

Older Person Housing Needs Assessment

Land South of Burbage

Redrow Homes Limited

15 December 2023

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Appendix 1 EAC Supply at 30 November 2023

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1.0 Introduction

- 1.1 This Report has been prepared by Lichfields on behalf of Redrow Homes Limited (“the applicant”) in support of the applicant’s hybrid planning application, which includes a c. 66-bed care home (Use Class C2) at Land South of Burbage (“the Site”).
- 1.2 The purpose of this report is to determine the extent to which there is a need for new elderly care accommodation within the Borough, in particular within Burbage. The report assesses this need within the context of residential care and nursing home (C2) use only.

Relevant Geographies

- 1.3 The site is located adjacent to the built-up boundary of Burbage, within the administrative area of Hinckley and Bosworth Borough Council (“the Council”). This report draws upon a range of different data sources which are published across different geographies. For the purposes of this report, the areas referred to (and their geographies) are as follows:
- 1 Burbage- this refers to the merged Middle Layer Super Output Areas [MSOAs] of Hinckley and Bosworth 013 and Hinckley and Bosworth 014, which cover Burbage; and
 - 2 Borough- this refers to the whole of Hinckley and Bosworth.

Report Structure

- 1.4 This report is structured as follows:
- **Section 2** sets out the relevant policy context and guidance for care home provision and details the current and previous policy approaches adopted by the Council to meet the needs of elderly accommodation;
 - **Section 3** sets out the quantitative bedspace need for care homes within the Borough as stated by the Council within its evidence base and undertakes a separate assessment of the future need for care homes based on population projections and existing supply;
 - **Section 4** sets out Lichfields’ own assessment of future elderly bedspace needs based on current, recently completed, and planned provisions. A separate bedspace assessment is also undertaken based on qualitative criteria;
 - **Section 5** assesses the Council’s strategy for delivering the identified elderly accommodation needs;
 - **Section 6** sets out the socio-economic context for elderly housing nationally and in the local area, focusing on demographic and housing market characteristics;
 - **Section 7** details the benefits of providing elderly accommodation in this location, having regard to the pillars of economic, social and environmental sustainability; and
 - **Section 8** provides a summary and conclusions.

2.0 Relevant Policy and Guidance

National Policy and Guidance

National Planning Policy Framework (2023)

- 2.1 In terms of delivering a sufficient supply of homes, the National Planning Policy Framework (2023) [NPPF] states that:

“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.” (NPPF para 60)

“..., the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).” (NPPF para 62) (emphasis added)

- 2.2 The NPPF glossary states that the definition of ‘older people’ is those who are:

“...over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.” (NPPF Glossary)

Planning Practice Guidance

- 2.3 The Planning Practice Guidance [PPG] sets out the ‘standard method’ which should be used when assessing the overall need for housing. It goes on to state that, when identifying the needs associated with specific groups:

“This need may well exceed, or be proportionally high in relation to, the overall housing need figure calculated using the standard method. This is because the needs of particular groups will often be calculated having consideration to the whole population of an area as a baseline as opposed to the projected new households which form the baseline for the standard method...” (ID 67-001-20190722)

- 2.4 The PPG sets out the different types of specialist housing for older people (ID:63-010-20190626), ranging from age-restricted retirement housing to residential care and nursing homes. Specific guidance in the PPG is given on assessing the housing needs of older people, which highlights the importance of planning for these needs:

“The need to provide housing for older people is critical. People are living longer lives and the proportion of older people in the population is increasing. In mid-2016 there were 1.6 million people aged 85 and over; by mid-2041 this is projected to double to 3.2 million. Offering older people a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems. Therefore, an understanding of how the ageing population affects housing needs is something to be considered from the

early stages of plan-making through to decision-taking.” (ID 63-001-20190626) (emphasis added)

- 2.5 The PPG guidance on housing for older and disabled people also sets out why it is important to plan for such needs:

“The provision of appropriate housing for people with disabilities, including specialist and supported housing, is crucial in helping them to live safe and independent lives. Unsuitable or unadapted housing can have a negative impact on disabled people and their carers. It can lead to mobility problems inside and outside the home, poorer mental health and a lack of employment opportunities. Providing suitable housing can enable disabled people to live more independently and safely, with greater choice and control over their lives. Without accessible and adaptable housing, disabled people risk facing discrimination and disadvantage in housing. An ageing population will see the numbers of disabled people continuing to increase and it is important we plan early to meet their needs throughout their lifetime.” (ID: 63-002-20190626) (emphasis added)

- 2.6 The PPG recognises that the needs of elderly people will be wide ranging, setting out that:

“... The health and lifestyles of older people will differ greatly, as will their housing needs, which can range from accessible and adaptable general needs housing to specialist housing with high levels of care and support. For planmaking purposes, strategic policy-making authorities will need to determine the needs of people who will be approaching or reaching retirement over the plan period, as well as the existing population of older people....Similarly, disabilities can include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs, which may generate a range of housing requirements which can change over time. Local planning authorities may also wish to consider groups outside of the scope of this definition in order to meet specific needs within their community. To enable disabled people to live more safely and independently, local planning authorities will need to consider their variety of needs in both plan-making and decision-taking.” (ID: 63-003-20190626) (emphasis added)

- 2.7 The PPG also sets out guidance on how the needs associated with older and disabled people can be assessed, including:

- 1 The use of Census data and population/household projections, to identify the age profile of the population (ID: 63-004-20190626) and the use of Census data to identify the number of people with long-term illnesses or disability (ID: 63-005-20190626);
- 2 The use of online toolkits to identify needs by type (e.g. extra care, sheltered) and tenure (ID: 63-004-20190626);
- 3 Evidence from Joint Strategic Needs Assessments (ID: 63-004-20190626); and
- 4 The assessment can include the need for care home bedspaces (ID:63-004-20190626), although no specific guidance is provided on how to do so.

- 2.8 With regard to plan-making, the PPG sets out how the housing requirements of specific groups – such as older people – can be addressed in plans:

“Plan-making authorities should set clear policies to address the housing needs of groups with particular needs such as older and disabled people. These policies can set out how the plan-making authority will consider proposals for the different types of housing that these groups are likely to require. They could also provide indicative figures or a range for the number of units of specialist housing for older people needed across the plan area throughout the plan period.” (PPG ID 63-006-20190626) (emphasis added)

2.9 The PPG provides further commentary on this at ID: 63-012-20190626 which sets out:

“Do plans need to make specific provision for specialist housing for older people?”

Plans need to provide for specialist housing for older people where a need exists.
Innovative and diverse housing models will need to be considered where appropriate.

Many older people may not want or need specialist accommodation or care and may wish to stay or move to general housing that is already suitable, such as bungalows, or homes which can be adapted to meet a change in their needs. Plan-makers will therefore need to identify the role that general housing may play as part of their assessment.

Plan-makers will need to consider the size, location and quality of dwellings needed in the future for older people in order to allow them to live independently and safely in their own home for as long as possible, or to move to more suitable accommodation if they so wish.”
(emphasis added)

2.10 Whilst the PPG does not explicitly set out that plan-makers must allocate sites for specialist housing, it does set out that:

“...Allocating sites can provide greater certainty for developers and encourage the provision of sites in suitable locations. This may be appropriate where there is an identified unmet need for specialist housing. The location of housing is a key consideration for older people who may be considering whether to move (including moving to more suitable forms of accommodation). Factors to consider include the proximity of sites to good public transport, local amenities, health services and town centres (PPG ID: 63-013-20190626)

2.11 Overall, it is clear that the PPG expects plans to respond to the needs of the elderly population, where such a need exists. Whilst it does not mandate the allocation of sites to meet needs in full, the PPG does expect plans to ‘provide’ for such needs.

2.12 In the PPG section on housing for older and disabled people, guidance is also given on decision-taking:

“What factors should decision makers consider when assessing planning applications for specialist housing for older people?”

Decision makers should consider the location and viability of a development when assessing planning applications for specialist housing for older people. Local planning authorities can encourage the development of more affordable models and make use of products like shared ownership. Where there is an identified unmet need for specialist housing, local authorities should take a positive approach to schemes that propose to address this need.” (PPG ID: 63-016-20190626) (emphasis added)

- 2.13 In the context of national trends of ageing, the importance of catering sufficiently for the needs and demands of elderly households is clearly given specific attention in national policy and guidance.

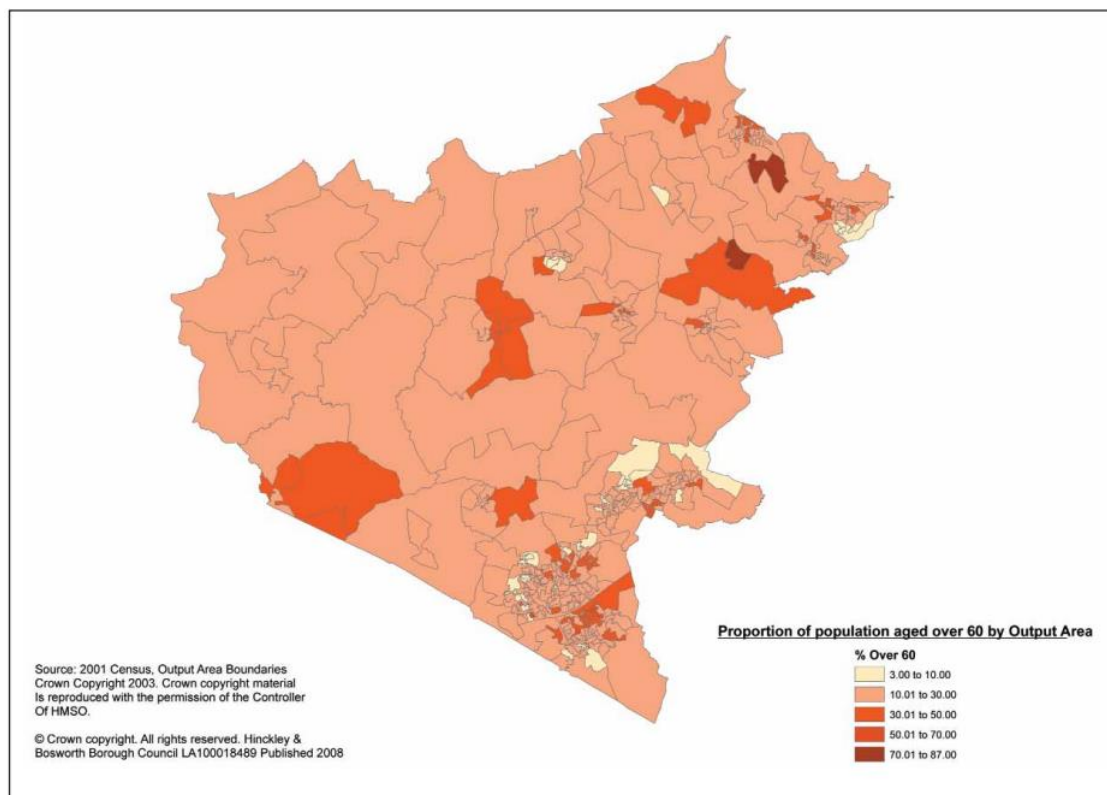
Local Policy and Guidance

- 2.14 The Development Plan for Hinkley and Bosworth comprises:
- Core Strategy (adopted 15 December 2009); and
 - Site Allocations & Development Management Policies DPD (adopted 12 July 2016).
- 2.15 A number of neighbourhood plans also form part of the Development Plan for the Borough. Of relevance to this assessment is the Burbage Neighbourhood Development Plan, which was made on 10th May 2016.

Core Strategy 2009

- 2.16 The Core Strategy states that providing housing to meet the needs of the Borough is a key social challenge facing Hinkley & Bosworth. In regard to the provision of homes for older people, paragraph 3.24 sets out that:
- “Demographic changes are resulting in increasing numbers of elderly and single people in need of different types of accommodation. There is a shortage of affordable and special needs housing particularly for an ageing population.”*
- 2.17 A further demographic picture of the Borough is given at paragraph 3.7 of the Core Strategy:
- “In common with many other areas, older people are making up an increasing proportion of the population. In contrast, numbers of children and young people are predicted to decline. Statistics show a tendency for these different age groups to be concentrated in different geographical areas (see Figure 2 and 3) - creating implications for both the provision of local services and retaining a sense of ‘cohesion’ within communities.”*

Figure 2.1 Population aged over 60 in Hinckley and Bosworth



Source: Core Strategy 2009 (Figure 3)

- 2.18 The CS goes on to highlight that Burbage is an area which has a higher-than-average proportion of elderly people when compared to the rest of the Borough (paragraph 4.22). In this regard, Policy 4 (Development in Burbage) sets out that the Council is seeking to diversify the housing stock to cater for a range of house types as supported by Policy 15 and Policy 16.
- 2.19 Policy 15 (Affordable Housing) sets out affordable housing requirements for the Borough. Supporting text to the policy states that the mix of affordable dwellings on sites will be based on the following guidelines (Figure 2.2):

Figure 2.2 Guidelines for affordable housing mix in Hinckley and Bosworth

Type	1 Bed General Needs	2 Bed General Needs	3 Bed General Needs	4+ Bed General Needs	1 Bed Older People	2 Bed Older People	Sheltered/ Supported
Rented	4%	25%	39%	1%	0%	25%	5%
Intermediate	6%	36%	56%	3%	0%	0%	0%

Source: Core Strategy 2009 (Paragraph 4.51)

- 2.20 As set out above, the guidelines state that 25% of rented affordable dwellings on sites should be 2-bed homes appropriate for older people. Five percent of rented dwellings should also be sheltered or supported living homes.
- 2.21 Policy 16 (Housing Density, Mix and Design) of the CS goes on to state that:

“a mix of housing types and tenures to be provided on all sites of 10 or more dwellings, taking into account the type of provision that is likely to be required...and the specific needs of each submarket informed by the most up to date Housing Market Assessment, Study Into Older Peoples Housing Needs and Aspirations and other local evidence, such as a housing needs survey or parish plan.”

Site Allocations & Development Management Policies DPD

- 2.22 The purpose of the Site Allocations & Development Management Policies DPD (“SADMP DPD”) is to allocate and designate areas of land for particular uses, most notably land to deliver the Borough’s housing requirement but also for other major development needs including employment, recreation, open space and community uses. The SADMP DPD also sets out development management policies.
- 2.23 It should be noted that the SADMP DPD does not set out an indicative spatial split for how nursing/care home facilities should be distributed.

Burbage Neighbourhood Plan 2015-2016

- 2.24 The Burbage Neighbourhood Plan 2015 – 2026 (June 2020) [BNP] underwent Examination in March 2020, and following recommended modifications from the Examiner, the Council recommended that the plan proceed to referendum.
- 2.25 The BNP underwent a referendum on the 6th of May 2021 and a positive referendum result was achieved. Following this, the BNP was formally made by the Council on the 10th of May 2021, and now forms part of the Development Plan.
- 2.26 There are no policies within the Burbage Neighbourhood Plan which explicitly address the provision of older person housing or accommodation. However, the vision sets out that:
- “The Plan also aims to improve and develop the physical environment, developing an inclusive community and enhancing work and leisure opportunities” (emphasis added)*

Hinckley and Bosworth Housing Strategy (2018-2023)

- 2.27 The Hinckley and Bosworth Housing Strategy (2018-2023) (“The Strategy”) was adopted by the Council in November 2018. The Strategy outlines the priorities for the housing service up to 2023 and aims to make the Borough a safe, attractive and vibrant place to live.
- 2.28 The Strategy sets out that the Council will make sure that there is an appropriate mix of housing to meet the Borough's future needs and to support the increasing number of older people.

Summary

- 2.29 In summary:
- 1 The Core Strategy identifies that older people make up a growing proportion of the population of Hinckley and Bosworth, whilst the number of children and young people is declining. The CS also recognises that there is a shortage of affordable and specialist housing to meet the needs of elderly people;

- 2 Burbage is identified as an area which has a higher-than-average proportion of elderly people when compared to the rest of the Borough. Policy 4 (Development in Burbage) sets out that the Council is seeking to diversify the housing stock to cater for a range of house types; and
- 3 Policy 16 (Housing Density, Mix and Design) of the CS sets out that the housing mix on all sites of 10 or more should take into account the type of provision that is likely to be required and should be informed by (inter alia) the most up to date Study into Older Peoples Housing Needs.

3.0 Quantifying the Need for Care Home Bedspaces

Housing Needs Study: Final Report (November 2019)

- 3.1 The Housing Needs Study: Final Report (November 2019) (“HNS”) was prepared by JG Consulting on behalf of the Council. The purpose of the HNS was to provide support for the emerging Hinckley & Bosworth Local Plan (Local Plan Review, 2020 to 2039).
- 3.2 The HNS assessed the housing market of the borough with respect to demographic drivers and noted that there will be a marked increase in the number and proportion of older residents in the Borough. The segment of the population that is aged 65+ is expected to increase by 48.4% from 23,364 in 2016 to 34,671 in 2036 (Figure 3.1).
- 3.3 In comparison, the population aged under 65 is only expected to increase by 6.4%, from 86,517 in 2016 to 92,026 in 2036. This means that the growth of those aged 65 and over will account for 67% of the population change in Hinckley and Bosworth.

Figure 3.1 Projected Change in Population of Older Persons (2016 to 2036)

Figure 6.3: Projected Change in Population of Older Persons (2016 to 2036) – H&B (linked to Standard Method)				
	2016	2036	Change in population	% change
Under 65	86,517	92,026	5,509	6.4%
65-74	13,551	16,769	3,218	23.7%
75-84	6,956	11,713	4,757	68.4%
85+	2,857	6,189	3,332	116.6%
Total	109,881	126,697	16,816	15.3%
Total 65+	23,364	34,671	11,307	48.4%

Source: Housing Needs Study (November 2019)

- 3.4 The HNS states that given the ageing population, there will be increased demand for specialist housing (paragraph 6.23). It goes on to set out that within the borough, there was a shortfall of 484 care bedspaces in 2016 and that there will be a need for an extra 1,322 bedspaces by 2036. (Figure 3.2)

Figure 3.2 Older Persons’ Care Bed Requirements 2016-2036

Figure 6.15: Older Persons’ care bed requirements 2016 to 2036 – H&B						
	Housing demand per 1,000 75+	Current supply	2016 demand	Current shortfall/ (surplus)	Additional demand to 2036	Shortfall/ (surplus) by 2036
H&B	104	533	1,017	484	838	1,322

Source: Housing Needs Study (November 2019)

Housing & Economic Needs Assessment: Final Report (April 2022)

- 3.5 The Housing & Economic Needs Assessment: Final Report (April 2022) (“HENA”) was commissioned by the ten local planning authorities [LPAs] within the Leicester and Leicestershire Housing Market Area [L&LHMA]. The purpose of the HENA was to:

“provide updated evidence regarding the overall need for housing, and type and mix of housing needed; together with an assessment of the quantity and type of employment land needed to inform local and strategic plans in Leicester and Leicestershire.” (Para 1.4)

- 3.6 The HENA demonstrates that Hinckley and Bosworth has a higher proportion of people aged 65+ in comparison to the majority of other Leicestershire Local Authorities. Over 65s make up 22.1% of the Boroughs population in comparison to 17.7% for Leicester and Leicestershire (Figure 3.3).

Figure 3.3 Older Persons Population 2019

	Under 65	65-74	75-84	85+	Total	Total 65+	Total 75+
Leicester	87.8%	6.8%	3.7%	1.7%	100.0%	12.2%	5.4%
Blaby	79.7%	11.0%	6.7%	2.7%	100.0%	20.3%	9.4%
Charnwood	81.9%	9.9%	5.8%	2.4%	100.0%	18.1%	8.2%
Harborough	78.1%	12.0%	7.1%	2.8%	100.0%	21.9%	9.9%
Hinckley & Bosworth	77.9%	12.4%	7.1%	2.6%	100.0%	22.1%	9.7%
Melton	76.9%	13.0%	7.2%	2.8%	100.0%	23.1%	10.1%
NW Leicestershire	79.9%	11.5%	6.3%	2.3%	100.0%	20.1%	8.5%
Oadby & Wigston	78.3%	10.5%	7.4%	3.8%	100.0%	21.7%	11.2%
Leicestershire	79.5%	11.2%	6.6%	2.6%	100.0%	20.5%	9.3%
L & L	82.3%	9.8%	5.6%	2.3%	100.0%	17.7%	8.0%

Source: Housing and Economic Needs Assessment (April 2022)

- 3.7 The assessment identifies that there was a shortfall of 383 care bedspaces in 2020 in Hinckley and Bosworth. This is expected to increase to a shortfall of 1,018 bedspaces in 2041 (Figure 3.4). This is less than the 1,322 bedspace shortfall identified within the HNS, however, the HENA has used a different approach in its calculations (using adjusted SHOP@Review Assumptions).

Figure 3.4 Specialist Housing Need using adjusted SHOP@Review Assumptions, 2020-2041

		Housing demand per 1,000 75+	Current supply	Current demand	Current shortfall/surplus (-ve)	Additional demand to 2041	Shortfall /surplus by 2041
Housing with support	Market	63	351	719	368	498	866
	Affordable	55	484	628	144	435	579
Total (housing with support)		118	835	1,347	512	933	1,445
Housing with care	Market	29	50	333	283	230	513
	Affordable	13	0	152	152	106	258
Total (housing with care)		42	50	485	435	336	771
Residential care bedspaces		38	407	431	24	299	323
Nursing care bedspaces		42	126	485	359	336	695
Total bedspaces		80	533	916	383	635	1,018

Source: Housing and Economic Needs Assessment (April 2022)

Lichfields' Assessment of Future Need for Care Home Bedspaces

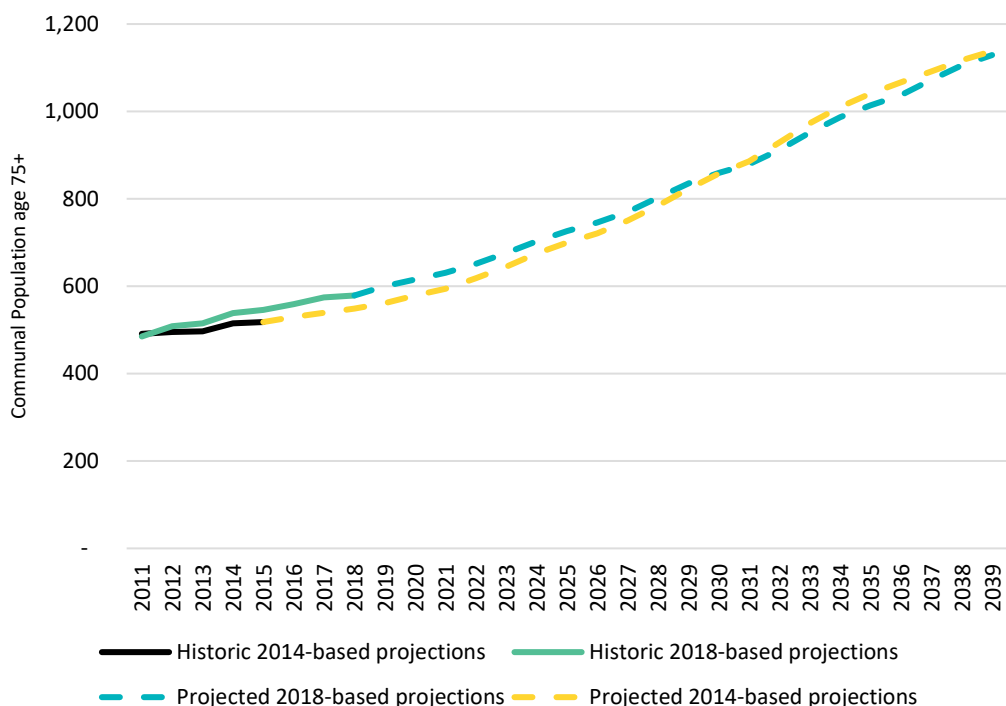
Methodology

- 3.8 The PPG (ID: 63-004-20190626) does not set out a particular methodology for assessing the need for care home bedspaces, however, in reference to older people's housing needs in general, it does state that population and household projections can be used.
- 3.9 In assessing need, we have considered the 2014-based population projections (produced by ONS¹), and household projections (produced by the Ministry of Housing, Communities & Local Government²) as these underpin the 'standard method', the Government's preferred approach in determining the minimum level of housing need for each local authority. The 2018 Sub-National Household Projections have also been considered to provide a 'sense check'.
- 3.10 The official household projections – published alongside the population projections – split out the overall population into:
- 1 **Household population** – this is the population to which household formation rates (or household representative rates) are applied in order to estimate future household growth; and
 - 2 **Communal population** – this is the population assumed to be living in communal establishments (providing managed residential accommodation, such as university halls of residence, care homes, prisons, staff accommodation, religious establishments and hotels/hostels). To project the communal population, the Department for Levelling Up, Housing and Communities/ONS assume that for those aged below 75, the absolute number living in communal establishments remains constant (based on Census levels), however for those above age 75 the projections apply a rate. This means the number of over-75s living in communal establishments increases over time as the population ages. Because the number of care home bedspaces is based on a given rate per given number of residents (in this case, the percentage living in communal establishments, by five years age group for those age 75 and over) it is fundamentally the same methodology which is used to derive the estimate of specialist housing need in Section 6.0.
- 3.11 As the population of the Borough (and indeed England as a whole) ages in the future, the implication is an increased demand for communal establishments (primarily residential care or nursing homes). Figure 3.5 shows the projected change in the communal population for Hinckley and Bosworth up to 2039. The graph in this regard shows a significant rise in the communal population that is aged 75+ from 2023 onwards.

¹ Population projections – local authorities: SNPP Z1 available [here](#)

² Now called Department for Levelling Up, Housing and Communities

Figure 3.5 Communal Population aged 75+ for Hinckley and Bosworth Borough



Source: Lichfields based on DLUHC 2014-based Household Projections and 2018 Sub-National Household Projections

3.12

Table 3.1 shows the change in communal population in the Borough and England between 2020 and 2039. When the 2014-based projections are considered, the change in communal population in Hinckley and Bosworth is 559 (97%) between 2020 and 2039. The 2018-based projections broadly align with this, with the change in communal population in Hinckley and Bosworth expected to be 514 between 2020 and 2039.

Table 3.1 Historic and Projected 2014-based projections for those aged 75+ from 2020-2039

		2020	2039	Change	P.A.
England	2014-based projections	323,072	581,916	258,844	14,380
	2018-based projections	330,578	533,405	202,828	11,268
Hinckley and Bosworth	2014-based projections	579	1,138	559	31
	2018-based projections	615	1,129	514	29

Source: Lichfields based on DLUHC 2014-based Household Projections and 2018 Sub-National Household Projections

3.13

Once the supply (those completed and within the pipeline) – discussed further in Section 4.0 below – is accounted for **the net need for Hinckley and Bosworth is 270 bedspaces** (Table 3.2) up to 2039. On an annual basis, this net need equates to c.17 bedspaces per year.

Table 3.2 Projected change in communal population- Hinckley and Bosworth

	2020	2039	Change	Lichfields Supply (2020-2039)	Net Need	The Need (pa)
Hinckley and Bosworth (2014-based projections)	579	1138	559	868	270	16.88 (270/16)

Source: Lichfields analysis of DLUHC 2014-based Household Projections.

Summary

3.14

In summary:

- 1 Data provided by ONS indicates that between 2011-2039 there is a significant increase in those aged 75+ within Hinckley and Bosworth Borough which results in an identified need for 559 care home bedspaces. The 2018-based projections broadly align with this, with the change in communal population in Hinckley and Bosworth expected to be 514 between 2020 and 2039;
- 2 According to Lichfields analysis (set out in section 4), Hinckley and Bosworth has a total of 868 bedspaces as of November 2023, which comprises 765 existing bedspaces and an additional 103 bedspaces in the planning pipeline;
- 3 As such, Hinckley and Bosworth Borough Council has a net need for 270 care home bedspaces (16.88 pa) by 2039.

4.0 **The current, recently completed, and planned provision of care home bedspaces**

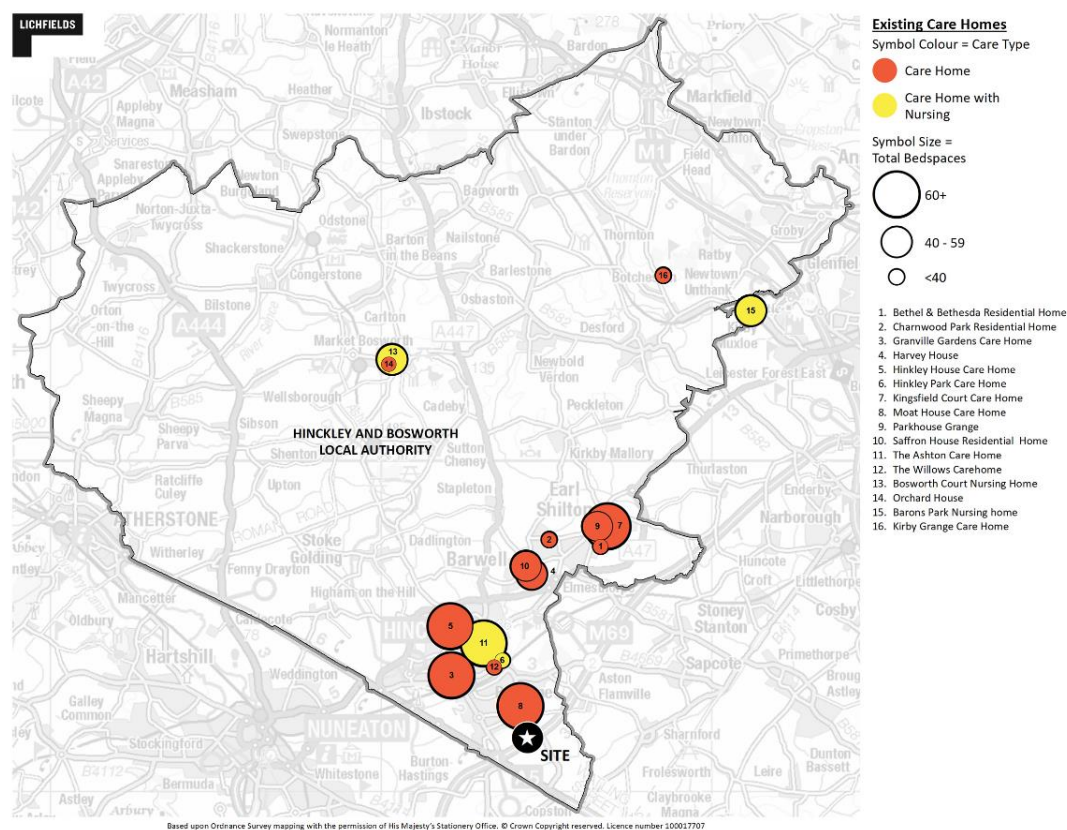
Current Provision

- 4.1 There are no nationally consistent official data sources which provide information on the current supply of care home bedspaces in England or in specific local authority areas. Any assessment of current supply in any given area is likely to involve the triangulation of a number of datasets, including figures published by councils, charities and other organisations.
- 4.2 In this context, the PPG (ID: 63-004-20190626) refers to the use of Census data in understanding the context for housing for older people, and the Census does give an accurate picture of the number of elderly residents living in communal establishments, including care homes. In this regard, the 2011 Census shows that there were 451 residents living in care homes in Hinkley and Bosworth as of 2011. This is higher than in 2001 when there were 378 residents living in care homes. It should be noted that this is not a measure of units; this is the number of residents. The number of units (i.e. supply of care home bedspaces) will be slightly higher than the number of residents in care homes because a percentage of care home bedspaces will be vacant at any given time. This analysis has used the latest data available; it should be noted that the results of the 2021 Census have been partially published however some statistics and cross-tabulated statistics are not yet available.
- 4.3 In addition to the above, the Elderly Accommodation Council³ [EAC] provides information regarding the current range of older persons' provision across the country. With regard to the existing provision of older person accommodation in Hinkley and Bosworth, we have reviewed the EAC⁴ database to identify the current provision of Care Homes within the Borough, and in particular Burbage.
- 4.4 The HENA considered that there were 533 no. of beds (as of 2020) in residential and nursing care homes; however, Lichfields' review of the EAC database shows that there are now 765 no. of beds as of November 2023.

³ The EAC is a national charity that aims to help older people make informed choices about meeting their housing and care needs. Its purpose is to deliver information and advice directly to older people and their relatives and carers, and to raise awareness of issues relating to older people and their housing needs amongst other advisory agencies, professionals and policy makers

⁴ As of November 2023. Available at www.housingcare.org

Figure 4.1 The spatial distribution of care homes around Hinckley and Bosworth



Source:

- 4.5 Lichfields' review of the EAC supply shows that 101 no. of these beds are located within Burbage, equating to 13% of the Borough's total supply (Table 4.1).

Table 4.1 Spatial distribution of residential care in Hinckley and Bosworth and Burbage

Older Persons Accommodation Type	Hinckley and Bosworth		Burbage	
	Total No. of facilities	Total No. of Units	Total No. of Facilities	Total No. of Units
Residential Care	16	765	1	101

Source: Lichfields and www.housingcare.org

Completions

- 4.6 The Council's Residential Land Availability Monitoring Statements' analyse the outputs from specific monitoring periods in relation to housing. A review was undertaken of the following Monitoring Statements:

- Residential Land Availability Monitoring Statement 2022-2023;
- Residential Land Availability Monitoring Statement 2021-2022;
- Residential Land Availability Monitoring Statement 2020-2021;
- Residential Land Availability Monitoring Statement 2019-2020; and
- Residential Land Availability Monitoring Statement 2018-2019.

- 4.7 Table 4.2 sets out care home accommodation and the associated number of bedspaces that have been completed in the Borough since 2018 (or its anticipated year of completion):

Table 4.2 Care Home completions in Hinckley and Bosworth

Location	Planning Reference	Care Type	Number of Bedspaces	Year Completed/ Projected to complete
Land At Former Clarendon and Sweet Pea Bowling Club Coventry Road Hinckley Leicestershire	21/00912/FUL	Care Home	68	2023
40 High Street, Earl Shilton, Leicester, Leicestershire	16/00488/FUL	Care Home	70	2019
Total			138	

Source: Hinckley and Bosworth Residential Land Availability Monitoring Statements

- 4.8 Considering the above in its entirety the **total number of care home bedspaces completed** in Hinckley and Bosworth as of November 2023 was **138**.
- 4.9 However, it should be noted that both completions (21/00912/FUL and 16/00488/FUL) have already been identified within the review of the existing EAC supply.

Planned Supply

- 4.10 A review of the Council's 'Residential Land Availability Monitoring Statements' (as set out above) and the Council's online planning register indicates that the planned supply within Hinckley and Bosworth will increase by 103 bedspaces (Glebe Farm Care Home and an extension to the existing Kirby Grange Care Home).
- 4.11 Including those bedspaces within the planned commitments results in a supply (as of 30th November 2023) of 868 bedspaces, resulting in a net need of 270 bedspaces by 2039.

Total Supply

- 4.12 Table 4.3 provides a breakdown of the supply of care home bedspace in the Borough as at November 2023. It is evident that Hinckley and Bosworth has a total of 868 bedspaces which comprises 765 existing bedspaces and an additional 103 bedspaces in the planning pipeline.

Table 4.3 Total Supply of Care Home bedspaces as at November 2023

Source of Supply	No. of Bedspaces
Existing bedspaces (EAC)	765
Completions	Both completions were identified within the existing supply.
Commitments	103
Total	868

Source: Lichfields, informed by EAC data and Hinckley and Bosworth Borough Council

Quality of Existing Provision

- 4.13 The Care Act 2014 provides the legislative requirements relating to care and support for adults, and in doing so makes provision for care standards. In this regard, the Act requires;
- “A local authority must promote the efficient and effective operation of a market in services for meeting care and support needs with a view to ensuring that any person in its area wishing to access services in the market -*
- (a) Has a variety of providers to choose from who (taken together) provide a variety of services;*
 - (b) Has a variety of high-quality services to choose from...*
- In performing that duty, a local authority must have regard to the following matters in particular ...*
- (c) The need to ensure that it is aware of current and likely future demand for such services and to consider how providers might meet that demand...*
 - (e) The importance of fostering continuous improvement in the quality of such services and the efficiency and effectiveness with which such services are provided and of encouraging innovation in their provision.”*
- 4.14 The above legislation therefore requires a local authority to ensure not only adequate quantity, but also quality, of care home provision. In this respect, the Department of Health had previously published the National Minimum Standards for Care Homes for Older People. Although these standards ceased in 2010, having been effectively replaced with subsequent legislation, they still serve as a qualitative benchmark which required newly registered facilities to restrict bedroom occupation to single occupancy and for all bedrooms to incorporate an ensuite facility (Appendix 1).
- 4.15 This established precedent for quality and ensuite rooms is notably recognised in planning, with a recent appeal decision⁵ seeing agreement between Council, Appellant and Inspector that it is reasonable to have a minimum expectation for care bedrooms which are single occupancy and have ensuite facilities. In this context, the Inspector accepted a blended need figure which demonstrated a qualitative aspect – accounting for rooms which only provided ensuite facilities and discounting those that didn’t.
- 4.16 The argument for rooms with ensuite facilities has been significantly strengthened by the Covid-19 pandemic. It is noted that since the beginning of the pandemic, there have been 274,063 deaths of care home residents registered in England in Wales; of these 45,632 involved Covid-19 (accounting for 16.7% of all deaths of care home residents⁶). For Worcestershire, this equated to 410 deaths as a result Covid-19 in care home residents between 2020-2022⁷.
- 4.17 In this context, evidence to support the development of a 64-bed care home in West Sussex⁸ concluded that:

⁵ Appeal Ref: APP/D3830/W/21/3281350

⁶ ONS Deaths involving Covid-19 in the care sector, England and Wales: deaths registered between week ending 20 March 2020 and week ending 21 January 2020.

⁷ ONS Dataset Number of deaths in care homes notified to the Care Quality Commission, England (2022).

⁸ App Ref: DM/20/3081

- 1 Based on a sample size equating to almost 20% of UK registered beds for the elderly, shared bedrooms and bathrooms in nursing homes were associated with larger and deadlier Covid-19 outbreaks; and
- 2 Converted facilities and those purpose-built, but pre-dating the Millennium, rarely incorporate full ensuite facilities, thus necessitating communal bathrooms and shower rooms resulting in clear viral cross-contamination.

4.18 In accordance with the Government's spirit to 'build back better' we should be planning and designing care homes necessary to manage future pandemics but also to safeguard the elderly from cross-contamination and subsequent illness which can result in unnecessary fatalities.

4.19 Considering the implications of the above in its entirety, based on an assessment of a qualitative nature (i.e. discounting those bedspaces that do not provide ensuite facilities and those homes with a CQC Rating below requiring improvement) across the Borough, this results in a supply of just 692 bedspaces and therefore a net need of 446 bedspaces by 2039 (Appendix 2). When only excluding bedspaces within homes that have a CQC Rating below requiring improvement, this results in a supply of 821 and a net need of 317 by 2039 (Appendix 2).

Summary

4.20 In summary:

- 1 The HENA considered that there were 533 no. of beds in residential and nursing care homes within the Borough. Lichfields' assessment of the EAC database shows that there are now 765 no. of beds as of November 2023, with 13% (101 no.) of these beds located within Burbage;
- 2 In undertaking an assessment of the supply position of care accommodation within the Borough up until November 2023, Lichfields have also reviewed those care homes and bedspace numbers within the planned delivery trajectory (as published in the Council's 'Residential Land Availability Monitoring Statement') to ascertain those developments that are now completed or committed. There are an additional 103 bedspaces in the planning pipeline. As such, this results in a supply (as of 30th November 2023) of 868 bedspaces, resulting in a net need of 270 bedspaces by 2039 (Appendix 1);
- 3 Under The Care Act 2014, there are, however, legislative provisions which require a local authority to ensure not only adequate quantity but also quality of care home provision. The previously published National Minimum Standards for Care Homes for Older People still serve as a qualitative benchmark which required newly registered facilities to restrict bedroom occupation to single occupancy and for all bedrooms to incorporate an ensuite facility. The need for ensuite facilities and general self-containment of care accommodation bedspaces has been highlighted in the pandemic and evidence has confirmed their key role in reducing cross-contamination;
- 4 As such, a qualitative assessment of bedspaces (i.e. discounting those bedspaces which do not provide ensuite facilities and those homes with a CQC rating requiring improvement) across the Borough, results in a supply of just 692 bedspaces and therefore a net need of 446 bedspaces by 2039 (Appendix 2). When only excluding

bedspaces within homes that have a CQC Rating below requiring improvement, this results in a supply of 821 bedspaces and a net need of 317 bedspaces by 2039; and

- 5 In conclusion, based on a hybrid quantitative and qualitative assessment, Lichfields has demonstrated that the Borough requires between 270 and 446 new bedspaces by 2039.

5.0 The Council's strategy to meet Older Persons Housing Needs

- 5.1 The PPG advocates that LPAs should formulate explicit policies addressing the requirements of the older demographic.⁹ This could involve providing indicative figures or a range for the quantity of specialised housing units for older individuals required in a given area over the plan period.¹⁰ In this regard, there is an absence of policies within the Development Plan assessing the need for older person housing.
- 5.2 It is acknowledged that Policy 16 of the 2009 Core Strategy aims to facilitate the provision of housing catering to the requirements of the ageing population. However, despite expressing this intent, this policy falls short of actively assessing and reflecting these needs, such as through the inclusion of indicative figures. Notably, Policy 16 states that the “specific needs of each submarket” will be “informed by the most up to date Housing Market Assessment, Study into Older Peoples Housing Needs and Aspirations and other local evidence”. However importantly, this policy does not identify a specific need, within Hinckley & Bosworth for C2 units. The SADMP DPD also does not set out an indicative spatial split for how nursing/care home facilities should be distributed.
- 5.3 Given the absence of policies for determining an application related to the provision of older persons accommodation, the Development Plan clearly does not address the requirements of paragraph 62 of the NPPF which states:
- “the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes)”*
- 5.4 In this context, the applicant considers that the Development Plan is out-of-date and as such, the ‘tilted balance’ is triggered. This is supported by the findings of an appeal at Land at Hay End Lane, Fradley, Lichfield (reference APP/K3415/W/20/3264280). In their decision, the Inspector commented (paragraph 59, 60 and 61):
- “Regarding the housing needs of older people, the Planning Practice Guidance (PPG) addresses these in a section published on 26 June 2019. Reflecting the critical housing requirements of an ageing population nationally, the PPG seeks that local planning authorities set clear policies to address the needs of this older age group. This could be by providing indicative figures or a range for the number of units of specialist housing for older people needed in an area throughout the plan period¹⁸. The PPG advises that it may be appropriate to allocate sites where there is an identified unmet need for specialist housing.*

⁹ Housing for older and disabled people - guidance in preparing planning policies on housing for older and disabled people. Ministry of Housing, Communities & Local Government

¹⁰ Paragraph: 006 Reference ID: 63-006-20190626

As noted, LPS policies H1 and Frad4 promote the delivery of housing to meet the needs of an ageing population. However, whilst providing a statement to this effect, these policies fall short of actually assessing and then reflecting these needs, such as through indicative figures or allocations. These policies were based on the 2012 SHMA. This had not highlighted Lichfield's current unmet need for C2 units nor its comparatively high and growing proportion of older people, more recently revealed by the 2020 HEDNA.

As the policies most important for determining an appeal relating to a scheme geared to serve the varying needs of an ageing population, neither LPS CP 1 or 6 reflect the Framework paragraph 61 requirement to assess and reflect this housing need. In the context of this particular proposal, these development plan policies are thus shown to be out-of-date. This is sufficient to engage the so-called 'tilted balance' of Framework paragraph 11d)ii, to ascertain whether the presumption in favour of sustainable development applies."

- 5.5 As the relevant policies fall short of actively assessing and reflecting the housing needs of older people, it is considered they are out of date and therefore the 'tilted balance' (NPPF paragraph 11d) is engaged.

6.0 Local context for care home bedspaces

- 6.1 This section sets out the context for elderly housing nationally and in the local area, focusing on demographic and housing market characteristics.

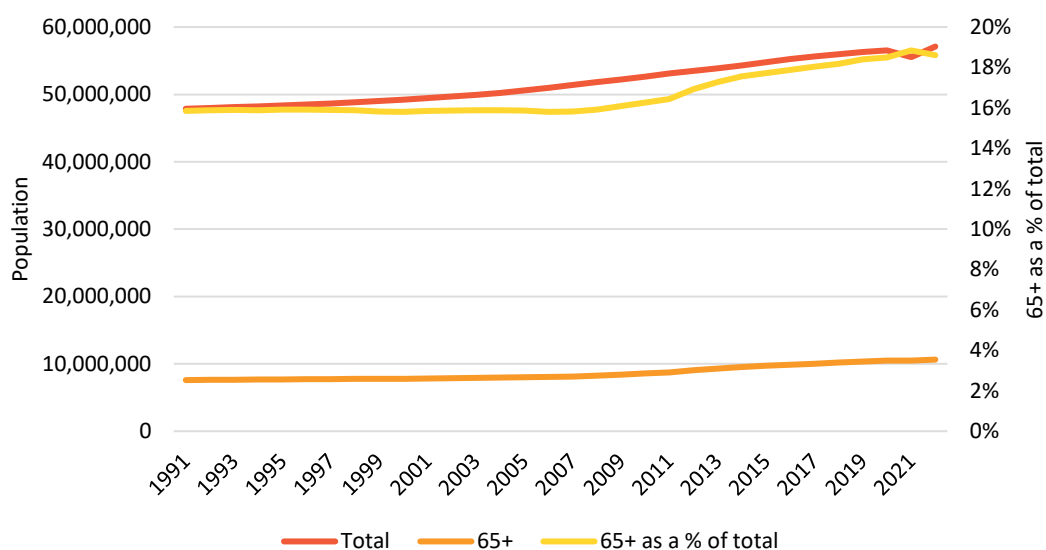
Elderly Population

- 6.2 As people are living longer as health care improves, it is inevitable that the number of people with health issues who require specialist accommodation catering for older people, either in extra care or residential care homes, will increase. Key factors include general health, levels of dependency, finances of individual households, as well as the condition of the current accommodation and the extent to which it can be adapted to meet specific needs.
- 6.3 Evidently, a significant proportion of people remain in their homes (either owned, privately rented or social rented) but for those moving into specialist housing, there is a varying scale of care and support which can be provided, ranging from sheltered housing (in which premises are overseen by a manager or warden providing help with day-to-day activities but where no personal care is provided) up to nursing homes with 24-hour personal care. As such, whilst there is likely to be significant variety in the types of accommodation needed, such as extra care, there is still likely to be a demand for more specialist forms of care which provide 24-hour support and care to support residents with more debilitating long-term illnesses.
- 6.4 The varying types of specialist housing for older people are recognised in the NPPF/PPG, with all having different roles to play at different life stages. The PPG highlights the need to plan for housing for older people at all life stages, the very elderly and frail who may require 24-hour nursing care. In the context of an increasingly ageing population locally and nationally there is clearly a role for all types of housing, including residential care homes, and ensuring an adequate supply is key in ensuring elderly residents are afforded choices in their housing options throughout their life.

England

- 6.5 Since 1991, the population over 65 nationally has increased by 40% (+3m); this is significantly faster than the overall population which has grown by 19% (+9.2m) (ONS population estimates). As shown in Figure 6.1 the population over 65 has gradually increased from 15.8% (7.6m) of the total population in 1991 to 18.6% (10.6m) in 2022.

Figure 6.1 England: Total population and over 65 population -1991-2022



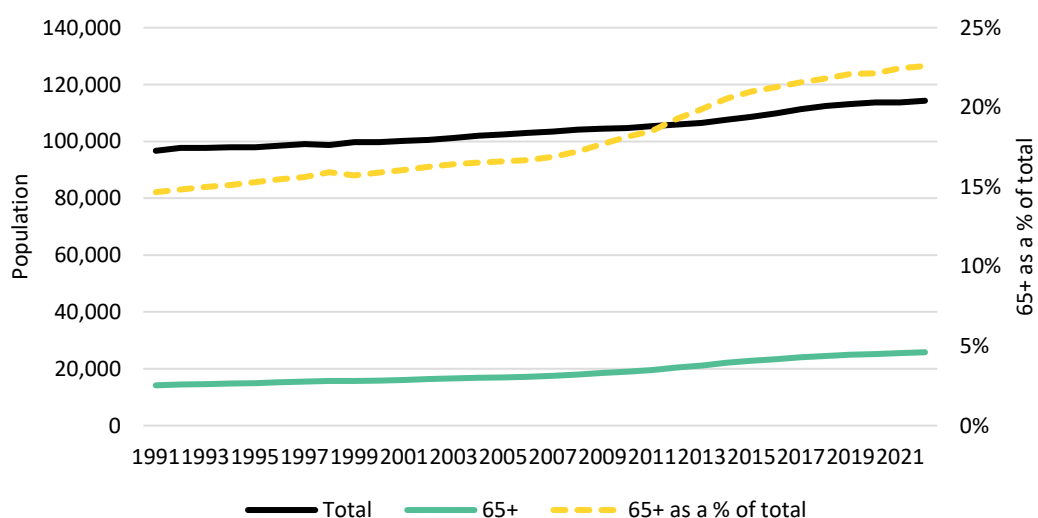
Source: Lichfields based on ONS population estimates

Hinckley and Bosworth

6.6 The total population of the Hinckley and Bosworth area is 114,298 as of 2022, of which 22.6% (25,814) are over the age of 65, as shown in Figure 6.2 (ONS population estimates). The graph below shows that there has been an increase in the proportion of over 65s in the Hinckley and Bosworth area from 14.7% in 1991 to 22.6% in 2022.

6.7 When compared with national trends, the over-65 population in the Borough was lower than that of England in 1991 at 14.7% compared to 15.8%. However, by 2022 the segment of the population aged 65+ is 4% higher in Hinckley and Bosworth than in England (Figure 6.2).

Figure 6.2 Hinckley and Bosworth: Total population and over 65 population 1991 to 2022.



Source: Lichfields based on ONS population estimates

Burbage

- 6.8 As of 2020¹¹, the population of Burbage stood at 15,858, of which 3,949 (25%) were over the age of 65 (ONS population estimates). Notably, the proportion of Burbage's population aged over 65 has gradually risen from 22% in 2011 to 25% in 2020 (Table 6.1). As of 2020, 15.7% of the Boroughs over 65 population was resident in Burbage.

Table 6.1 Demographic Profile of those aged 65+ in Burbage

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
All	14,582	14,582	14,573	14,744	14,876	15,198	15,484	15,691	15,744	15,858
65+	3,240	3,368	3,467	3,615	3,692	3,751	3,811	3,887	3,935	3,949
65+ as a % of total	22%	23%	24%	25%	25%	25%	25%	25%	25%	25%

Source: Lichfields based on ONS population estimates

Social-economic groups

- 6.9 A more detailed understanding of socio-economic groups can also indicate the types of older households living in the local area, and therefore what the 'right types' of land and development might be for the local area. Experian Mosaic is a tool that uses a wide range of data to allocate households into one of fifteen summary groups; the individuals within these Mosaic Groups are similar in specific ways, such as age, interests, household income and life-stage. This information allows a better understanding of the current demographic profile as well as future household needs. Table 6.2 shows the number and proportion of households across Hinckley and Bosworth within each of the older Mosaic Groups in 2021 and Figure 6.3 and Figure 6.4 shows all the Mosaic Groups across the Borough and in the local area around the site.

Table 6.2 Number and Proportion of households in each Mosaic Group (older groups) - in Hinckley and Bosworth and Burbage (2021).

Mosaic Group	Hinckley and Bosworth		Burbage	
	Households (Number)	Households (%)	Households (Number)	Households (%)
B Prestige Positions	4,246	9%	1,418	20%
E Senior Security	4,917	10%	1,230	17%
Total	9,163	19%	2,648	37%

Source: Lichfields based on Experian Mosaic data (2023)

- 6.10 The most prevalent group within Hinckley and Bosworth is 'Group H: *Aspiring Homemakers*' with c. 20% of households belonging to this group. Group B: '*Prestige Positions*' and Group E: '*Senior Security*' make up 9% and 10% of households respectively, the third and fourth most prevalent groups.
- 6.11 In comparison, the most prevalent group within Burbage is 'Group B: *Prestige Positions*' (20%), with 'Group E: '*Senior Security*' (17%) and 'Group G: *Domestic Success*' (17%) being the second most prevalent groups. 'Prestige Position' households are characterised by

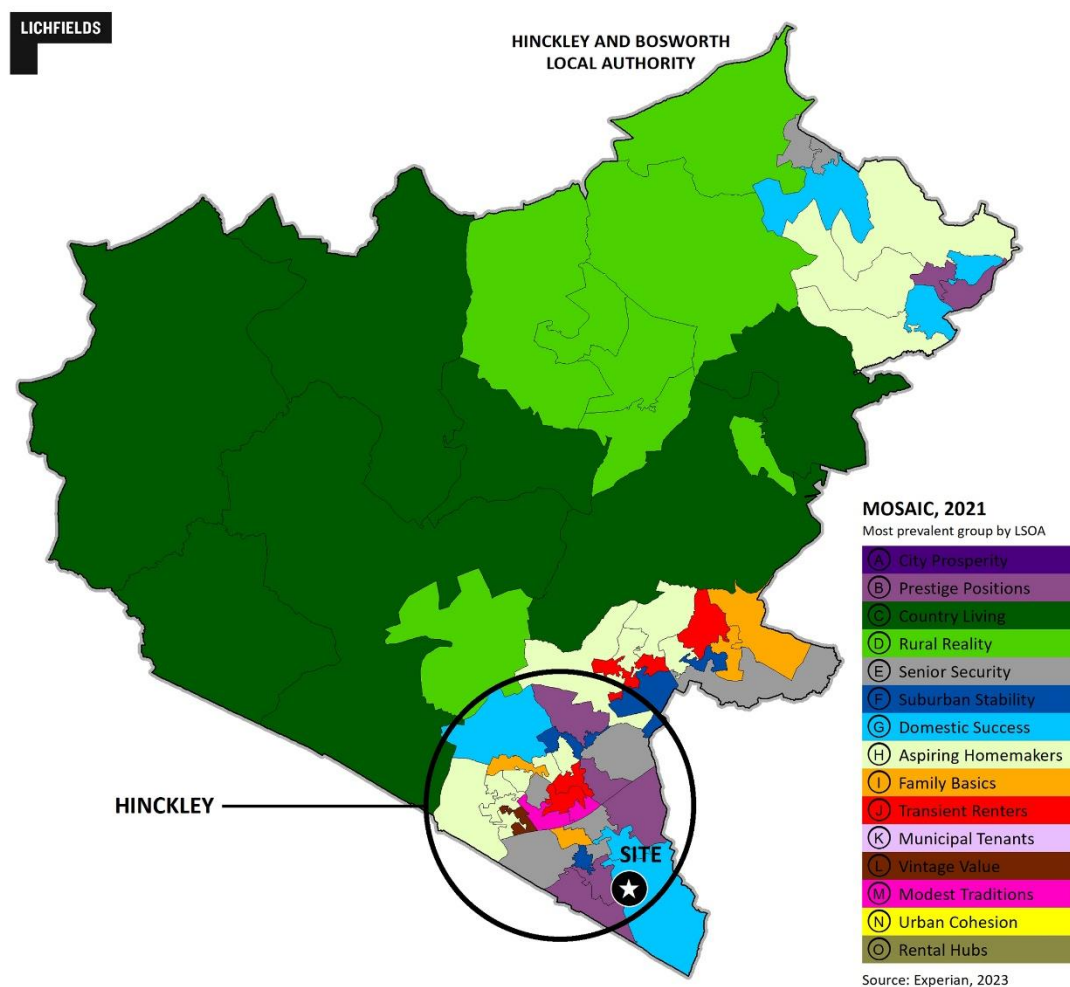
¹¹ 2020 is the year of the latest available data for Burbage.

established families who own large homes and live upmarket lifestyles: they feature married couples aged 56-65 with high assets and investments. Accounting for c. 20% of households in Burbage, there are wealthy households approaching retirement age, currently living in large housing supporting older children. The group represents the future market for downsizing into housing that better suits their needs.

6.12 'Senior Security' households consist of elderly singles and couples (aged 66+) with assets (additional pensions above state) who are enjoying a comfortable retirement in homes that they own. Taken together, the Senior Security and Prestige Position Groups alone represent c. 37% of all households in Burbage and 19% in Hinckley and Bosworth.

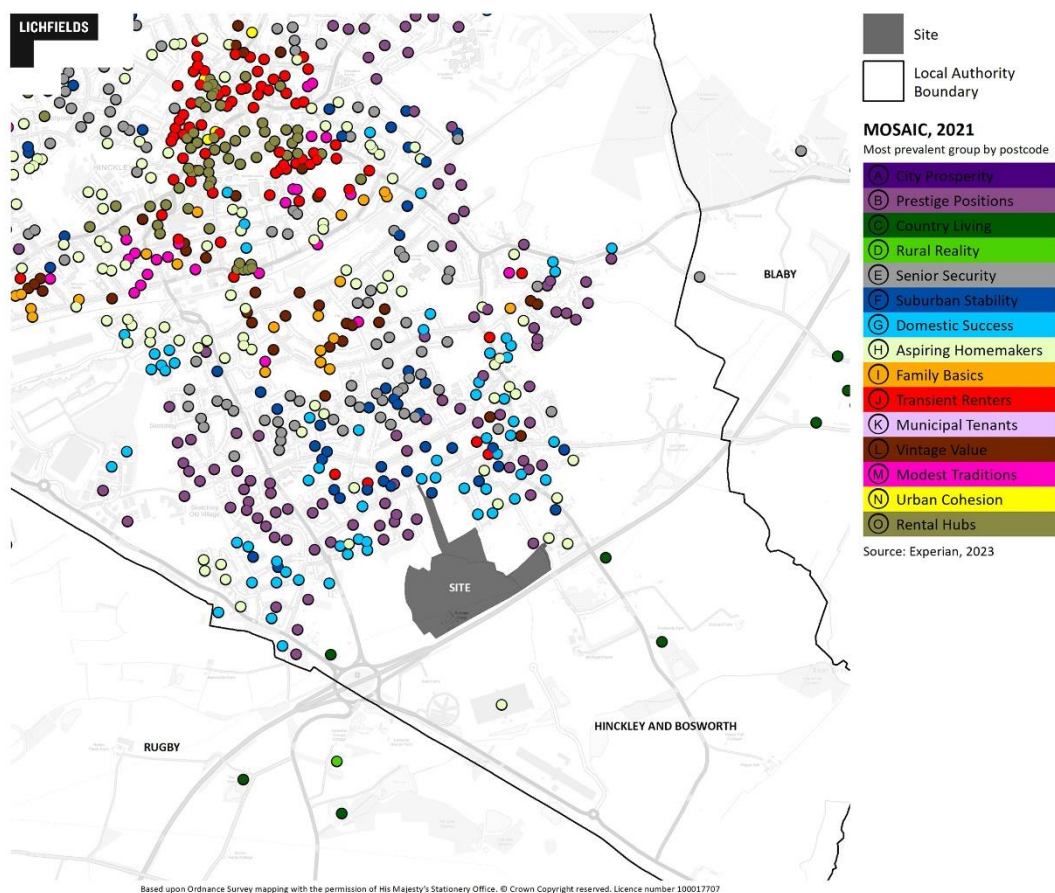
6.13 Figure 6.4 shows the spatial distribution of the various mosaic groups in Burbage which generally form cluster patterns. Immediately around the site are Prestige Positions groups, mixed with Domestic Success, Suburban Stability and Aspiring homemakers. Slightly further to the north of the site is a cluster of Senior Security.

Figure 6.3 MOSAIC Summary Groups: Hinckley and Bosworth 2021



Source: Lichfields based on Experian Mosaic Data (2021)

Figure 6.4 Summary Groups: Burbage (2021)



Source: Lichfields based on Experian Mosaic Data (2021)

Older residents in Market Housing

Housing and Tenure

- 6.14 As of 2011, there were 45,377 households within Hinckley and Bosworth, of which 10,291 households were aged over 65. The number of older person households in Hinckley and Bosworth equates to c.23% of all households, which is 1.7% higher than the national average.
- 6.15 The proportion of over 65 households compared to all households is highest in Burbage at 27% in comparison to at the Borough level (23%); and in England itself (21%) (Table 6.3).
- 6.16 As of 2011, there were 1,749 households aged 65 and over in Burbage, respectively. Those households comprised 965 single people (15.1%), 768 couples (12%) and 16 other household types (0.3%). This split is broadly similar to that of the Borough and England, albeit Burbage has a higher proportion of single persons over 65 (Table 6.3).

Table 6.3 Household composition of older households – Burbage, Hinckley and Bosworth and England.

Area	Single person 65+	Couples 65+	Other 65+	Total	Over 65 households as a % of all households
Burbage	965	768	16	1,749	27%
	15.1%	12%	0.3%		
Hinckley and Bosworth	5,608	4,582	101	10,291	23%
	12%	10.1%	0.2%		
England	2,725,596	1,789,465	61,715	4,576,776	21%
	12.4%	8.1%	0.3%		

Source: Census 2011 (KS105EW)

6.17

As shown in Figure 6.5, the proportion of over 65 households who own their homes outright in Burbage, and Hinckley and Bosworth, is higher than the national average at 75% and 76% respectively. In Burbage, this equates to 1,314 households who own their home outright (Table 6.4), and this figure is likely to have increased since the 2011 Census.

Figure 6.5 Tenure Split (%) of households aged 65 and over – England, Hinckley and Bosworth and Burbage



Source: Census 2011 (DC4101EW)

Table 6.4 Tenure split (number of households) of households aged 65 and over – England, Hinckley and Bosworth and England.

Tenure	England	Hinckley and Bosworth	Burbage
Own outright	3,084,419	7,846	1,314
Own with mortgage	281,774	549	71
Social rented	904,665	1,352	290

Private rented/ Rent free	305,918	544	74	
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Source: Census 2011 (DC4101EW)

Health and disability

- 6.18 At the time of the 2011 Census, there were 16,033 and 2,655 people aged 65 and over living in open market housing in Hinckley and Bosworth, and Burbage, respectively. In Burbage alone, 499 (19%) had a long-term health problem or disability which limited their day-to-day activities a lot and 695 (26%) had a long-term health problem or disability which limited their day-to-day activities a little.
- 6.19 Table 6.5 shows that when comparing Hinckley and Bosworth and Burbage with the national picture, the levels of those suffering from a long-term health problem or disability which impacts their day-to-day activity are broadly similar across all tenures.

Table 6.5 Residents aged 65+ in market housing with a long-term health problem or disability – England, Hinckley and Bosworth, and Burbage.

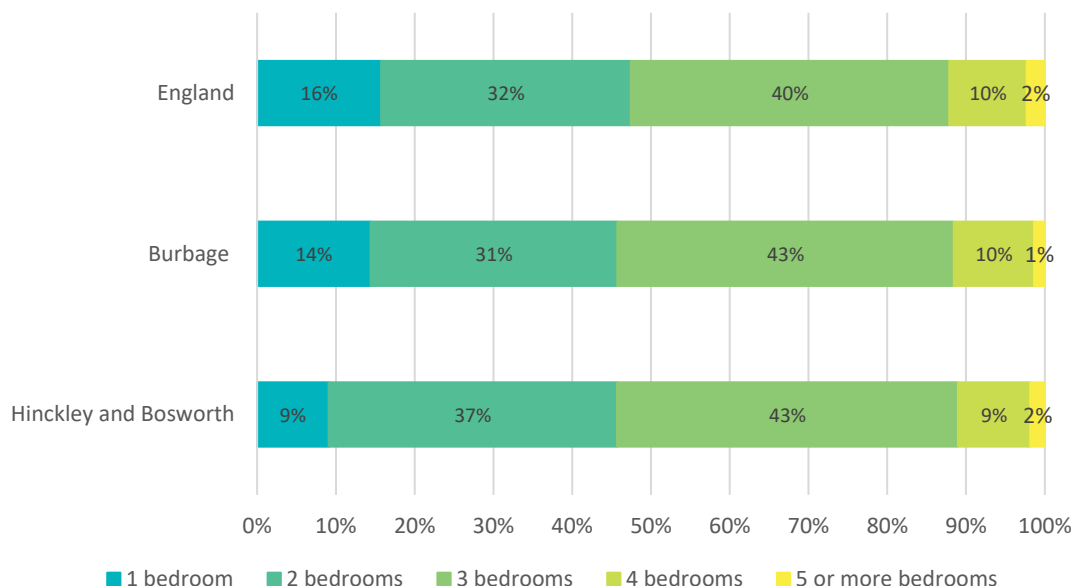
	England		Hinckley and Bosworth		Burbage	
	All owner-occupiers	Owned outright	All owner-occupiers	Owned outright	All owner-occupiers	Owned outright
All (aged 65+)	6,508,267	5,733,611	16,033	14,501	2,655	2,431
Day-to-day activities limited a lot	1,383,956	1,193,883	3,218	2,890	499	461
	21%	21%	20%	20%	19%	19%
Day-to-day activities limited a little	1,693,139	1,503,301	4,080	3,693	695	637
	26%	26%	25%	25%	26%	26%

Source: Lichfields based on 2011 Census (DC3408EW). *For the purposes of the Census this includes owned outright, owned with a mortgage/loan and shared ownership

Occupancy patterns and housing market activity

- 6.20 As shown in Figure 6.5, elderly households in the Hinckley and Bosworth and Burbage areas typically live in larger households when compared to the national average. For example, 54% of all households aged 65+ in Hinckley and Bosworth and in Burbage occupy homes with 3 or more bedrooms compared to 52% in England.
- 6.21 Importantly, it should be noted that those aged 65 years and over who live in homes with 3 or more bedrooms are under-occupying their dwellings given that almost all older households comprise of single people or couples (Table 6.2).

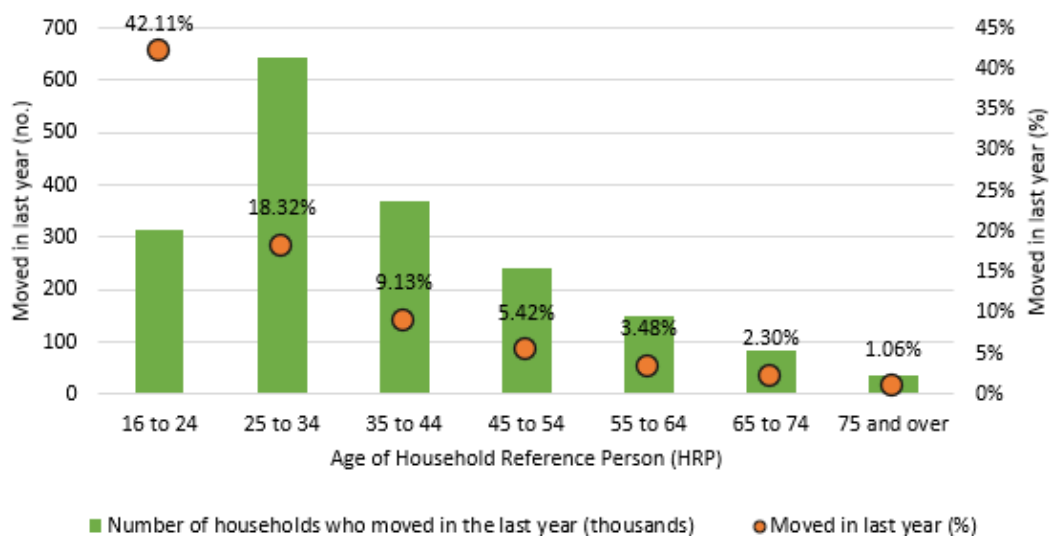
Figure 6.5 Occupancy patterns (bedrooms) of all households aged 65 and over – England, Hinckley and Bosworth and Burbage



Source: Census 2011 (DC1402EW)

- 6.22 Occupancy patterns also vary across tenures, with those in the social or affordable rented sector more likely to live in homes closely aligned with their need (either 1 or 2 bedrooms) and those in the open market sector more likely to live in larger homes, albeit it is known that owner-occupation (where under-occupancy is more prevalent) is the main tenure for the over 65s in Hinckley and Bosworth and Burbage, respectively (refer to Table 6.3).
- 6.23 In addition to being amongst the most significant under-occupiers of housing, older households are amongst the least likely to move. As shown in Figure 6.5, the likelihood of moving home decreases with age. The latest English Housing Survey [EHS] shows that the likelihood of moving each year is 42.1% for those aged 16 to 24, reducing to less than 2% for those aged 75 and over. For those aged 65 and over, the rate at which they are likely to move has remained steady over time, at around 1-3%.
- 6.24 However, there has been a nationally recognised shortage in housing targeted specifically at older residents for some time, and it is possible that the low proportion of movers amongst older residents reflects the historic lack of housing and care choices available to older residents, who would prefer to stay in their home (even if it were too difficult to manage) rather than move. The lack of choice for older households is therefore a product of supply and demand, with the issue of supply likely to be dampening demand. Against this backdrop, it is therefore pertinent to deliver more choice within the market, alongside more supply, that offers a range of alternative accommodations suitable to the varying needs of older person households, to encourage older person households to move to the 'right' sort of housing that is appropriate for their needs (e.g. 'right-sizing').

Figure 6.6 Proportion of households who moved in last year (2021/22) by age of Household Reference Person (HRP)

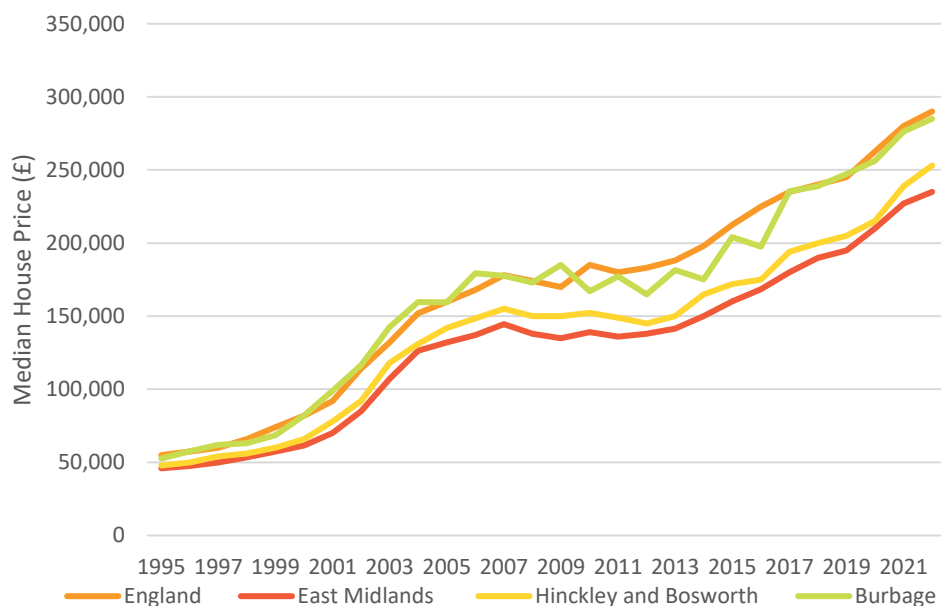


Source: Source: Lichfield based on the English Housing Survey (EHS)

House prices

- 6.25 As of December 2022, the average (median) house price in Burbage was £285,000, broadly similar to the national average of £290,000. It was however notably higher than the Borough average of £253,000 and the East Midlands average of £235,000 (Table 6.6). This suggests that affordability pressures are more pronounced in Burbage.
- 6.26 Between 2020 and 2022, prices in Burbage rose at a slower rate (11.2%) than at the regional (11.9%) and borough levels (17.7%). However, over a longer period (2012-2022), prices within Burbage rose 72.7% in comparison to 58.4% nationally and 70.3% regionally. Prices rose at a similar rate to the wider borough (74.5%) over this period.

Figure 6.7 Average (median) house prices from 1995 to 2022 by Country, Region Local Authority and Ward – England, East Midlands, Hinckley and Bosworth and Burbage



Source: ONS House Price Statistics (HPSSA Dataset 9)

Table 6.6 Average (median) house prices from 1995 to 2022 by Country, Region, Local Authority and Ward – England, East Midlands, Hinckley and Bosworth and Burbage.

	2012	2020	2022	2- Year Change		10-Year Change	
				Abs Change	Change (%)	Abs. Change	Change (%)
England	183,150	262,500	290,000	£27,500	10.5%	£106,850	58.3%
East Midlands	138,000	210,000	235,000	£25,000	11.9%	£97,000	70.3%
Hinckley and Bosworth	145,000	215,000	253,000	£38,000	17.7%	£108,000	74.5%
Burbage	165,000	256,248	285,000	£28,753	11.2%	£120,000	72.7%

Source: ONS House Price Statistics (HPSSA Dataset 2 & 9)

Supply in the local area

- 6.27 An accommodation search of residential care (care home and care home with nursing) accommodation has been undertaken for Hinckley and Bosworth, with a total of 16 care homes identified. Only 1 of these facilities is located within Burbage.
- 6.28 In this regard, the spatial distribution of care homes is noted in Table 4.1 and shown in Figure 6.8 below.

Figure 6.8 The spatial distribution of care homes and care home with nursing in Burbage and nearby settlements



Source: Lichfields based on data provided by EAC.

Summary

6.29

In summary:

- 1 Burbage accommodates around 16% of the Boroughs over 65 population. Notably, the proportion of Burbage's population aged over 65 has gradually risen from 22% in 2011 to 25% in 2020;
- 2 Assessing the socio-economic context, the most prevalent groups across Burbage are Group B: *Prestige Positions* (20%) and 'Group E: *Senior Security*' (17%). These groups also form 9% and 10% of households within Hinckley and Bosworth (the third and fourth most prevalent groups);
- 3 These households are described as wealthy and living in larger homes. This characteristic across Burbage and the Borough is supported by the fact that the Census demonstrates that there is a higher proportion of older people within the Borough and Burbage who are both owner-occupiers and who under-occupy their housing;
- 4 In addition to being amongst the most significant under-occupiers of housing, older households are amongst the least likely to move. It is possible however that the low proportion of movers amongst older residents reflects the historic lack of housing and care choices available to older residents, who would prefer to stay in their home (even if it were too difficult to manage) rather than move; and

- 5 This argument is supported by the fact that of the 16 care homes in the Borough, only 1 is located within Burbage. This demonstrates that the supply of care homes has come forward in the wrong place when compared with where the need is primarily arising.

7.0 The importance of delivering elderly persons accommodation

7.1 Paragraph 12 of the NPPF sets out support for the presumption in favour of sustainable development, which should run through all decision-making. In this context, paragraph 8 of the NPPF is clear that “achieving sustainable development means that the planning system has three overarching objectives”:

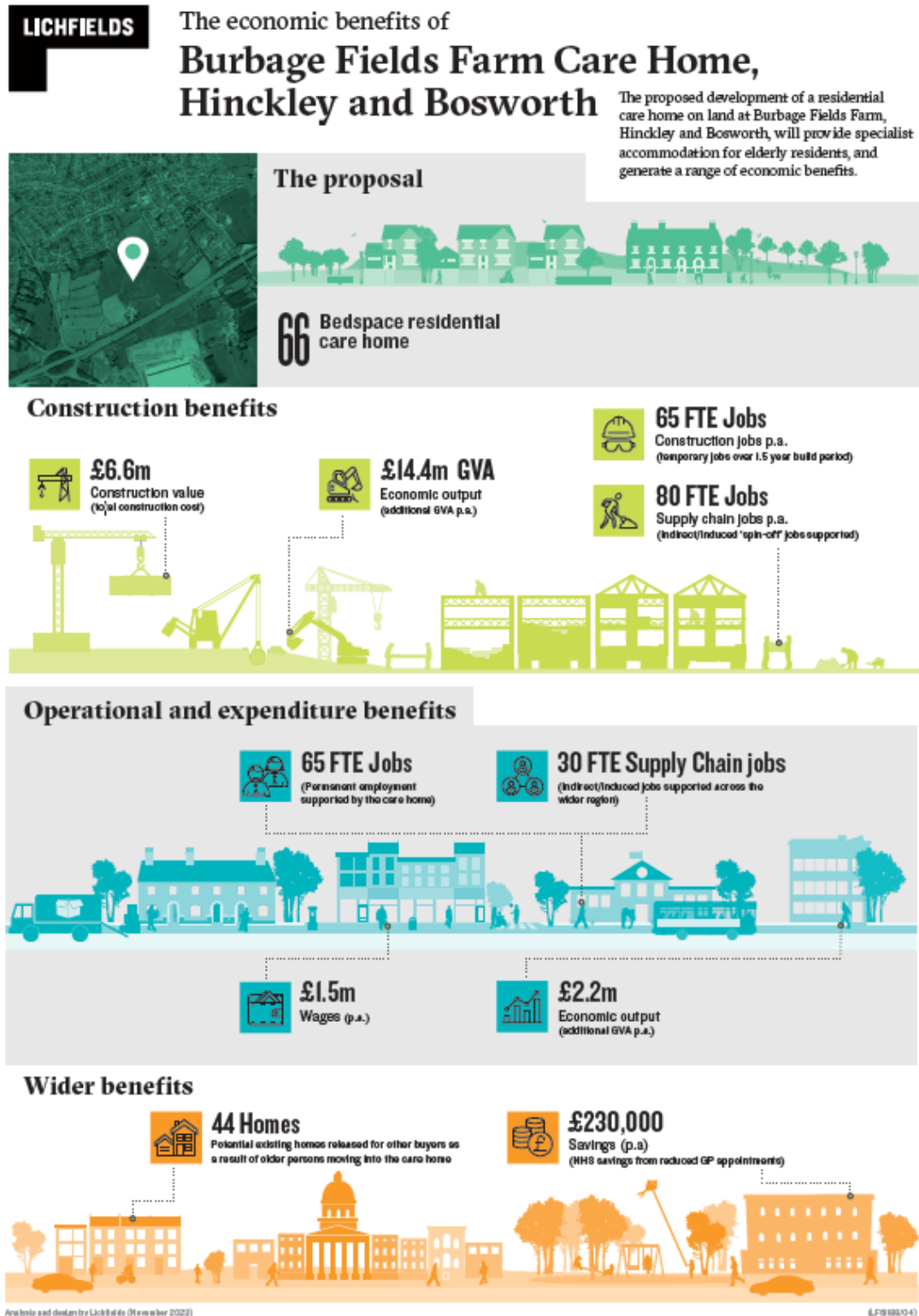
- 1 *“an economic objective – to help build a strong, responsive and competitive economy...”*
- 2 *“a social objective – to support strong, vibrant and healthy communities...”*
- 3 *“an environmental objective – to protect and enhance our natural, built and historic environment...”*

7.2 It is well-established that older person’s accommodation and residential and nursing care homes can contribute to the delivery of these objectives. To this end, Lichfields has set out how the delivery of the proposed residential and nursing care home would achieve these objectives in Hinkley and Bosworth.

Economic sustainability

7.3 The NPPF sets out that the economic objective of sustainability is:

“to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.”



Source: Lichfields

The Economic Impact and Benefits of the Development

- 7.4 Whilst the proposed development will provide a much-needed boost to the local area in terms of delivering quality and needed bedspaces, it will also bolster economic growth – both through the creation of job opportunities and generating increased expenditure to support local businesses at the construction and occupational stage.

Construction Impacts

- 7.5 As illustrated in the above infographic (Figure 7.1), the construction of the proposed development will generate direct employment opportunities, as well as indirect (supply chain) and enhance economic activity, which will generate further jobs.
- 7.6 It is estimated that, based on the number of Full-Time Equivalent (FTE) years of construction, the proposed development will generate 65 FTE construction jobs. This is derived from an estimated build cost of £6.6 million and a construction period of c. 78 weeks.
- 7.7 The indirect effects of construction employment – measured in terms of supply chain jobs and induced ‘spin-off jobs’ from workers spending in local businesses and services – is expected to generate an additional 80 FTE jobs. This is calculated using a multiplier of 2.11, in accordance with research undertaken on behalf of the ONS.¹²
- 7.8 It is also pertinent to consider the Gross Value Added [GVA] measure of economic output which will be created by the proposed development during the construction phase. In this regard, it is estimated that direct construction activity could generate £14.4 m of additional GVA over the build period.

Operational Impacts

- 7.9 It is estimated that the new residents of the proposed care home (fully occupied) would result in 65 FTE direct jobs, with 30 FTE indirect jobs generated through the supply chain. The proposed development during its operational phase will also result in added economic activity, equating to £2.2 million GVA per annum.
- 7.10 Notwithstanding the immediate economic benefits of the care home in respect of employment and economic output, within the Borough, the construction of the care home would have the potential to release 44 existing homes to other buyers as a result of older persons moving into the care home.
- 7.11 The construction of the care home would also have added benefits for the NHS, resulting in £230,000 of fiscal savings contributions per annum.

¹² Available at:

<https://www.ons.gov.uk/economy/nationalaccounts/supplyandusetables/datasets/ukinputoutputanalyticaltablesindustrybyindustry>

From the perspective of **economic** sustainability, the scheme is providing an appropriate quantum and type of development in the right place (Hinckley and Bosworth and Burbage). Based on the socio-economic findings detailed in Section 6, these areas have high concentrations of those aged 65+, and of the 16 homes across the Borough, Burbage accommodates just 1 care home. Burbage has a significant number of older wealthy households, thus indicating there is a clear demand for this type of housing, but where there are currently limited providers. The development will also have a significant economic impact as a result of job creation (both direct and indirect) through the construction and operational phase and will help free up existing dwellings whilst resulting in fiscal benefits for the Council and NHS, respectively.

Social Sustainability

7.12 The NPPF sets out that the social objective of sustainability is:

“to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.”

7.13 Ensuring a sufficient number and range of homes are available to meet the needs of different groups of people is central to social sustainability. Section 4.0 of this report demonstrated that there will be a need for elderly accommodation, and thus there is a clear local need which the scheme will help address. However, providing such accommodation carries further benefits beyond simply meeting overall needs, which contributes to social sustainability and which we explore below.

Creating choice in the housing market for older people

7.14 Under-occupation coupled with low rates of movement in the housing market (as shown in Section 6.0) has often led to debates revolving around the need for older households to ‘downsize’ in order to release existing larger family houses into the market and occupy accommodation that better suits their needs. However, the Joseph Rowntree Foundation¹³ (JRF) highlighted the potentially misleading nature of this discussion, which assumes that older people are holding onto housing, and stated that this narrative “ignores both the lack of housing choice, as well as older people’s psychological and social reasons for staying put”.

7.15 In fact, evidence suggests that 58% of people over 60 are interested in moving but cannot find suitable properties and that nationally there is a limited choice in accommodation for older people, both in respect of specialist and alternative housing and in terms of tenure, location, size, affordability and type of care or support. This may help explain the particularly low levels of housing market activity amongst older households, as shown in Section 6.0.

¹³ Older People’s Housing: Choice, Quality of Life, and Under-Occupation (May 2012) available [here](#)

- 7.16 A study by Homes for Later Living [HLL]¹⁴ also identified that 25% of people aged 65 or actively want to move to a smaller property; this represents around 3 million people in the UK. This is particularly important in the context of an ageing population; as shown in Figure 6.2, the over-65 population is growing at a faster rate than the total population. The HLL study highlighted this, stating that:
- “90% of projected household growth in the coming decades is set to be amongst those aged 65 and over, taking the total number of homes owned by those aged 65 and over from 3.9 million today to at least five million by 2030.”*
- 7.17 Taking into account this future housing need combined with the rising demand for older person-specific housing, a Communities and Local Government (CLG) Committee Report¹⁵ found evidence that a shortfall of 400,000 units of specialist housing is estimated by 2035, particularly for smaller properties and those for private ownership and rent. This is likely because the older population tend to own their home outright.
- 7.18 The lack of choice for older households appears to be a product of supply and demand, with the issue of limited supply likely to be dampening realisable demand. It is, therefore, reasonable to suggest that more choice needs to be delivered within the market (and more supply overall), which offers a range of accommodation suitable to the varying needs of older households so as to encourage movement to the ‘right’ sort of housing appropriate for their needs. To address these needs, the Council should ensure that there is a sufficient supply of suitable and attractive alternatives for older households.

Meeting the needs of those with health problems

- 7.19 Older people currently living in general open market housing who have a long-term health problem or disability which limits day-to-day activity to some degree represent the potential market for specialist housing, such as the proposed scheme. We know (as shown in Section 6.0) that nearly half of all older households in Hinckley and Bosworth and Burbage who are owner-occupiers have a long-term health problem or disability which limits their day-to-day activities to some degree.
- 7.20 Clearly, these residents will have a wide range of needs; those whose day-to-day activities are limited a lot may need to move into care homes or extra care housing where an element of personal care or 24-hour care is provided. However, for those whose illnesses are less limited, sheltered housing provides a ‘bridge’ between general market housing (which may be too large and difficult to maintain, or inaccessible e.g. due to stairs/size) and extra care housing or care homes. Such residents may struggle to live fully independently in their current homes but do not require the assistance offered by residential care or nursing homes and may prefer to remain in housing which retains a degree of independence.
- 7.21 Allowing people to maintain a degree of independence which is appropriate to their circumstances will also have knock-on effects, including reducing demand for extra care housing or care homes (leaving spaces available to those most in need, and helping ensure residents do not occupy accommodation which provides more assistance than needed solely because of the lack of alternatives). It could also help reduce pressures (and costs) on the health and social care sector because housing is better designed to meet needs and there is a

¹⁴ Chain Reaction (August 2020) available [here](#)

¹⁵ Housing for Older People (February 2018) available [here](#)

degree of supervision (either provided by a management company via a warden, or by being part of a purpose-built community).

- 7.22 The benefits of specialist housing from a health and wellbeing perspective were recently considered at the appeal Little Sparrows, Sonning Common in South Oxfordshire (APP/Q3115/W/20/3265861, June 2021). Whilst the appeal concerned a ‘care village’ comprising assisted living units (hence the element of care is slightly more than proposed at the site) the Inspector’s conclusions are also applicable to the proposed retirement scheme:

“... the health and well-being benefits of the appeal proposal should also be recognised and given significant weight. Such benefits to elderly people are entirely obvious. I accept that such health and care benefits apply and also that they are separate from housing delivery. The benefits specialist housing for older people can bring include addressing concerns about suitable supervision, frailty, care, assistance, recreation, loneliness and isolation.” (IR 112)

Making effective use of existing housing

- 7.23 We have established throughout this report that there is – at a national level – a historic shortfall in housing for older people which means current levels of provision nationally are likely to under-estimate true demand. Consequently, very few households are active in the housing market and move each year; this has led to the widely acknowledged phenomena of ‘empty-nesting’ whereby couples remain living in large family housing (often with 3 or more bedrooms) even once children have grown up and moved into their own housing. This is reflected in the fact that over half (54%) of older households (those aged 65+) live in housing with 3+ bedrooms across Hinckley and Bosworth and Burbage (Figure 6.6).
- 7.24 Without appropriate options available to meet the changing needs and demands of older people throughout later life, this can mean the existing housing stock is not being used most effectively. If elderly people are unable to find suitable alternatives, they remain in large homes which are then not available for occupation by younger households and families. This places pressure on house prices at the top end of the market and pressure on authorities to build more new homes which are larger in order to meet demand. The demand for larger housing is unlikely to dampen in the future given the pandemic could create permanent shifts in live-work patterns, making larger homes with office space and outdoor space even more desirable.
- 7.25 Where suitable alternatives are provided, the movement of older people can therefore free up existing family-sized housing; this has been acknowledged as a specific benefit of providing specialist housing by recent planning appeal inspectors and has been afforded ‘significant weight’ in the planning balance.¹⁶

¹⁶ For example see Sonning Common (South Oxfordshire) appeal decision APP/Q3115/W/20/3265861 para 111: “Thirdly, it is important to recognise the fact that extra care accommodation, together with all other forms of specialist housing for older people can assist in ‘freeing up’ existing family and other housing by allowing them to ‘right size’ by moving to more appropriate accommodation. This type of specialist housing could significantly contribute towards the easing of the present housing crisis in this District ... Significant weight can be given to this.”

All of the above factors indicate that the scheme performs well in meeting social sustainability objectives, specifically because it meets the needs of present and future generations. It helps create choice in the market for older residents of the Borough, who may be in need of more suitable accommodation due to health issues (in turn this could lead to improved health outcomes and savings for health and social care services) and has an indirect impact on the community more widely by freeing up existing housing stock, helping local young people and families.

Environmental sustainability

7.26 The NPPF sets out that the **environmental** objective of sustainability is:

“to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

Location of Development

7.27 The site as a whole abuts the Burbage settlement boundary and represents an opportunity to minimise car use and maximise the use of sustainable methods including cycling and walking. The opportunity for sustainable connectivity accords with section 9 ‘Promoting sustainable Transport’ of the NPPF. Amongst other objectives, the NPPF is clear that with regard to plan-making and proposals:

7.28 *“opportunities to promote walking, cycling and public transport use are identified and pursued.”* (NPPF para. 104c).

7.29 The wider site is located c.600m from the centre of Burbage, c.2.7km to the south of the centre of Hinckley, and c.20km to the south-west of the centre of Leicester. Burbage is one of the four main urban areas of the Borough and the site is therefore in close proximity to a range of facilities, including a mix of shops, restaurants and pubs, a library, a medical centre and pharmacy, and a post office. The site is also well-served by public transport, with bus stops within walking distance providing access to Burbage and Hinckley town centres. The site is also located 2.3km from Hinckley train station, which offers connections to larger settlements such as Nuneaton and Leicester. This offers suitable access to further employment opportunities, services and facilities in addition to Burbage’s existing provision of amenities.

7.30 The site's proximity to a range of public transport links will ensure that there is reduced reliance on car use and also links to social sustainability because particularly older residents living beyond a main settlement who are not confident (or, for health reasons, are unable to) use their car, could see themselves becoming increasingly isolated as they are less able to access shops and services. Bringing such residents to locations where they can easily access shops and services, as well as leisure facilities, is likely to have not only environmental benefits but also social benefits through improved health and wellbeing.

Summary

- 7.31 The type of development proposed at the site clearly supports all three of the NPPF's sustainability objectives. It represents development which is an effective use of land and which is in the right place to meet a clearly identified need (economically sustainable), it improves choice for the area's older residents with knock-on benefits to health, the economy and the wider housing market (economic and social sustainability) and will encourage the use of sustainable transport modes (environmental sustainability).

8.0 Summary and Conclusions

- 8.1 This report has assessed the policy position in relation to the delivery of elderly persons accommodation (Use Class C2); analysed the need for care home bedspaces (in respect of both quantitative and qualitative needs); sets out the local socio-economic context which highlights the most appropriate spatial location for the care home; and identifies the social value benefits of the proposed development across the economic, social and environmental pillars of planning guidance.
- 8.2 This report's key findings can be summarised as follows:
- 1 **Policy Position:** The Core Strategy (adopted 2009) states that providing housing to meet the needs of the Borough is a key social challenge facing Hinckley & Bosworth. Policy 16 (Housing Density, Mix and Design) aims to facilitate the provision of housing catering to the needs of older people. However, despite expressing this intent, this policy falls short of actively assessing and reflecting these needs, such as through the inclusion of indicative figures. The policy states that the "specific needs of each submarket" will be "informed by the most up-to-date Housing Market Assessment, Study Into Older Peoples Housing Needs and Aspirations and other local evidence". However, the policy does not identify a specific need within Hinckley & Bosworth for C2 units. The SADMP DPD (adopted 2016) also does not set out an indicative spatial split for how nursing/care home facilities should be distributed. The Council has therefore not set out a strategy to meet the housing needs of older people;
 - 2 **Bedspace Need:** Based on 2014 population estimates, there is a significant increase in those aged 75+ within Hinckley and Bosworth Borough, which results in an identified need for 559 care home bedspaces. Having regard to the accounted supply as of November 2023 for the Borough, this results in a supply (as of 20 November 2023) of 868 bedspaces, resulting a net need of 270 bedspaces by 2039. This isn't the full picture however, the Care Act 2014 and National Minimum Standards require that the quality of accommodation should also be considered. If this benchmark is applied to the foregoing figures, then this results in a net need of 446 bedspaces by 2039 if the required quality standards are to be met; and
 - 3 **Right Place?:** This report has demonstrated that Burbage is home to nearly 15.7% of the Borough's population that is aged 65+. We have identified 16 care homes in the Borough, of which 1 is located within Burbage, despite the relatively high proportion of elderly people that live there. This analysis indicates that from a spatial perspective, the supply of care homes would appear to be mismatched with the areas of greatest need (e.g. Burbage). There is clearly both a quantitative and qualitative need for new C2 elderly persons accommodation in the Borough and within the Burbage area.
- 8.3 The proposed scheme supports all three of the NPPF's sustainability objectives. It represents development which is an effective use of land and which is in the right place to meet a clearly identified need (economically sustainable), it improves choice for the area's older residents with knock-on benefits to health, the economy and the wider housing market (economic and social sustainability) and will encourage the use of sustainable transport modes (environmental sustainability). The public benefits from the proposal will be significant. During the construction phase, there will be £6.6m of construction costs,

£14.4m GVA and 65 direct FTE jobs created. The operational phase will lead to 65 direct FTE jobs and £2.2 m of economic output/annum.

- 8.4 It is contended that the proposed care home at the land at Land south of Burbage site will respond to a substantial quantitative and qualitative need for elderly persons accommodation in the surrounding area. In addition, the development will bring demonstrable public benefits to the area. Overall, the case for the proposed scheme is compelling.

Appendix 1 EAC Supply at 30 November 2023

Name	Address	Postcode	Settlement	Care Type	Purpose Built	First Opened (Year)	CQC Rating (Overall)	Total Bedspaces	En Suite Bedspaces	Notes
Barons Park Nursing home	Desford Lane, Kirkby Muxloe, Leicester	LE9 2BE.	Kirby Muxloe	Care Home with Nursing	Yes	1988	Good	44	4	
Bethel & Bethesda Residential Home	Equity Road East, Earl Shilton, Leicester	LE9 7FY	Earl Shilton	Care Home	Yes		Good	34	21	Purpose built according to https://bethelbethesda.co.uk/about-us
Bosworth Court Nursing Home	Station Road, Market Bosworth, Nuneaton, Leicestershire	CV13 0JP	Market Bosworth	Care Home with Nursing	Yes		Good	47	17	Purpose built according to CQC report
Charnwood Park Residential Home	164 Charnwood Road, Barwell, Leicester	LE9 8FU	Barwell	Care Home	No		Good	11	6	Change of use application from single dwelling house to redsidential carehome (86/00500/4)
Granville Gardens Care Home	Granville Gardens,, Hinckley, Leicestershire	LE10 0JD	Hinkley	Care Home	Yes	Opening Autumn 2023	No Rating/Not Registered	68	68	Opening Autumn 2023
Harvey House	Church Lane, Barwell, Hinckley, Leicestershire	LE9 8DG	Barwell	Care Home	Yes		Good	44	7	CQC report states service can support up to 44 people - Purpose built according to webiste https://lccl.eu/harvey-house/ - 7 ensuites according to https://www.carehome.co.uk/carehome.cfm/searchazref/10003010HARA
Hinkley House Care Home	Tudor Road, Hinckley, Leicestershire	LE10 0EH	Hinkley	Care Home	Yes	2013	Good	60	60	
Hinkley Park Care Home	67 London Road, Hinckley, Leicestershire	LE10 1HH	Hinkley	Care Home with Nursing	Yes		Good	35	33	
Kingsfield Court Care Home	40 High Street, Earl Shilton, Leicester, Leicestershire	LE9 7DG	Earl Shilton	Care Home	Yes	2019	Good	70	70	
Kirby Grange Care Home	Markfield Lane, Botcheston, Leicester	LE9 9FG	Botcheston	Care Home	Yes	1989	Good	31	20	Purpose built in 1989 according to https://www.kirbygrangeresidentialhome.co.uk/where-to-find-us/
Moat House Care Home	New Road, Burbage, Hinckley, Leicestershire	LE10 2AW	Burbage	Care Home	Yes	2012	Good	101	101	
Orchard House	Weston Drive, Market Bosworth, Leicestershire	CV13 0LY	Market Bosworth	Care Home	Yes		Good	30	30	
Parkhouse Grange	47 Park Road, Earl Shilton, Leicestershire	LE9 7EB	Earl Shilton	Care Home	Yes		Good	40	12	
Saffron House Residential Home	2a High Street, Barwell, Leicestershire	LE9 8DQ	Barwell	Care Home	Yes		Inadequate	47	47	
The Ashton Care Home	John Street, Hinckley, Leicestershire	LE10 1UY	Hinkley	Care Home with Nursing	Yes		Good	72	72	
The Willows Carehome	89 London Road, Hinckley, Leicestershire	LE10 1HH	Hinkley	Care Home	Yes		Good	31	31	
Source: https://housingcare.org/ N.B - Filter out search to only Hinkley & Bosworth and Care Homes only										

Total No. of Care Homes	12
Total No. of Bedspaces	567
Total No. of Care Homes w/ Nursing	4
Total No. of Bedspaces	198
Total No. of Care Homes	16
Total No. of Bedspaces	765

Appendix 2 Quality of Bedspaces (CQC + ES)

Name	Care Type	Purpose Built	First Opened (Year)	CQC Rating (Overall)	Total Bedspaces	En Suite Bedspaces	Discounted from supply?	Reason	Adjusted Bedspaces
Barons Park Nursing home	Care Home with Nursing	Yes	1988	Good	44	4	Yes	Adjusted bedspaces includes only ensuite rooms	4
Bethel & Bethesda Residential Home	Care Home	Yes		Good	34	21	Yes	Adjusted bedspaces includes only ensuite rooms	21
Bosworth Court Nursing Home	Care Home with Nursing	Yes		Good	47	17	Yes	Adjusted bedspaces includes only ensuite rooms	17
Charnwood Park Residential Home	Care Home	No		Good	11	6	Yes	Adjusted bedspaces includes only ensuite rooms	6
Granville Gardens Care Home	Care Home	Yes	Opening Autumn 2023	No Rating/Not Registered	68	68	No		68
Harvey House	Care Home	Yes		Good	44	44	No		44
Hinkley House Care Home	Care Home	Yes	2013	Good	60	60	No		60
Hinkley Park Care Home	Care Home with Nursing	Yes		Good	35	33	Yes	Adjusted bedspaces includes only ensuite rooms	33
Kingsfield Court Care Home	Care Home	Yes	2019	Good	70	70	No		70
Kirby Grange Care Home	Care Home	Yes	1989	Good	82	71	Yes	Adjusted bedspaces includes only ensuite rooms	71
Moat House Care Home	Care Home	Yes	2012	Good	101	101	No		101
Orchard House	Care Home	Yes		Good	30	30	No		30
Parkhouse Grange	Care Home	Yes		Good	40	12	Yes	Adjusted bedspaces includes only ensuite rooms	12
Saffron House Residential Home	Care Home	Yes		Inadequate	47	47	Yes	CQC Rating	0
The Ashton Care Home	Care Home with Nursing	Yes		Good	72	72	No		72
The Willows Carehome	Care Home	Yes		Good	31	31	No		31
Glebe Farm	Care Home	Yes		No Rating/Not Registered	52	52	No		52
									692

Total No. of Care Homes	13
Total No. of Bedspaces	566
Total No. of Care Homes w/ Nursing	4
Total No. of Bedspaces	126
Total No. of Care Homes	17
Total No. of Bedspaces	692

	Bedspaces
2022 Hena supply	533
Lichfields discounted supply as of 1 April 2022	692
Dif.	159

2014-based Ins. Pop. Need up to 2039	1138
Net Need up to 2039	446

Birmingham
0121 713 1530
birmingham@lichfields.uk

Edinburgh
0131 285 0670
edinburgh@lichfields.uk

Manchester
0161 837 6130
manchester@lichfields.uk

Bristol
0117 403 1980
bristol@lichfields.uk

Leeds
0113 397 1397
leeds@lichfields.uk

Newcastle
0191 261 5685
newcastle@lichfields.uk

Cardiff
029 2043 5880
cardiff@lichfields.uk

London
020 7837 4477
london@lichfields.uk

Thames Valley
0118 334 1920
thamesvalley@lichfields.uk

@LichfieldsUK

lichfields.uk