



ELEV8 CARE LTD

Residential Children's Care Specialists

ANCHOR HOUSE

Children's Home Pro-forma

Planning information summary for validation purposes

172 Arbour Lane, Kirkby, Knowsley, L33 7XB

Prepared by

Eleva8 Care Ltd

July 2026

"Creating stability, building resilience and enabling brighter futures."

Document Control

This Children's Home Pro-forma provides a concise summary of the proposed development for the purpose of validating the planning application. It pulls together the key facts about the proposal, the operating model and the planning considerations, with cross-references to the more detailed supporting documents submitted as part of the application.

Field	Detail
Document Title	Anchor House — Children's Home Pro-forma
Version	1.0
Date	July 2026
Author	Eleva8 Care Ltd
Status	Planning Submission
Property	Anchor House, 172 Arbour Lane, Kirkby, Knowsley, L33 7XB
Planning Application Ref	26/00353/FUL
Proposed Use Class	C2 — Residential Institution
Capacity	Up to two (2) children / young people
Distribution	Knowsley Metropolitan Borough Council — Planning Department

1 • Proposal Summary

Anchor House is a proposed small residential children's home to be operated by Eleva8 Care Ltd at 172 Arbour Lane, Kirkby, Knowsley. The home will accommodate a maximum of two children in a small, family-style setting, supported by a stable and experienced staff team.

Planning permission is sought for Use Class C2 (Residential Institutions). No external alterations are proposed. The home will operate as a typical family household, generating levels of activity and vehicle movement comparable to surrounding residential properties.

Item	Detail
Home Name	Anchor House
Operator	Eleva8 Care Ltd
Address	172 Arbour Lane, Kirkby, Knowsley, L33 7XB
Planning Application Ref	26/00353/FUL
Proposed Use Class	C2 — Residential Institution
Maximum Capacity	Two (2) children / young people
Age Range	8–17 years (subject to placement matching)
Care Model	Therapeutic, trauma-informed residential care
Staffing	Up to 4:1 (staff to child) where required; waking night and sleep-in cover
External Alterations	None proposed
Vehicle Movements	Comparable to a typical family household
Ofsted Registration	SC1 and SC2 to be submitted on grant of planning permission

2 · The Property

Anchor House is a substantial two-storey detached dwelling that retains the appearance and layout of a traditional family home. No external alterations are proposed as part of the change of use. Internally, the accommodation has been configured to support the operation of a small children's home, providing communal living areas, a single young person's bedroom, dedicated staff sleeping rooms and office accommodation on both floors.

Floor	Accommodation
Ground Floor	Living Room, Dining Room, Kitchen, Hall, Bathroom, Staff Office
First Floor	Child's Bedroom 01, Childs Bedroom 02, Staff Bedroom 01, Staff Bedroom 02, Bathroom
External	Generous curtilage, off-road parking, private rear garden

The layout balances the operational requirements of a registered children's home with the domestic character of the property. The inclusion of dedicated office accommodation on both floors supports effective record-keeping, supervision and case management without compromising the homely environment.

A small, family-style home — not an institution.

3 · Operating Model

3.1 Therapeutic Approach

Anchor House operates within a trauma-informed, relationship-based framework. Behaviour is understood as communication, and staff are trained to respond with consistency, empathy and clear boundaries. Recovery is achieved through stable, trusting relationships with a small staff team.

3.2 Staffing

- Registered Manager (working towards Level 5 Diploma in Leadership and Management for Residential Childcare).
- Deputy Manager.
- Senior Residential Support Worker.
- Residential Support Workers (Level 3 Diploma in Residential Childcare).
- Waking night staff and sleep-in cover seven days a week.
- 24-hour on-call senior management support.

3.7 Shift Pattern

The home operates a rolling rota of early (07:00–15:00), late (14:30–22:30) and waking night (22:00–07:30) shifts, with a short handover overlap at each changeover.

4 · Safeguarding and Care

Safeguarding is central to the operation of Anchor House. The home operates within a robust safeguarding framework in line with Working Together to Safeguard Children and the Children's Homes (England) Regulations 2015.

- Designated safeguarding lead and deputy appointed.
- Safer recruitment with enhanced DBS checks for all staff and regular visitors.
- Safeguarding training refreshed in line with national guidance.
- Individual placement plans, risk assessments and behaviour support plans for each child.
- Strong information-sharing protocols with local safeguarding partners.
- Clear escalation routes to the Local Authority Designated Officer (LADO).

4.1 Education, Health and Wellbeing

Each child is supported to access appropriate education, registered with a local GP, dentist and optician, and has access to CAMHS and specialist services as required. Individual education and health plans are maintained and reviewed as part of the placement plan.

5 · Ofsted Registration Sequencing

Ofsted registration (SC1 — Provider Registration, and SC2 — Manager Registration) will be submitted once the required planning consent has been granted. Ofsted requires that the proposed premises have the appropriate planning consent (Use Class C2) before the SC1 and SC2 applications can be formally submitted and progressed. As a result, Ofsted documentation is not yet available at the time of this submission.

Ofsted registration will be progressed immediately upon the granting of planning permission.

Once planning permission is in place, Eleva8 Care will submit the SC1 and SC2 applications to Ofsted as the next step in the registration process. The home will not operate until full Ofsted registration has been achieved.

6 • Environmental Impact

The proposal will not result in any material increase in traffic or activity compared to the existing residential use of the property.

6.1 Vehicle Movements

Staff shift changes generate a small number of vehicle movements at predictable times of day. Off-road parking is provided for staff and visitors, removing the need for on-street parking. Deliveries and refuse collection follow normal residential patterns.

6.2 Residential Character

The property retains the appearance and layout of a traditional family dwelling. No external alterations are proposed. The home will operate on a domestic scale, maintaining the residential character of the surrounding area.

6.3 Neighbour Amenity

The proposal will not result in noise, disturbance or activity that would adversely affect neighbouring residential amenity. The home operates within ordinary daytime and evening hours, with sleeping accommodation overnight consistent with residential use. A named contact is available for neighbours to raise any concerns, with acknowledgement within one working day.

7 • Planning Considerations

The proposal has been prepared with careful regard to the relevant planning policy framework, including the National Planning Policy Framework and local plan policies.

- No material increase in traffic or vehicle movements.
- Residential appearance retained; no external alterations proposed.
- Domestic scale and character maintained.
- Minimal impact on neighbouring residential amenity.
- Positive social value through the provision of an essential community service.
- Local sufficiency contribution — keeping children close to home.

A positive social value contribution alongside minimal local impact.

8 · Supporting Documents

This pro-forma forms part of a wider submission pack. The documents below are submitted alongside the planning application to provide the local planning authority with a complete picture of the proposed development and its operation.

Document	Purpose
Children's Home Statement	Sets out the home, the care model and the operating approach in full
Operational Management Plan	Governance, staffing, safeguarding and day-to-day management arrangements
Planning Sufficiency Statement	The local, regional and national case for the proposal
Children's Home Pro-forma	This concise summary for validation purposes
Floor Plans and Site Plan	Drawings showing the proposed internal layout and site context

9 · Applicant Contact

For any queries relating to this submission, please contact:

- Eleva8 Care Ltd
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- Property: 172 Arbour Lane, Kirkby, Knowsley, L33 7XB

Eleva8 Care Ltd

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