

**LONDON BOROUGH OF
CAMDEN**

CARE NEEDS ASSESSMENT

September 2018

**INGESTRE ROAD
LONDON BOROUGH OF CAMDEN**

CARE NEEDS ASSESSMENT

June 2017

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1.0 INTRODUCTION AND METHODOLOGY

- 1.1. The following report assesses the likely need for elderly accommodation, and appropriate level of care, within the London Borough of Camden (LBC). Conclusions will also be drawn as to the likely effects of provision at Ingestre Road, Camden of 50 extra care (also known as Assisted Living) housing units, on-site personal care and out-sourced nursing care, concierge and management staff, and other assisted care facilities including a lounge and function room with kitchen and TV corner; cafeteria; gym; hair dresser/beauty parlour; mobility scooter storage and charging point; hobby craft and playroom with library; emergency call system; car pool facilities; and guest suites.
- 1.2. The Site is located in the north of the ward of Kentish Town and is adjacent to the neighbouring ward of Highgate. For the purposes of this Assessment, Kentish Town and Highgate wards will form the local study area (see **Appendix 1 – Site Location Plan**).
- 1.3. The report outlines the planning policy context at national, regional and local level; the demographic characteristics of the study area in comparison to LBC and the London region as a whole; a detailed description of existing levels of elderly accommodation and care within the Borough; and an assessment of the likely care needs of the Borough in the future.
- 1.4. To establish planning policy, current thinking and baseline conditions, the report has obtained information from the following sources:
 - National Planning Policy Framework (NPPF);
 - London Plan, 2016
 - LBC, Local Plan, 2017;
 - Office for National Statistics (ONS), 2011 Census;
 - ONS, 2014-based Sub-national population projections (SNPP);
 - Elderly Accommodation Council (EAC)/Housingcare.org; and
 - Contact Consulting for CLG/CSIP, More Choice, Greater Voice *'Toolkit for producing a strategy for accommodation with care for older people'*, February 2008.
- 1.5. Section 2 of this Assessment will outline the national, regional and local planning policy relevant to the provision of elderly accommodation.

2.0 PLANNING POLICY FRAMEWORK

i) National Planning Policy Framework (NPPF)

- 2.1. The revised NPPF, published in June 2018, follows three dimensions to achieve sustainable development: economic, social and environmental. Within its social role, the NPPF aims to support strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.
- 2.2. At paragraph 61, the NPPF advises that to the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies, including for older people.
- 2.3. The NPPF clarifies the definition of 'older people' as:

"People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs."

ii) London Plan (March 2016)

- 2.4 The London Plan is the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20–25 years. The document brings together the geographic and locational (although not site specific) aspects of the Mayor's other strategies, including those dealing with transport, economic development, housing, culture and a range of social issues.
- 2.5 Paragraph 1.15c of the London Plan notes that the composition of London households is likely to change, partly because of social trends affecting the formation of families and the elderly. There is also likely to be an increase in one person households, particularly among older people. Such trends mean that provision will need to be made for more homes, particularly meeting the accommodation needs of families and single person households including older people, both of which are likely to increase in number.
- 2.6 Table 3.1 of the Plan sets out a global average housing supply target for London for the 2015-2025 period, together with individual targets for each Borough. For LBC, a minimum ten-year target of 8,892 dwellings is identified (889 pa).

- 2.7 The strategic component of Policy 3.17 'Health and Social Care Facilities' highlights the importance the Plan attaches to maintaining and to improving these facilities, especially where there is a specific need. Caring for the elderly population is and will increasingly become a particular need.

'Strategic

A The Mayor will support the provision of high quality health and social care appropriate for a growing and changing population, particularly in areas of under provision or where there are particular needs.'

- 2.8 Annex 5 of the Plan sets out annualised strategic benchmarks to inform local targets and performance indicators for specialist housing for older people for the ten-year period 2015-2025. In the case of LBC, an annual benchmark of 65 private, 20 intermediate sale and 15 affordable (equating to 100 per annum) are identified.
- 2.9 The London Plan Housing SPG also recognise the way in which self-contained housing for older people such as sheltered housing and extra care accommodation will have an important role to play in meeting London's need, particularly that for private and intermediate sale.

iii) London Borough of Camden – Local Plan

- 2.10 The London Borough of Camden Local Plan, which identifies vision and strategy for growth over the period 2016 to 2031, is at an advanced stage of preparation with an imminent anticipated adoption date of June 2017. When finalised, the Local Plan will replace LBC's current Core Strategy and Development Policies documents. With adoption imminent, weight is given to relevant emerging policies of the draft Local Plan indicated below.
- 2.11 Within Policy H8: Housing for older people, homeless people and vulnerable people, the Council will aim to ensure that there is sufficient supply of appropriate housing available which will enable them to live as independently as possible. The Council will support development of a variety of housing which is aimed at meeting the specific needs of these vulnerable groups, provided that the development:
- Is needed to meet a demonstrable need within the borough and will be targeted at Borough residents;
 - 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;

- Will be accessible to public transport, shops, services, community facilities and social networks appropriate to the needs of the intended occupiers;
- Contributes to creating a mixed, inclusive and sustainable community, and
- Does not cause harm to nearby residential amenity.

2.12 In accordance with Policy H4, the Council may seek affordable housing for older people or vulnerable people as part or all of the affordable housing contribution from developments that include housing and have capacity for 25 or more additional homes. In accordance with Policy H6, the Council may also support the inclusion of housing for older or vulnerable people where housing is proposed as part of a development with a site area of 0.5ha or greater. In the case of any market-led development aimed at older people, homeless people or vulnerable people, particularly where the development contains self-contained homes, the Council will expect the development to make a contribution to the supply of affordable housing in accordance with Policy H4.

2.13 Further support will be given by the Council to development that adapts or replaces existing provision for older people, homeless people or vulnerable people with housing better able to foster independent living and accommodate any changes in their support and care needs.

2.14 The Council will be resistant to development that involves the net loss of housing floorspace for older people but will support development if an appropriate need can be demonstrated and that it can be further demonstrated that the existing facilities are incapable of meeting contemporary standards for the support and/or care of the intended occupiers.

2.15 The principle of a proposal for either residential or extra care development in this location would be considered against a number of local Development Plan policies including:

- LP policies 3.3, 3.4, 3.8, 3.11 collectively provide that Boroughs should seek to exceed their housing targets; to utilise brownfield land in an efficient way that optimises housing output (taking into account other detailed design and environmental considerations); to maximise affordable housing provision and to offer a range of housing choices and in terms of the mix of housing sizes and types; and for boroughs to ensure that account is taken of the changing age structure of London's population and, in particular, the varied needs of older Londoners.
- LBC LP Policy H4 seeks for developments to contribute to the creation of mixed and inclusive communities, including a range of self-contained homes of different sizes.

- LBC LP Policy H8 seeks to ensure that there is a sufficient supply of appropriate housing available for older people and support development of care homes for older people where it is in an appropriately accessible location and suitable for the intended occupiers (in terms of the standard of the facilities, level of independence, provision of support and/or care offered).

2.16 Prevailing policies support development that adapts or replaces existing provision for older people with housing better able to foster independent living and accommodate any changes in their support and care needs.

2.17 The supporting text for LBC LP Policy H8 provides that the Council will support new market housing for older people provided that it meets a demonstrable need to provide for existing borough residents and is targeted towards meeting that need, and will seek to ensure that homes are marketed and available for sale in Camden for at least two months before they are marketed more widely.

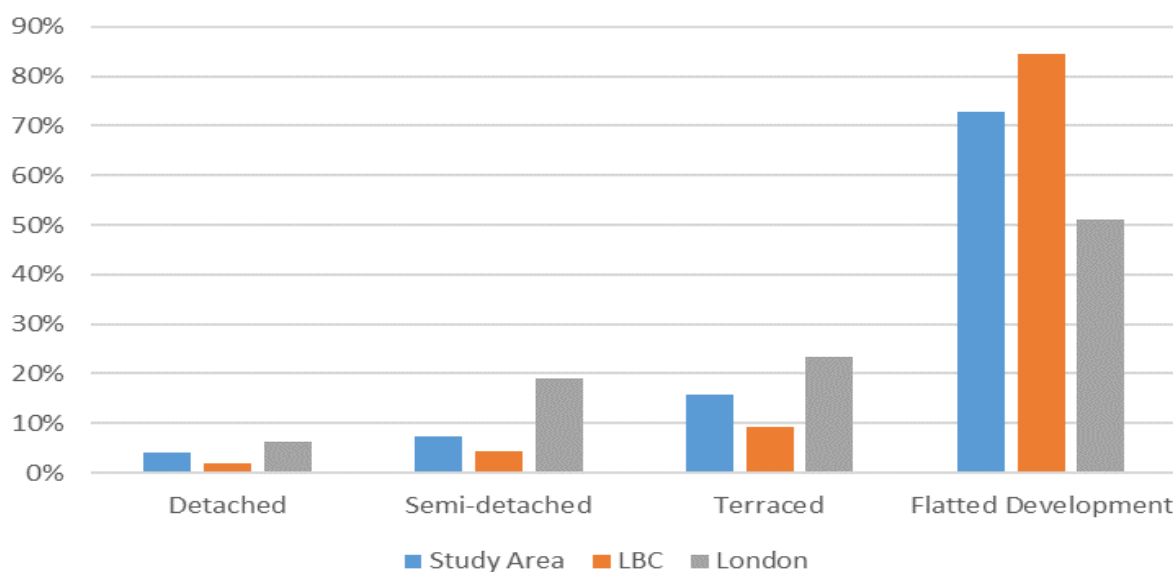
3.0 BASELINE DEMOGRAPHICS

- 3.1. In order to understand the context within which an assessment of elderly accommodation type and level of care need exists, this Section will identify the Borough-wide baseline demographics in respect of housing and population, paying particular attention to the local demographic profile of the local study area.

Housing Stock and Supply Trend

- 3.2. Figure 1 identifies that LBC, including within the Study Area, represents an atypical pattern of accommodation type with a notably high percentage of flats compared to London, as a whole. However, whilst the Study Area is closely aligned to LBC with a high propensity toward flatted development, the local area within which the Site is located has a higher than borough-average percentage of other dwelling types, including terraced, semi-detached and detached dwellings.

Figure 1: Accommodation Type within Study Area, Borough and Region



Source: ONS, 2011 Census, Table QS402EW Unshared Dwellings

- 3.3. 2011 Census statistics demonstrate that whilst home ownership is the predominant pattern of tenure in the Study Area (more so than in the Borough overall), levels of social renting are also particularly high and notably higher than the average for London. Many residents living in the Study Area also live in private rented accommodation, although levels of this tenure are lower than the norm for LBC and marginally lower than in London, as a whole.

- 3.4. Of those homes either in ownership or shared ownership within the Study Area, over 700 are owned by persons aged 65 and above. Within the Borough overall, nearly 6,000 people who own their own home (or are in shared ownership) are aged 65 and above.

Figure 2: Accommodation Tenure within Study Area, Borough and Region



Source: ONS, 2011 Census, Table DC4101EW

- 3.5. A study of household occupancy profiles (**Table 1**) identifies that there is a higher occurrence of under-occupancy of larger, family-sized homes (i.e. by +2 bedrooms) in the local Study Area than across the Borough generally, although a marginally lower percentage of under-occupancy in smaller homes (i.e. by +1 bedroom). The levels of under-occupancy within the Borough are, however, lower than across London generally. Data also indicates that levels of over-occupancy are comparatively low and that LBC (and the Study Area) are representative of the London pattern of over-occupancy.
- 3.6. A pattern of high under occupancy is a potential indicator of the probability of older people remaining in family homes once their children have grown and moved away and often after only one partner remains. This would appear to be the case not only across the Borough but also within the Study Area, where nearly 2,000 homes are under-occupied by +2 bedrooms.

Table 1: Household over- / under-occupancy @2011 Census

	Study Area	LBC	London
Under Occupancy of +2 or more bedrooms	18%	13%	21%
Under Occupancy of +1 bedrooms	24%	25%	28%
Occupancy rating of 0	47%	50%	39%
Over Occupancy rating of -1 bedrooms	9%	10%	9%
Over Occupancy rating of -2 or less bedrooms	1%	2%	2%

Source: ONS, 2011 Census, Table QS412EW

- 3.7. Further reference to the 2011 Census demonstrates that the percentage of elderly people living alone in the Study Area is higher than the London average and, in this respect, in keeping with the Borough profile (**Table 2**), with 10.0% one person households in the Study Area being residents aged 65 or over. In London overall, there are over 300,000 people over the age of 65 living alone.

Table 2: One Person Households by age

	Study Area	LBC	London
One person households: Aged 65 and over	1,059	10,113	312,022
Percentage of one person households	10.0%	10.4%	9.6%

Source: ONS, 2011 Census, Table KS105EW

Population Demographics

- 3.8. At the time of the 2011 Census there were 220,338 people living in LBC, 5,389 of whom lived within the Study Area. **Table 3** identifies that of the overall population, the Study Area has a higher percentage of older residents, aged 55 and above, than is the norm for the London Boroughs.
- 3.9. The percentage of older population within the Study Area continues to outweigh the percentage of older people in the Borough and London overall when examining those aged 65 and above, with the percentage of those aged 75 and above being comparatively consistent across all areas.

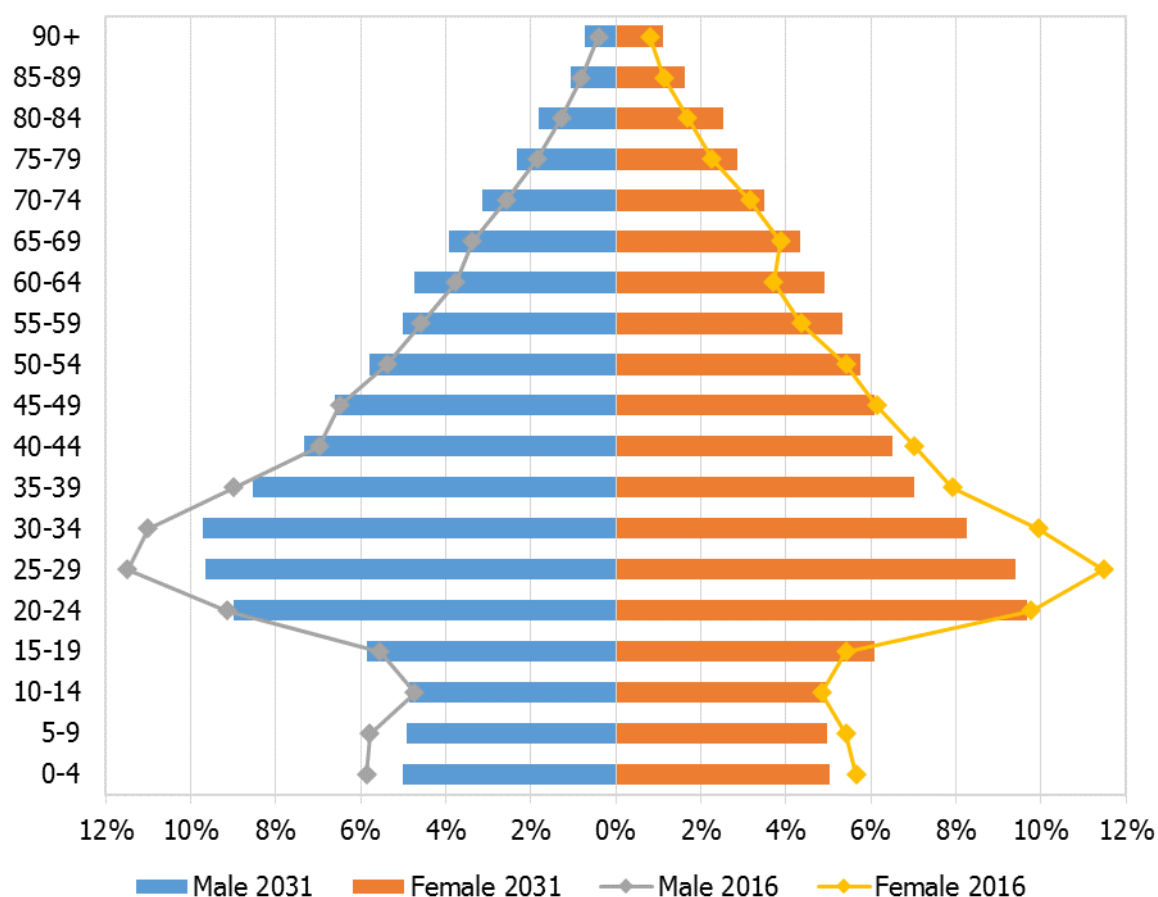
Table 3: Age Structure, 2011

	Study Area	LBR	London
Population Aged 55+	5,389	42,594	1,619,275
Percentage of Area Population	22.1%	19.3%	19.8%
Population Aged 65+	2,957	23,977	904,749
Percentage of Area Population	12.1%	10.9%	11.1%
Population Aged 75+	1,274	11,040	431,691
Percentage of Area Population	5.2%	5.0%	5.3%

Source: ONS, 2011 Census, Table DC1117EW

3.10. Whilst it has been established that there are comparatively high levels of residents aged 55 and above within LBC based on 2011 Census data, it is also important to consider the pattern of aging that will affect the Borough in future years. **Figure 4** demonstrates the change in age profile of LBC between 2016 and 2031 (the LBC, Emerging Local Plan, Plan Period).

Figure 4: LBC Age Structure Changes, 2016 - 2031



Source: ONS, 2014-based Sub-national population projections (SNPP)

3.11. Overall, the percentage change in the population of LBC is expected to be an increase of 18% from 248,500 residents in 2016 to 293,100 by 2031. Over this period, it is anticipated that the Borough will experience a decrease in the percentage of young children between 0 and 9 years and, as a percentage of the overall population, a percentage decrease amongst the young adults to early middle aged bands i.e. from ages 25 to 39. There will, however, be a corresponding increase in older people as a percentage of the overall population, with this being particularly noticeable from ages 50 to 54 upwards, with particularly large percentage increases of residents in their 60s and 80s.

3.12. It should be anticipated that this notably aging Borough-wide profile will place additional pressure on the provision of elderly care accommodation.

- 3.13. Section 4 of this Assessment will identify the existing elderly care accommodation within LBC and quantify the existing level of care provided within the Borough.

4.0 EXISTING ELDERLY CARE PROVISION

- 4.1. A detailed investigation has been undertaken to establish elderly care provision within the LBC boundary with findings presented as a quantitative summary table below (**Table 4**); a provision map demonstrating the geographical spread of elderly accommodation across the Borough at **Appendix 2** and a detailed table demonstrating the quantitative and qualitative levels of care at **Appendix 3**.
- 4.2. As elderly care provision can take several forms, a summary is provided below of the housing and care options currently available to the elderly population of the overall Borough. Information has been gathered from the Elderly Accommodation Counsel (EAC), their database website: HousingCare.org, and a Barton Willmore telephone survey conducted in May 2017.

A) Age Exclusive Housing

- 4.3. These schemes cater exclusively for older people and usually incorporate design features helpful to older people. They may include some communal facilities such as a residents' lounge or shared garden but do not provide any regular, on-site support to residents.

B) Sheltered Housing

Termed 'Housing with Support' by the EAC, this includes sheltered or retirement housing which could be for either rent or owner occupation. Sheltered housing would generally involve the occupant(s) having their own flat or bungalow in a block or on a small estate where all other residents are older people. In general, such developments provide independent, self-contained homes with their own front doors which are designed to make life easier for older people with features such as raised electric sockets, lowered worktops, walk-in showers etc. Some will also be designed to accommodate wheelchair users. They are usually linked to an emergency alarm service, and some schemes will have their own 'manager' or 'warden' either living on-site or nearby. Managed schemes will also usually have some shared or communal facilities such as a lounge, laundry and garden. Sheltered Housing does not include on-site medical provision.

C) Extra Care Sheltered Housing

Such schemes cater for older people who are becoming more frail and less able to manage for themselves. Housing is designed with the needs of frailer older people in mind and offer

varying levels of care and support available on-site. Residents will live in their own self-contained homes, with their own front doors and have a legal right to occupy the property, with properties being available for rent, ownership or part-ownership. Schemes come in a variety of built form including flats, bungalows estates or retirement villages and can provide an alternative to living in a care home. In addition to communal facilities such as lounge or garden area, Extra Care may include a restaurant or dining room, health & fitness suite, hobby rooms. Domestic support and personal care are available, usually on-site.

D) Care Home

- 4.4. These residential settings are as below but only provide personal care such as washing, dressing and the giving of medication.

E) Care Home with Nursing Care

- 4.5. These are residential settings where a number of older people live, usually in single rooms, and have access to on-site care services. Since April 2002 all homes in England, Scotland and Wales are known as 'care homes' but are registered to provide different levels of care. A home registered as a care home with nursing will provide personal care such as assistance with washing, dressing, giving medication but will also have a qualified nurse on duty 24 hrs a day to carry out nursing tasks. These homes will accommodate physically or mentally frail people in need of regular nursing attention. Some homes can be registered for a specific care need such as dementia or terminal illness.

Existing Provision

- 4.6. As summarised in **Table 4** (and detailed at **Appendices 2 and 3**), LBC currently provides 1 age-exclusive scheme; 46 sheltered housing schemes*; 3 extra care sheltered housing schemes, 5 care homes with a further 2 care homes with nursing, providing a total of 2,415 units of accommodation to contribute towards meeting the needs of the elderly community.

Table 4: Existing Elderly Accommodation Provision – LB Camden

Category	Number of Schemes	Overall Capacity
A Age-Exclusive Housing	1	15
B Sheltered Housing	46	1,956
C Extra Care Sheltered Housing	3	104
D Care Home	5	180
E Care Home with Nursing	2	160
TOTALS	57	2,415

Source: EAC; *1 sheltered housing scheme not yet constructed

- 4.7. For the purposes of general context, based on 2011 Census data, the existing elderly accommodation provision for a minimum¹ of 2,415 elderly residents represents space for 6% of LBC residents aged 55 plus; 10% of residents aged 65 plus or 22% of residents aged 75 plus. Were no additional elderly accommodation to be provided within the Borough over the LBC Plan Period, proportionate elderly accommodation capacity would reduce dramatically, meeting the needs of just 3% of residents aged 55 and above; 6% of residents aged 65 and above; and 12% of residents aged 75 and above by the year 2031.
- 4.8. Attempts have been made to conduct a telephone survey of elderly accommodation facilities. Where telephone numbers were not apparent, contact via email has also been undertaken. However, responses to enquiries intended to establish current vacancy rates have been limited. Of those establishments willing to participate it has been established that only one Care Home with Nursing has low level vacancies, amounting to one general bed and one dementia bed. Indications overall appear that, of the existing elderly accommodation facilities in LBC, all are likely to be operating at, or near to, optimum capacity.
- 4.9. The spread of existing facilities (as demonstrated at **Appendix 2**) is borough-wide but includes small clusters, primarily of sheltered housing units, with the largest clusters being in the centre and west of the Borough in Hampstead and West Hampstead and to the south east of the Borough in the St Pancras to Holborn area. There is a notable absence of elderly accommodation in the north of the Borough with a single sheltered housing scheme of 24 units being available in Makepeace Avenue, London N6 (largely explained by the extent of public open space to the north of the Borough in the form of Parliament Hill and Hampstead Heath).
- 4.10. Within the immediate vicinity of the Site the existing provision comprises a single sheltered housing scheme providing 26 housing units delivered by the Council-run Highgate Road facility in NW5.
- 4.11. The closest extra care sheltered housing scheme is the Gospel Oak Court facility in NW3 which provides 35 units for social rent, which is located between 2.5km and 3.0km (by road) to the south west of Ingestre Road.
- 4.12. It should be noted that the above table includes one sheltered housing scheme, Hampstead Green Place, which has yet to be built and is not expected to become available for occupation until 2018/19. There is also a further permitted scheme due to be constructed at Fitzjohn's Avenue, which is expected to provide a further 33 flats with extra care treatment

¹ Based on an assumed one person per accommodation

rooms, plus a health and well-being facility and other communal facilities. It is unclear when construction is due to commence or when this scheme will become available for occupation. Both schemes are in the Hampstead area, to the centre and west of the Borough and, therefore, not within proximity of the Application Site.

- 4.13. Contact Consulting, who have authored the industry standard methodology for calculating future elderly accommodation need², report that:

“Through the 1970s and 1980s the main focus in making provision for older people was through the development of sheltered housing, originally, and predominantly, for social rent. In the 1980s pioneer private developers began to produce a very similar model of retirement housing for sale by long lease to older home owners.

Through the 1990s policy and investment decisions at national and local levels began to be influenced by the general perception that in most parts of the country there was a sufficient supply of conventional sheltered housing but that opportunities existed to add to the stock of Very Sheltered, or Extra Care Housing. This was substantiated in McCafferty’s 1994 study for the Department of the Environment³ that concluded that there was a ‘significant unmet need for very sheltered housing and a potential over-provision of ordinary sheltered housing’. Little new sheltered housing for rent has been built in the past twenty years although demand for retirement housing for sale has continued to be strong with that majority of older people who are now home owners.”

- 4.14. Existing provision levels are such that:

- The largest elderly care provision in LBC takes the form of rentable sheltered housing with no medical assistance on-site, comprising 46 schemes with a total capacity of 1,956 units;
- The Borough’s provision of extra care sheltered housing schemes is limited to social rent facilities only. These schemes are located in central, west and south Camden;
- There are no extra care sheltered housing schemes within immediate proximity of the Application Site and no extra care housing for leasehold across the whole Borough;
- EAC further advise that there is an absence of enhanced sheltered housing in LBC for either rent or leasehold and no schemes dedicated specifically to dementia care;
- Of 7 care homes across the Borough only two provide on-site nursing facilities;
- Whilst elderly accommodation is spread across the Borough, there is a notable absence of accommodation to the north/north east and particularly within proximity of the Application Site;

² DCLG/CSIP, ‘More Choice, Greater Voice’

³ McCafferty P 1994 Living Independently: a Study of the Housing Needs of Elderly and Disabled People, HMSO

- Existing elderly accommodation facilities across the Borough would appear to be operating at or near optimum capacity; and
- If additional elderly accommodation is not provided within the Borough, LBC will be unable to meet the needs of a significant number of elderly residents during the Local Plan, Plan Period.

4.15. Section 5 of this Assessment will consider the identification of care need within LBC and will quantify the level of accommodation required.

5.0 IDENTIFICATION OF FUTURE NEED

- 5.1. This section of the Assessment sets out the level of need for additional accommodation to meet the requirements of the existing and future elderly population of LBC.
- 5.2. Following methodology authored by Contact Consulting and provided by the DCLG in the joint DCLG/CSIP⁴ toolkit, 'More Choice, Greater Voice', a target is established through a formula of levels of provision required per 1,000 head of population aged 75 and above. This Assessment will demonstrate the target provision needed to accommodate the existing population⁵ and the target provision required to meet the needs of the population over the Plan Period i.e. to the year 2031. As the category Age Exclusive Housing does not fulfil any elderly care criteria, this category will be omitted from this Assessment.
- 5.3. **Table 5** demonstrates an existing shortfall of 1,261 elderly accommodation units, across all categories (excluding Age Exclusive Housing). With the exception of conventional sheltered housing for rent, there are significant shortfalls in elderly accommodation of all other categories, with a particular absence of extra care sheltered housing for leasehold, enhanced housing and housing provided specifically for the care of dementia patients.

Table 5: Targeted provision within LBC @ 2016

	Current Provision	Target Provision per 1,000 of over 75s	2016 LBC Population over 75 ('000s)	Target Provision
Conventional Sheltered Housing (Rent)	1,850	50	12.63	631
Conventional Sheltered Housing (Leasehold)	106	75	12.63	947
Extra Care Sheltered Housing (Rent)	104	12.5	12.63	158
Extra Care Sheltered Housing (Leasehold)	0	12.5	12.63	158
Enhanced Sheltered Housing (Rent)	0	10.0	12.63	126
Enhanced Sheltered Housing (Leasehold)	0	10.0	12.63	126
Housing based provision for Dementia	0	10.0	12.63	126
Care Home with Nursing	160	45	12.63	568
Care Home	180	65	12.63	821
TOTALS	2,400			3,661

Source: DCLG/CSIP 'More Choice, Greater Voice'

⁴ Department of Communities and Local Government/Care Services Improvement Partnership

⁵ ONS, 2014-based Sub-national population projections

- 5.4. By 2031, ONS 2014-based population projections identify that there will be in the region of 20,573 residents aged 75 and above living within LBC and, based on Government guidance, it is anticipated that the overall requirement for elderly accommodation units will have increased by 2,306 to a total need for 5,967 units (**Table 6**). This represents a 59% increase in demand for suitable elderly accommodation to meet the needs of varying levels of care and a requirement for an additional 154 units per year between 2016 and 2031.
- 5.5. Deficit levels of elderly accommodation for all categories of care, with the exception of conventional sheltered housing for rent, will increase by 2031 with particular need likely to fall within the categories of extra care housing for leasehold, enhanced sheltered housing for both rent and leasehold and dementia care housing.

Table 6: Targeted provision within LBC by 2031

	Current Provision	Target Provision per 1,000 of over 75s	2031 LBC Population over 75 ('000s)	Target Provision
Conventional Sheltered Housing (Rent)	1,850	50	20.57	1,029
Conventional Sheltered Housing (Leasehold)	106	75	20.57	1,543
Extra Care Sheltered Housing (Rent)	104	12.5	20.57	257
Extra Care Sheltered Housing (Leasehold)	0	12.5	20.57	257
Enhanced Sheltered Housing (Rent)	0	10.0	20.57	206
Enhanced Sheltered Housing (Leasehold)	0	10.0	20.57	206
Housing based provision for Dementia	0	10.0	20.57	206
Care Home with Nursing	160	45	20.57	926
Care Home	180	65	20.57	1,337
TOTALS	2,400			5,967

Source: DCLG/CSIP 'More Choice, Greater Voice'

- 5.6. In assessing the need for elderly care accommodation, the use of a Government prescribed, targeted provision on the population aged 75+ alone is overly cautious and fails to take into account the anticipated growth within older population demonstrated by national demographics. There is, as evidenced earlier, a strong probability that the elderly population will demonstrate marked growth from age 55 plus, over the Plan Period, highlighting that in fact even greater demand will exist in future years.
- 5.7. Therefore, whilst using the 75 plus age group is consistent with Government guidance, the need established within this Assessment is a cautious snapshot and is likely to be significantly higher when factoring in up-to-date demographic trends.

- 5.8. Section 6 of this Assessment draws together the main issues relating to this Assessment and presents final conclusions.

6.0 SUMMARY AND CONCLUSIONS

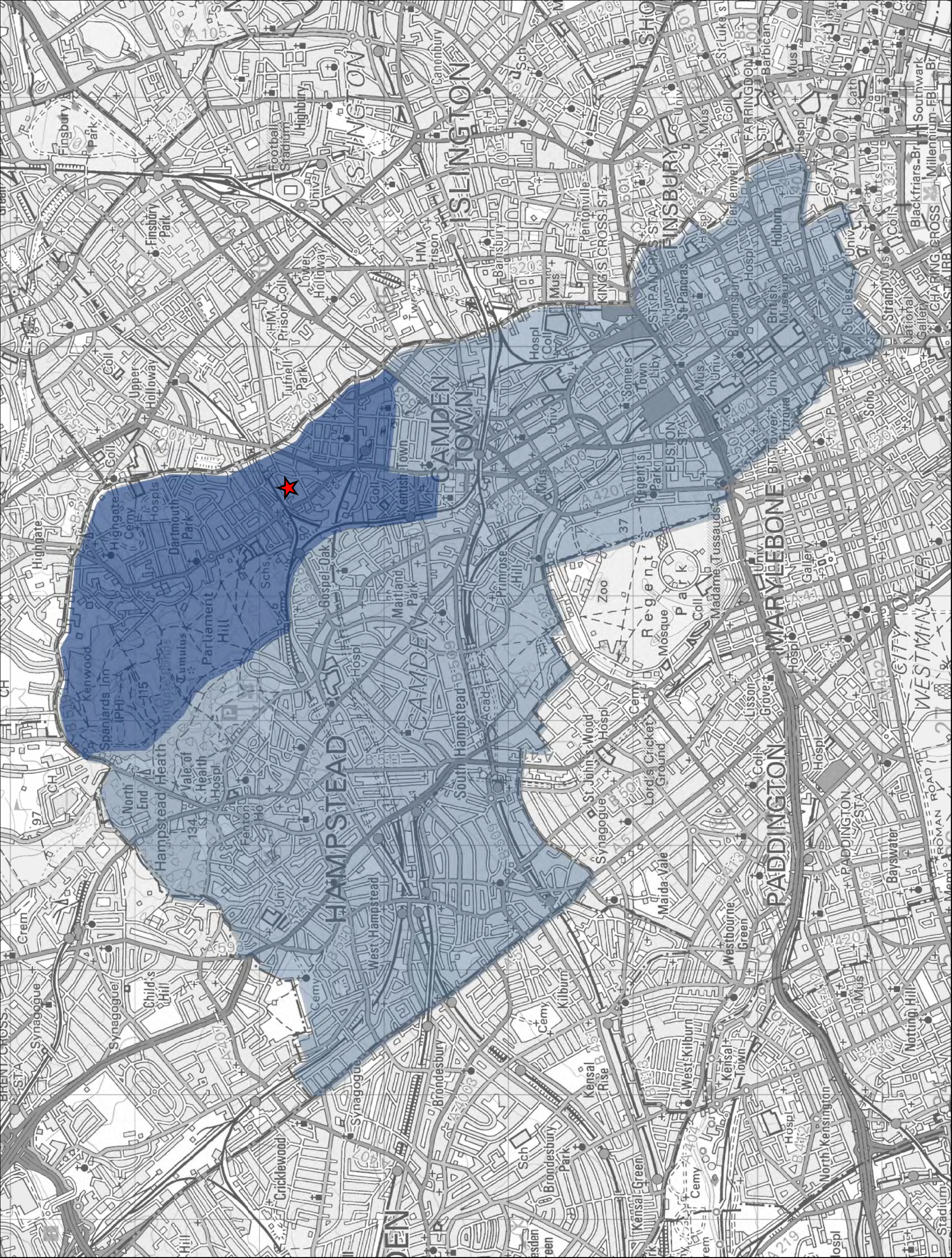
- 6.1. The Applicant proposes the development of 50 extra care units which will include a mix of 1, 2 and 3-bed properties. Facilities will include the provision of on-site personal care and nursing care in addition to on-site concierge and management staff plus an integral emergency call system, to cater for the day-to-day care, safety and security needs of residents.
- 6.2. Criteria may be placed upon those buying leaseholds, with an age restriction of 55 years of age and a possible health restriction of those currently in need of a minimum level of care of two hours per week upon entry. The level of personal and medical care provided on-site coupled with high quality accommodation providing independent living, plus the wide range of facilities designed to encourage moderate to high activity levels, social engagement, continued mobility and convenience produce a valuable extra care sheltered housing resource.
- 6.3. Facilities available on an equitable basis to residents (and in some cases to the public) will include:
- communal lounge and function room facilities with kitchen and separate TV corner, to foster a sense of social inclusion, enabling the opportunity for parties or gatherings and for general relaxation;
 - a cafeteria providing hot food and refreshments plus a hobby, craft and play room with library corner, providing time and space for residents to mingle and enjoy each other's company and pursue gentle activity;
 - a mini gym, for the use of residents (with potential for public use) to cater for the wider health and well-being aspects of life for those wishing to maintain a higher degree of activity. Further activity is provided in the form of opportunities for keen gardeners to enjoy and participate in the on-site landscaping and garden;
 - on-site hairdressing and beauty treatment facilities plus newsagent and convenience store, again potentially for the use of residents and public alike, offsetting any risk of a sense of social exclusion from the wider community;
 - car parking facilities will be available on-site for some cars and a car sharing pool will be organised. Mobility scooter storage and charging points will also be available;
 - off-site, assistance will be provided with local GP and Dentist registrations and a hospital and surgery pick up and drop service will be available as and when required; and
 - guest suites, similar to hotel rooms, will be available for visiting friends and relatives.

- 6.4. The proposed development will provide high quality homes for the elderly, will provide a continued means whereby older residents can maintain their status as home owners and will create a sustainable, inclusive and mixed community, meeting meet with National planning policy requirements.
- 6.5. Regional policy, in the form of the London Plan, March 2016, identifies that *'the Mayor will support the provision of high quality health and social care appropriate for a growing and changing population, particularly in areas of under provision'*. Baseline evidence has established that a significant demographic change is taking place within the London Borough of Camden with an ageing population being most clearly evidenced, over the LP Plan Period, among those residents in their 60s, 70s and 80s. Annex 5 of the London Plan identifies an annual benchmark requirement for 100 additional homes for older people over the ten-year period 2015 to 2025. Evidence based on Government guidance contained within the DCLG toolkit, 'More Choice, Greater Voice' has established that a conservative estimate of 154 units per year during the 15 year LP Plan Period of 2016 to 2031 is likely to be required.
- 6.6. LBC LP Policy H8 provides that the Council will support development that adapts or replaces existing provision for older people with housing better able to foster independent living, and accommodate any changes in their support and care needs. The Policy further provides that the Council will support development of a variety of housing aimed at meeting the specific needs of older people, provided that the development is needed to meet a demonstrable need within the Borough and will be targeted at Borough residents (criteria a).
- 6.7. Local planning policy establishes that the Council will aim to ensure that there is sufficient supply of appropriate housing available to enable residents to live as independently as possible, and will support development which is aimed at meeting the specific needs of vulnerable groups including the elderly who may be in need of support and/or care. Evidence has established that there is an existing shortfall of 1,261 accommodation units to meet the varying levels of care need of the existing elderly population of LBC and further identifies that, by the end of the Plan Period (2031), if no further suitable accommodation is provided, the shortfall will have grown to 3,567 units. Of the elderly accommodation that does currently exist, indications are such that establishments are operating at, or near to, full capacity. With the exception of conventional sheltered housing for rent, supply of all categories of elderly accommodation is in deficit, with notable absences of extra care sheltered housing for leasehold, enhanced sheltered housing (either for rent or leasehold) and housing based provision for dementia sufferers. The proposed development will go a significant way to meeting a demonstrable need within the borough for housing of older persons, already in need of a level of care, through the provision of 82 units of extra care sheltered housing, thus fulfilling the requirements of local planning policy. To ensure that

delivery of the scheme benefits identified local need, properties will be offered for sale in Camden for at least two months prior to being marketed more widely.

- 6.8. Earlier demographic evidence has highlighted the predominant trend in the Study Area for home ownership and further particularly high local levels of under-occupancy of larger homes. Examination of accommodation profiles of older residents in particular identifies that within the Study Area 10% of people living in one-person households are aged 65 or over. The potential exists, through the delivery of an increased level of housing designed specifically to meet the needs of an ageing population, for older residents living in larger, family-sized homes to downsize, should they wish, into accommodation which will provide a greater degree of consideration for their immediate and changing future needs, whilst still retaining their independence for a longer period of time. Were this to take place, to a degree the pressure would be eased on the Council to deliver adequate family-sized accommodation to meet the needs of the younger population.
- 6.9. Overall, it is considered that the development of additional extra care accommodation would have a considerably beneficial effect in:
- Meeting with policy requirements, at national, regional and local level, for the provision of high quality elderly accommodation, designed to meet a demonstrable local need;
 - Enabling the Council to address a degree of existing and future shortfall in specific categories of elderly care and in specific locations where elderly accommodation is notably absent;
 - Providing a wide range of accommodation, care and facilities which will create a safe and secure environment in which older members of society can maintain a sense of independence and well-being, whilst pursuing a socially inclusive lifestyle with a variety of on-site facilities and assistance with off-site essential activities such as visits to doctors, dentists or hospital;
 - Creating the potential to stimulate the housing market for larger, family-sized housing thus meeting the needs of a wider mix of the population and generating additional local economic vitality through increased housing churn.

APPENDIX 1



Legend

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Application Site

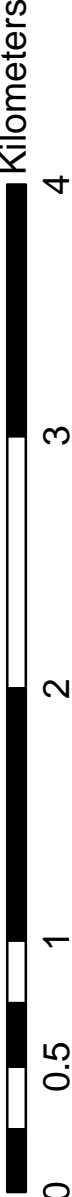
Local Study Area

LB Camden

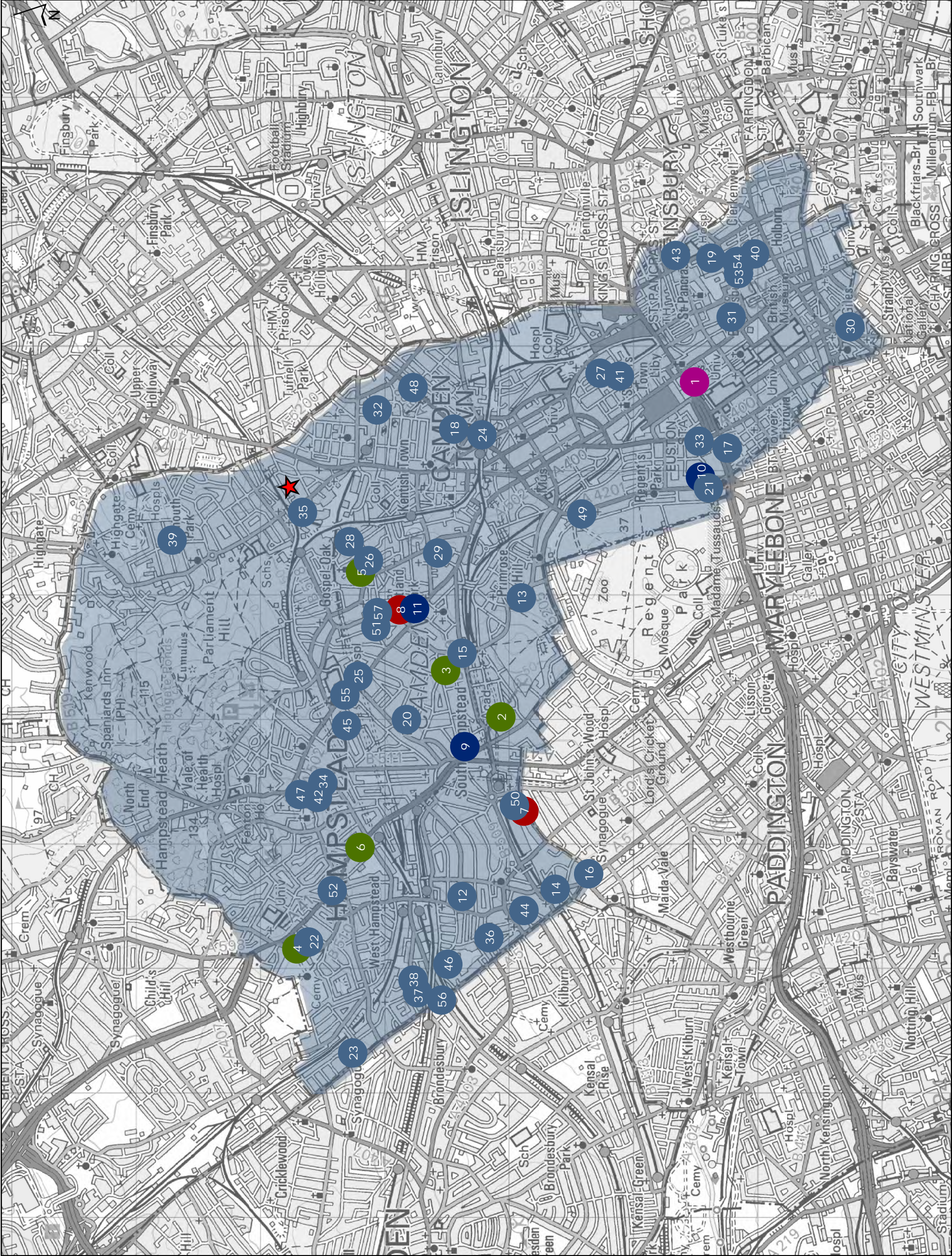
Appendix 1

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APPENDIX 2



Legend

- Age Exclusive Housing
- Care Home
- Care Home with Nursing
- Extra Care Housing
- Sheltered Housing
- Application Site
- LB Camden

Appendix 2

JOB NUMBER: 27463	DRAWING: GIS02	REVISION: -	DRAWN BY: VL	CHECKED BY: SM	DATE: 17.05.17	SCALE: 1:30,000 @A3
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Kilometers



0 0.5 1 2 3 4

NB: Locations are indicative and have been spread to avoid overlapping

APPENDIX 3

APPENDIX 3

No	Category	Name	Address	Postcode	Tenure	Housing Units	Care Beds
1	Age Exclusive Housing	Endsleigh Gardens	Bloomsbury, London, WC1H 0EB	WC1H 0EB	rent (social landlord)	15	
2	Care Home	Compton Lodge	7 Harley Road, London NW3 3BX	NW3 3BX			34
3	Care Home	Rathmore House	31 Eton Avenue, London NW3 3EL	NW3 3EL			20
4	Care Home	Sidney Corob House	122-126 Fortune Green Road, Hampstead, London NW6 1DN	NW6 1DN			32
5	Care Home	Wellesley Road	London NW5 4PN	NW5 4PN			48
6	Care Home	Spring Grove	214 Finchley Road, London NW3 6DH	NW3 6DH			46
7	Care Home with Nursing	St John's Wood Care Centre	48 Boundary Road, London NW8 0HJ	NW8 0HJ			100
8	Care Home with Nursing	Maitland Park Care Home	Maitland Park Villas, Camden, London	NW3 2EE			60
9	Extra Care Housing	Mora Burnet House	37 Winchester Road, Swiss Cottage, London, NW3 3NJ	NW3 3NJ	rent (social landlord)	35	
10	Extra Care Housing	Esther Randall Court	2 Little Albany Street, (off Longford Street), Marylebone, London, NW1 4DY	NW1 4DY	rent (social landlord)	34	
11	Extra Care Housing	Gospel Oak Court	Maitland Villas, Hampstead, London, NW3 2DU	NW3 2DU	rent (social landlord)	35	
12	Sheltered Housing	Cleve Road	West Hampstead, London, NW6 3RR	NW6 3RR	rent (social landlord)	36	
13	Sheltered Housing	Oldfield Estate	54 Fitzroy Road, Primrose Hill, London, NW1 8UA	NW1 8UA	rent (social landlord)	251	
14	Sheltered Housing	Philip House	Mortimer Place, Kilburn, London, NW6 5PB	NW6 5PB	rent (social landlord)	78	
15	Sheltered Housing	Rackstraw House	40 Primrose Hill Road, Hampstead, London, NW3 3AB	NW3 3AB	rent (social landlord)	22	
16	Sheltered Housing	Vivian Court	128-134 Maida Vale, Maida Vale, London, W9 1PZ	W9 1PZ	rent (social landlord)	156	
17	Sheltered Housing	Asian Men Project	63 Warren Street, West End, London, W1T 5NZ	W1T 5NZ	rent (social landlord)	39	
18	Sheltered Housing	Cherry Tree Court	91-93 Camden Road, Camden Town, London, NW1 9HX	NW1 9HX	rent (social landlord)	23	
19	Sheltered Housing	Jubilee House	167-169 Grays Inn Road, Clerkenwell, London, WC1X 8UE	WC1X 8UE	rent (social landlord)	22	
20	Sheltered Housing	Spencer House	9-11 Belsize Park Gardens, Belsize Park, London, NW3 4JR	NW3 4JR	rent (social landlord)	19	
21	Sheltered Housing	Longford Street	St Pancras, London, NW1 3PE	NW1 3PE	rent (social landlord)	34	
22	Sheltered Housing	Burrard & Ingham Roads	West Hampstead, London, NW6 1DE	NW6 1DE	rent (social landlord)	26	
23	Sheltered Housing	Davina House	59a Fordwych Road, London, NW2 3PB	NW2 3PB	leasehold (LSE)	22	
24	Sheltered Housing	Greenwoods Almshouses	Rousden Street, Marylebone, London, NW1 0SU	NW1 0SU	rent (social landlord)	6	
25	Sheltered Housing	Argenta House	1 Aspern Grove, Haverstock Hill, London, NW3 2AF	NW3 2AF	rent (social landlord)	28	
26	Sheltered Housing	Ashdown Crescent	London, NW5 4QB	NW5 4QB	rent (social landlord)	40	
27	Sheltered Housing	Clyde Court	Hampden Close, London, NW1 1HL	NW1 1HL	rent (social landlord)	46	
28	Sheltered Housing	Cressfield Close	London, NW5 4BW	NW5 4BW	rent (social landlord)	24	
29	Sheltered Housing	Denton Tower	Malden Crescent, London, NW1 8BN	NW1 8BN	rent (social landlord)	87	
30	Sheltered Housing	Dudley Court	36 Endell Street, London, WC2H 9RB	WC2H 9RB	rent (social landlord)	23	
31	Sheltered Housing	Foundling Court & O'Donnell Court	9 Foundling Court, Brunswick Centre, London, WC1N 1AN	WC1N 1AN	rent (social landlord)	141	
32	Sheltered Housing	Greenwood	Oseney Crescent, London, NW5 2BB	NW5 2BB	rent (social landlord)	67	
33	Sheltered Housing	Hampstead Road	London, NW1 2PX	NW1 2PX	rent (social landlord)	19	
34	Sheltered Housing	Henderson Court	102 Fitzjohns Avenue, London, NW3 6NS	NW3 6NS	rent (social landlord)	69	
35	Sheltered Housing	Highgate Road	London, NW5 1TR	NW5 1TR	rent (social landlord)	26	
36	Sheltered Housing	Kingsgate Road	London, NW6 4JY	NW6 4JY	rent (social landlord)	25	
37	Sheltered Housing	Lauriston Lodge	Barlow Road, London, NW6 2BH	NW6 2EE	rent (social landlord)	22	
38	Sheltered Housing	Lymington Road	London, NW6 2BH	NW6 2BH	rent (social landlord)	31	
39	Sheltered Housing	Makepeace Avenue	London, N6 6HL	N6 6HL	rent (social landlord)	24	
40	Sheltered Housing	Millman Street	London, WC1N 3EQ	WC1N 3EQ	rent (social landlord)	22	
41	Sheltered Housing	Monica Shaw Court	31 Purchase Street, London, NW1 1EY	NW1 1EY	rent (social landlord)	21	
42	Sheltered Housing	Monro House	116 Fitzjohns Avenue, London, NW3 6NU	NW3 6NU	rent (social landlord)	31	
43	Sheltered Housing	Sage Way	Cubitt Street, London, WC1X 0PG	WC1X 0PG	rent (social landlord)	31	
44	Sheltered Housing	Sycamore Court	Bransdale Close, London, NW6 4QJ	NW6 4QJ	rent (social landlord)	28	
45	Sheltered Housing	Waterhouse Close	Lyndhurst Road, London, NW3 5PF	NW3 5PF	rent (social landlord)	24	
46	Sheltered Housing	Webheath	Palmerston Road, London, NW6 2JU	NW6 2JU	rent (social landlord)	17	
47	Sheltered Housing	Wells Court	Oriel Place, London, NW3 1QN	NW3 1QN	rent (social landlord)	24	
48	Sheltered Housing	Ashton Court	254-256 Camden Road, Camden Town, London, NW1 9HE	NW1 9HE	rent (social landlord)	36	
49	Sheltered Housing	Pennethorne House	204 Albany Street, Regents Park, London, NW1 4AA	NW1 4AA	rent (social landlord)	33	
50	Sheltered Housing	Robert Morton House	Alexandra Place, St Johns Wood, London, NW8 0DX	NW8 0DX	rent (social landlord)	46	
51	Sheltered Housing	Rose Bush Court	35-41 Parkhill Road, Hampstead, London, NW3 2YE	NW3 2YE	rent (social landlord)	57	
52	Sheltered Housing	Osprey Court	256-258a Finchley Road, London, NW3 7AA	NW3 7AA	leasehold	25	
53	Sheltered Housing	Akbar House	4 Guildford Place, Bloomsbury, London, WC1N 1EA	WC1N 1EA	rent (social landlord)	14	
54	Sheltered Housing	Shan House	52-58 Millman Street, Bloomsbury, London, WC1N 3EE	WC1N 3EE	rent (social landlord)	18	
55	Sheltered Housing	Hampstead Green Place	Rowland Hill Street, Hampstead, London, NW3 2AD	NW3 2AD	leasehold	59	
56	Sheltered Housing	Spring Court	1b Iverson Road, Kilburn, London, NW6 2QW	NW6 2QW	rent (social landlord)	23	
57	Sheltered Housing	Fraser Regnart Court	Southampton Road, Gospel Oak, London, NW5 4HU	NW5 4HU	rent (social landlord)	41	