

Planning success for large care home in Camberley

Carterwood were commissioned to prepare a needs assessment on behalf of Signature Senior Lifestyle in support of a planning application for the development of a purpose-built 92-bedroom care home for the elderly which includes 20 specialist suites for those living with dementia.

Background:

- Signature Senior Lifestyle currently operates care homes in Berkshire, Buckinghamshire, Essex, Hertfordshire, Kent, Leicester, Sheffield and Surrey, most of which are registered nursing homes.
- The proposed care home will feature 72 private apartments, which will vary from studios to deluxe one-bedroom apartment-style units that include a separate living area and can accommodate couples as well as individuals. The scheme will also incorporate 20 specialist dementia suites.
- The site is located in the main urban area of Camberley; the redevelopment potential of the site had already been acknowledged and it had been allocated for redevelopment for residential use.

What we did:

- Prepared a needs assessment report in order to ascertain the potential future demand in the area, which Signature were able to utilise to demonstrate the need for an additional care home in the Camberley area.
- Evaluated published documentation relating to commissioning strategies for older people within the Surrey County Council (SCC) area and, where available, the Surrey Heath Council area and carefully considered how the future care home would impact on this strategy.
- Carried out detailed research into the catchment's demographic profile and competing homes, as well as looking at the planned provision to determine the current and future shortfalls in provision, and in doing so determined that there was a demand for additional bedspaces.

- Prepared a detailed study of the catchment area, based upon an approximate 5-mile radius from the location of the proposed community.
- Provided analysis to indicate that there was a significant under provision of specialist, dedicated dementia care beds. The proposed home will provide a dedicated dementia community in order to service part of this need.

Added value:

- Carterwood had previously worked with Signature Senior Lifestyle on other projects and were familiar with the organisation and its requirements.
- Presented opinion in a format suitable for consideration by planning authorities.
- Despite the original planning application being refused, the needs assessment report prepared by Carterwood demonstrated that there was a significant shortfall in this type of care provision in the area; and after changes in design to the original building, planning approval was granted.



For more information about Carterwood or to find out how we can help you, please telephone **08458 690777**

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