	-	PROPOSED SECOND FLOOR PLAN
SK-05A	-	PROPOSED THIRD FLOOR PLAN
B7049/1F	-	EXISTING FIRST FLOOR PLAN
B7049/E003	-	EXISTING SECOND FLOOR PLAN
B7049/3F	-	EXISTING THIRD FLOOR PLAN
B7049/GF	-	EXISTING GROUND FLOOR PLAN
B7049/LGF	-	EXISTING LOWER GROUND FLOOR PLAN

Appendix 2

Planning permissions for hostel use 1990



J. Payne Esq.,
Palmer Payne,
2 Bedford Square,
London, WC1B. 3RA.

Our Reference: PL/8903674/
Case File No: J12/10/F
Tel. Inqu:
Kevin Fisher ext. 2607
(Please ring after 2.00pm unless
enquiring about Tree applications.)

Date: 02 FEB 1990

Dear Sir(s)/Madam,

Town and Country Planning Act 1971 (as amended)

Permission for Development

The Council, in pursuance of its powers under the above-mentioned Act and Orders made thereunder, hereby permits the development referred to in the undermentioned Schedule subject to the conditions set out therein and in accordance with the plans submitted, save insofar as may otherwise be required by the said conditions.

Your attention is drawn to the Appeal Rights and other information at the end of this letter.

SCHEDULE

Date of Original Application: 25th October 1989

Address: 18/20 Royal College Street, NW1.

Proposal: change of use from buildings in residential multiple occupation to a bail hostel.

Standard Condition:

1. The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

Reason for Standard Condition:

1. In order to comply with the provisions of Section 41 of the Town and Country Planning Act 1971.

Additional Condition(s):

- 01 This permission shall be personal to The Griffin Society during their occupation and shall not enure for the benefit of the land. On their vacating the premises the use shall revert to the lawful use for houses in multiple residential occupation.

Reason(s) for Additional Condition(s):

- 01 In granting this permission the Council has had regard to the special circumstances of the case and wishes to have the opportunity of exercising control over any subsequent use in the event of The Griffin Society vacating the premises.



(Cont.)

(Our Reference: PL/8903674/)
(Case File No: J12/10/F)

Informative(s):

01 Your attention is drawn to the need to provide adequate sound insulation in the walls, floors and ceilings that separate the dwellings formed as a result of this approved conversion scheme. Guidance notes giving details of approved methods of sound insulation are attached.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'David Pike'.

Director of Planning and Transport
(duly authorised by the Council to sign this document)

STATEMENT OF APPLICANTS RIGHTS ARISING FROM REFUSAL OF PLANNING PERMISSION OR GRANT OF PERMISSION SUBJECT TO CONDITIONS.

Appeals to the Secretary of State.

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you may appeal to the Secretary of State for the Environment under section 36 of the Town and Country Planning Act 1971. If you want to appeal then you must do so within six months of the date of this notice, using a form which you can get from the Department of the Environment at Tollgate House, Houlton Street, Bristol BS2 9DJ. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have given planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.



J. Payne Esq.,
Palmer Payne,
2 Bedford Square,
London, WC1B. 3RA.

Our Reference: PL/8903675/
Case File No: J12/10/F
Tel. Inqu:
Kevin Fisher ext. 2607
(Please ring after 2.00pm unless
enquiring about Tree applications.)

Date: 02 FEB 1990

Dear Sir(s)/Madam,

Town and Country Planning Act 1971 (as amended)

Permission for Development

The Council, in pursuance of its powers under the above-mentioned Act and Orders made thereunder, hereby permits the development referred to in the undermentioned Schedule subject to the conditions set out therein and in accordance with the plans submitted, save insofar as may otherwise be required by the said conditions.

Your attention is drawn to the Appeal Rights and other information at the end of this letter.

SCHEDULE

Date of Original Application : 25th October 1989

Address : 18/20 Royal College Street, NW1.

Proposal : Change of use from buildings in residential multiple occupation to a hostel.

Standard Condition:

1. The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

Reason for Standard Condition:

1. In order to comply with the provisions of Section 41 of the Town and Country Planning Act 1971.

Additional Condition(s):

- 01 This permission shall be personal to The Griffin Society during their occupation and shall not enure for the benefit of the land. On their vacating the premises the use shall revert to the lawful use for house in multiple residential occupation.

Reason(s) for Additional Condition(s):

- 01 In granting this permission the Council has had regard to the special circumstances of the case and wishes to have the opportunity of exercising control over any subsequent use in the event of The Griffin Society vacating the premises.



(Cont.)

(Our Reference: PL/8903675/)
(Case File No: J12/10/F)

Informative(s):

01 Your attention is drawn to the need to provide adequate sound insulation in the walls, floors and ceilings that separate the dwellings formed as a result of this approved conversion scheme. Guidance notes giving details of approved methods of sound insulation are attached.

Yours faithfully

A handwritten signature in black ink, appearing to read 'David Pike', written over the typed name.

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Appendix 3

The Griffins Society - Extract from website



[Home](#)
[About Us](#)
[Glossary](#)
[Useful Links](#)
[Contact Us](#)



[Document Centre](#)

Google Search

only search
 The Griffins Society

The Griffins Society researches and promotes effective practice in working with women who are in prison or subject to criminal justice interventions in the community.

LATEST NEWS

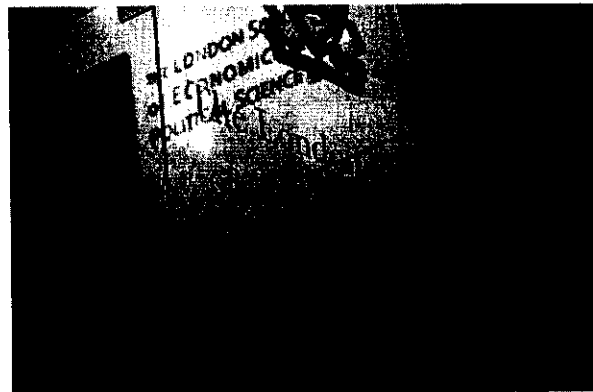
Women in Focus event, 26th November 2009, London

The Griffins Society is working with the Ministry of Justice, the Government Equalities Office, Clinks and Women in Prison to present a major conference about the Gender Equality Duty and its implications for work with women offenders. The conference will take place on 26th November 2009 at the Hilton Metropole Hotel, London and it will be opened by the Justice Minister Maria Eagle MP. The conference is the final event in a series of ten 'Women in Focus' regional events to publicise the implications of the gender equality duty for the work of the criminal justice system.

Workshops will focus on practical work with women offenders that will help achieve the distinct approach to working with women that was recommended by Baroness Corston in her [2007 report](#).

The conference is almost fully booked already, so if you would like to attend, early booking is advised, via this [link](#) (PDF file):

Griffins Fellowships evaluation



We have just published our evaluation of the 2008-2009 Griffins Fellowships Programme. The Programme runs each year in partnership with the London School of Economics. There were six Fellows in the 2008-2009 academic year. Their research focused on a range of issues facing women in the criminal justice system, ranging from the effectiveness of the Freedom Programme for women affected by domestic violence, to pioneering work in a midlands Youth Offending Team with girls and young women. Reports of all six research projects will be available for downloading over the coming months.

The evaluation shows that the Fellows, all of whom are criminal justice system staff who carry out their research alongside their work commitments, greatly valued and enjoyed the experience. All six said they would definitely recommend the Fellowships Programme to other people: one commented that "it has been inspiring to meet like minded people who are prepared to listen and debate and also are fighting to change a system which is so discriminatory to women. I cannot thank you enough".

The report of the evaluation can be downloaded [here](#).

[Sex Workers in Prison: Project Evaluation \(April 2009\)](#)

Women Offenders: a research opportunity

Would you like to contribute to practice and policy debates about women offenders by undertaking pioneering research?

The Griffins Society Visiting Research Fellowship Programme offers a unique opportunity to explore your own interests or concerns about the treatment of women in the criminal justice system. Candidates must have inquiring minds but previous research experience is not necessary as the Programme supervisors provide comprehensive supervision and support. We are looking for research proposals that explore the resettlement needs of women at any stage of the justice system or related fields (e.g. housing or drug and alcohol support). We welcome community-based proposals and prison-based research that has a resettlement focus. For more information, click [here](#).

Women's Information Network (WIN) Databases

Are you a woman affected by the justice system? Looking for help and support?

- Use our online Resources Database to find out about support and services (in prison and in the community) available in your area. It's very easy to use, just click [here](#) to start a search.



Search the resources database via a [clickable map](#) of the UK.

We also have a Publications Database which contains a wide range of publications (books, newspaper articles, journal articles, etc) on women and justice. Click [here](#) to start a publications search.

Follow the link to the [Women's Information Network](#) for more information.

This site last updated: 4th December 2009
The Griffins Society is a registered charity (No. 1034571)
The Griffins Society is a company limited by guarantee (No. 2892836)



women in london

a directory of london based women's groups
and news of their work and activities

WiL menu

WiL Groups:

- ... list of
 - > > listing for:
 - > category
 - > donations
 - > weblinks
 - > closed
- ... events
- ... courses
- ... vacancies
- ... notices
- ... down loads

WiL site:

- ... about
- ... how to join
- ... contact us
- ... info added
- ... archive
- ... site map
- ... search site
- ... top of page

External:

other info:

- ... notice board
- ... notice board headlines
- ... training e-group

calendars:

- ... events
- ... training
- ... funding

links to WiL:

- ... Sites with links
- ... Add your link

return to:

- ... top of page

The Griffins Society (TGS)

Group Purpose:

We support women offenders by offering them voluntary placements with us and other VCS organisations.

- The TGS have women serving prisoners coming to our offices 4 days a week on ROTL. While here we teach them how to update our database, deal with enquiries by email or phone and other office admin duties. We find that after being a volunteer at TGS the women are a lot more confident in their approach to finding paid employment, which we also support them through.

- TGS also do research into women's issues around the CJS and we also run a Fellowship Program (details for this can be found on our website www.thegriffinsociety.org). The application process for this year has now closed but you will be able to apply for next years Fellowship in April 2010. The Fellows receive an allowance of £3,000 which is paid in three instalments, this is to cover expenses such as travel cost and any books they need to buy to help them with their research.

- TGS's WIN (womens information network) database is a resource for vulnerable women who are looking for services in their area which can help and support them. Other voluntary organisations can also find information and publications on our database that they may find useful.

Women Only:

Yes

Based In:

LB Islington

Service Is:

Nationwide

Address:

Claremont Buildings
24-27 White Lion Street
Islington
London
N1 9PD

Helpline:

Phone:

020 7278 8198

Fax:

020 7278 8198

Email:

kim@thegriffinssociety.org

Web:

<http://www.thegriffinssociety.org>

Hours:

9am to 5pm Mon-Friday

Current Funders:

Prison Service, Probation Service

Donations Sought:

Yes

Send Donations or for more Details to:

The Griffins Society, 24-27 White lion street, London N1
9PD

Date First Included:

27/04/2009

-
- ... [Return to the start of this group listing.](#)
 - ... [Go to list of groups currently listed with Women in London](#)
 - ... [Go to list of groups by category and / or purpose](#)
 - ... [Go to list of groups seeking donations](#)
 - ... [Go to list of groups with their own web sites](#)
 - ... [Go to list of groups now closed](#)
 - ... [Return to home page](#)
-

Appendix 4

Equinox Care - Extract from website

Equinox Care

Latest News

TRUSTEE RECRUITMENT

TAKING DOWN BARRIERS

Get Help Now

- Talk to Frank
(0800 77 66 00)
- Sane
(0845 767 8000)
- Shelter
(0808 800 4444)
- AA
(0845 769 7555)
- Respect
(0845 122 8609)
- National Domestic Violence
(0808 2000 247)
- The Samaritans
(08457 90 90 90)

Welcome To Equinox

Who we are

We seek to ensure vulnerable women and men with alcohol, drug and mental health problems are not excluded, can access appropriate services and receive the help they need, so they can lead full and rewarding lives in the community.

What we do

We are a specialist care organisation providing residential and community based services across London and SE England. Many of our service users have criminal records, are in housing need or fleeing domestic violence. They have complex needs requiring flexible and co-ordinated responses, all are vulnerable and many have been overlooked for years.

To see video highlights of the services we provide please select



Our values

Our values form the heart of our work. We believe that society should be inclusive and are committed to providing services that are responsive, promote choice, dignity and independence. We encourage creativity, learning from everyone and are accountable to our stakeholders, including the wider community.

© Equinox Care | Find this page at: <http://www.equinoxcare.org.uk/index.asp>

Equinox Care

Our services

We help over 6000 people a year. Our services are currently managed through four Divisions each comprising approximately a fourth of our services. In response to our continuing success we are created the fourth Division to strengthen our business management and service user support services.

Last year we completed a review of our organisational structure and communication systems. The changes will strengthen our operational focus so we provide the best possible services to service users

The Divisions

Our twenty one services are currently managed through four Divisions:

- Alcohol and Drug Treatment
- Hostels and Supported Housing
- Community services
- Mental health

Looking Forward

For the future we will continue providing responsive services for our service users. We are introducing a new staff structure supported by a more appropriate communication strategy. The new structure will ensure our central services better support our service delivery. At the same time we will enhance the administrative resources available to senior managers, strengthen our contract management and further develop service user involvement.

We will continue to develop and expand our services in response to service users' needs and Commissioners' priorities. For example, ensuring all services work to clearly agreed targets, building on our competency based appraisals, providing appropriate training for staff, including NVQs and improving service users' environments.

Also, we expect to win one/two new drug services through competitive tenders and additions to our current mental health and alcohol services. These will be carefully managed, so we do not over stretch our central resources or undermine our current services.

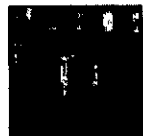
© Equinox Care | Find this page at:
http://www.equinoxcare.org.uk/services_home.asp

Equinox Care

Services - Hostels and Care Services



Joe Richards House



Hopkinson House



Aspinden Wood Centre

Homelessness - We believe everyone should have a safe and secure place to live. Our direct access and support hostels provide safe and supported environment, access to specialist services, life-skills training and resettlement and aftercare support.

Tenancy Support - We accept over two hundred referrals from local authorities into our own supported schemes or private landlord schemes where we provide support, life-skills training, access to education and employment support to attend local alcohol/drug treatment services and resettlement support.

The six services in the Division are:

1. Aspinden Wood Centre
2. Brook Drive
3. Friends Road
4. Hopkinson House
5. Project 316
6. Tenancy Support Service

Our residential services are funded through block and spot contracts, and our community services are funded through annual contracts from Supporting People, Drug and Alcohol Commissioners and central Government – Communities and Local Government.

© Equinox Care | Find this page at:
<http://www.equinoxcare.org.uk/services.asp?divisionid=3>

Appendix 5

Operation of Approved Premises in London

Approved Premises in London Probation

London Probation manages nine Approved Premises directly, with four additional properties managed by voluntary sector agencies, including Kelley House. All Approved Premises are subject to policies and procedures established by London Probation Board. They are also subject to performance measures set by the National Offender Management Service on behalf of the Ministry of Justice. London Probation Board are thus responsible to NOMS/MoJ for the management and performance of the Approved Premises run by the voluntary sector.

Approved Premises are residential units in the community for ex-prisoners or defendants on bail who require a high level of supervision to reduce the risk of harm they present to the public. Residents may have committed – or in the case of bailees, be charged with - a range of offences, including some serious offences. Placement in Approved Premises is designed to minimise risks to the public and to victims rather than simply to provide offenders with somewhere to live

The decision to admit an offender to Approved Premises is taken following a thorough assessment of the risk they pose, based on their previous convictions, their behaviour while in custody and their contact with or proximity to any known victim[s] of their offending. The assessment will also take account of any risk to the local community where they will reside, as well as to specific victims or to the general public. If Approved Premises staff assess that risk to be too high then the offender will not be offered a place. Even if staff are prepared to offer an offender a place, the final decision lies with the Prison Governor or Parole Board, in the case of offenders released from prison, or with the Court, in the case of defendants on bail. Each referral for a place in Approved Premises is subject to at least two, and sometimes three, levels of assessment before the final decision is made. Refusal can occur at any stage in this process if the risk is considered too great to be managed safely.

Approved Premises staff and management give the highest priority to protecting the public. They work closely with local police and other agencies to ensure residents are managed safely. One of the benefits of placing offenders in Approved Premises is that probation staff and the police know exactly where they are.

Other safety features at Approved Premises:

- A minimum curfew of 11pm to 6am [some residents will have additional curfews]
- Some residents can be required to wear a tag for electronic monitoring
- 24 hour staffing, seven days per week, including Bank Holidays
- CCTV cameras and other security devices
- Regular room searches to deter the use of drugs or alcohol
- Close links with the local police station
- Provision for immediate recall to custody of offenders who fail to comply with Approved Premises regulations, or whose behaviour is considered to pose a risk to staff or to the public

Approved Premises have a key role to play in the London Probation Strategic Plan 2008-2011. The Strategic Plan sets out the vision and mission for the organisation during this period:

“Vision

Achieving public confidence in our work to protect the people of London

Mission

Cutting crime for a safer London”

London Probation is thus committed to:

- Cutting crime through reducing re-offending
- protecting the public
- Working with diverse, local partnerships
- Enforcing community sentences
- Delivering quality, innovative services to influence positive change in offenders' behaviour for the benefit of local communities

During the period 2008-2011 London Probation will deliver on eight Strategic Priorities, all of which related directly to the work of Approved Premises:

1. Dynamic and responsive risk assessment and management
2. High quality reports delivered on time to the Courts and Parole Board
3. Robust enforcement of all orders and licences
4. Achieving excellence across all services
5. Active contribution to crime reduction partnerships across London's diverse communities
6. Improved data quality to inform our practice
7. Reputation as a good employer
8. Strength in business innovation and corporate and social responsibility

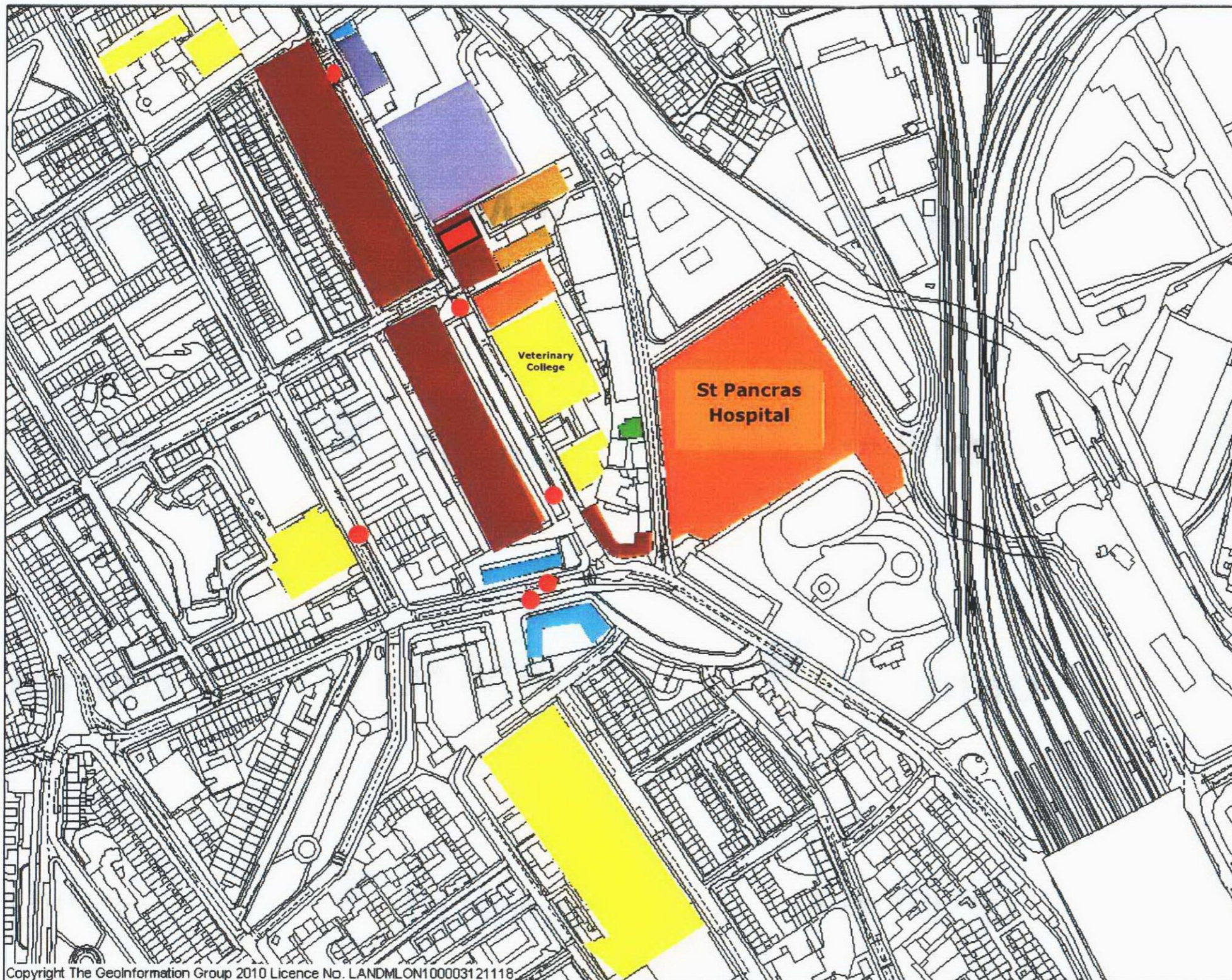
London Probation seeks to achieve four Strategic Results:

1. Reduced crime
2. Strengthened public protection
3. Increased engagement with London communities to enhance public confidence and satisfaction with our services
4. A confident, responsive and outward-looking organisation

Again, Approved Premises play a key role in the achievement of these results. In particular Approved Premises are crucial to the effective operation of the Multi-Agency Public Protection Arrangements. These operate across all Local Authorities, with police and probation leading, supported by local agencies, especially departments of the Local Authority [including the London Borough of Camden] such as Adult Services and Housing. Another body on which London Probation collaborates closely with the Local Authority is the Crime and Disorder Reduction Partnership [referred to in Strategic Priority 5 above]. These partnerships are convened by the Local Authority, with representation from police, probation, health and other statutory organisations. In Camden the body is known as the Camden Community Safety Partnership, and the Camden CSP Partnership Strategy 2008/2011 includes a number of objectives that complement those of London Probation, thus indicating the high degree of cooperation between the two organisations:

- Reducing the re-offending rate of prolific and priority offenders
- Reducing the adult re-offending rates for those under probation supervision
- Increasing the number of offenders under probation supervision living in settled and suitable accommodation at the end of their order or licence
- Increasing the number of offenders under probation supervision in employment at the end of their order or licence

Appendix 6
Land Use Plan



Map Legend:

- Site**
- School/College**
- Residential**
- Retail**
- Industrial**
- Hospital**
- Student Accommodation**
- Hostel**
- Bus Stop**

Project Title:

18-20 Royal College Street, London

Date: March 2010

Ref: Land Use Plan

Illustrative Only

