

Headline planning need statement
Elderly care home

**Former Hotel Felix,
Whitehouse Lane,
Huntingdon Road, Cambridge
CB3 0LX**

Prepared for:
Cassel Hotels (Cambridge) Ltd

Carterwood Report – January 2022



Prepared by:

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- Data quality
- Innovation

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Instructions

T1 Instruction summary			
Client	Cassel Hotels (Cambridge) Limited		
Site address	Former Hotel Felix, Whitehouse Lane, Huntingdon Road, Cambridge, CB3 0LX		
Prepared by	Jessamy Venables BSc (Hons) MSc MRICS		
Research date	10 January 2022	Report date	17 January 2022
T2 Purpose of advice			
Purpose of report	<p>The purpose of this headline planning need statement (HPNS) is to provide an updated analysis of the quantitative need for care beds and should be read in conjunction with the planning need assessment previously provided for the site, dated December 2020.</p> <p>This report is for the use of the client only and should not be used for any purpose other than the purpose stated. <u>It is not a valuation and must not be used for, inter alia, loan security purposes.</u></p>		
Important notice	<p>Our sources of information and limitations to our advice are provided within Appendix A and should be read fully in conjunction with our report.</p> <p>All recommendations are based upon the market and financial climate as at the date of issue of the report.</p>		
T3 The proposal			
Instruction background	<p>HPNS commissioned to inform the current position on need for care home beds. We note the planning application (ref: 21/00953/FUL) is currently awaiting determination.</p> <p>We are aware that Cambridgeshire County Council has provided very brief details of their accommodation-based needs assessment (which we understand also utilises LaingBuisson research) and is expected to be published in the next few months. This appears to make no allowance for any care home closures and has only used the 'mid-point' in its need projections.</p>		
The development	<p>The proposed care home is intended to be registered for approximately 80 single bedrooms, with a significant proportion dedicated to dementia care. All bedrooms will be equipped with an en-suite wetroom.</p> <p>The care home will be capable of caring for residents of all dependency levels, including those who require dementia care within a specialist unit, within well-specified, flexible accommodation incorporating infection control measures to enable care to be administered most effectively.</p>		
T4 Definition of 'market standard' bedrooms			
<p>We define a 'market standard' bedroom as providing a minimum of an en-suite with WC and wash hand basin although do not stipulate minimum size, accessibility or suitability for purpose. All new care homes provide spacious en-suite bedrooms, the vast majority with larger en-suite wetrooms which also include a level-access shower to enable bathing and personal care to take place within a resident's own room.</p>			

Need statement conclusion

T5 Market commentary		
Assessed catchment	The South Cambridgeshire District Council local authority area.	
Year of assessment	2024, the earliest the proposed care home could be made available.	
Qualitative assessment of existing care home beds	Local authority area	84% en-suites and 57%, en-suite wetrooms
	UK national average	73.4% en-suite and 28.1% en-suite wetrooms
Planned market standard care bed supply	Local authority area	395 care home beds with permission and 60 pending
	We assume all new care bedrooms will provide en-suite wetrooms.	
All bed net need (2024)	Local authority area	Net need for 102 en-suite bedrooms
	Existing supply and <u>all</u> planned beds (with planning permission and pending), expected to be available by the year of assessment, are included in the analysis.	
Dedicated dementia net need (2024)	Local authority area	Net need for 229 en-suite bedrooms
	Existing supply and <u>all</u> planned beds (with planning permission and pending), expected to be available by the year of assessment, are included in the analysis.	
Projected market standard care bed net need (2034)	Local authority area	Net need for 274 en-suite bedrooms
	Existing supply and <u>all</u> planned beds (with planning permission and pending) are included in the analysis	
Conclusion	<ul style="list-style-type: none"> Based on 2024, the earliest the proposed care home could be available, there is an undersupply of 102 market standard care home beds in the local authority area. Our analysis assumes that all planned beds we have assessed will be developed and operational by 2024. The undersupply is projected to rise to a shortfall of 274 market standard care beds by 2034, even when it is assumed <u>all</u> currently planned care homes (both granted and pending) are developed. There is a significant undersupply of 229 dedicated dementia beds within the local authority area, based on 2024. The shortfall of full <u>en-suite wetroom</u> bedrooms (akin to those proposed in the subject care home) is significantly higher in 2024, (at 368) than the figure set out above. Our analysis does not make any allowance for the potential closure of any care homes or loss of care beds. The proposed care home would assist in meeting the existing and increasing shortfall of care beds in the South Cambridgeshire Council local authority area and will also provide additional dedicated dementia care provision, where there is currently a substantial under-provision. 	

Need analysis summary

T6 Market standard care bed need analysis summary (2024)			
Basis of assessment	South Cambridgeshire District Council		
Type of care	All beds	Dedicated dementia	
Gross need			
All bed/specialist dementia need	1,083	447	
Occupancy capacity allowance	91	37	
Total gross need	1,174	484	
Supply			
Existing elderly en-suite	812	158	
Existing elderly wetroom	546	147	
Planned beds (to 2024)	260	97	
Total supply (en-suite)	1,072	255	
Total supply (wetroom)	806	244	
Net need			
Elderly en-suite	102	229	
Elderly wetroom	368	240	

T7 Future market standard care bed net need			
	2024	2029	2034
Local authority	102	49	274

T8 Elderly population (age 65+) growth		
	Year	Local authority
Population growth indicating increasing need for care home beds (%)	2024 (from 2022)	6.0
	2029	18.8
	2034	39.2
	2039	49.7

Assessed catchment area

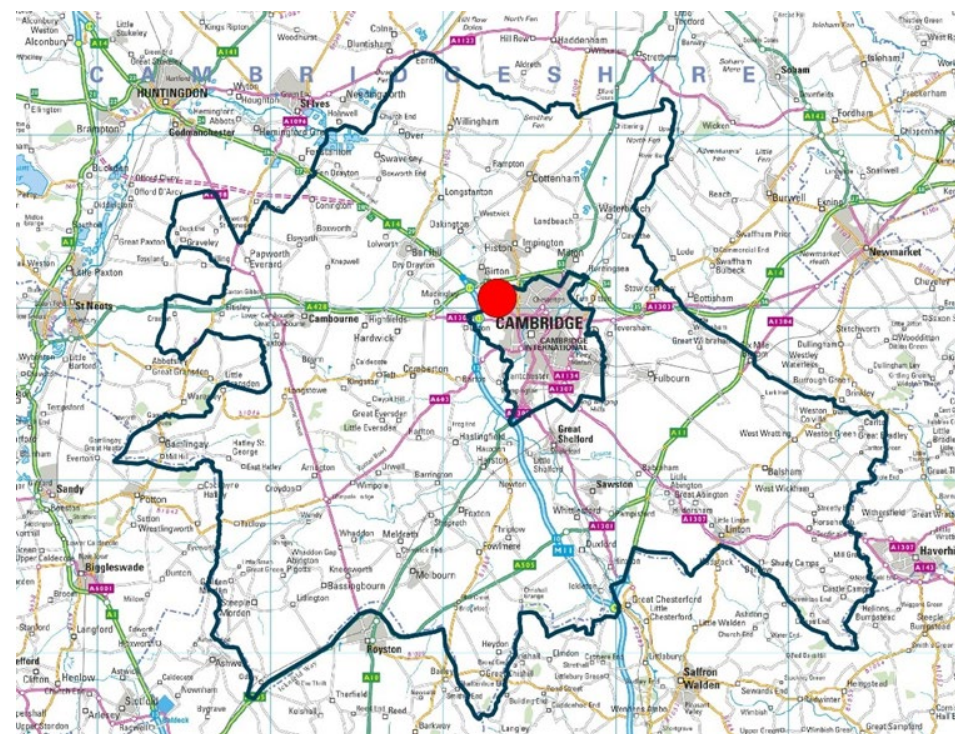


Figure 1: Catchment area map

Notes

- Gross need is assessed using LaingBuisson regional Age Standardised Demand (ASD) rates.
- An occupancy capacity allowance adjustment is applied to assume an “effective” full capacity of 92.3 %, as care homes cannot operate sustainably at 100% occupancy, to ensure sufficient capacity for vacancies between admissions, infection control, embargos, refurbishment, etc.
- We assume zero closures of obsolete stock as no known closures are imminent.
- Need is assessed based on market standard bedrooms, which we define as providing en-suites (minimum of a WC and wash hand basin) but not necessarily a level access shower (wetroom).
- Need is also assessed for full en-suite wetroom bedrooms, for the purposes of comparison.
- Planned supply is based upon individual analysis of each scheme and assessment of earliest possible year of completion (or earliest possible year, should planning permission be forthcoming for pending applications). We assume all planned beds will provide wetrooms. Proposed extensions are researched on a headline basis only as part of a HPNS.
- Average occupancy is assumed to again exceed 90 per cent by the year of assessment, based on forecast growth rates and recovery with the rollout of vaccines, following the pandemic.

Local authority area

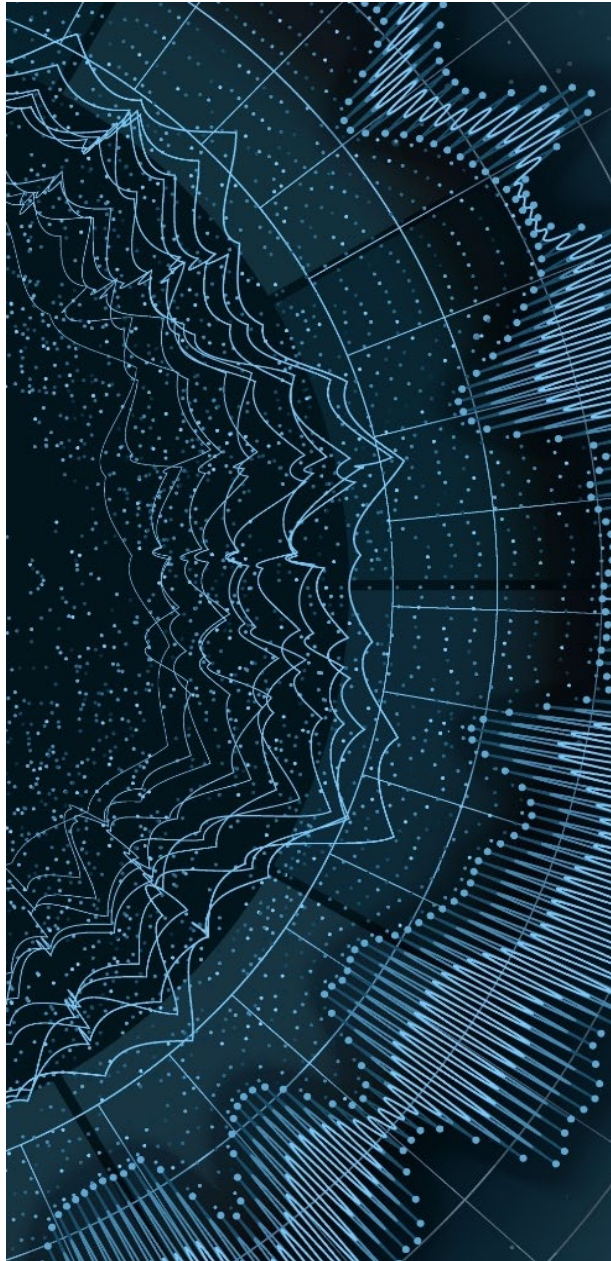
T9 Gross need for elderly care beds in local authority area (2024)		
Type of care	All beds	Dedicated dementia beds
Gross need	1,083	447

T10 Existing supply of elderly care beds (local authority area)						
Care category	No of homes	Total reg. beds	Total en-suite	Total wetroom beds	% en-suite beds	% wetroom beds
Total market provision						
Overall	18	964	812	546	84	57
Specialist dementia provision						
Dedicated dementia homes	0	0	0	0	-	-
Dedicated dementia units	9	202	158	147	78	73
Overall	9	202	158	147	78	73

T11 Planned supply in LA area by estimated year of completion					
Supply	2022	2023	2024	2025	2026+
Local authority catchment	0	15	245	195	0

T12 Planned supply for need assessment calculations (2024)	
Basis of assessment	Local authority
Total market planned beds	260
Specialist dementia planned beds	97

T13 Future market standard bed need in local authority area			
Catchment	2024	2029	2034
Local authority area	102	49	274



Data tables and competition map

Planned supply

Map showing location of existing and planned supply

Planned supply

T14 Details of planned provision within SCDC local authority										
Map ref.	Site address	Applicant	Scheme	Net elderly beds	Dementia beds	Has construction commenced?	Estimated year of opening	Distance from subject site (miles)	Planning reference	Notes
Granted										
A	Huntingdon Road Development, Huntingdon Road, Cambridge, CB3 0LG	University of Cambridge	Proposed development - up to 3,000 dwellings; up to 2,000 student bedspaces; 100,000 sq. m employment floorspace, of which: up to 40,000 sq. m commercial floorspace (Class B1(b) and sui generis research uses) and at least 60,000 sq. m academic floorspace (Class D1); senior living, up to 6,500 sq. m (Class C2); up to 5,300 sq. m gross retail floorspace (Use Classes A1 to A5) (of which supermarket is 2,000 sq. m net); community centre; indoor sports provision; police; primary health care; primary school; nurseries (Class D1); hotel (130 rooms); energy centre.	75	25	No	2025	0.2	11/1114/OUT - 13/08/2012	The development website suggests this will be a care home as opposed to extra care. Development of the wider scheme is underway; however, there is no evidence to suggest construction has begun on the care home and there has been no detailed application to date.
B	Gracefield Nursing Home, St. Neots Road, Dry Drayton, Cambridge, Cambridgeshire, CB23 8AY	Gracefield Nursing Home	Construction of rear extension, front extension, new porch extension to form additional bedrooms to nursing home, with ancillary accommodation and new access.	15	8	No	2023	4.4	S/1095/17/FL - 13/02/2018	-
C	Land at Fulbourn Social Club, Cambridge Road, Cambridge, CB21 5BQ	Henderson UK Property PAIF	Demolition of the existing Fulbourn social club and construction of a new 72-bedroom care home (Use Class C2) with associated car and cycle parking, landscaping and access from The Drive, Fulbourn.	72	31	No	2024	5.0	S/3418/17/FL - 28/11/2018	We understand this scheme will be developed by Hamberley Development and, once operational, operated by Hamberley Care Homes.
D	Waterbeach Barracks and Airfield Site, Waterbeach, Cambridge, CB25 9QZ	Defence Infrastructure Organisation	Construction of up to 6,500 new homes, including up to 600 care home units. Works will also include 3 primary school, sports and fitness centres, shops, offices, industrial units, community centres and places of worship, medical centres, a lake-side hotel and supporting infrastructure.	60	20	No	2025	5.2	S/0559/17/OL - 27/09/2019	Includes plans for up to 600 C2 use residential units that include "a care home or similar" and forms part of a major development which includes application S/2075/18/OL. We have assumed a 60-bed care home for the purposes of our analysis. Construction has commenced on the residential element but not the care element.

T14 Details of planned provision within SCDC local authority										
Map ref.	Site address	Applicant	Scheme	Net elderly beds	Dementia beds	Has construction commenced?	Estimated year of opening	Distance from subject site (miles)	Planning reference	Notes
E	2 Station Road, Great Shelford, Cambridge, Cambridgeshire, CB22 5LR	Porthaven Properties Limited No.3	Demolition of existing buildings and structures and the construction of a 63-bed care home (use class C2).	63	21	No	2024	5.7	S/3809/19/FL - 04/09/2020	Due to the site's previous use as a fuel depot, there is a condition to complete remediation works to the site prior to construction commencing. An S73 application for variation of conditions prior to the construction phase was made in November 2021 and is awaiting decision.
F	Land between Haverhill Road and Hinton Way, Stapleford, Cambridge, Cambridgeshire, CB22 5DQ	Axis Land Partnerships	Outline planning for the development of land for a retirement care village in use class C2 comprising housing with care, communal health, wellbeing and leisure facilities, public open space, landscaping, car parking, access and associated development and public access countryside park. All matters reserved except for access.	110	37	No	2024	5.9	20/02929/OUT - 28/12/2021	This application is for a retirement care village with accommodation comprising a care home with up to 110 beds (an indicative number only) and up to 110 private extra care units. The application was allowed at appeal in December 2021.
Pending										
G	Land adj. to Waterbeach Barracks and Airfield Site, Waterbeach, Cambridge, Cambridgeshire, CB25 9LY	RLW Estates Ltd	Outline planning permission (with all matters reserved) for development of up to 4,500 residential units, business, retail, community, leisure and sports uses, new primary and secondary schools and sixth form centre, public open spaces including parks and ecological areas, points of access, associated drainage and other infrastructure, groundworks, landscaping, and highways works.	60	20	No	2025	5.7	S/2075/18/OL	This scheme will include 'up to 450 units within use Class C2'. Given the outline nature of this application and the scale of the C2 element, we have assumed a 60-bed care home for the purpose of our analysis.

Sources in Appendix A

Notes: Planning research was undertaken on 10/01/2022. Any applications submitted onto our planning registers after this date will be excluded from our analysis. We have only researched planning applications for new-build care homes that have been granted or are pending decision. Extensions are not researched in detail as part of a headline planning need statement.

Existing and planned care home provision

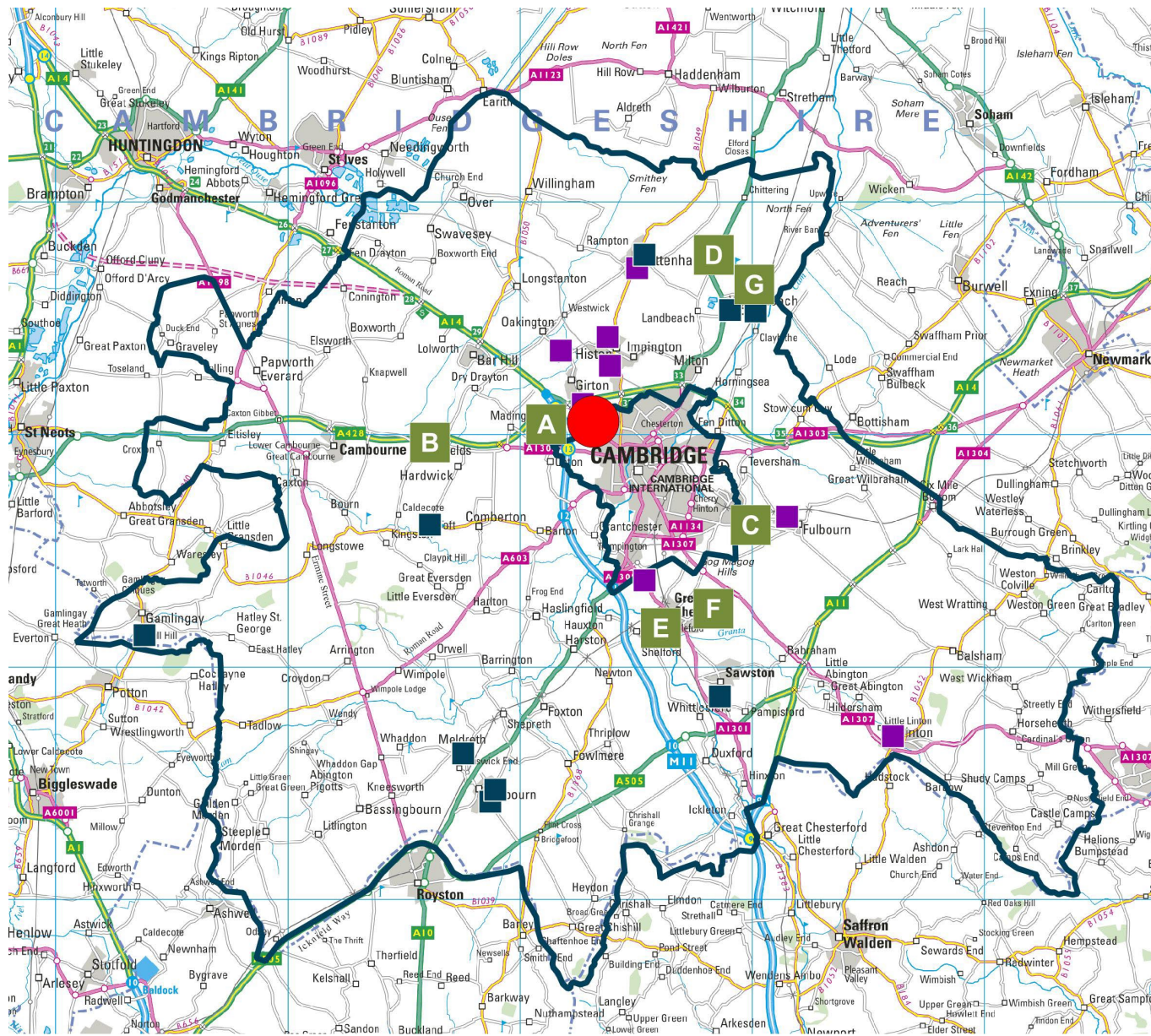


Figure 2: Map of all existing and planned provision

Key:

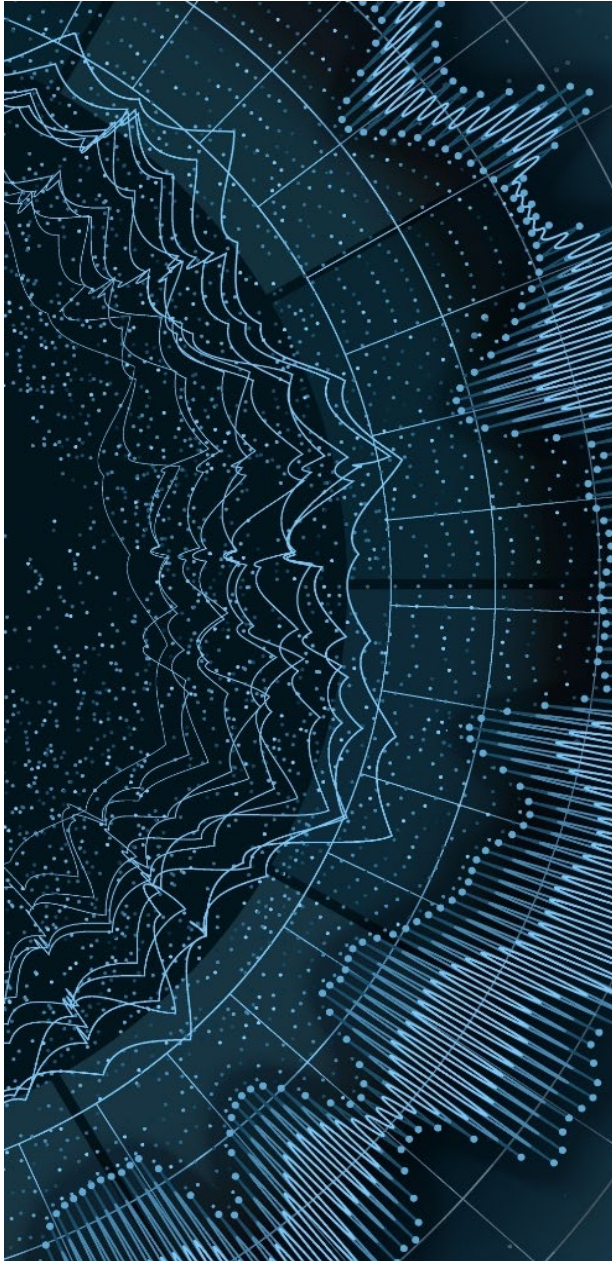
- Subject home
- Personal care homes
- Nursing homes
- Planned provision

Map references refer to schemes identified in Table T14.

The South Cambridgeshire District Council local authority area is shown outlined in dark blue.



Figure 3: National map



Appendices

Sources and limitations of advice

Definitions and reservations

T15 Sources of data

Census 2011 population statistics, ONS 2018-based population projections, LaingBuisson Care Homes for Older People UK Market Report (31st edition), Carterwood database, A-Z Care Homes Guide, HousingCare, CQC, relevant planning departments, Glenigan, Planning Pipe.

Methodology

A detailed methodology is available upon request

T16 Limitations of advice

Data sources	<ul style="list-style-type: none"> All information supplied by the client, its professional advisors, local authorities, social services, statutory bodies, investigation agencies and other stated sources is accepted as being correct and accurate. In accordance with our definitions and reservations, should such information be proven through further investigations to be incorrect, this could affect our advice. Map sources contain Ordnance Survey data © Crown copyright and database right (2018); Map data ©2019 Google; LPS Intellectual Property © Crown copyright and database right (since 2016).
Confidentiality	<ul style="list-style-type: none"> This report is for the stated purposes only and for the sole exclusive use of the named client, to whom it is addressed. Neither the whole, nor any part of this report or any reference to it, may be included now or at any time in the future, in any published document, circulation or statement, nor referred to or used in any way, without our written approval and context to which it may appear.
Conflict of interest	<ul style="list-style-type: none"> There are no conflicts of interest that we are aware of that would prevent us from providing our advice.
COVID-19 & Brexit	<ul style="list-style-type: none"> Following the UK's exit from the European Union (Brexit) and with the ongoing presence of COVID-19, we are in a highly volatile market. Our reports are prepared using high quality data and expert analysis from our experienced team. Any recommendations made are based upon the market and financial climate as at the date of the report, but do not take into account future economic or market fluctuations caused by the events outlined above or other unforeseen activity. While the UK and the European Union agreed a trade deal in January 2021, it may be prudent to review a commissioned report once the impact has fully emerged, especially given the ongoing economic impact of the COVID-19 pandemic.
Census 2021	<ul style="list-style-type: none"> This report contains data relating to the 2011 census. The England and Wales 2021 census took place on 21 March 2021; the initial findings from this census are currently due to be published from March 2022, with the final release of all data outputs for England and Wales due by March 2023. The Scottish census has been delayed until 2022. We will monitor the census data release schedule, reviewing new data as it is released and ensuring the data is embedded into our analysis as quickly as possible.

Timing of advice

Our work commenced on the date of instruction and the collection and compilation of data and other research contained within our work was undertaken at varying times during the period prior to completion of this report.

The report, information and advice provided during our work were prepared and given to address the specific circumstances as at the time the report was prepared and the scope and requirements set out in the engagement letter. Carterwood has no obligation to update any such information or conclusions after that time unless it has agreed to do so in writing and subject to additional cost.

Data analysis and sources of information

Details of our principal information sources are set out in the appendices and we have satisfied ourselves, so far as possible, that the information presented in our report is consistent with other information such as made available to us in the course of our work in accordance with the terms of our engagement letter. We have not, however, sought to establish the reliability of these information sources by reference to other evidence.

The report includes data and information provided by third parties of which Carterwood is not able to control or verify the accuracy.

We must emphasise that the realisation of any prospective financial information or market or statistical estimates set out within our report is dependent on the continuing validity of the assumptions on which it is based and may be subject to other variables and factors outside the scope of our report. Any assumptions stated in the report will need to be reviewed and revised to reflect market conditions. We accept no responsibility for the realisation of the prospective financial or market information. Actual results may be different from those shown in our analysis because events and circumstances frequently do not occur as expected, and the differences may be material.

Measuring and predicting demand is not an exact science, and it should be appreciated that there are likely to be statistical and market related factors that could cause deviations in predicted outcomes to actual ones.

We have undertaken certain analytical activities on the underlying data provided by third parties to arrive at the information presented. We cannot and do not accept responsibility for the completeness or accuracy of this underlying data.

Where we have adapted and combined different data sources to provide additional analysis and insight, this has been undertaken with reasonable care and skill. The tools used and analysis undertaken are subject to both internal and external data-checking, proof reading and quality assurance. However, when undertaking complex statistical analysis it is understood that the

degree of accuracy is never absolute and there is inevitably variance in any findings, which must be carefully weighed up with all other aspects of the decision-making process.

The estimates and conclusions contained in this report have been conscientiously prepared in the light of our experience in the property market and information that we were able to collect, but their accuracy is in no way guaranteed.

All advice has been prepared on a 'desktop' basis and where we have prepared advice on a 'headline basis', we have conducted a higher level and less detailed review of the market. If commissioning a Headline Market Analysis report it we recommend commissioning a comprehensive market analysis report before finalising the decision-making process. Where we have provided 'comprehensive' advice, we have used reasonable skill and endeavours in our analysis of primary and secondary (for example, Census, Land Registry, etc.) data sources, but we remain reliant upon the quality of information from third parties, and all references above to accuracy, statistics and market analytics remain valid.

Purpose and use

The report has been prepared for the sole use of the client and any other persons specifically named in our engagement letter and solely for the purposes stated in the report. The report should not be relied upon by any other person or for any other purposes. The report is given in confidence to the client and any other persons specifically named in our engagement letter and should not be quoted, referred to or shown to any other parties without our prior consent.

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Extraordinary market factors

Following the UK's exit from the European Union (Brexit) and with the ongoing impact of the COVID-19 pandemic, we are in a highly volatile market. Our reports are prepared using high quality data and expert analysis from our experienced team. Any recommendations made are based upon the market and financial climate as at the date of the report, but cannot forecast any future economic or market fluctuations caused by the events outlined above or other unforeseen activity. While the UK and the European Union agreed a trade deal in January 2021, it may be prudent to review a commissioned report once the impact has fully emerged, especially given the ongoing economic impact of the COVID-19 pandemic.

Census 2021

This report contains data in relation to the 2011 census. The England and Wales 2021 census took place on 21 March 2021 and at present there is no confirmation of when the data will become available due to the Scottish census being delayed until 2022. We are monitoring the current situation, but we anticipate that data will not be available until 2022 at the earliest.

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