



CRANLEIGH PARISH COUNCIL

Caring for the Community



CVHT Planning Application and Appeal Additional Information

Beverley Bell FSLCC MIET IEng

15 October 2020

Current Planning Status

WA/2018/1966

80 Bed Care Home including 20 community beds free at point of entry and 26 unit accommodation block.

SUBMITTED 05/11/2018

REFUSED 04/12/2019

APPEALED 21/09/2020 – comments by 23 October 2020

WA/2020/0965

Erection of a building to provide a 64 bed care home including 16 community beds together with a building to provide 14 health workers accommodation units with access from knowle lane associated parking and ancillary work (revision of WA/2018/1966).

SUBMITTED 15/06/2020

PENDING DECISION

Informal Meeting with CVHT

- ▶ Richard Everitt, new CVHT Trustee, contacted the Parish Council with an offer to meet informally to discuss the community interest of CVHT's work.
- ▶ The Council convened at extraordinary meeting and AGREED on 08 June 2020 for the Chairman, Vice Chairman and the Clerk to meet with CVHT to discuss the community interest of their work.
- ▶ The meeting took place on 19 June 2020.

Additional Information

The Parish Council **AGREED** at its July 2020 Council meeting to seek answers to the following queries:

▶ **Community Beds**

The Council would like to know the exact usage of the proposed community beds as this is currently unclear with regards to care, nursing, Alzheimer's, post op and/or mother and baby care and how the provision of community beds in the CVHT care home differ in funding and allocation to the provision of NHS/Surrey funded beds in any other care home. The Council would also like to know what the exact financial community benefit of the bed is and how this differs to other NHS/Council funded beds and how they are allocated. The Council also asked for confirmation of how the viability of the community beds had been assessed.

▶ **Accommodation Block**

The Council would like clarification of the qualifying criteria for the accommodation block which is proposed for key workers or healthcare workers employed in local health provision. There is still no clarity on the legal agreement and connection between the care home and accommodation block.

Additional Information

▶ **Community Beds**

The Council asked for clarification from:

- ▶ CVHT
- ▶ Surrey County Council
- ▶ Surrey Heartlands CCG

▶ **Accommodation Block**

The Council asked for clarification from:

- ▶ CVHT

Community Beds – SCC

Surrey County Council were the first to respond, after two emails, on 29 September 2020 by Cllr Sinead Mooney, SCC Cabinet Members for Adults and Health:

- ▶ I am aware there is a long history to this site and since taking over the portfolio of Adult Social Care I have been briefed by officers. In summary, I understand the plan you refer to in your email is the most recent planning submission and that throughout the history of this site, the local push has always been for the NHS and also ASC to commit to buying beds, replacing those lost when the village hospital closed in 2006.
- ▶ Much has changed since 2006 for ASC and Health. Over the last few years focus has shifted to getting people back to their home on discharge from hospital rather than into bed based solutions for rehab or convalescence. This has been further underlined very recently through the new *Discharge to Assess* (D2A) model and current NHS funding arrangements are strongly committed and linked to this. The main thrust of the D2A model is to focus on the provision of short-term care and re-ablement in people's homes following an admission to hospital. The benefit of the model include a reduction in delayed discharges and improved patient outcomes. With this model in mind the ICP/CCG state that they do not require and cannot give any commitment to purchasing beds in the proposed scheme. The position is the same for ASC as we are not able to commit to purchasing a set number of beds as current policy falls inline with the Discharge to Assess model.
- ▶ In the event that ASC were able to make use of the beds we would do so on a spot purchased basis in line with our guide rates. Our current policy is that spot purchased beds would have to be available to people from across Surrey and not just limited to Cranleigh. We would of course do what we could to prioritise and offer these beds as an option for people in the locality but it would not be feasible to exclude people not from the area based simply on where they lived. More critically any placement made would be subject to a Care Act assessment and our normal financial assessment and charging process. They would not therefore be 'free at the point of delivery' and we would have to assess what contribution an individual makes based on their savings, income and property assets.
- ▶ I am advised by officers that this policy approach has been explained to CVHT and members of the local community.

Community Beds – CVHT

- ▶ **Bamford Media shared this news on behalf of CVHT on 01 October 2020:**
- ▶ During the past week, Guildford and Waverley ICP* (Integrated Care Partnership) have unexpectedly advised Cranleigh Village Health Trust (CVHT) that they are no longer able to formally support CVHT's proposals relating to the creation of 16 Community Beds within the planned 64-bed care home on Knowle Lane. This decision is based on the ICP's application of the newly introduced NHS's *Comprehensive Model of Personal Care*.
- ▶ This change of ICP stance is, we understand, a reflection of their assessment that the nature of community healthcare is changing, particularly in the past year, and that there will be a significant shift away from bed-based care for older people.
- ▶ The ICP also state that their accumulated evidence suggests that patients do much better if, when recovering, they are able to go home accompanied by an appropriate level of support.
- ▶ It is clear, however, that the community will continue to need care home beds (as well as hospital beds). Indeed, CVHT's research, which was submitted with the planning application showed a high demand for care home beds, and it also showed ICP's previous position to be in favour of the care home setting.
- ▶ Whilst the 'home-care' policy is well-established and will obviously have some impacts on care-home occupancy patterns, the degree of such impacts is quite uncertain. Therefore, CVHT will continue to explore how the planned Community Beds will be provided in Cranleigh, and so restore those lost at the Cranleigh Village Hospital in 2006.
- ▶ Following this very recent ICP policy update, CVHT will now rigorously assess how they can best fulfil their primary objective of providing appropriate health care support for the local community; this will include consultations with key local stakeholders. In addition, CVHT has arranged further discussions with ICP and Surrey County Council in order to assess the potential for a modified policy.
- ▶ To facilitate their option-assessment process, CVHT has asked Waverley Borough Council to postpone their evaluation of the current Planning Application. CVHT has also asked the Planning Inspectorate to postpone the hearing of the Appeal against the previously refused Planning Application from 2019.
- ▶ *Integrated Care Partnerships include; acute hospitals, mental health, social care, community services, commissioners (CCGs), GPs and GP federations, district and borough councils, community and voluntary sector partners.

Community Beds – CCG

The following response was received on 07 October 2020 after three emails:

No direct reply to the Council's email, however a copy of a joint statement was received, dated 18 August 2020. The email said it had already been shared with the Parish Council, there was no record of this. A copy of the joint statement was not received until 07 October 2020 after three emails.

- ▶ Surrey County Council (SCC) and NHS Guildford and Waverley Integrated Care Partnership (ICP) have been supporting the Cranleigh Village Health Trust (CVHT) with the development of nursing home provision on the Knowle Lane site. This will provide a cost effective option for meeting the local population's needs for nursing home beds.

Community Beds – Next Steps

- ▶ **WA/2018/1966 Appeal & WA/2020/0965**
- ▶ *The Parish Council discussed this planning application with the regard to the public interest of its parishioners. Concerns were raised about the benefit of the community beds to the Cranleigh community. Questions were asked about the exact usage of the beds with regards to care, nursing, Alzheimer's, post op and/or mother and baby care and how the provision of community beds in the CVHT care home differ in funding and allocation to the provision of NHS/Surrey funded beds in any other care home. The Council would like to know the exact usage of these proposed community beds as this is currently unclear. The Council would also like to know what the exact financial community benefit of the beds is and how this differs to other NHS/Council funded beds and how they would be allocated. The Council also asked for confirmation of how the viability of the community beds had been assessed. The Council would like CVHT to clarify the qualifying criteria for the accommodation block and to confirm it to Waverley Borough Council.*
- ▶ **Submit the additional information received from Surrey County Council about the Adult Social Care and Health bed purchasing policy.**

Accommodation Block

This response was received from CVHT on 14 August 2020:

The answers to all the questions that have been posted in the CPC statement on the Planning Portal, are still being worked on. Many of the questions in the first para of the statement relate to information that the Integrated Care Partnership is privy to - and we are still awaiting their response.

And on 17 September 2020:

We are at present doing our best to get answers out of the ICP - not an easy job - and David Barry, who is also liaising with our planning consultants.

Accommodation Block

▶ Response received from CVHT 17 September 2020:

The PA submission already refers explicitly to the development of criteria regarding the selection of occupants of the 'accommodation block', i.e. Para 5.11 states:

"In deciding criteria for the selection of appropriate tenants for the accommodation block, CVHT will work closely with the ICP. Qualification for residency will be linked to an individual's existing or anticipated healthcare-related employment contract with local facilities (e.g. Cranleigh Medical Practice, Cranleigh Village Hospital, and Community Nursing Services) and will include care/nursing staff as well as essential ancillary staff."

Thus, both 'key workers' and 'local healthcare workers' who work in the Care Home, or other local healthcare provision, could qualify for occupancy. Furthermore, CVHT will ensure that CPC will be duly apprised of the ultimately selected qualifying criteria (and any subsequent variations thereto) when these are agreed with the ICP and the potential relevant employers noted above.

It is also important to emphasise the fact that, while CVHT will, indefinitely, retain the freehold of the overall site in perpetuity (with an appropriate lease being granted to HC-One for the Care Home), the 'accommodation block' will have no commercial or legal link whatsoever with either HC-One or the 64-bed care home.

Therefore, the management of the block will, both physically and commercially, lie solely within the responsibility of CVHT, with each tenant having a specific one-to-one contract with CVHT as Landlord. HC-1 and the ICP have advised that, due to the high cost of accommodation in Cranleigh, it is essential to have affordable accommodation for staff. Indeed, the ICP Director (Guildford and Waverley, Surrey Heartlands CCG) has recently (18th August) issued a Joint Statement relating to the proposals which included the following: *"We are delighted that CVHT has had the foresight to include an affordable accommodation block....."*

As a registered charitable trust, CVHT will keep full detailed records of all ongoing costs and revenues, as well as records of the ultimate beneficiaries of the annual net income. The criteria for selecting such beneficiaries will, essentially, be based on the identified needs of local health-related organisations, such as financing additional beds in the Care Home, or equipment for the Cranleigh Village Hospital and Cranleigh Medical Practice.

Accommodation Block – Next Steps

WA/2018/1966

The Parish Council DOES NOT SUPPORT the planning application until the details of the contractual terms for the 26 affordable housing units and definition of key workers is detailed.

- ▶ Submit the additional information about the accommodation block from CVHT to WBC Planning Portal for planning application WA/2018/1966 copying it to the Planning Inspectorate for the appeal stating whether the Council now supports the accommodation block.
- ▶ Submit extra evidence regarding the Accommodation Block to the **WA/2018/1966 Appeal**

WA/2020/0965

The Parish Council would like CVHT to clarify to us and to Waverley Borough Council the qualifying criteria for the proposed accommodation block as this is currently unclear. Is the accommodation for key workers or local healthcare workers? Should this application progress the Parish Council would like to see any appropriate qualifying criteria and allocation process secured through a legal agreement rather than a condition. We would also like to highlight that there is still no clarity on the legal agreement and connection between the care home and the separate accommodation block. This must also be established.

- ▶ Submit the additional information about the accommodation block from CVHT to WBC Planning Portal for planning application WA/2020/0965 and state whether the Parish Council now supports the accommodation block.