

Supplementary Planning Guidance-07

ELDERLY PERSONS' ACCOMMODATION

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA



APRIL 2004



**Supplementary Planning
Guidance
on
Elderly Persons' Accommodation**

April 2004

1. Purpose and Scope Of SPG

- 1.1 The purpose of this supplementary planning guidance (SPG) is to establish the key considerations by which proposals for the provision of new or the re-use or redevelopment of elderly persons' accommodation within the Borough will be determined.
- 1.2 The SPG is intended to complement the policies within the Royal Borough's Unitary Development Plan (UDP) which was adopted in May 2002 and offer detailed guidance to planners, landowners and developers to assist in the implementation of planning policy. It therefore builds upon the advice and policy set out in the Social and Community Uses chapter of the Royal Borough's UDP on the provision and retention of community facilities.
- 1.3 While only the policies contained in the UDP can have the status afforded by section 54a of the 1990 Town and Country Planning Act in deciding planning applications, SPG may be taken into account as a material consideration. The weight accorded to it is increased if it has been prepared in widespread consultation with the public and has been the subject of a Council Key Decision.
- 1.4 The main objectives of this SPG are:
- To set out the planning policy framework related to development proposals for the re-use or redevelopment of existing residential or nursing homes;
 - To outline the justification the Council will require in support of applications involving the loss of elderly persons' accommodation from within the Borough; and
 - To establish the key considerations by which proposals for new elderly persons' accommodation will be determined.

A list of relevant definitions relating to different types of elderly persons' accommodation is contained within **Appendix One**. The contents of this SPG excludes private sheltered housing schemes which are specifically designed housing developments for people usually over retirement age and have a resident warden and are covered by UDP Policy H27.

2. Introduction

- 2.1 Nationally the supply of residential and nursing homes for the elderly is in long term decline. The closure rate of such facilities in England in 2000 represented 3.8% of the country's total supply¹. Such decline can be attributed to a range of factors including:
- the impact of the Care Standards Act (2000) which will require substantial investment by many operators to meet its minimum standards by 2007;
 - the introduction of the Minimum Wage in a sector characterised by the employment of low paid, largely female and mostly part time staff; and
 - the continued increase in property values which has created a substantial incentive for operators to exit the market and release buildings or sites for development.
- 2.2 The decline in the supply of elderly persons' accommodation has been paralleled by an increase in demand. Nationally it is estimated that the number people in England aged over 65 is expected to rise by nearly 60% between 2001 and 2031 with the number of elderly and physically disabled people requiring care in a residential setting peaking at over one million by the end of the decade².
- 2.3 Locally the Royal Borough of Kensington and Chelsea (RBKC) is experiencing increasing difficulty in providing residential care and nursing home places for its elderly residents. Two nursing homes closed during 2002 which significantly reduced the number of beds available within the Borough and increased pressure on the remaining facilities to meet the Borough's needs. As a result of the shortage in the provision of elderly persons' accommodation, currently two thirds of residential and nursing home places provided by the Council are outside of the Borough.
- 2.4 Given the acknowledged difficulties of meeting the accommodation needs of the Borough's elderly residents and the development pressures faced by the existing facilities, the Council wishes to assist the retention, where possible, of the Borough's supply of residential and nursing homes. Where appropriate, the Council also encourages the provision of new accommodation facilities for the elderly either through the conversion and change of use of existing properties or the redevelopment of sites or buildings.

^{1,2} Figures published by the Royal Commission on Long Term Care for the Elderly, March 1999

3. Policy Context

- 3.1 The following section outlines national, strategic and local planning policies which apply to both the provision and retention of residential care and nursing homes.

National Planning Policy

- 3.2 National planning policy on Housing is contained in Planning Policy Guidance Note 3 'Housing' (PPG3). PPG3 states that local authorities should "plan to meet the housing requirements of the whole community, including those in need of.....special needs housing" (paragraph 2). They are encouraged to adopt policies which "take full account of changes in housing needs in their areas and which will widen the range of housing opportunities to allow these to be met"(paragraph 9).
- 3.3 Paragraph 13 of PPG3 encourages the provision of housing to meet the needs of specific groups by local planning authorities working jointly with housing departments to assess the range of needs for different types and sizes of housing - which should include housing to meet the needs of specific groups such as the elderly.

The London Plan - The Spatial Development Strategy for Greater London (February 2004)

- 3.4 The Mayor of London is responsible for strategic planning in London and has produced a Spatial Development Strategy for London, (called the London Plan), which replaces existing regional planning guidance for London (RPG3).
- 3.5 Policy 3A.10 on 'Special Housing Needs and Specialist Housing' states that UDPs should include policies on sheltered housing with care support, staffed hostels and residential care homes, based on up to date estimates of need. Close liaison is encouraged amongst planning, housing and social services, health authorities and hospitals, the voluntary sector and private care providers to help promote and protect all such housing provision.
- 3.6 Policy 3A.14 on 'Addressing The Needs Of London's Diverse Population' states that UDP policies should identify the needs of diverse groups in their area. Existing facilities that meet the needs of particular groups should be protected and where shortfalls have been identified, policies should seek measures to address them proactively.

Royal Borough of Kensington and Chelsea UDP (May 2002)

- 3.7 The Royal Borough of Kensington and Chelsea UDP contains various policies within its Housing and Social and Community Uses Chapter which are relevant to elderly persons' accommodation (see **Appendix Two** for policies in full).
- 3.8 One of the Plan's objectives for social and community developments in the Borough is to **"protect existing social and community uses and facilities in the Borough where an established local need exists"** (Objective A). The definition of social and community uses outlined in paragraph 9.1.2 includes **"Social Services uses and facilities for general needs and specifically for.....elderly people....."**. The Plan therefore clearly establishes that facilities for elderly persons', which could include accommodation, are regarded as being a social and community use.
- 3.9 **Strategic Policy 44** seeks to protect and encourage social and community facilities which are easily accessible to meet the needs of those who live, work and study in the Royal Borough. **Policy SC2** seeks to resist the loss of accommodation for social and community uses. The Council recognises the importance of these facilities in the Borough and will therefore resist their loss, whether through redevelopment of a site or buildings or their change of use.
- 3.10 The protection and encouragement of social and community uses is dependant on local need and demand. Paragraph 9.3.1 of the UDP states that **"all proposals involving social and community uses and facilities will be considered in relation to local need."** Where the continued or future need for the use can no longer be established, alternative uses may be considered and will be assessed on their merits and in accordance with the aims and policies of the Plan.
- 3.11 **Policy SC3** outlines the Council's intentions to negotiate planning obligations to replace or relocate accommodation for social and community uses lost in development schemes. The Council, when considering proposals which involve the redevelopment or replacement of local social and community facilities, will have regard to whether the facilities need to be replaced and how this can be achieved to serve the needs of the Borough's residents. Where a change of use or loss of essential facilities is unavoidable, their replacement will be sought and located in close proximity to, or in the same locality as, the facilities lost.
- 3.12 **Policy SC4** encourages the provision of new social and community facilities which meet local needs whilst **Policy SC5** permits development proposals for social and community facilities subject to them meeting various criteria, which includes not allowing a loss of permanent residential accommodation particularly for people with special housing needs. The

policy's reasoned justification refers to the criteria being applied with discretion to development proposals for facilities which have been identified as being deficient within the Borough (paragraph 9.5.3).

- 3.13 In terms of specific policies which relate to elderly persons' accommodation, the Council is aware of the special housing needs of such groups of residents and is concerned that they should be adequately provided for within the Borough. **Policy H24** states that the Council welcomes the provision of housing for people with special accommodation needs in appropriate locations.

4. Existing Provision

- 4.1 The following table illustrates the supply of residential care and nursing home places within the RBKC.

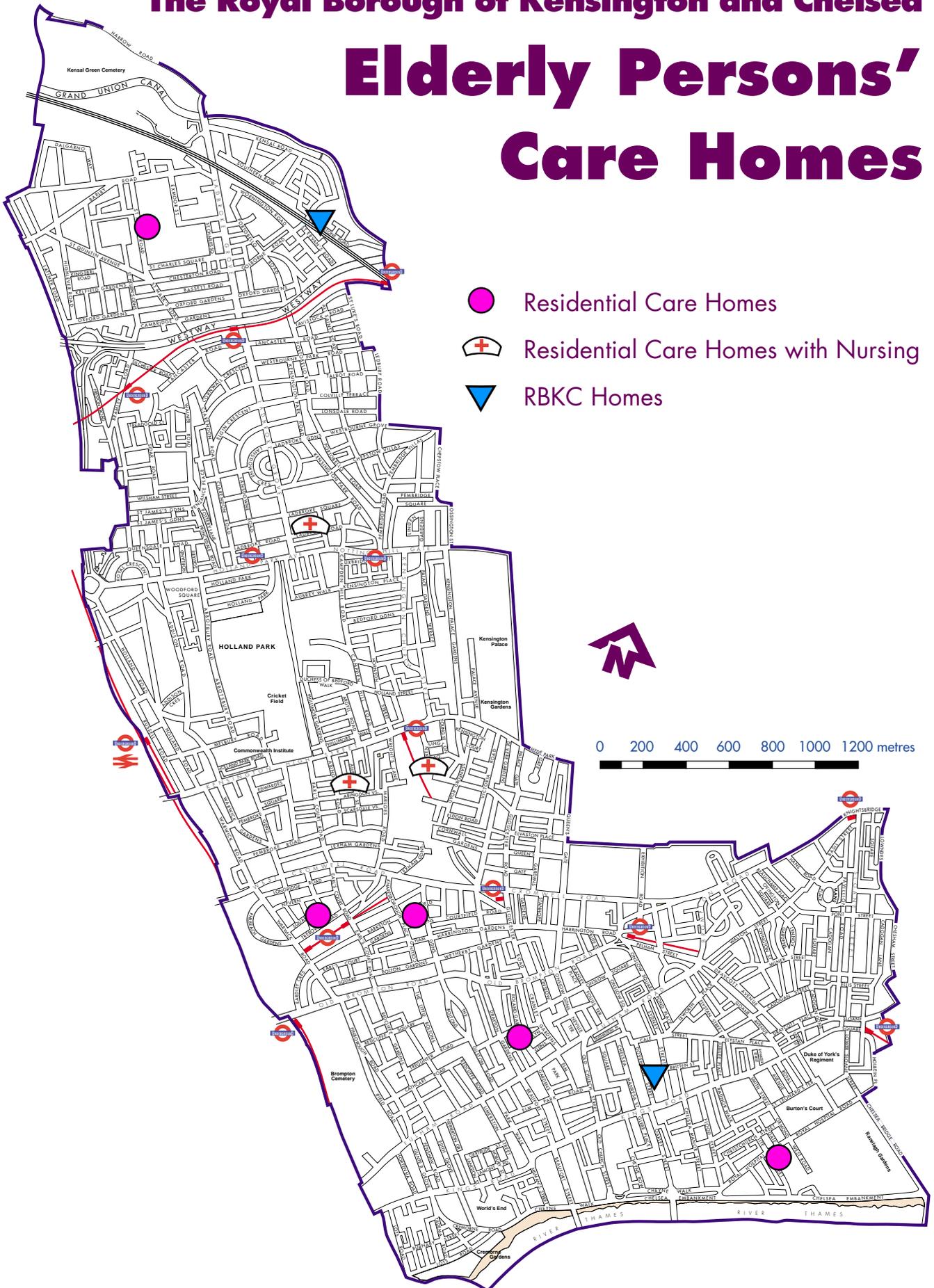
Table One:

Supply Of Residential Care and Nursing Home Beds In The Royal Borough Of Kensington and Chelsea (October 2003)		
	Residential	Nursing
Private and Independent Sector	155	119
Council	56	47
Total	211	166

- 4.2 As Table One shows, the supply of beds within the Borough in October 2003 was 377, provided by ten homes which are a mixture of public, private and not-for-profit providers. The map on the facing page depicts the location and type of care facility located within the Borough. **Appendix Three** provides more detailed information on each of the Borough's facilities including the number of beds each provides and their ownership.
- 4.3 Planning permission was also granted in 2002 for the redevelopment of the Ellesmere Residential Home for Elderly Persons', Fulham Road. The development scheme includes the provision of an elderly persons' home to cater for 62 residents with dementia and/or requiring nursing care, a Day Care Centre and an Advice and Assessment Centre for the elderly. Construction of the site has yet to commence.

The Royal Borough of Kensington and Chelsea

Elderly Persons' Care Homes



5. Current Demand

- 5.1 The Borough has an acknowledged deficiency of residential and nursing home places measured against levels of supply. Information derived from the Performance Assessment Framework indicators collated by the Department of Health for 2000/2001 indicated that the provision of residential/nursing home places in the Borough measured against the elderly population as a whole was the lowest in the country. The Borough also has the lowest supply of residential care home places per 10,000 residents who are aged over 65 of all inner London Boroughs (except the City of London).
- 5.2 As a result of this shortage of accommodation for elderly persons, 48% of residential home placements and 100% of nursing placements by the Council in 2001/2002 were outside of the Borough. The Council's Housing and Social Services department estimate that only 30% of people currently placed outside of the Borough by the Council are there by choice.
- 5.3 According to the Kensington and Chelsea Primary Care Trust (PCT), the most prevalent reason for delayed discharges from hospital for an older person is difficulty in finding residential or nursing home placements. This currently stands at 57% of all social service delays. Whilst the PCT aim to enable patients to live at home in as many cases as possible by providing intermediate care as a bridge between hospital and home, they are concerned there is insufficient capacity within the Borough to meet current demands and that any further decline in the number of places will increase such problems.³
- 5.4 In terms of known current demand for residential care and nursing homes from residents within the Borough, it is estimated that 621 places are currently required for Council assisted and self funders (persons paying for their own care). Measured against the level of existing supply of 377 there is a local supply shortfall of 244 places.
- 5.5 Demand from self-funders currently represents 45% of those who wish to have beds within the Borough. Whilst the Local Authority has no statutory responsibility to provide facilities to meet this demand, it does have an obligation to facilitate provision to satisfy the needs of its residents.

³ Submission from Kensington and Chelsea Primary Care Trust to a Special Meeting of the RBKC Overview and Scrutiny Committee of Social Services, Health and Housing on the loss of nursing home provision in the Royal Borough, 8th July 2003

6. Future Demand

- 6.1 Population trends for the UK between now and 2031 include an increased number and proportion of people aged 65 or over. The Royal Commission on Long Term Care for the Elderly suggests that the number of people in residential or nursing care homes is likely to rise by over 60% between 1995 and 2031.
- 6.2 **Appendix Four** outlines the Greater London Authority population projections for the Borough to 2021. Its elderly population is expected to remain fairly steady as a whole up to 2006 followed by strong increases up to 2021. The number of residents aged 85+ are expected to increase significantly as those who are now in their late 50's and 60's experience increased longevity. Such an increase is particularly important when forecasting the demand for residential and nursing care which can be pronounced in the 85+ age group.
- 6.3 Translating population increases into the types of care required within the Borough is complex. Social, policy, medical, technical and demographic changes should all be considered. Demand for social care services will also be affected by:
- Levels of dependency in undertaking personal care/daily living activities which tend to increase with age;
 - The number of older people living alone - at the time of 2001 Census, 53.6% of the pensioner population in RBKC lived alone, an increase of nearly 14% from 1991;
 - The availability and access to informal carers or support which decreases as dependency levels increase; and
 - Changes of the pattern of treatment elsewhere in the health system.
- 6.4 Research commissioned by the Council concluded that demand for residential/nursing care places will rise by 50% by 2031 to equal over 900 places, compared to a current supply of 369 beds. This estimate is based on figures published by the Royal Commission On Long Term Care on estimated increases in nursing and residential care to 2031 and population projections for the Borough.
- 6.5 Table Two illustrates existing and estimated demand for residential or nursing care places (both supported and self funders) within the Borough

⁴ RBKC Feasibility Study "Procuring The Long Term Supply of Residential and Nursing Care for the Elderly", August 2002 by Robson Rhodes Consultants.

Table Two:

Existing And Estimated Demand For Residential Care And Nursing Homes Places Within The Borough (August 2002)		
	Demand (Aug 2002)	Likely Demand In 2031
Supported Places	343	515
Self Funders	278*	417
Total	621	932

* includes an estimated 100 places for self funders paying for residential places outside of the Borough.

- 6.6 The scale of the suggested shortfall suggests that whatever changes may occur in user expectations, medical advances and health care provision, there is and will likely to be a future need for residential and nursing home places to be provided within the Borough. Such need clearly underlines the importance of attempting to retain those residential care and nursing home places currently located within the Borough.

7.0 Retaining Residential Care and Nursing Homes within The Borough

- 7.1 The retention of residential and nursing homes within the Borough is important for several reasons.
- 7.2 One of the Council's long term corporate aims for the Royal Borough is to support the most vulnerable people in the community by ensuring services help those most in need. To help fulfil this aim, residential and nursing homes for the elderly should be locally available to meet the identified local need for such facilities.
- 7.3 The local presence of such facilities will often help the transition of residents moving into such facilities. The benefits of providing care as close as possible to a person's home are acknowledged as including:
- reducing the impact of change as residents leave their own homes;
 - local contacts and relationships are more easily maintained;
 - retention of orientation of the local area; and
 - continuity of care provision such as GP, dentist and local hospital.
- 7.4 Given the level of existing and future demand for elderly persons' accommodation and the policy requirements of the UDP which seek to resist the loss of accommodation for social and community use (Policy SC2), it is important that the Council, wherever possible, aims to retain those residential care and nursing homes located within the Borough. Whilst the Council cannot ensure that privately-owned nursing homes remain open and operational, it does have some influence in ensuring that any change of use or redevelopment of viable facilities which meet a defined local need can be justified in planning policy terms.

Assessing Proposals for the Redevelopment or Change Of Use of Elderly Persons' Accommodation Within The Borough

- 7.5 The Council expects the following issues to be addressed by applicants in justifying development proposals which involve the change of use or redevelopment of a building or site currently or formerly used for elderly persons' accommodation:
- Local need and capacity;
 - Commercial viability; and
 - Suitability for conversion or extension

- 7.6 The following section outlines the issues which the Council will expect applicants to address to help justify the loss of residential care and nursing home facilities from the Borough. Applicants should seek to address each issue and the Council will expect such information and evidence to accompany any development proposals involving the redevelopment or change of use of existing elderly persons' accommodation facilities.

Is There A Local Need And Demand For The Type Of Facility?

- 7.7 Paragraph 9.3.1 of the UDP states that "the protection of existing social and community uses and the encouragement of new such uses is, therefore, dependent upon the local need or demand for them, all proposals involving social and community uses and facilities will be considered in relation to local need". Proposals for the change of use or redevelopment of elderly persons' accommodation will therefore be assessed by taking account of the need and demand for such a facility.
- 7.8 Applicants will be expected to demonstrate levels of local need and demand for residential and nursing homes which can justify the loss of such a facility from the Borough.
- 7.9 Local need and demand can be demonstrated by information on:
- the number of elderly person placements by the Council inside and outside of the Borough;
 - the number of delayed discharges from hospital for an older person; and
 - vacancy rates and spare capacity within existing homes.
- 7.10 The Council's Housing and Social Services department and the Kensington and Chelsea PCT can assist in the provision of such information - see Useful Contacts section on page 17 for relevant contacts.
- 7.11 When considering local need and demand, the Council will have regard to the availability, suitability and capacity of alternative facilities located within the Borough which could meet identified local need and demand. Applicants will need to demonstrate that existing capacity exists relative to the likely need and demand from within the Borough.
- 7.12 Only when the continued or future need for the use can no longer be established will alternative uses be considered. The alternatives proposed will be assessed on their merits and in accordance with the aims and policies of the UDP.

Is the Existing Facility Commercially Viable?

- 7.13 When considering development proposals for the re-use or redevelopment of elderly persons' accommodation, the Council will consider whether the proposed development will result in the loss of a viable residential care or nursing home facility.
- 7.14 Applicants will therefore be asked to provide evidence of the commercial viability of the existing facility. The Council will expect information to be provided on the following to assist in determining viability:
- is the facility currently in operation? If not, have genuine attempts been made to sell the building for use as a residential care or nursing home over an extended period of not less than 12 months?
 - is the facility generally fully occupied or was it when last used?
 - is the building in need of repair?
 - does the existing internal layout of the property meet the requirements of the current Minimum Standards for Care Homes for Older People?
 - are significant works required to bring it into conformity with the standards?
- 7.15 If repair or building works are required, full estimates of costs for repairs and upgrading works to the existing building should be submitted to the Council. Such costings should be based on a detailed schedule and plans of the proposed works. Where appropriate, a detailed dilapidations survey will be required.
- 7.16 To help establish the commercial viability of the facility, calculations should also be provided to project the likely net operating surplus likely to be derived from a residential or nursing home operating in a building which meets the current standards and its operational capital value. To gain such information, realistic assumptions should be made regarding weekly room rates and the total number of rooms. The Council will then compare the operational capital value with the suggested upgrading and repair costs. The Council may seek an independent review of the evidence submitted.

Is the Existing Building Suitable For Conversion Or Extension?

- 7.17 There may be circumstances where a residential care or nursing home facility may not be capable of meeting the current care standards either through conversion or extensions to the existing property due to for example, the structural condition and layout of existing buildings, site size and capacity. The Council will require detailed justification and

evidence as to why such works cannot be undertaken. Other relevant UDP policies including those contained within the Conservation and Development chapter will be applied where appropriate.

8. The Relocation of the Facility on an Alternative Site Located within the Borough

- 8.1 The principle of relocating an existing facility to an alternative site within the Borough is acceptable providing the use of the alternative site or premises is acceptable in planning terms and does not lead to a change to provision in the local area or a loss in the number of care or nursing places provided in the Borough.
- 8.2 In line with UDP **Policy SC3**, the Council will negotiate planning obligations to replace or relocate an existing facility lost in a proposed development scheme. It will have regard to how this can be achieved to best serve the needs of the Borough's residents in terms of securing an appropriate location and the type of facility which best meets those local needs. An alternative site should be found within the local area, subject to it meeting other planning policy considerations.
- 8.3 In exceptional circumstances and where appropriate, the Council will negotiate for the enhancement or extension of existing elderly persons' accommodation facilities via financial contributions derived from Section 106 Agreements.

9. Assessing Proposals for New, or Extensions to Existing Elderly Persons' Accommodation

- 9.1 Given the identified levels of need for elderly persons' accommodation within the Borough, the Council welcomes development proposals for the provision of new elderly persons' accommodation facilities. The following section complements the policy requirements of UDP **Policy H24** and **Policy SC5** and outlines the key considerations by which proposals for new, or extensions to existing, residential or nursing homes will be determined.

- 9.2 Prospective applicants are strongly advised to consult the Council's Social Services department (see page 17 for contact details) regarding the necessary registration requirements (under the Registered Homes Act 1984) prior to submitting a formal application for planning permission.

Principles Of Location

- 9.3 In general, the location of elderly persons' accommodation should be related to the needs of the potential occupiers but the scale and nature of a scheme should not harm the amenity or the character of the local area. Residential areas are considered to be the most suitable locations for residential and nursing homes and ideally sites should have easy access to such facilities as local shops and public transport facilities.
- 9.4 The effect of new development or alterations to existing premises on the street scene will also be an important consideration. Proposals should not involve significant changes to the street scene involving the loss of trees, hedges and walls etc.
- 9.5 Where the introduction of residential or nursing homes is likely be detrimental to the character the local area and the amenity of neighbouring properties, development will not normally be permitted.

Concentration of Facilities

- 9.6 The Council wishes to maintain an appropriate balance between different kinds of residential uses within local areas. The proposed development therefore should not result in the intensification of such uses in a particular locality .

Suitability Of Site Or Building

- 9.7 Where the use of existing premises is involved, the suitability of the property for the proposed use will be taken into account. It is important that the size, type of accommodation and associated amenities are appropriate for the proposed use.
- 9.8 In considering the physical characteristics of existing and proposed properties, the Council will take the advice of its Housing and Social Services Department and the National Care Standards Committee who have standards relating to room size, access arrangements and fire safety.

Design

- 9.9 The form and scale of the development including its design, landscaping and layout should be appropriate to the particular site, street scene, location and likely residents. The creation of a pleasant landscaped

setting, protection of privacy and an interesting physical form are important ways of creating an attractive living environment. An institutional appearance should be avoided.

- 9.10 The Council will ensure that proposed extensions to existing facilities protect the amenity of adjoining residents. The proposed development should be in character with the form of the existing development and conform to other relevant Council planning policies.
- 9.11 Where a site or building is listed or is in a Conservation Area, special attention should be paid to the policies contained within the UDP Chapter on Conservation and Development.

Parking, Access And Servicing

- 9.12 Parking should be provided in accordance with the transportation standards outlined in the Planning Standards chapter of the UDP. Provision should also be made for servicing and ambulance bays and staff cycle parking in accordance with the Standards.
- 9.13 Car parking should be so designed to avoid undue impact on neighbouring amenity. The premises or site should also have adequate access for vehicles and sufficient space for off-street parking in accordance with the Council's adopted standards.

Garden and Amenity Space

- 9.14 Development proposals for new elderly persons' accommodation should, where possible include appropriate external amenity areas for the enjoyment of residents.

Restricted Permissions

- 9.15 When granting planning permission for residential or nursing homes for elderly people, permission will normally be restricted to the use applied for as the impact of other uses in the same 'use class' can have a materially different impact on the character of a residential area.

10. Further Advice and Guidance

Royal Borough of Kensington and Chelsea Council Departments

Planning Policy	020 7361 2093
Design and Conservation	020 7361 3352
Transport	020 7361 2736
Social Services	020 7361 3081

Web site www.rbkc.gov.uk

Kensington and Chelsea Primary Care Trust

General enquiries	020 8451 8000
-------------------	----------------------

Appendix One - Definitions

This guidance contained within this SPG applies to residential care and nursing homes which are defined as follows:

Residential Care Home

Residential care homes normally fall within Class C2 of the Town and Country Planning (Use Classes) Order 1987. They provide accommodation with residential and personal care but do not include nursing care. Personal care can include assistance with activities such as dressing and the supervision of medication. It may be run by a local authority or by the private or voluntary sector.

Nursing Home

Nursing Homes also fall within Class C2 of the Town and Country Planning (Use Classes) Order 1987 and consist of communal establishments which provide residential nursing care for elderly people who are less active, bedridden, very frail or have a medical condition or illness. It may be run by the NHS or more usually by the private or voluntary sector.

Dual Registered Home

Dual Registered Homes are registered as both residential care homes and nursing homes. Such homes can provide a wide range of care, preventing the need for a move from the building if care needs change.

Appendix Two - Relevant UDP Policies

STRAT 44 To protect and encourage social and community facilities which are easily accessible to meet the needs of those who live, work and study in the Royal Borough.

Retention and Replacement of Existing Facilities

9.4.1 The facilities which cater for the Borough 's social and community needs are an invaluable and essential component of the residential environment. Facilities such as meeting halls and community centres are also important as a recreational facility and are considered in more detail in paragraph 11.5.5 and Policy LR30 of the Leisure and Recreation chapter. These facilities, along with schools, health centres and hospitals, doctors ' surgeries, Social Services establishments, libraries and churches provide a communal resource through which residents can gain information, education, medical or welfare assistance, and social contact. The Council recognises the importance of these facilities in the Borough and will therefore resist their loss, whether through redevelopment of a site or buildings or change of use.

SC2 To resist the loss of accommodation for social and community use.

9.4.2 Properties which previously accommodated social or community uses may be considered for an alternative use in circumstances where the continued or future need for the use can no longer be established. All proposals will be considered on their merits and in accordance with the aims and policies of the Plan.

9.4.3 When proposals are submitted which involve the redevelopment or replacement of local social and community facilities the Council will first consider whether such facilities need to be replaced and how this can best be achieved to serve the needs of the Borough 's residents. Where a change of use or loss of essential social or community facilities is unavoidable, their replacement will be sought. If such facilities are to be replaced they will be provided by the developer at the time of the redevelopment, and should be located in close proximity to, or in the same locality as, the facilities lost. On sites in public ownership and used for social and community facilities, where redevelopment is planned, the Council 's priority will be to seek to retain a proportion of such uses, where there is a demonstrable need for the community

uses(s) in question together with the provision of residential accommodation and associated uses on the remaining land not used for social and community uses. Where appropriate, the Council will negotiate Planning Obligations to secure the provision of such facilities.

SC3 Where appropriate, the Council will negotiate planning obligations to replace or relocate accommodation for social and community uses lost in development schemes.

New Development and Change of Use

- 9.5.1 While the location and accessibility of all types of land uses in the Borough is important, the locational requirements of facilities for many social and community uses are of particular significance. Some of the people using the facilities are likely to be less mobile and more reliant on, for example, public transport, than residents not in need of the facilities. Such facilities generally need to be located within, or close to, the neighbourhoods they are intended to serve. In addition, social and community uses may have an adverse impact on the amenity of the surrounding residential area, and place pressure on limited on-street parking spaces. The Council will ensure, therefore, that particular regard is given to the location of these facilities. Proposals from existing social and community providers (meeting a recognised local need) to consolidate an existing use on site will be supported where it can be demonstrated that this is necessary in order to continue to meet that local need, and proposals do not conflict with other policies in the Plan.
- 9.5.2 Social and community uses and facilities as set out in paragraph 9.1.2 of this chapter, are an essential part of the residential environment of the Borough, and their development will generally be welcomed. Particular encouragement will be given to proposals for facilities catering for the under-fives, for special needs education and training, and for local health care, all of which suffer from a shortage of adequate premises in the Borough. Specific land-use policies are dealt with in Section 9.6.

SC4 To encourage the provision of new social and community facilities which meet local needs.

SC5 To permit proposals for the development of social and community facilities to meet local needs, unless:

- a) **there would be a loss of permanent residential accommodation, particularly accommodation for people with special housing needs;**

- b) **there would be a loss of a ground floor unit in A1 use in the core frontage of a Principal Shopping Centre;**
- c) **there would be any material reduction in an area's residential character and amenity;**
- d) **the site is not well located in terms of the place of residence of the potential users, and/or local public transport facilities are inadequate;**
- e) **there would be a material increase in traffic or parking;**
- f) **the development would result in an overconcentration of facilities catering for similar needs;**
- g) **the facility would not maintain or assist in ensuring a balanced provision.**

9.5.3 Proposals for social and community facilities which have been identified as being deficient in the Borough may justify applying these criteria with discretion. Such facilities include provision for the under-fives, special needs education and training, private education and local health care.

Special Needs Accommodation

5.5.19 People with special housing needs include the single homeless, the elderly, those with physical or mental disabilities, people with mental health problems, women who have experienced domestic violence, students, people with a long-term debilitating illness, and travellers. The Council is aware of the special housing needs of these groups and is concerned that they should be adequately provided for in appropriate locations.

H24 To welcome the provision of housing for people with special accommodation needs in appropriate locations, having regard to the existing distribution of similar types of accommodation within the area.

5.5.20 The Council welcomes purpose-built accommodation which enables people with special needs to maintain an independent lifestyle and supports the work of housing associations in this respect. However, the Council wishes to maintain an appropriate balance between different kinds of residential uses within local areas. The Council will resist proposals which would lead to a concentration of special provision within an area.

Appendix Three - Residential and Nursing Homes within The Royal Borough of Kensington and Chelsea, July 2003

Name & Address	Organisation	Total No. Of Beds	Type Of Beds
Residential Care Homes			
Alan Morkhill 88 St Marks Road, W10 6BL	Sevite Housing Association Not for profit	46	31 residential 15 dementia care
Alexander House 23, Courtfield Gardens, SW5 0PF	Octavia Housing Association Not for profit	34	20 residential 14 dementia care
Mary Smith Court 17 Trebovir Road, SW5 9NF	Women's Pioneer Housing Association Not for profit	15	15 residential
St Theresa's Roland Gardens, SW7	Religious Order Not for profit	25	25 residential
St Wilfred's 29 Tite Street, Chelsea, SW3 4JX	Religious Order Not for profit	44	44 residential
Care Homes With Nursing			
St Catherine's House 23a Kensington Square, S8 5HN	Religious Order Not for profit	14	14 nursing
Avon House Allen Street, Kensington S8 6BL	Craigmoor Health Private Company	35	7 nursing 28 NHS

Name & Address	Organisation	Total No. Of Beds	Type Of Beds
Care Homes With Nursing (continued)			
Kensington Nursing Home 40 Ladbrooke Road, W11 3PH	BUPA Private company	61	61 nursing
RBKC Homes			
Thamesbrook Dovehouse Street, Chelsea, SW3	RBKC	56	31 nursing 5 rehab 20 dementia care
Edenham 1 Elkstone Road, W10 5NT	RBKC	47	22 residential 3 respite care 22 Dementia Care

Note - Planning permission was granted in 2002 for the redevelopment of the **Ellesmere Residential Home for Elderly Persons**, Fulham Road. The development scheme includes the provision of an elderly persons home to cater for 62 residents. Construction of the site has yet to commence.

Appendix Four - Population Projections

Age Group	Year				
	2001	2006	2011	2016	2021
65-69	5,203	6,536	8,101	9,696	10,661
70-74	4,314	4,613	5,695	6,969	8,280
75-79	3,487	3,567	3,807	4,663	5,680
80-84	2,449	2,538	2,617	2,796	3,416
85-89	1,584	1,521	1,588	1,655	1,781
90+	962	1,074	1,118	1,184	1,264

Source: 2001 Greater London Authority Demographic Projections (First Release), May 2002

Appendix Five - Statement Of Consultation

Paragraph 3.16 of PPG12 'Development Plans' states that details of the consultation undertaken, representatives received and the Council's response in respect of draft Supplementary Planning Guidance must be made available.

The Council's Key Decision to consult on the draft version of the SPG was implemented on 18th November 2003. An 8 week consultation period concluded on 16th January 2004.

Copies of the draft SPG were sent to the following parties:

- Ward Councillors - for entire Borough
- Residents Associations - covering entire Borough
- Southern Planning Forum
- Northern Planning Forum
- Central Planning Forum

The Kensington Society
The Chelsea Society
Notting Hill Housing Trust
Kensington Housing Trust
Social Services Inspectorate (London)
Kensington and Chelsea Primary Care Trust
Chelsea and Westminster Hospital
Age Concern (Kensington and Chelsea)
Sixty Plus
RSM Robson Rhodes
Crescent Capital Investments (Europe Limited)
Knight Frank
GVA Grimley
Northacre plc
Elizabeth Finn Trust
Draycott Nursing
Sevite Housing Association
Octavia Housing Association
Women's Pioneer Housing Association
Craigmoor Health
BUPA
St Georges Church
Our Lady of Mount Carmel Church
St Marys Abbots Church
Kensington and Chelsea Forum of Faiths
Kensington and Chelsea Social Council
English Care

Copies of the draft SPG were also made available for inspection at the Town Hall and the Borough's six libraries.

Responses were received from 12 consultees.

A summary of the responses received and the Council's response to the representations is contained in a **Key Decision Report** dated 18th March 2004, reference number **01522/04/P/A**.

Copies of the **Key Decision Report** may be obtained from the Council's web site at **www.rbkc.gov.uk** or email the Cabinet Coordinator at **cabinet.coordinator@rbkc.gov.uk**.

NOTES