



NUTFIELD GREEN PARK

OLDER PERSONS NEEDS TOPIC
PAPER

OCTOBER 2023

Older Person's Needs – Topic Paper

This paper is prepared in support of the development of the Nutfield Green park site for new homes (Use Class C3) and Integrated Retirement Community (Use Classes C2, E(e), F2), creation of new access, landscaping and associated works to facilitate the development, in phases which are severable (Outline with Access, all other matters reserved).

The proposals seek to include provision for 41 extra care units and 70 care home beds and this topic paper therefore examines the need for both at the local level.

Extra Care Accommodation

The adopted Core Strategy (2008) includes policy CSP8 specifically relating to the delivery of extra care accommodation establishing a need for at least 162 units by 2016, with an updated assessment to determine the needs between 2017 and 2026.

By 2016 the only extra care scheme that had been delivered in the District was the Charters Village site at Dormansland, providing 83 units of extra care meaning a shortfall of 79 units.

Surrey County Council prepared a Commissioning Statement in 2019 to determine amongst other things the need within Tandridge for extra care accommodation and stated an overall need for 275 units by 2025, rising to a total of 338 units (an additional 63 units) by 2035. This contrasts with a 2018 report prepared on behalf of Tandridge Council as part of its evidence base (titled 'Addressing the Needs of All Household Types') identifying a need for 146 units of extra care accommodation between 2013 and 2033 in Tandridge.

Tandridge District Council themselves have recently confirmed (see report for planning application reference: TA/2022/1161) that the ratio for extra care provision should be increased to 30 units per 1,000 such that the level of need is to be as below:

- 2022 – 294 units
- 2030 – 339 units
- 2035 – 366 units

The same report also references the SHMA (2015 with 2018 update) prepared for the emerging local plan, which identified a need for 50 units of extra care per year from 2016. The committee report that it noted that as of the timing of the report there was a need of 312 units against a provision of 16 units (a shortfall in provision of some 296 units). It is to be noted that this report and reference to the annual requirement of 50 units per year is the more up to date picture of need expressed by the council.

The scheme for the Young Epilepsy site (TA/2022/1161) was granted consent subject to the completion of a s106 agreement which is not complete at the time of this note such that it does not benefit yet from a planning consent. However, the scheme was proposing the delivery of 152 units of Extra Care meaning that by the Council's own evidence there remains a present shortfall of 144 units, increasing by 50 units per year according to the SHMA evidence.

Care Home beds

The adopted Core Strategy (2008) includes policy CSP8 that relates specifically to the provision of extra care, however when establishing the criteria for suitable sites it includes the following element: "*The potential to co-locate a nursing/residential care home on the site where there is an acknowledged need.*"

The policy therefore expressly recognises the benefits in co-locating extra care with care home provision.

Current provision of care home beds in Tandridge amounts to 978 beds, split as 325 for personal care and 653 for nursing care.

There is a future need up to 2035 for a further 463 beds for personal care, with a reduction of 99 beds for nursing care over that same period. However, these figures are based solely on a quantitative assessment and have no regard for whether the current care home provision meets the modern requirements to deliver single occupancy rooms with en-suite provision. This would reduce the current provision down to 231 personal care beds and 420 nursing care beds meaning that by 2035 there is an identified requirement for an additional 562 personal care beds and 143 nursing care beds.

The Surrey County Council Commission Statement in 2019 noted that by 2025 they predicted for personal care an increased demand for 23 beds as a result of an expectation for 74 moves to extra care, and by 2035 the demand would be increased to 116 beds again due to a reduction of 91 moves to extra care. For nursing care, it was predicted that by 2025 the demand would reduce by 159 beds, and that by 2035 the demand would reduce by a further 43 beds. However, it is relevant to note that the baseline assessment relies on different overall bed numbers as follows:

Source	Personal care beds	Nursing care beds
Commissioning Statement (2019)	388	666
Housing Care website (2023)	325	653
Difference	-63	-13

Furthermore, it is also true that the population figures used between the assessments differ as below:

Source	2019/20	2035
Commissioning Statement (2019)	8,800	13,500
Older Person's Needs (2020)	9,000	12,200

What remains clear however is that when considering the current provision that fails to meet the current CQC minimum standards there remains a need for both additional personal and nursing care beds within Tandridge to meet the identified demand.

It is also to be noted that the reduced figures identified by Surrey County Council are predicated on a move of residents from a care home to extra care. It is already demonstrated that there is a shortfall in current provision of extra care accommodation within Tandridge such that if the Surrey County Council figures on future needs are to be accepted there will need to be a further increase in provision of extra care accommodation to meet that identified need. Accordingly, the alternative figures of need without adopting a reliance on moves out of care homes to extra care are preferred.

Summary

It is clear from the current published evidence that there is a significant need for the provision of additional extra care accommodation to meet the identified demand, and a current failure to meet this. The current level of provision is extremely low against demand, resulting in a significant shortfall and no indication that this will be met shortly.

Whilst for care home beds there is mixed demand (a shortfall for personal care but a surplus for nursing care based on the council's own evidence), the council assessment makes no provision for dated accommodation that now no longer meets current CQC requirements. When that is taken into account there is a need for both personal and nursing care provision.