

**LAND SOUTH OF JOHN WISKAR
DRIVE ON EAST SIDE OF KNOWLE
LANE, CRANLEIGH - WA/2018/1966**



Coming to Joint Planning Committee on 27th November

Cranleigh Village Hospital Trust (CVHT), in partnership with HC-One, and the Integrated Care Partnership (which consists of NHS Guildford and Waverley Clinical Commissioning Group and Surrey County Council) and the Royal Surrey County Hospital, is proposing the return of free at the point of access community beds to Cranleigh.

The project will deliver 20 community beds for exclusive use by both the NHS and Surrey County Council for nursing care, with priority to be given to patients from Cranleigh and the surrounding villages, thus replacing the 14 beds in Cranleigh Village Hospital that were closed in 2006. The 20 community beds will provide care commissioned by the Integrated Care Partnership and will have full access to the wide range of amenities within the private care home, with all 80 beds being operated by HC-One, Care Home Group of the Year at the 2018 National Care Awards 2018.

A key further community benefit of the project will be the delivery of affordable residential accommodation for locally employed healthcare workers, available for all employees of local community healthcare.

Delivering for Cranleigh:

CVHT is focused on bringing forward a scheme that benefits Cranleigh and directly addresses care needs for local people as well as the older population. We're proud that this scheme will:

- Deliver 20 free at the point of use community beds that will cater for a range of health and social care needs for local people within a state of the art facility;
- Be implemented with full funding provided by HC-One and CVHT, thus not requiring any capital from NHS Guildford and Waverley Clinical Commissioning Group or Surrey County Council;
- Help to relieve persistent pressure on Royal Surrey County Hospital, thus speeding up the discharge of suitable patients back to the local community from this acute hospital;
- Provide a high-quality care home for older people and those with dementia in the area in partnership with HC-One, the kind care company;
- Create affordable health worker accommodation (at less than 60% of open market rent) to help with the recruitment and retention of staff for not only the care home, but the diagnostic unit in Cranleigh Village Hospital, staff for the Community Nursing Team, and Cranleigh Medical Practice;
- Reinvest rental income from the staff accommodation units into ensuring the long-term provision of community beds and other local healthcare projects, including the on-going improvement of services at Cranleigh Village Hospital;
- Offer parking spaces for both the care home and accommodation block, thereby helping ensure no additional pressure on parking in the immediate area.



View of care home/community beds and garden



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CVHT – Committed to Cranleigh:

A registered charity, the CVHT has worked tirelessly since its inception in 2001 to return community beds to Cranleigh. The detailed proposals represent the culmination of many years of dialogue with the NHS and Surrey County Council to support their future delivery of services for Cranleigh's residents and gives the best opportunity to deliver a well-planned, well-managed scheme which responds to clear local needs.

Without the CVHT proposal, there is no foreseeable potential for the replacement of the beds lost as well as the key worker accommodations and additional facilities proposed. Working with HC-One, CVHT can secure both the bed spaces and funding which will be utilised to provide for Cranleigh's evolving healthcare needs. CVHT is grateful to the Parish Council and a local landowner who have made this scheme possible by creating a land swap in 2010 which provided the only free land in Cranleigh capable of delivering these important benefits for the village.

Community Beds and Care Home:

A care-needs assessment of the area has identified a shortfall of care home beds locally, particularly a lack of dementia specialist beds. This site provides a viable solution to deliver high-quality care in an optimal village centre location that can also support other community assets and affordable accommodation.

Leading care provider HC-One will operate the care home under a long lease of the building from CVHT, that is in addition to providing the nursing care required for the 20 community beds. The community beds will be allocated by NHS Guildford and Waverley Clinical Commissioning Group and Surrey County Council being prioritised for local people requiring care, thus reducing travel to and from Royal Surrey County Hospital. The capital cost of building the 20 community bed wing as part of the Care Home will be met fully by HC-One. A block contract signed with the Integrated Care Partnership will pay for the care required by local people in the community beds.



Landscape masterplan

Affordable Health Worker Accommodation:

The increasingly high cost of housing within Surrey has created a barrier to attracting new people into working within healthcare to support Cranleigh's growing population. The chronic need for affordable housing for workers within the profession has been recognised by the Integrated Care Partnership, who have repeatedly requested that Waverley Borough Council support the creation of a separate provision for local health worker accommodations.

The affordable health worker accommodation will be provided in the form of 26 units with en-suite shower rooms and common areas for amenity, dining, cooking and storage. These will be made available to local healthcare workers at less than 60% of open market rent (c.£550 per calendar month inclusive of bills) which is more than £200 cheaper than similar accommodation offered by Waverley Borough Council under local housing allowance rates.

"We are delighted that the CVHT have had the foresight to include an affordable accommodation block and are confident that this will be made full use of and support local delivery of care."

- NHS Guildford and Waverley Clinical Commissioning Group

Local Support:

We are pleased that whilst there are some objections to the scheme locally, we have also received 239 letters of support on the planning portal and achieved 81.4% support of the scheme at our public exhibition. Comments include:

"The available beds in the private care home will offer excellent and accessible facilities for respite and rehabilitation."

"This application should be approved without hesitation. Cranleigh has an aging population and inadequate facilities."

"It is vitally important that community beds are provided within Cranleigh in order that people can be treated close to home where they can be visited by relatives."

"The location of the site is ideal as it is close to the village centre and to current health facilities."

"The provision of key worker accommodation is crucial as it will allow staff to live locally where prices are otherwise prohibitive."

"This is a very worthwhile project, providing a unique and much needed local facility. This community will be much better served and enriched by having it and common interest should override the self interest of a few. Let's do this for the benefit of the many, that is what community is all about."

"A great many local people have spent many years collecting money towards bringing this project to fruition. Plans should be approved without any changes."

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Key Project Benefits:

- The proposal provides much-needed residential, nursing and dementia care beds in an area which currently has a growing undersupply.
- Allowing people to be cared for closer to home means that reduced travel difficulties will enable friends and family to visit patients more frequently, very much contributing to recovery.
- Accommodation costs in Surrey are amongst the highest in the country. The affordable healthcare worker accommodation will facilitate the appointment and retention of a wide range of healthcare workers locally.
- Rental income from the accommodation block will provide an income for CVHT. This will contribute to the maintenance of the 20 community beds and help towards other local healthcare projects.

Opportunity to provide for local people and the borough

We're delighted that following years of hard work by local volunteers, we have arrived at a point where the scheme can finally proceed on a sound financial basis. This scheme will achieve the CVHT's primary aim of returning community beds to Cranleigh.

Should you have any questions about the proposals, please contact Rebecca Wakefield on 0203 6919 436 or via email on rebecca.wakefield@plmr.co.uk or contact your officers.



View of care home entrance/community beds entrance