

## Successful planning achieved for purpose-built care home in Farnham

Carterwood were commissioned to prepare a needs assessment on behalf of Porthaven Care Homes Group in relation to the development of a new 64-bed purpose-built care home in Farnham, Surrey.

### Background:

- The new care home will be built in the grounds of the former Brethren's Meeting Hall on West Street in Farnham.
- The proposed care home is to comprise a 64-bed home providing 100 per cent single accommodation, with each bedroom equipped with an en-suite wetroom. Residents will also benefit from numerous communal facilities.
- It will provide 24-hour residential and nursing care for the elderly, including residents living with Alzheimer's and other forms of dementia.

### What we did:

- Assessed the balance of provision in 2016 within the market and the Waverley Borough Council catchment areas, which indicated shortfalls of market standard bedspaces on the assumption that all the planned beds are developed.
- Carried out detailed research into the catchment's demographic profile and competing homes, as well as looking at planned provision to determine the current and future shortfalls in provision, and determined that there was a demand for additional bedspaces.
- In addition, calculated significant shortfalls of bedspaces that provide specialist dementia care within the catchment area, indicating there is a lack of specialist dedicated dementia provision in the area.
- Evaluated published documentation relating to commissioning strategies for older people within Surrey County Council (SCC) and carefully considered how the future care home would impact on this strategy.

### Added value:

- Our understanding of the Porthaven Care Homes Group, in combination with our expertise regarding the volume of needs assessments we currently prepare for planning permissions, enabled us to focus on providing the relevant information.
- Used our tried and tested research methods to demonstrate a shortfall in the area for 24-hour residential and nursing care for the elderly, including residents living with Alzheimer's and other forms of dementia.
- Presented opinion in a format suitable for consideration by planning authorities.



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

info@carterwood.co.uk  
www.carterwood.co.uk

Aztec Centre, Aztec West,  
Bristol, BS32 4TD

Regulated by RICS