

Location Suitability Assessment: 8 Pinchbeck Road, Spalding

This assessment evaluates the suitability of 8 Pinchbeck Road, Spalding, Lincolnshire, PE11 1QD as a location for a children's home. It examines the property's surroundings, local crime data, community resources, and potential risks. The goal is to ensure the safety and well-being of any children placed in this home. The assessment also outlines mitigation strategies and ongoing monitoring plans. This information is provided to assist the planning office in reviewing the application to use this property for a children's home.

Legislative Directive

This assessment is conducted in compliance with **The Children's Homes (England) Regulations 2015**, Regulation 46, which mandates a review of the appropriateness and suitability of the location annually, considering children's safety, well-being, and development.

Property Overview and Location

Property Details

8 Pinchbeck Road is a detached property with spacious grounds, situated in a primarily residential area of Spalding, Lincolnshire. The location offers a blend of community-oriented living with access to local amenities and transport links, providing an environment conducive to fostering a sense of belonging and normalcy for children in care.

The property's location strikes a balance between residential tranquility and access to essential services. Its proximity to schools, healthcare facilities, and public transport links makes it well-suited for supporting the daily needs and activities of children in care. The surrounding area's mix of residential and commercial zones provides opportunities for community integration and normalisation of experiences for the young residents.

Proximity to Key Services

- Nearest GP: Johnson GP Practice (0.4 miles)
- Nearest school: Spalding Grammar School (0.7 miles)
- Nearest police station: 1.2 miles
- Nearest hospital: Boston Pilgrim Hospital (15.3 miles)

Local Crime Statistics Analysis

Crime Type	Oct Incidents	Sept Incidents	Aug Incidents
Anti-social behavior	45	38	41
Violent crime	50	48	53
Public order offenses	12	10	8
Burglary	9	11	7
Drug-related crime	6	4	3

Analysis of recent crime data for the Spalding area, specifically around Pinchbeck Road, reveals a pattern typical of urban environments. Violent crimes and anti-social behavior are the most frequently reported incidents, which aligns with common urban crime profiles. It's important to note that while these numbers may seem concerning at first glance, they are not unusually high for a town of Spalding's size and demographic composition.

Crime hotspots have been identified near Hall Place and Sheep Market, showing slightly higher criminal activity. Pinchbeck Road itself experiences moderate activity, primarily related to anti-social behavior. This localised information is crucial for developing targeted safeguarding strategies for the children's home.

While these statistics provide valuable insight, it's essential to interpret them in context. Many of these incidents may not directly impact the safety of children in care, especially with proper supervision and safety measures in place. However, they do highlight the need for vigilance and proactive engagement with local law enforcement to ensure the ongoing safety and well-being of the children.

Source: [Police.uk](#) and [UK Crime Statistics](#)

Crime statistics were reviewed for the Spalding area, specifically around Pinchbeck Road.

Neighbourhood Policing Overview

The Spalding Town Neighbourhood Policing Team (NPT) is responsible for overseeing the area that includes 8 Pinchbeck Road. This team plays a crucial role in maintaining community safety and engagement. Key members of the NPT include:

- PCSO Christian Martin: A dedicated officer with a history of community involvement, having joined Lincolnshire Police in 2012 as a volunteer police cadet before becoming a PCSO in 2017.
- PCSO David Walker: An experienced member of the Spalding Town policing team.
- Sergeant Rick Mosley: The community beat sergeant for the Spalding area policing team, providing leadership and coordination.
- PC Andy Atkins: Community beat manager for both Spalding Estates and Spalding Town policing teams, offering valuable local knowledge and experience.
- [Crime Hotspots](#)

It's worth noting that recent budgetary constraints have led to a reduction in the number of PCSOs from 91 to 50 across Lincolnshire Police. This change may impact the allocation of resources in Spalding, potentially affecting response times and community engagement. However, the police maintain a proactive approach with regular patrols and community initiatives. [Spalding Voice](#)

For non-emergency inquiries, residents can contact Lincolnshire Police by calling 101. The force also maintains an active online presence, with options for reporting incidents via their website and engagement through social media platforms like Twitter and Facebook.

Follow [Lincolnshire Police on Twitter](#) and [Facebook](#) for updates and community engagement.

Policing Team: Lincolnshire Police, Spalding NPT. <http://lincs.police.uk/>

Local Services and Amenities



Healthcare

- Johnson GP Practice (0.4 miles)
- Well Pharmacy (0.3 miles)
- Boots Pharmacy (0.5 miles)



Education

- Spalding Grammar School (0.7 miles)
- Other local schools within easy reach



Retail

- Morrisons (1.3 miles)
- Lidl (0.8 miles)



Transport

- Bus stop on Pinchbeck Road (0.1 miles)
- Spalding Train Station (0.9 miles)

The area surrounding 8 Pinchbeck Road offers a comprehensive range of local services and amenities, ensuring that the basic needs of children in care can be met efficiently. The proximity of healthcare facilities, including the Johnson GP Practice and two pharmacies within walking distance, ensures quick access to medical care when needed. Educational facilities are also readily available, with Spalding Grammar School nearby and other local schools accessible.

For daily necessities, supermarkets like Morrisons and Lidl are within a short drive or bus ride. The availability of public transport, with a bus stop just 0.1 miles away and the train station within walking distance, promotes independence and mobility for older children under appropriate supervision. These services collectively contribute to creating a supportive environment for children's homes, facilitating normal daily routines and activities essential for child development and well-being.

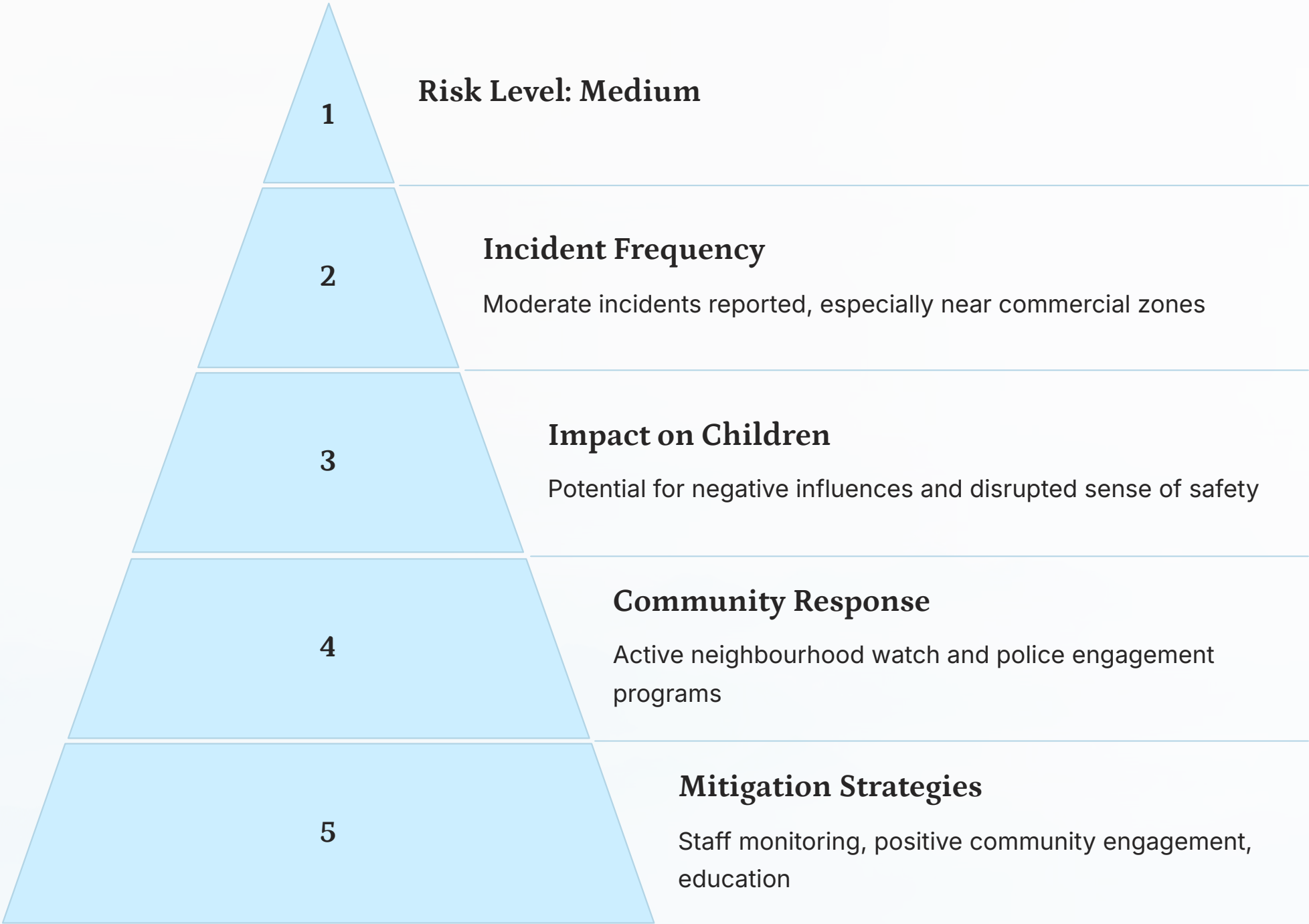
[local services](#) how to connect with the services in this area.

Risk Assessment: Child Criminal Exploitation (CCE)

 Current Risk Level: Low	 Potential Vulnerabilities	 Mitigation Measures
Analysis of local data and community reports indicate no significant Child Criminal Exploitation concerns in the immediate vicinity of 8 Pinchbeck Road. The area demonstrates low gang activity compared to regional averages.	Despite the low current risk, children in care may be more susceptible to exploitation due to their circumstances. The presence of transport links and proximity to urban centres could potentially expose vulnerable youth to outside influences.	Implementation of pre-placement risk assessments for each child, coupled with regular staff training on recognising and responding to signs of exploitation, will be crucial in maintaining a low-risk environment.

While the current risk of Child Criminal Exploitation is assessed as low, it's essential to maintain vigilance and adapt strategies as needed. Regular communication with local police and community organizations will help in staying informed about any emerging trends or concerns related to CCE in the area. Additionally, fostering strong relationships with the children and creating an open, supportive environment within the home will encourage them to share any concerns or unusual experiences, further reducing the risk of exploitation.

Risk Assessment: Anti-Social Behavior



Anti-social behavior presents a medium-level risk in the vicinity of 8 Pinchbeck Road, with moderate incidents reported, particularly near commercial areas. This type of behavior can potentially impact children's sense of safety and expose them to negative influences. However, the community's active response, including neighbourhood watch programs and police engagement initiatives, provides a counterbalance to these concerns.

To mitigate this risk, a multi-faceted approach is recommended. Staff should implement careful monitoring during children's independent time, especially in areas identified as hotspots for anti-social behavior. Encouraging positive engagement in community activities can help children build resilience and a sense of belonging, reducing their vulnerability to negative influences. Additionally, educating children about recognizing and responding to anti-social behavior, as well as fostering open communication within the home, will be crucial in managing this risk effectively.

Risk Assessment: Environmental Hazards

The primary environmental hazard identified for 8 Pinchbeck Road is its proximity to a moderately busy street. This presents a medium-level risk, particularly concerning road safety for children residing at the property. The consistent flow of traffic on Pinchbeck Road, while not excessive, requires careful consideration in the daily management of the children's home.

To address this risk, the following mitigation measures are recommended:

1. **Comprehensive Road Safety Education:** Implement a structured program to educate children about road safety, including proper crossing techniques, understanding traffic signals, and general awareness when near roads.
2. **Clearly Identified Crossing Points:** Work with local authorities to ensure there are well-marked and safe crossing points near the property. Consider requesting additional safety measures such as pedestrian crossings or traffic calming devices if deemed necessary.
3. **Supervised Outings:** For younger children or those with specific vulnerabilities, ensure that initial outings are supervised to reinforce road safety practices and build confidence in navigating the local area safely.
4. **Property Modifications:** Consider enhancing the property's boundaries facing Pinchbeck Road to create a clear separation between the home's grounds and the street, potentially through fencing or landscaping that doesn't impede visibility.
5. **Regular Risk Reviews:** Conduct periodic assessments of the road conditions and traffic patterns, adjusting safety strategies as needed to address any changes in the environmental risk.

By implementing these measures, the environmental hazards posed by the property's location can be effectively managed, ensuring the safety of children while also allowing them to develop important life skills in navigating their community environment.

Risk Assessment: Violent Crime

50

Oct Incidents

Violent crimes reported in October

48

Sept Incidents

Violent crimes reported in
September

53

Aug Incidents

Violent crimes reported in August

The assessment of violent crime in the area surrounding 8 Pinchbeck Road indicates a higher-than-average report rate, which is typical of urban areas. This presents a medium-level risk that requires careful consideration and robust mitigation strategies. While these statistics are concerning, it's important to note that not all incidents directly impact residential areas or pose immediate threats to children in care.

To address this risk, the following mitigation measures are proposed:

1. **Ongoing Engagement with Neighbourhood Policing Team (NPT):** Establish and maintain regular communication with the Spalding Town NPT. This relationship will ensure the home stays informed about local crime trends and can quickly respond to any emerging issues.
2. **Enhanced Security Measures:** Implement additional security features at the property, such as CCTV systems, secure entry systems, and improved lighting around the perimeter. These measures serve both as deterrents and as tools for monitoring the immediate environment.
3. **Staff Training on Conflict De-escalation:** Provide comprehensive training for all staff members on recognising potential violent situations and techniques for de-escalation. This will equip them to handle any confrontations that may arise in the community.
4. **Structured Risk Assessments for Outings:** Develop and implement a thorough risk assessment process for all off-site activities, considering local crime data and known hotspots.
5. **Community Integration Programs:** Engage in positive community activities to foster good relationships with neighbours and local businesses. This can create a supportive network and increase community vigilance.

By implementing these strategies, the children's home can significantly mitigate the risks associated with the area's violent crime statistics, ensuring a safer environment for its residents while also preparing them to navigate their community responsibly.

Risk Assessment: Accessibility to Services

1	2	3	4
Current Risk Level: Low Good access to schools, GP services, and transport links	Positive Factors Proximity to essential services supports normalcy and integration	Potential Challenges Balancing accessibility with privacy and security concerns	Ongoing Management Regular review of service quality and relevance to children's needs

The accessibility to services from 8 Pinchbeck Road is assessed as a low-risk factor, presenting more opportunities than challenges for the children's home. The property's location offers good access to essential services including schools, healthcare facilities, and public transport, which is crucial for supporting the normal development and integration of children in care.

Key positive aspects include:

- **Proximity to Johnson GP Practice (0.4 miles) ensures quick access to healthcare.**
- **Spalding Grammar School (0.7 miles) and other local schools provide educational opportunities.**
- **Nearby bus stops and Spalding Train Station (0.9 miles) offer transport options, promoting independence for older children.**
- **Local amenities such as pharmacies and supermarkets support daily living needs.**

While the excellent accessibility is generally advantageous, it's important to balance this with considerations for privacy and security. The home should implement measures to ensure that the children's right to privacy is maintained despite the property's location in a well-serviced area.

To maintain the low-risk status and maximize the benefits of service accessibility, the following ongoing management strategies are recommended:

1. Regular reviews of local service quality and relevance to the specific needs of children in care.
2. Developing relationships with key service providers to ensure they understand the unique requirements of the children's home.
3. Periodically reassessing transport routes and their suitability for children of different ages and abilities.
4. Ensuring that access to services is balanced with appropriate supervision and safeguarding measures.

By maintaining awareness of the services available and their quality, the children's home can continue to provide a supportive environment that facilitates normal experiences and development for its residents.

Mitigation and Safeguarding Strategy

General Measures

- Enhanced Security: Installation of CCTV/Ring Doorbells and secure entry systems
- Staff Training: Comprehensive safeguarding training, including spotting risks of exploitation and violence
- Community Liaison: Regular communication with the Spalding NPT

Child-Specific Measures

- Pre-Placement Risk Assessments: Detailed risk evaluations for each child
- Key Work Sessions: Focus on road safety, personal safety, and community awareness
- Independent Time Monitoring: Supervised and structured feedback for outings

The mitigation and safeguarding strategy for 8 Pinchbeck Road is designed to address the identified risks while promoting a nurturing and safe environment for children in care. This comprehensive approach combines physical security measures, staff development, community engagement, and individualised support for each child.

Enhanced security measures, including CCTV and secure entry systems, will create a physical barrier against potential threats while also providing a means of monitoring and recording any incidents. These systems should be regularly reviewed and updated to ensure they remain effective and compliant with privacy regulations.

Staff training is a crucial component of the strategy. All staff members should undergo regular, comprehensive safeguarding training that covers a wide range of topics including recognising signs of exploitation, de-escalating violent situations, and promoting positive behaviour. This training should be updated regularly to reflect current best practices and any emerging local concerns.

Community liaison, particularly with the Spalding Neighbourhood Policing Team, will ensure the home stays informed about local issues and can contribute to community safety initiatives. This engagement should be ongoing and proactive, fostering positive relationships with local authorities and community members.

Child-specific measures are essential for tailoring the safeguarding approach to individual needs. Pre-placement risk assessments will help identify any specific vulnerabilities or concerns for each child, allowing for personalised support plans. Key work sessions focused on practical life skills such as road safety and personal awareness will empower children to navigate their environment safely. The structured approach to independent time, with supervised outings and feedback, will help children develop confidence and skills while ensuring their safety.

By implementing this multi-faceted strategy, the children's home at 8 Pinchbeck Road can create a secure and supportive environment that mitigates identified risks while promoting the well-being and development of its residents.

Community and Cultural Context

Understanding the community and cultural context of Spalding is crucial for ensuring that children placed at 8 Pinchbeck Road can integrate successfully and feel a sense of belonging. The demographic makeup and community initiatives in the area provide both opportunities and challenges for a children's home.

Demographics

Spalding's population is predominantly White British, reflecting the broader demographic trends of Lincolnshire. However, there is a notable presence of Eastern European communities, which has grown in recent years due to agricultural employment opportunities in the region. This diversity, while not as pronounced as in larger urban centres, offers exposure to different cultures and backgrounds.

In terms of religious composition, Christianity is the most prevalent faith, followed by a significant proportion of individuals identifying as non-religious. The Eastern European population has also contributed to a small but growing presence of Eastern Orthodox Christian communities.

Community Engagement

Spalding offers various community initiatives that could benefit the children's home:

- **Community Watch Programs:** These initiatives promote neighbourhood safety and could be valuable partners in ensuring the security of the children's home.
- **Youth Engagement Activities:** Local sports clubs, arts programs, and youth groups provide opportunities for children to integrate and develop social skills.
- **Cultural Events:** Annual events like the Spalding Pumpkin Festival and the South Holland Food Festival celebrate local culture and provide opportunities for community participation.

To maximise the benefits of this community context, it will be recommended that staff at the children's home actively participate in local events and initiatives. This engagement serves multiple purposes:

1. It helps integrate the home and its residents into the community fabric.
2. It provides opportunities for children to experience and participate in diverse cultural activities.
3. It can help reduce any potential stigma associated with children in care by fostering positive community relationships.
4. It opens channels for community support and resources that can benefit the children's development and well-being.

By understanding and actively engaging with the local community and cultural context, the children's home can create a more inclusive and supportive environment for its residents, promoting their social integration and personal growth.

Location Suitability

8 Pinchbeck Road, Spalding, is assessed as a viable location for a children's home, offering a balance of community integration and access to essential services.

Risk Management

While moderate risks exist, particularly regarding violent crime and anti-social behavior, these can be effectively managed through robust safeguarding strategies and community engagement.

Community Resources

The area provides suitable amenities, transport links, and community resources that can support the development and well-being of children in care.

Ongoing Assessment

Regular reviews and adaptations to the safeguarding strategy are essential to ensure continued suitability of the location.

Based on the comprehensive assessment of 8 Pinchbeck Road, Spalding, it is concluded that the location is suitable for a children's home, provided that appropriate safeguarding measures are implemented and continuously reviewed. The property's situation in a primarily residential area, combined with its proximity to essential services and community resources, offers a supportive environment for children in care.

Key actions to move forward include:

1. Implement the proposed mitigation and safeguarding strategies, with a particular focus on staff training, enhanced security measures, and individualised risk assessments for each child.
2. Establish and maintain strong relationships with local law enforcement, particularly the Spalding Town Neighbourhood Policing Team, to stay informed about local safety concerns and contribute to community safety initiatives.
3. Develop a comprehensive community engagement plan to integrate the home and its residents into local activities and support networks.
4. Conduct regular reviews of the locality risk assessment, at least annually or more frequently if significant changes occur in the local area or within the children's home itself.
5. Invest in ongoing staff development to ensure that the team is equipped to address the evolving needs of the children and respond effectively to any changes in the local environment.

By adhering to these actions and maintaining a proactive approach to risk management and community integration, 8 Pinchbeck Road will provide a safe, nurturing, and developmentally appropriate environment for children in care.

The property at 8 Pinchbeck Road, Spalding, PE11 1QD, is a spacious detached home in a quiet, well-connected residential area. It offers an ideal environment for a children's home, providing comfort and functionality for residents and staff.

Key Features:

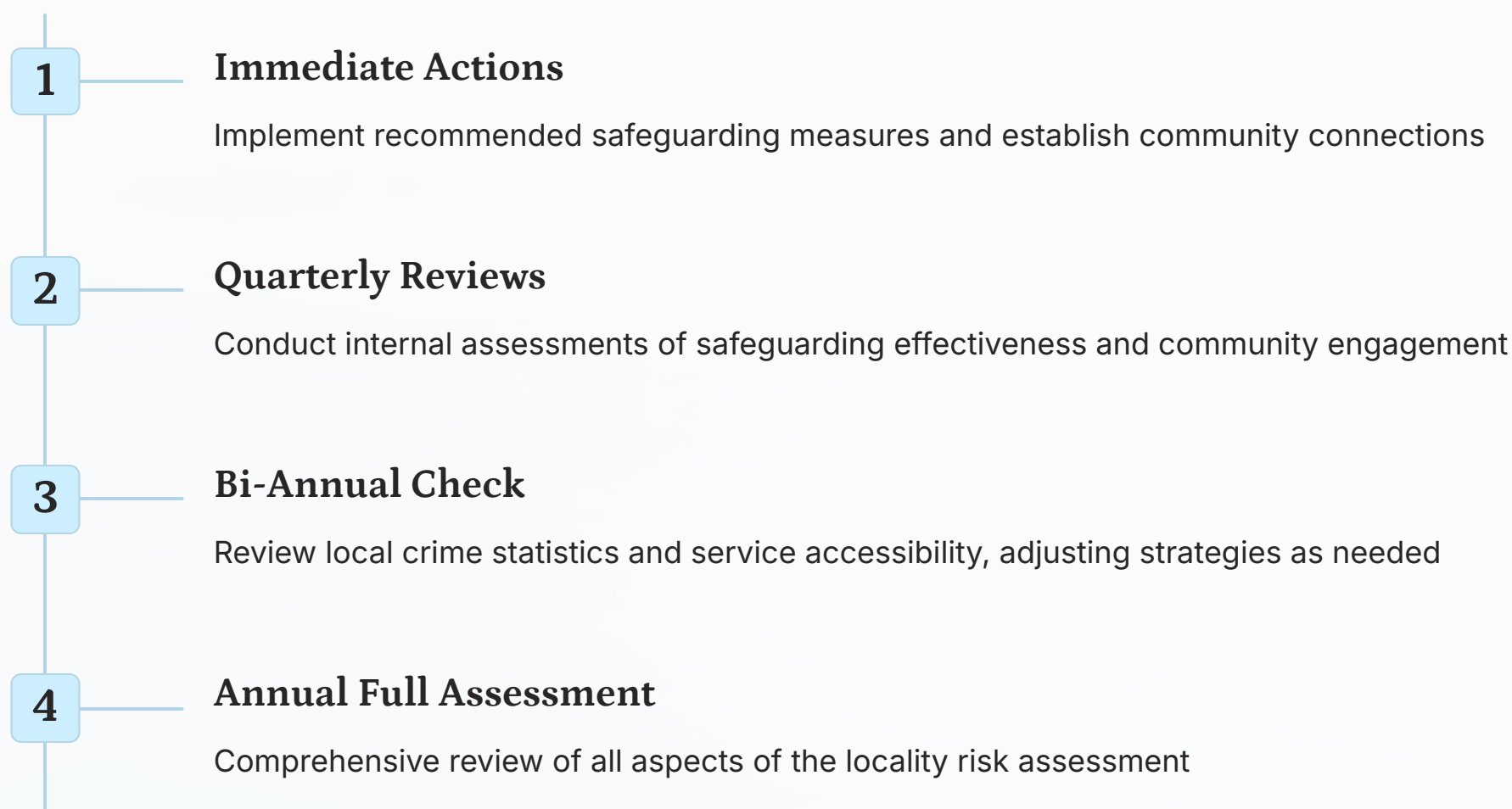
- **Layout and Space:** The property has multiple bedrooms, offering privacy and promoting personal growth. Well-sized communal areas encourage positive interactions and promote a sense of community.
- **Garden and Outdoor Space:** A secure, private garden provides ample space for outdoor activities and relaxation, ideal for physical activity, play, and therapeutic sessions.
- **Natural Light and Ventilation:** The design maximizes natural light, creating a warm and welcoming atmosphere. Large windows and thoughtful design ensure good ventilation.
- **Location Advantages:**
 - Located on Pinchbeck Road, the property offers minimal traffic noise while being close to local amenities and public transport.
 - Proximity to schools, parks, and healthcare facilities further enhances its suitability for children's residential care.
- **Accessibility:** The home is easily accessible by public transport and has off-street parking.
- **Safety and Security:** Secure entry systems and a design that ensures visibility from key areas enhance supervision and security. The residential street and neighborhood contribute to a safe environment.

Suitability for a Children's Home

The property's size, design, and location create a nurturing and functional space supporting the aims of a children's residential home. The balance between private and communal areas promotes independence and community living.

With its welcoming atmosphere, strategic location, and practical amenities, 8 Pinchbeck Road is an excellent choice for a children's home. Its adaptability provides a solid foundation for a safe, supportive, and positive environment for Looked After Children.

Review Plan and Future Assessments



To ensure the ongoing suitability of 8 Pinchbeck Road as a location for a children's home, a structured review plan is essential. This plan will incorporate regular assessments and provide flexibility to respond to any significant changes in the local environment or the needs of the children in care.

The review process will be overseen by the Responsible Individual and Home Manager, ensuring that all aspects of the locality risk assessment are thoroughly examined and updated. Key components of the review plan include:

1. **Quarterly Internal Reviews:** These will focus on the effectiveness of implemented safeguarding measures, staff feedback on community interactions, and any incidents or concerns that have arisen. This frequent review allows for quick adjustments to day-to-day operations.
2. **Bi-Annual External Environment Check:** This involves reviewing updated crime statistics, checking for any changes in local services or amenities, and assessing the impact of any community developments. This semi-annual review helps in identifying trends or shifts in the local area that might affect the home.
3. **Annual Comprehensive Assessment:** A full review of all aspects covered in this initial assessment, including property suitability, crime statistics, neighbourhood policing, local services, risk factors, and community context. This annual review will also incorporate feedback from children, staff, and relevant stakeholders such as social workers and local authorities.
4. **Ad Hoc Reviews:** In addition to scheduled reviews, the plan will allow for immediate assessments in response to significant events or changes, such as major incidents in the area or substantial changes in local demographics or services.

Each review will result in a written report detailing findings, any changes to risk levels, and recommendations for adjustments to safeguarding strategies or operational procedures. These reports will be shared with relevant parties and used to inform decision-making regarding the continued use of the property as a children's home.

By maintaining this structured yet flexible review plan, the children's home can ensure that it remains responsive to both the needs of its residents and the dynamics of the local community, continually striving to provide the safest and most supportive environment possible for children in care.

Proposal for 8 Pinchbeck Road, Peterborough: A Sustainable Children's Home

The property located at 8 Pinchbeck Road, Peterborough, PE11 1QD, presents an exciting opportunity to establish a new children's home that aligns with the Peterborough planning office's priorities. This historic, listed building was previously used for commercial purposes and has been thoughtfully converted into three individual homes, offering a unique and charming setting for our proposed children's home.

As a provider committed to environmental sustainability and community development, we are eager to work closely with the Peterborough planning office to bring this project to fruition. Our organisation is on track to meet our commitment of operating carbon-neutral children's homes and actively engaging with the local communities in which we reside.

Sustainability Commitment

Our children's home at 8 Pinchbeck Road will be designed and operated with a focus on environmental sustainability. We will implement energy-efficient technologies, utilise renewable energy sources, and prioritise the use of sustainable materials throughout the property. This commitment aligns with Peterborough's vision for a greener future.

Community Investment

As an organisation, we believe in the importance of developing strong connections with the local community. We will actively engage with Peterborough's residents, education institutions, and community groups to adopt a sense of belonging and mutual support. Our goal is to become a valued and integral part of the neighborhood, contributing to its overall well-being.

Charitable Initiatives

Giving back to the community is a core part of our mission. We will dedicate a portion of our resources to supporting local charities and initiatives that align with the needs and priorities of Peterborough. By partnering with the planning office, we can ensure our charitable efforts have a meaningful and lasting impact on the city.

We are confident that our proposal for 8 Pinchbeck Road will meet the planning office's expectations and contribute positively to the Peterborough community. We welcome the opportunity to discuss our plans in further detail and address any concerns the office may have. Together, we can create a sustainable and nurturing environment for the children in our care, while also enhancing the local community.