

30th November 2022



Private & Confidential

Mr S Minty
S M Planning
80—83 Long Lane
London
EC1A 9ET

Dear Mr Minty

**Proposed Care Home Development
44-46 Hampstead Lane, Haringey, N6 4LL (The Site)**

I am writing further to the virtual meeting held in respect of the above proposal on 2nd November 2022 and subsequent correspondence between yourself and Haringey Council.

We are aware that, accompanying Planning Reference HGY/2021/2703, was a Planning Needs Assessment compiled by Knight Frank and dated September 2021. This was subsequently superseded by the HPC Care Home Need Assessment dated 29th June 2022 and this correspondence seeks to provide further advice differentiating between the two documents in line with discussions during the aforementioned virtual meeting. For ease of consideration I have provided my comments under relevant subheadings below.

Geography

The Knight Frank assessment provided analysis based upon a 10-minute drivetime of The Site. Whilst this basis of assessment might be considered common practise from an operational perspective, the feedback received was that this did not necessarily reflect dynamics across the Local Planning Authority area. Indeed, given the specific location of The Site, analysis incorporated both population and supply data from neighbouring local authority areas.

In order to appropriately assess the care home dynamics within the Borough of Haringey, the HPC Care Home Need Assessment focused upon the Borough in its entirety, therefore ensuring that dynamics within neighbouring authorities did not skew results.

Data Source

Population data within the Knight Frank assessment was sourced from CACI – an information provider which assesses population based upon Census 2011 data. Subsequent assessment of care home occupational demand was carried out utilising national occupancy demand prevalence rates researched by sector specialist LaingBuisson.

At the specific request of Haringey Council, our client funded the purchase of data from the Institute of Public Care (Oxford Brookes University). The data supplied by IPC was made available through the Protecting Older People Population Information System (POPPI).



This system is heavily used by local authorities nationwide in planning for care provision and is available by way of free subscription to the public sector. The HPC Care Home Need Assessment utilised the POPPI population data and also the POPPI forecasts in terms of care home occupancy demand (as well as cross checking the demand data with LaingBuisson based assessment).

The use of the POPPI data concluded there to be a current shortfall in appropriate accommodation for the elderly across the Borough as did assessment through the LaingBuisson prevalence rates.

Market Movement

The Knight Frank assessment considered current supply/demand dynamics and also forecast dynamics.

The HPC Care Home Need Assessment not only considered the above but also had regard to recent market movement in order to establish trend. Section 4.3 to the HPC Care Home Need Assessment identified market activity over the period to date from 1st January 2015. Over that period in time there have been six care homes for the elderly close across the Borough, resulting in the loss of 175 registered beds. In contrast, there have been no new care homes developed, despite a rapidly rising elderly Borough population. This registered bed loss is significant—equating to 37% of the pre 2015 care home estate—and the trend highlights an enhanced level of risk should new development not be encouraged in order to offset recent (and potential future) attrition.

Quality

Unlike the Knight Frank assessment, the HPC Care Home Need Assessment was in a position to consider qualitative aspects of the local care home estate (rather than purely quantitative) – specifically configuration and design. Research provided within the HPC document highlights the impact of shared care home accommodation (whether bedrooms or bathing facilities) upon the spread of Covid and similar viruses across this extremely vulnerable client group. Of the eight existing care homes for the elderly within the Borough, directory information points towards three having no en-suite facility within client bedrooms.

If there is one lesson to be learned from the recent pandemic it is the importance of design and configuration in restricting virus spread throughout care home premises.

Care Category

One specific subject discussed during the recent virtual meeting was the nature of care provided across the local care home estate. It is accepted by all parties that, as placements appertaining to traditional standard residential care stagnate, we have seen an increase in placements of individuals requiring higher need nursing and/or dementia specific care. This trend very much mirrors the national age profile with an increase in life expectancy resulting in both higher dementia prevalence and multiple physical needs.

The HPC Care Home Need Assessment highlights (Section 4.1) the comparative lack of registered nursing care provision within the Borough with just one (of eight) operational Borough care home actually registered to provide nursing care.

Similarly, it is noted that (of the aforementioned eight homes) three are unable to provide care to individuals with dementia. Indeed, provision of dementia care is a matter in need of specific consideration. Despite the population density associated with this London Borough, there is just one care home for the elderly registered for dementia care provision within a mile of The Site.



The home in question is Hammerson House, operated by Nightingale Hammerson. This facility is situated across the Borough boundary in Barnet. Whilst we have no doubt that this facility provides appropriate care and environment for individuals with dementia, it should be noted that the home operates with a firm focus upon the Jewish faith. The care home website confirms that, when founded in 1961, the purpose of the home was 'to provide care for older members of the Jewish community in a real home environment'. Whilst detailing the home to be welcoming and inclusive to all nowadays, the continued depth of faith focus has the potential to be off-putting to individuals of alternative faiths or atheists.

Conclusion

I trust that the above overview provides assistance in differentiating between the relevant reports and highlighting the need for further care home development in order to appropriately accommodate the Haringey Borough elderly population.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Nigel Newton Taylor'.

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