

Examination of Draft Revised Lambeth Local Plan 2020 - 2035

Main Matter 3: Housing

Main Matter 9: Places and
Neighbourhoods

Statement of Case on behalf of Coin
Street Community Builders (R037)

by CarneySweeney

Date: 9th October 2020





Contents

1.0 Introduction 2

2.0 Main Matter 3: Housing 4

3.0 Main Matter 9: Places and Neighbourhoods 5

Appendices:

- Appendix 1 – ‘Passionate about our Neighbourhood’, with regard to CSCB
- Appendix 2 – Representations submitted on behalf of Coin Street Community Builders, January 2020
- Appendix 3 - Correspondence from CSCB to Lambeth, 16th June 2020 including appendices which include supplementary information in relation to Doon Street Appeal Decision
- Appendix 4 - Principles of proposed development of Site 9 including CSCB’s proposed changes to Site 9 plan and wording
- Appendix 5 - Review of Nursing Home Plans for Coin Street, 22 September 2020
- Appendix 6 – ‘Come on In’, with regard to Bernie Spain Gardens
- Appendix 7 - Schedule of developments permitted in the local area within the Southwark boundary together with information on their related open space contributions
- Appendix 8 - Schedule of the South Bank and Waterloo Neighbours (SoWN) Neighbourhood Plan Projects List from May 2020



1.0 Introduction

1.1.1 Coin Street Community Builders (CSCB) is a social enterprise which owns 5.5 hectares of land in the north Southwark and Waterloo neighbourhood. The company is limited by guarantee whereby all the income generated is used to deliver public service objectives as opposed to being distributed to shareholders. CSCB manages, develops and improves its freehold site to make it a vibrant place to live, work and play. It organises community activities and programmes for the benefit of the local community. The document 'Passionate about our Neighbourhood' provides further information about the purpose of CSCB and is attached at Appendix 1.

1.1.2 CSCB's freehold includes three sites which have development potential within the plan period, as follows:

- Prince's Wharf/Gabriel's Wharf: This site forms a significant part of the Draft Local Plan Site 9, with the other elements being Queens Walk Gardens and the former ITV Centre. CSCB proposes to develop the Prince's Wharf/Gabriel's Wharf site within the plan period for a nursing home, together with workspace/housing which will fund the nursing home, active retail/café type uses on the ground floor and high quality public realm. Queens Walk Gardens, also part of the CSCB estate (under a long lease from the London Borough of Lambeth), has received planning consent for extensive landscape works. The former ITV Centre is owned by Mitsubishi Estate who plan to redevelop this part of the site. The London Borough of Lambeth also own a small part of the site. Many of the issues discussed in this Statement of Case relate to the development of this site. For CSCB it is essential that the site allocation ensures that all parts of development across the whole of Site 9 will result in a complementary and compatible wider development with placemaking at its heart.
- Doon Street: Planning permission has been granted for this development, which will provide new swimming and indoor leisure facilities adjacent to the National Theatre. The first phase, Rambert's headquarters and dance studios was completed in 2013. Funding is currently being arranged for the next phase, which will be developed out in accordance with the existing planning permissions. Representations have been submitted to the Local Plan in relation to policy Q26, policy PN1(e)/Annex 11, as these refer to the Doon Street site. In CSCB's view the height limit applied to the Doon Street site in Annex 11, as referred to in para 10.148, is not consistent with the implemented planning permission for this site. This permission followed an extensive full verified views analysis, whilst the evidence base of Annex 11 is openly and explicitly stated to be less comprehensive. These representations are at Appendix 2 together with further supplementary material at Appendix 3.



- Stamford Street: CSCB has built a neighbourhood centre on Stamford Street which provides community facilities for families, young people, adults and older people in the area. The centre is part of CSCB's strategy to provide childcare, learning, enterprise support and leisure opportunities affordable to all members of the community. Adjoining the neighbourhood centre is a further parcel of land fronting Stamford Street. It is the intention of CSCB to develop this site for further community uses, possibly supplemented by some housing accommodation. Discussions are ongoing with the London Borough of Lambeth in relation to the potential allocation of this site for such uses in what we understand to be the future Lambeth Site Allocations DPD. If the London Borough of Lambeth propose to refer to and/or allocate this site in the Lambeth Local Plan under Policy PN1 and provide evidence to the Inquiry to this effect, we would like to reserve the ability to respond.

1.1.3 We have been invited to attend the Inquiry hearing sessions on Thursday 29 October 2020 in relation to Main Matter 3 and on the afternoon Tuesday 10 November 2020 in relation to Main Matter 9. This Statement of Case is submitted to provide additional information in line with the Inspector's specific questions in relation to those Main Matters and to refer to relevant issues arising since the submission of the CSCB's representations in January 2020.



2.0 Main Matter 3: Housing

Older Persons Housing

- 2.1.1 As mentioned in the first section of this Statement of Case, CSCB intends to develop part of Site 9 of the draft Lambeth Local Plan (Prince's Wharf and Gabriel's Wharf) for a nursing home, together with enabling workspace/housing, together with active ground floor uses and new public realm to enhance the permeability of the site and area.
- 2.1.2 These proposals are in response to CSCB's identification of a growing lack of nursing home beds in the local area. This need was identified a number of years ago and has been confirmed again recently by the report at Appendix 5 to this Statement. This explains, with evidence, that there is unmet demand which the nursing home would satisfy and that it would provide a valuable local service to the residents of the three proposed wards, to the NHS locally and in particular to Guy's and St Thomas's Hospital.
- 2.1.3 Despite this evidence, Policy H8 does not acknowledge the need for such unmet demand, but instead requires that demand needs to be demonstrated on a case by case basis. This does not provide certainty and does not demonstrate positive preparation of the Local Plan.
- 2.1.4 This is in contrast to Policy H13 of the Intend to Publish London Plan 2019 which states that boroughs should work positively and collaboratively with providers to identify sites which maybe suitable for specialist older persons housing.
- 2.1.5 It is our view that Policy H8 should acknowledge the local needs for such accommodation and identify site 9 to meet those unmet needs.
- 2.1.6 We consider that parts a) and c) of Policy H8 should be reworded to read:
- a) *The council will support the provision of housing to meet specific community needs, across a range of tenures, and including those for the elderly and those with dementia and other special needs, where it is demonstrated that the accommodation:...*
 - c) *The council will support and encourage proposals which provide adaptations enabling residents to live independently and safely in their own homes and also the redevelopment of PN1 Site 9 (or as renumbered) to include a nursing home.*

(underlining added to show proposed insertion)



3.0 Main Matter 9: Places and Neighbourhoods

- 3.1.1 As previously referred to in this Statement, CSCB wishes to develop Prince's Wharf and Gabriel's Wharf within Site 9 within the plan period.
- 3.1.2 The representations at Appendix 2 and the document at Appendix 4 set out the changes that CSCB seek to Policy PN1 and Site 9 to make the policy effective and provide certainty for future development. In relation to the nursing home, this is very much interlinked with the points made under Matter 3 in the previous section of this Statement. Other comments are made below.

Principle of Site Allocations

- 3.1.3 A number of site allocations are made pursuant to the Policy PN1 but we understand that the London Borough of Lambeth is proposing to also bring forward a subsequent Site Allocations DPD. It is normal practice for sites of strategic importance to be identified in the Local Plan with other sites being allocated through the Site Allocations DPD, but there is no wording in the Local Plan to explain the approach and whether the sites in the Local Plan are regarded as being of strategic in nature.
- 3.1.4 We have made representations in relation to Site 9 as this is proposed to be an identified site in the Local Plan. However, we haven't made specific representations in relation to the principle of the allocation of CSCB's other sites at Doon Street and Stamford Street as they are not identified sites in the Local Plan. Notwithstanding we have exchanged correspondence with the London Borough of Lambeth in their regard, in the context of what we understand to be the future Site Allocations DPD, and this correspondence is at Appendix 3. If the London Borough of Lambeth proposes to refer to and/or allocate these sites in the Lambeth Local Plan under Policy PN1 and provide evidence to the Inquiry to this effect, we would like to reserve the ability to respond.

Green Infrastructure

- 3.1.5 Part g) of Policy PN1 promotes high quality public realm and recognises the role it performs in the important area of Waterloo. It states:

'Development and uses should recognise and add value to this important asset through the inclusion of flexible places for people and events, and actively contribute to the enhancement of the collective public realm and increase amount of green infrastructure in the area. See guidance in the Waterloo and South Bank Public Realm Framework'.



- 3.1.6 CSCB welcome these encouraging words but it is also important that the policy emphasises and delivers the investment to the areas where the intensity of development is occurring. We are concerned that the proceeds of development are being taken out of the local community, not re-invested in it.
- 3.1.7 For example, the Coin Street estate includes Bernie Spain Gardens and the riverside walkway from the National Theatre to Sea Containers House. CSCB is responsible for the management and maintenance of this large and very heavily used area of South Bank public realm. Indeed, peak pedestrian flows on the adjacent riverside walkway are 7,000 per hour. Proposals for the re-landscaping of Bernie Spain Gardens north and the area between the riverside walkway and the former ITV Centre, including new paths, CCTV and lighting, and a bridge connection between the re-landscaped Gardens and Oxo courtyard received planning permission on 7th April 2019 (under ref. 19/00087/FUL). Details of the re-landscaping are provided at Appendix 6. Capital funding for the main re-landscaping and all the related green space, biodiversity and air quality benefits is sought from developments in both Lambeth and Southwark.
- 3.1.8 Though Bernie Spain Gardens is in Lambeth, it lies right on the borough boundary and is heavily used by those living and working in Southwark as well as those in Lambeth. At Appendix 7 we provide a schedule of developments permitted in the local area within the Southwark boundary together with information as to how their related contributions are leaking out and not being spent on the local green infrastructure. This is because Southwark policies have encouraged a particular concentration in the Blackfriars Road area. At Appendix 8 we also provide a schedule of the South Bank and Waterloo Neighbours (SoWN) Neighbourhood Plan Projects List from May 2020 which sets out how local projects are proposed to be funded.
- 3.1.9 There are significant developments coming forward in the Waterloo area within the Lambeth boundary and it is important that contributions are spent on local infrastructure. Such developments include Elizabeth House (9,000 additional employees), 72 Upper Ground (former ITV site), and IBM Building.
- 3.1.10 Additionally, the Coronavirus pandemic has shown very clearly the importance of local green open space to communities in urban areas, none more so than for the residents of the South Bank and Waterloo, where only 27% of all homes have access to a private garden (compared to 88% in England, and 75% in Lambeth) and where only 21% of flats have access to private space (compared to 65% in England and 68% in Lambeth). Statistics are taken from the Centre for Cities data (<https://www.citymetric.com/fabric/covid-19-highlighting-cities-unequal-access-green-space-5168>).
- 3.1.11 We propose that Part g) of Policy PN1 is reworded to read:



'Development and uses should recognise and add value to this important asset through the inclusion of flexible places for people and events, and actively contribute to the enhancement of the local collective public realm and increase amount of green infrastructure in the specific Waterloo and South Bank area, in order to improve local amenity and mitigate the pressures of development. The Council will prioritise contributions from new development for this purpose. See guidance in the Waterloo and South Bank Public Realm Framework.'

(underlining added to show proposed insertion)

Youth Provision

- 3.1.12 As set out in CSCB's representations (Appendix 2), CSCB has particular concerns that provision for youth has not received the investment it requires in South Bank and Waterloo and that a holistic approach to knife crime and gangs is required. There are positive words in the Local Plan about neighbourhood-based service delivery, of which CSCB's programmes are a prime example. However, it is noteworthy that although youth provision is among the many examples of community facilities identified in this paragraph, there is no specific policy support nor provision nor allocation identified for Waterloo & the South Bank.
- 3.1.13 CSCB has been involved in a number of discussions with the Council, Oasis, the Bankside Open Spaces Trust and others about the Living Space site on Waterloo Road and wishes to see it identified as a long-term location for community uses, with any development geared towards supporting such uses. This would be fully in accordance with the objectives and policies of the London Plan, the Lambeth Local Plan, and South Bank and Waterloo Neighbourhood Plan 2019 where policies state that where a current community use is no longer needed, an alternative community use should be identified from existing needs (see Appendix 3 for planning policy note).
- 3.1.14 We consider that Policy PN1 should actively support the provision of youth facilities to support the local community by adding in a final element to the policy as follows:

'o) supporting the provision of youth facilities to support the local residential community'.





APPENDIX 1





PASSIONATE ABOUT OUR NEIGHBOURHOOD



Coin Street





South Bank Riverside Walkway

Creating an inspirational neighbourhood

Some use our nursery, our sports pitches or have attended conferences in our neighbourhood centre. Others live or work on our South Bank site. But most of the thousands of people who pass through the Coin Street site every day don't even know we exist.

That's a shame. Because our story matters.

It's a story about inclusiveness and diversity. About culture, community, and commercial success. About how we work together to create an inspirational neighbourhood – today, tomorrow, and forever.



We are a social enterprise working in Waterloo and North Southwark, London. From a derelict site in 1984, we have created a thriving, diverse, vibrant and welcoming place for people to live, work and play.



Top:
 Over 50s Art Group, Rambert class, Stay 'n' Play, Family Fitness and Fun
 Middle:
 Mikala Djourup – jeweller at Oxo Tower Wharf, Gentle Gardening
 Bottom:
 Holiday Play Scheme cooking class, story time in the nursery,
 Upgrade Yourself, Over 50s Art Group

WHAT MOTIVATES US

We believe in mixed uses, a diverse economy and a diverse community. We want our neighbourhood to be a place where people feel happy and healthy, safe and secure, and where more than essential needs are met. A place that enables people to connect with each other, where they can build their confidence and skills whatever their age, and feel they belong. Most importantly we want our community to be resilient to life's challenges.

We want our neighbourhood to have a wide range of job opportunities and businesses; to be a place where creative arts flourish and are accessible to all; where quality homes and green spaces are the norm; where there is a place to grab a pint of milk or go for a stylish meal; and where there are abundant opportunities for people to play, learn, laugh and share.

We recognise that change is a constant part of London's history. Since 1984 we have championed change to improve our neighbourhood. We want to work with others who share our vision and to focus on the talents and potential of people to lead their own change.



Left to right from top:
Bernie Spain Gardens (south), Riverside Walkway, Sima Vaziry and Katherine Elizabeth – jeweller and milliner at Oxo Tower Wharf, Rambert class, Iroko Housing Co-op central garden, volunteers at Bernie Spain Gardens, Ernie's Beach and Gabriel's Wharf



WHAT WE DO

We provide the opportunities and spaces for people to lead their own change.

Our activities are wide and far reaching. From giving families and children the best start in life through our childcare and family support, to creating and maintaining high quality live, work and play spaces on land which we own.

We promote enterprise, creativity and lifelong learning whether that's through providing employment, volunteering opportunities, nurturing enterprise or delivering programmes and activities. We provide housing that supports our community; we champion co-operative housing and influence local and national housing policy.

From sports and dance to healthy eating and gardening, we offer a range of facilities and activities accessible to everyone to support health and wellbeing in our community.

We are conscious that our neighbourhood is a small part of a global community and that we all need to work together to tackle the challenges faced by the earth and all who live on it.



“It’s been brilliant growing up here. I remember when all you saw on the skyline was St. Paul’s. There was nothing south of the river.”

Cally, resident and co-op committee member



TRANSFORMING

Coin Street has come a long way

Walking along the riverside by Oxo Tower Wharf, it’s hard to imagine that 35 years ago the area was bleak and unloved, with few shops and restaurants, a dying residential community and a weak local economy.

That all changed thanks to an extraordinary campaign by local residents, which led to Coin Street’s purchase and redevelopment of a 13-acre site. Now, our site is at the heart of a thriving neighbourhood with co-operative homes, parks and gardens, shops and design studios, galleries, restaurants, a family and children’s centre, sports pitches, and a range of community programmes and activities.

And the riverside it sits on is one of London’s most visited places, home to iconic attractions and venues like the London Eye, Southbank Centre, National Theatre, Tate Modern and Borough Market.



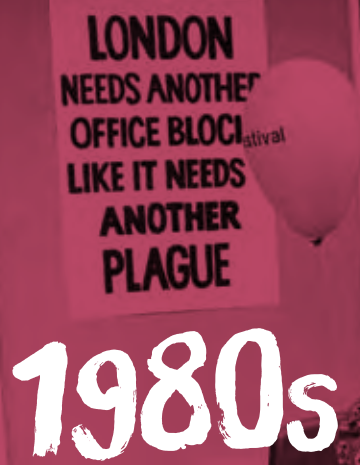


Protest at County Hall, 1977



1970s

- 1977**
Coin Street Action Group formed by local groups, embarks on a 7-year campaign
- 1979**
Government holds an Inquiry into future of Coin Street site



1980s

- 1981-82**
Second Government Inquiry into future of Coin Street site
- 1984**
Coin Street Community Builders established and 13 acres of derelict land purchased from the Greater London Council
- 1988**
Mulberry Housing Co-op, Bernie Spain Gardens, the Riverside Walkway and Gabriel's Wharf open



Bernie Spain with model of Coin Street scheme, 1982

1990s

- 1990**
First Coin Street Festival
- 1994**
Palm Housing Co-op awarded Royal Fine Art Commission and Sunday Times Building of the Year award
- 1995**
Redwood Housing Co-op opens
- 1996**
Oxo Tower Wharf opens to the public
- 1997**
Coin Street Community Builders organises the inaugural Thames River Festival – a wirewalk over the Thames
- 1999**
MORI survey undertaken: in response, Coin Street Community Builders switches focus from festivals to community facilities and programmes



2000s

- 2001**
Iroko Housing Co-op opens
- 2003**
Out of school facilities open in temporary building
- 2004**
Two new multi-sport courts open
- 2005**
40-place nursery and two synthetic turf football pitches open
- 2007**
Coin Street neighbourhood centre opens with 84-place nursery and conference facilities



- 2010**
New gym, changing rooms and studio open at Colombo Centre
- 2011-12**
Family and children's centre rated Outstanding by Ofsted
Riverside Walkway refurbished in preparation for 2012 Olympics
- 2013**
Ramber's new headquarters and dance studios open
- 2014**
The Green Room restaurant opens
- 2017**
Expansion in youth and community programmes
Bernie Spain Gardens design competition
- 2018**
Weekend community programme launches

HOW COIN STREET EARNS AND SPENDS MONEY

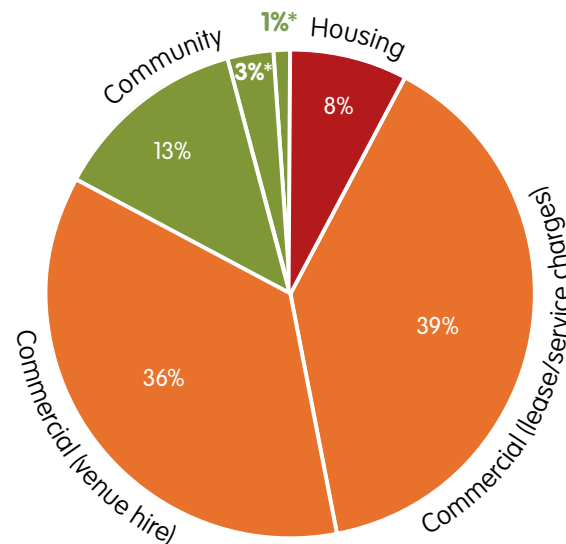
As a social enterprise we generate income to invest in our neighbourhood. Our ambition is to remain financially independent so that we are here for the long run, striving for high quality in all we do.

How Coin Street earns money

In the year ending March 2018 Coin Street earned **£11.06m**. More than three-quarters came from commercial activity such as letting space to restaurants, cafés, shops, and design studios; and hiring space for conferences, meetings, exhibitions, street markets, car parking, filming and events. All these activities create employment and provide services as well as generating vital income.

Many of our community activities are provided without charge but 13% of our income came from nursery fees, gym memberships, and similar charges. 3% came from payments by Lambeth and Southwark Councils for family support and similar services, and 1% came from grants.

8% of our income came from lease charges and other payments by Coin Street housing co-operatives.



*1% restricted grants
*3% service level agreements with Lambeth and Southwark Councils

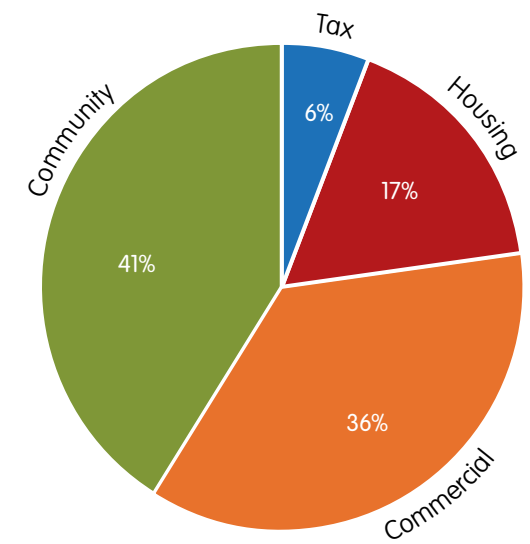
Where Coin Street spends money

36% of our expenditure went on the management and maintenance of our commercial spaces and the staff and contractors who operate our commercial activities.

The majority of our staff are focused on the delivery of community activities and facilities. 41% of our expenditure goes on the management, maintenance and staffing of community and public services including our youth and community programmes, and our public realm. Historically, much of this provision would have fallen to local ratepayers to fund. Our social enterprise model means that Coin Street has 'cross-subsidised' this provision from commercial revenue.

17% of our spending is on the maintenance and support of our housing co-operatives, including repaying the money we borrowed in order to build them.

6% of our expenditure goes on rates and taxes to local, regional and national government.



There are a number of independent organisations that oversee 'Coin Street'

Coin Street Community Builders

employs the staff team that runs most of our activities. Members of the company must live in our Waterloo and North Southwark neighbourhood and all financial surpluses must be applied to CSCB's public service objectives.

Coin Street Secondary Housing Co-operative

focuses on housing activities. It is registered with the Regulator of Social Housing and the Financial Conduct Authority. CSS leases its developments to fully mutual 'primary' co-ops run by the people living in them. CSS remains responsible for maintaining lifts and the external structures of each of its developments.

Coin Street Centre Trust

is a registered charity which oversees the Coin Street family and children's centre and Coin Street's community programmes. It is the sole member of **Colombo Street community and sports centre** which owns sports pitches and courts in Hatfields and Paris Gardens, as well as gym and community facilities in the Colombo Centre. CSCT will own the public swimming and indoor leisure centre that forms part of CSCB's Doon Street development (see p30).

These organisations work together closely to develop, manage and maintain facilities on our 13-acre site and to deliver community programmes in our Waterloo and North Southwark neighbourhood.

Above we show how these organisations earned and spent money in the 12 months ending 31 March 2018.

ACTING LOCALLY THINKING GLOBALLY

- Dance
- Building resilience
- Gardening
- Air quality
- Connecting people
- Sports and coaching
- Fitness
- Healthy eating
- Tackling climate change



Mulberry, Palm, Redwood and Iroko housing co-ops
220 co-operative homes
Influencing local and national housing policy

HEALTH & WELLBEING FOR EVERYONE

HOMES THAT SUPPORT OUR COMMUNITY



CREATING AN INSPIRATIONAL NEIGHBOURHOOD

ENTERPRISE, CREATIVITY & LIFE-LONG LEARNING

BEST START FOR CHILDREN & FAMILIES

- Mentoring
- Youth club
- Employment advice
- Training
- Enterprising and learning programmes
- Art classes
- Volunteering



84-place nursery and creche
Holiday play scheme and sports camp
Family support
Parenting skills
Stay 'n' play

HIGH QUALITY LIVE, WORK, PLAY SPACES

Development and management of 13-acre site
60 businesses including designer-maker studios, shops, cafés, galleries, restaurants and bars
Coin Street neighbourhood centre, Colombo Centre, Gabriel's Wharf, Oxo Tower Wharf, Bernie Spain Gardens, Riverside Walkway



POWERED BY SOCIAL ENTERPRISE

BEST START

FOR CHILDREN AND FAMILIES

Our family and children's centre, which has an 'Outstanding' rating from Ofsted, offers a creche, day nursery, parenting courses, drop in sessions and a huge range of specialist support.

We're there for all families, whatever challenges they may face. In 2017-18, over 1,300 parents, carers and children used our family support services. Some had one-to-one support and 100% of those who received this said it had helped them.



Stephanie's story

"I suffered from postnatal depression twice. And each time, Coin Street got me through it.

After my first visit to the neighbourhood centre, it felt like a cloud had been lifted. I went from struggling to leave the house to feeling like a mum.

When I had my second child, the postnatal depression returned. I came back to Coin Street and it's been amazing. The staff know me and love my children. I'm more confident now. I'm not scared or worried. If I have any doubts, there's always someone to turn to here.

Postnatal depression nearly killed me twice, but I got out of it with the support I had around me. I'll never forget what Coin Street has done for me."

Stephanie, local mum

A great place to grow up

We help people at all stages of life live, learn, and play. It starts with our nursery and family support programmes, continues with our Stay 'n' Play, School Readiness and youth sessions, and follows with a range of learning, enterprise, sport, dance and arts programmes for teenagers and adults.

LEARN PLAY



Clockwise from left:
 Alfie, Easter/Summer sports camp, netball at Colombo outdoor courts, nursery outdoor space, nursery chef – Jo, Gentle Gardening, watering the nursery garden

“When I come to fitness sessions, everyone makes me feel so welcome – I always make new friends.”

Alfie, Fitness Fridays participant



Sport and exercise

The Colombo Centre gym and sports pitches are part of our ‘fitness and friendship’ offer. Our programmes are for everyone. Local workers pop into the gym at lunchtime, local children play football and basketball on the outdoor pitches, and we run popular Feel Good Saturday sessions for over 50s and Family Fitness and Fun sessions on Sundays.

Our community classes are all either free or £2 or less. Through our partnership with Rambert, locals young and old can attend community dance lessons which cost between £2 and £3. And use of our sports pitches by football and netball leagues allows us to offer them free to local groups in the early evenings and throughout the weekend.



HEALTH AND WELLBEING

FOR EVERYONE

Living in a big city can be difficult. We’re faced with a lot of challenges: air pollution, isolation, and unhealthy lifestyle choices. At Coin Street we tackle these problems head on, so we can help improve the lives of people in our neighbourhood.

All-round health

We put just as much focus on mental as physical health, with things like coffee mornings and gardening groups that help local people stay connected. Meanwhile, our Cook and Eat workshops help families make better food choices.



From top:
Rambert families
dance workshop,
Mercury Movers at Rambert



Art of movement

Our partnership with the world-famous Rambert dance company began when we offered them land to build their new headquarters and dance studios. In return, Rambert offer an extensive community dance programme for toddlers, children and teenagers right through to Mercury Movers for over 60s. Locals of all ages benefit from these programmes led by Rambert dancers which cost between £2 and £3 each. There's also a schools programme with 10 local schools.



Annette's story

"I'm currently living in one of Coin Street's co-ops. It's a safe and happy environment, and very people-oriented.

Living in a co-op can be hard work sometimes, but it always feels worth it because you're doing it together. I can reach out to my neighbours, and they reach out to me – and that feels good.

The impact Coin Street has had on my life is immeasurable. They've put a roof over my head, and given me a job. You can't put a price on being part of a community like this."

Annette, resident and co-op member and venue supervisor

Clockwise from right:
Iroko Housing Co-op, Palm Housing Co-op,
Mulberry Housing Co-op



QUALITY

HOMES THAT SUPPORT OUR COMMUNITY



A healthy mix of housing that supports a diverse, growing community. That's what we aim for at Coin Street.

We champion co-operative housing without the 'right to buy' – because we want our neighbourhood to be sustainable. We've successfully developed 220 award-winning co-operative homes on social rents, housing over 1,000 people. And we're creating more homes with intermediate rents for people working in and for our community.

GIVING RESIDENTS A VOICE – AND DECISION-MAKING POWER

A co-op model makes housing affordable in the long-term – and gives residents a voice.

Members make decisions about the day-to-day running of their homes. The one member, one vote system makes things fair and democratic.

And it means the success of the development is down to the work the members put in.

In return for taking on these responsibilities, the co-op has the power to allocate homes, set rents and make rules for common spaces.





Looking after a 13-acre estate in central London isn't easy. Some 2,000 people live and work on our site, and millions visit. We also welcome hundreds of people who participate in our activities and programmes every day.



Bernie Spain Gardens (south)



Florian, maintenance officer

Every day our team is:

- Removing litter, rubbish and graffiti
- Cutting grass, planting, pruning, weeding and maintaining 200 trees
- Maintaining walkways, fences, railings, seats and lighting
- Repairing and redecorating buildings and services
- Working with contractors on larger and specialist projects including cyclical maintenance, pest control and servicing lifts
- Directing rough sleepers to support services and helping lost tourists
- Ensuring our site remains safe for everyone

LOOKING AFTER OUR ESTATE

DAY IN, DAY OUT



Charcoal filter water bottle by Black + Blum

DAN'S STORY

"I'm the co-founder of Black + Blum. We design beautiful products, which are functional and sustainable, like our famous charcoal filter water bottle.

We've been based in Oxo Tower Wharf for over 15 years. It's amazing. People think it must be an expensive place to have a shop. They don't know there's a social enterprise behind it, who help make it affordable for designer-makers and small creative startups.

Because of that, you've got this great mix of businesses, including jewellers, fashion designers, ceramicists, graphic designers and artists, which makes an amazing creative community.

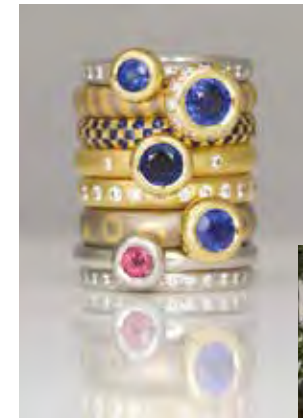
Over the time we've been here, Coin Street have helped make the South Bank a destination for Londoners and tourists. And that's naturally helped designer-makers like us.

In fact, we've grown so much we're moving on to bigger premises. Coin Street have played a huge part in our success, and we're really sorry to say goodbye."

Dan Black, Co-founder and Lead Designer of Black + Blum



Clockwise from right:
Stacking rings by David Ashton
– jeweller at Oxo Tower Wharf,
Lighting by Innermost at Oxo
Tower Wharf, Green Room
restaurant and garden, art class



Supporting enterprise

We provide small enterprises with the space and support they need to thrive.

At Oxo Tower Wharf, 30 designer-maker units give small craft and design businesses a prominent position in the heart of London. And Gabriel's Wharf is home to an exciting range of restaurants and independent shops. Around 1,000 people work in over 60 businesses on the Coin Street site.



ENTERPRISE, CREATIVITY & LIFE-LONG LEARNING

We believe in people's ability to lead their own change, and shape the world for the better.

Learning can happen everywhere and should be available to everyone. As well as our community programmes we help people get ready for employment and support those who want to take their business to the next level.

We also give people of all ages and backgrounds the chance to get creative.



Stainless steel 'food on the go' products by Black + Blum



DEVELOPING

TO DEAL WITH NEW CHALLENGES



CGI of residential development from north bank



CGI of 8-lane 25m main pool plus learner pool

When we set up our organisation in 1984, the greatest threat to our neighbourhood came from the rapid loss of residential population and the closure of shops and schools.

Things have changed! Now, the numbers living and working in the area are rapidly increasing. But at the same time, the local authorities that traditionally invested in community facilities face shrinking budgets. They're looking to others to step in.

Lambeth and Southwark have some of the highest obesity rates in the country, and surveys show that those living and working in the area are crying out for a local public swimming pool.

Our Doon Street development will provide new swimming and indoor leisure facilities adjacent to the National Theatre. The development is split into three phases, all of which have planning consent. The first phase – Rambert's headquarters and dance studios – was completed in 2013.

We're currently working on phase two, which includes the swimming pool, leisure facilities and 236 flats for sale and for letting at less than half of market rents.

We are also working on a mixed development which will include a 78-bedroom care home, and further community facilities.

“I’ve been volunteering on Coin Street’s youth programmes for about two years, helping young people build up their skills. I learn just as much as they do! Recently, I became a sports coach with London South Bank University too.”

Josiah, vice chair of our Youth Forum and sports coach



We have just received planning consent for a major upgrade of Bernie Spain Gardens (north) and our Riverside Walkway. This will increase biodiversity and provide facilities on site for a head gardener, deputy, and trainee and volunteer gardeners.

Property development is now only a small part of our work.

Our main focus is on our community programmes, and tackling some of the wider challenges of the 21st century including air quality, climate change, mental health, and care in old age.

To meet these challenges, we need to develop a generation of leaders who can speak up for those who too often go unheard when political decisions are made. This will be a key strand of our work going forward.



Nishi, youth and community worker



Liam, chair of our Youth Forum



CGI of proposed pollinator garden design by West 8



BE PART OF IT

Live, work or study locally and want to get involved? Get in touch.

Want to create change where *you* live? Find out what a neighbourhood-based social enterprise can do.

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Coin Street 



APPENDIX 2



Draft Revised Lambeth Local Plan
Proposed Submission Version
And
Draft CIL Charging Schedule
January 2020

Representations by Coin Street Community Builders

Waterloo and South Bank

Policy PN1

Site 9: ITV Centre & Gabriel's Wharf

Paragraphs 2.11 and 2.65

Paragraphs 11.11, 11.12, 11.16 and 11.17

The following policies and paragraphs referred to above are **supported**:

Paragraphs 2.11 and 2.65

- Recognition that the number of older people in the borough is projected to rise; and
- Recognition that the number of those aged over 85 is expected to increase with consequential increases in age-related conditions and demand for care services. This includes some people with enduring mental health needs who will become part of the ageing population, with particular housing needs.

Paragraphs 11.11 and 11.12

- Whilst allowing for proper servicing of buildings and spaces, the need to reduce traffic in Waterloo;
- Measures to increase the ease of walking and cycling;
- The recognition that additional public realm is required to accommodate increases in pedestrian movements alongside improvements to the quality, permeability, accessibility and safety of public spaces;
- Interventions to improve air quality, pedestrian and cycle routes.

Paragraph 11.16

- The recognition of parts of the area already being deficient in access to some categories of open space;
- The prioritisation of the effective management and maintenance of open spaces in Waterloo.

Paragraph 11.17

- The recognition that development in the Waterloo area should incorporate design solutions that prevent or minimise exposure to air pollution and make provisions to address local air pollution.
- The recognition that improving air quality in the area is a priority for both the council and the neighbourhood plan.
- The commitment that new developments in the area will be expected to contribute to actively reducing air pollution and increase green infrastructure.
- The reference to the neighbourhood plan identifying a network of ‘Greenways’ which provide low pollution walking and cycling routes through the area.
- The commitment that in the Opportunity Area the council will apply the air quality positive approach in accordance with London Plan policy S11.

Policy PN1

- The Council’s commitment to supporting and enhancing the role of Waterloo as a mixed residential area with appropriate supporting community facilities.
- The Council’s commitment to promoting a high quality, permeable, safe and accessible public realm that is durable, well designed and maintained to reinforce Waterloo’s status as a world class place; and the reference to development and uses recognising and adding value to this important asset through the inclusion of flexible places for people and events, and actively contributing to the enhancement of the collective public realm and increasing the amount of green infrastructure in the area.
- The Council’s commitment to reducing traffic and supporting better conditions for walking and cycling throughout Waterloo.
- The Council’s support of measures to improve air quality, including the creation of ‘greenways’ which are located away from heavy traffic, air pollution and noise, together with measures to promote and enable zero emissions vehicles across the area, including the taxi fleet serving Waterloo Station.

Site 9 : ITV Centre & Gabriel’s Wharf and page 355 diagram

- CSCB has started to work up proposals for a nursing home and public piazza (linking Upper Ground to the riverside) on Gabriel’s Wharf and an enabling workspace development on Prince’s Wharf. Accordingly, CSCB support the identification of this site for development.
- The diagram on page 355 accompanying the text for Site 9 shows a new pedestrian link from Upper Ground to the riverside between Prince’s Wharf and any redevelopment of the former London Television Centre. This is strongly supported. Before ITV announced its decision not to proceed with its permitted development, CSCB and ITV had agreed a scheme to provide such a pedestrian link. This involved both parties designating land to provide a pedestrian route which gradually ramped up to the riverside walkway. The indicative plan is attached. It is essential to safeguard this route in the Local Plan so it secures the commitment of any purchaser of the former London Television site and is taken into account in design development. The new route to the riverside would address the priority given in many sections of the plan to walking and public realm improvements (Policies T2 a, Q6, PN1 g) and to the River (Policy T5 v, and Q24 a vii), together with many further relevant references in supporting text.
- However, we note that point viii of the supporting text still refers to the Council supporting development that facilitates and responds positively to the Garden Bridge and the location is also shown on the diagram at page 355.

- We therefore consider that point viii in its current form should be deleted and the location deleted from this diagram, as it is currently **unsound** in its current form by not being justified.
- Also, a clearer reference in the supporting text point iii on page 356 should be made as follows, in order to be positively prepared and effective:
 - (iii) improves pedestrian linkages between Upper Ground and Queen’s Walk including between the former London Television Centre and Prince’s Wharf.
- Before bringing forward proposals for a nursing home on Gabriel’s Wharf, CSCB commissioned Laing Buisson to assess the need for such a facility. It then discussed the proposals with LB Lambeth, LB Southwark, and Guys & St Thomas’s NHS Trust. These studies and discussions confirmed the need for a nursing home in this locality. Once initial proposals had been prepared by Stanton Williams, JLL Healthcare carried out a business planning exercise which led to a revision of the initial proposals. CSCB is keen to progress the proposals but:
 - The nursing home requires both capital and ongoing revenue subsidy;
 - This requires an enabling development on Prince’s Wharf; and
 - ITV holds a lease expiring in 2029 on Prince’s Wharf.
- CSCB will seek to negotiate an early release of Prince’s Wharf but seeks certainty in the new Lambeth Plan that the proposed development will be acceptable. This should be included in the Preferred Use section for Site 9 on page 355 of the Local Plan in order to be effective.
- Notwithstanding the above, we note that the London Borough of Lambeth is reviewing its site allocations and is intending to issue a draft Site Allocations DPD in due course. It is important that the Proposed Local Plan does not confuse and conflict with the detail in the Site Allocations DPD. As currently drafted, we believe that the Proposed Local Plan is likely to confuse and conflict. As such it is potentially **unsound**.

The Waterloo and South Bank Public Realm Framework 2019

There are a number of references to The Waterloo and South Bank Public Realm Framework 2019 at:

- Paragraph 10.26;
- Paragraph 11.12;
- Policy PN1 9g

Whilst the draft of this document was consulted on in 2019, a final copy has not been made available to view. In these circumstances, we must provisionally conclude that the plans policies are **not sound** as they have not been seen to be positively prepared and justified.

Policy Q26, Policy PN1 e)/Annex 11

Annex 11 of the revised draft Lambeth Local Plan refers to a Tall Buildings study and reproduces the consultant’s ‘Waterloo tall buildings map’. Doon Street/Upper Ground is included as Location W2 and is referred to as having a general building height as 110m AOD point block.

The Doon Street PA1 scheme received planning permission in August 2008 (Planning permission ref. 05/03498/FUL). In giving that consent the Secretary of State took into account extensive rendered views which were subject to scrutiny at the inquiry, and approved development of a height of 144.3m AOD. Further permissions were issued by LB Lambeth in 2012 and 2015 for development at 144.3m

AOD. In approving the development, the Secretary of State commented that whilst there is some harm to views this is not sufficiently great to justify, by itself, withholding planning permission. This planning permission has now been legally implemented. The comments on the Miller Hare AVRs in Annex 11 are not in accordance with the conclusions reached on views (based on AVRs created by Hayes Davidson) at the extensive S78 public inquiry.

The reference to 110m AOD max for this site in the Local Plan is thus confusing and is not supported by a full evidence base. It is therefore **unsound**, and not justified.

The height should be altered to the approved 144.3m AOD height and referred to as a site under construction at the time of the Local Plan production.

Paragraphs 1.23 – 1.27

CSCB further notes the references to the Duty to Co-operate in paras 1.23 - 1.27 of the draft Local Plan. Bernie Spain Gardens north lies in Lambeth but the borough boundary is immediately to its east. Major developments in both Lambeth and Southwark bring large numbers of new users. Resources to deal with the pressures on infrastructure should be maximised and coordinated between the boroughs. The Statement of Common Ground between Lambeth and Southwark mentions cross-border strategic planning issues including green infrastructure, but no specific actions are referred to. There is concern, therefore, that the plan is **unsound** in this regard by being ineffective.

It is considered that paragraphs 1.23 – 1.27 should specifically refer to infrastructure provision and how cross boundary effective delivery is to occur.

Paragraph 2.116

CSCB welcomes and supports the positive words in paragraph 2.116 about neighbourhood-based service delivery, of which CSCB's programmes are a prime example. However, it is noteworthy that although youth provision is among the many examples of community facilities identified in this paragraph, there is no specific provision or allocation identified for the Waterloo & South Bank. There is growing recognition that provision for youth has been neglected and that a holistic approach to knife crime and gangs is required. For this reason, the plan is currently **unsound** by not being positively prepared.

CSCB believes that a significant youth facility, cross-subsidised by commercial income, should be identified in the Plan.

Policies ED1 and ED2

The amendments to Policies ED1 and ED2 in the Draft Revised Lambeth Local Plan Submission Version are welcomed in order to deliver flexible workspace and for affordable workspace. However, the most creative and successful spaces are not fitted out to some theoretical standard but take place in buildings that allow true flexibility and are of sufficient size to support communal events and facilities. Diversity is needed in the market. For this reason, the plan is currently **unsound** by not being positively prepared.

As a result, we consider that extra criteria should be added to these policies to encourage new and innovative forms of workspace to respond to a fast changing industry.

Policies EN1, D3, D4 and S2 and the Infrastructure Delivery Plan

We note and support the comments in the above policies that in order to support growth in the borough, the council will safeguard and improve essential social, physical and green infrastructure and work in partnership with service providers to ensure the delivery of the additional infrastructure. Similarly for the comments that the council, where required and necessary, will co-produce co-operative local investment plans and local neighbourhood infrastructure delivery plans that identify, prioritise and cost projects to be delivered locally via agencies working in co-operation with the council or by the council itself; and that projects will be brought forward as appropriate and relevant in mitigating the direct impact of development through section 106 planning obligations or the council will retain funds on behalf of the community to deliver local neighbourhood facilities and improvements through the use of a neighbourhood funding element of CIL.

However, we are concerned that the Infrastructure Delivery Plan does not target and prioritise the right investment in the right projects and the right areas. Firstly, this is in order to support mixed communities (which are referred to as being supported in para 2.119, Strategic Objective E14, Policy D1 d, Policy H2 etc), particularly in the context of high land values in the north of the Borough, investment is required in the neighbourhood and in the community and we are concerned that the proceeds of development are being taken out of the local community, not re-invested in it. Secondly, this is in having regard to the overarching objectives, aims and commitments made in the Local Plan. For example, paragraphs 11.11, 11.12, 11.16, 11.17 and policies PN1, S2, D3 and D4 refer to the need to support walking, cycling, air quality, green space, public realm and social infrastructure but the same priorities are not carried through into the Infrastructure Delivery Plan's schemes and commitments to delivery priorities.

The Plan needs to establish a clear link between expected developments, the CIL they generate, and what this CIL is used to fund. In the case of Waterloo and South Bank this means investing substantially more in the neighbourhood rather than simply extracting resources. This also includes a far higher investment in management and maintenance of the South Bank.

For example, the Coin Street estate includes Bernie Spain Gardens and the riverside walkway from the National Theatre to Sea Containers House. CSCB is responsible for the management and maintenance of this large and very heavily used area of South Bank public realm. Proposals for the re-landscaping of Bernie Spain Gardens north and the area between the riverside walkway and the former London Television Centre, including new paths, CCTV and lighting, and a bridge connection between the re-landscaped Gardens and Oxo courtyard received planning permission on 7th April 2019 (under ref. 19/00087/FUL).

The project responds to Strategic Objective 11 - 'Increase the quality of open space and multi-functional green infrastructure in Lambeth' and is a consequence of the intensity of use caused by continued major growth in Waterloo, South Bank and Bankside. Paragraphs 2.108 and 2.113 of the draft Local Plan refers to intense pressures on infrastructure over the next 15 years to support projected population and economic growth. Parks and open spaces are included in the infrastructure to be provided. Policy PN1 lists the neighbourhood's key roles and paragraph (g) seeks to promote "a high quality, permeable, safe and accessible public realm that is durable, well-designed and

maintained to reinforce Waterloo's status as a world class place...Development and uses should recognise and add value to this important asset through the inclusion of flexible places for people and events, and actively contribute to the enhancement of the collective public realm and increase the amount of green infrastructure in the area."

Bernie Spain Gardens is listed in Annex 6 as a 'District & Local Open Space' and will undoubtedly serve the growing working, visitor, student, and resident populations. CSCB wishes to see a commitment in the Local Plan to supporting Bernie Spain Gardens to become the high quality public realm and green space fundamental to the growth envisaged for the neighbourhood in the draft Local Plan.

It is not at all clear why the 'Waterloo City Hub' has been prioritised for CIL investment in the Infrastructure Delivery Plan. It is not popular locally and now appears to be identified as a site for a tall development in Annex 11. There is absolutely no point in committing resources to this project if a developer is going to construct a large building on it.

Conversely, there is a growing recognition that provision for youth has been neglected and that a holistic approach to knife crime and gangs is required. CSCB believes that a significant youth facility, cross-subsidised by commercial income, should be identified in the Infrastructure Delivery Plan.

We therefore conclude that the plan is currently **unsound** by not being positively prepared, justified, effective or consistent with national policy.

The plan needs to be amended to include a programme of schemes and priorities that match with the spatial areas for greatest development and the overarching objectives and aims of the plan. These need to include prioritised investment in the provision of walking and cycling routes, public realm and greenspaces in the South Bank area together with management and maintenance, youth facilities and social infrastructure. Schemes to deliver support for the private car should not be prioritised, together with schemes that are not supported locally.

Policy H8

CSCB wishes to emphasise the importance of providing accommodation enabling older people in north Lambeth and north Southwark to remain near their friends and community when they need longer-term nursing care. Care is paid for by individual savings or by the state. Given land values in the area and the proposed CIL charge, the costs to an individual will be extremely high and affordable provision will be unlikely to be provided.

The plan acknowledges the ageing population and their needs for more care but there is the no policy clearly supporting the provision of accommodation for elderly people. As such the plan is currently **unsound** by way of not being positively prepared.

Policy H8 needs to be amended to include support for the provision of accommodation for the elderly and the allocation of site/s.

CIL Charging Schedule

CSCB wishes to emphasise the importance of providing accommodation enabling older people in north Lambeth and north Southwark to remain near their friends and community when they need longer-term nursing care. Care is paid for by individual savings or by the state. Given land values in the area and the proposed CIL charge, the costs to an individual will be extremely high and affordable provision will be unlikely to be provided.

It is acknowledged that the proposed CIL rate for self-contained extra care homes is half of the CIL residential rate for each charging zone but this does not focus on the issue. From this basis, CSCB continues to object to the proposal to introduce a CIL charge on nursing homes in this area.

APPENDIX 3





Rob Bristow, Assistant Director
Planning, Transport and Development
London Borough of Lambeth

Via email: rbristow@lambeth.gov.uk

16 June 2020

Dear Rob,

REVISED LAMBETH DEVELOPMENT PLAN: SITE ALLOCATIONS DPD

COIN STREET COMMUNITY BUILDERS' SITES

Thank you to yourself and your colleagues for meeting with us on 21 April 2020; we found the meeting very constructive. We have also subsequently met with Catherine Carpenter, Gudrun Andrews and Zeljka Abramovic and we look forward to further ongoing discussions. As promised, I write to set out our emerging plans for each of our sites, and the anticipated programme for their progression.

I would also refer to CSCB's representations, dated 13th March 2020 (attached as Appendix 1) to the Revised Local Plan Pre-Submission Publication and to the CIL Charging Schedule. These provide context and support to many of the comments below and we would like to engage in discussions with you in their regard so that these matters can be resolved pre EIP too. We would like further discussion, in particular, on the representations submitted under:

- a) Reference BFFRSBKQ: Rep 6 (relating to site 9), Rep 8 (Doon Street height), Rep 10 (relating to Youth Provision); and
- b) Reference BSKKSRT, Rep 2 (relationship between CIL priorities and policies on green space).

Prince's Wharf and Gabriel Wharf

We were glad to have the chance to take you through our booklet on this site, which sets out the policy support for the uses we propose and a public realm strategy fully in line with Lambeth's policies and aspirations. As mentioned above, a meeting has also been held between our architect, Stanton Williams, and your colleagues to discuss our proposals further.

We have a focussed vision to provide a nursing home on the site, further to locally identified needs, commissioned studies, and past discussions with LB Lambeth, LB Southwark, Guy's and St Thomas's NHS Trust, and King's College London. There are a number of key points:

- There is an increasing ageing population that requires accommodation, and this includes persons with nursing and dementia care needs. This is identified in the Local and London Plans, amongst other sources.
- The number of households (including those accommodating the elderly) is also growing - and at a proportionately quicker rate than the population. This causes increasingly inefficient use of the housing stock. The creation of more bespoke housing for the elderly could free up larger homes for families and lead to greater efficiencies in the utilisation of stock.

- The health and wellbeing of some people with particular care needs – not all of whom are elderly – will benefit from smaller bespoke accommodation, local to friends and families, with onsite nursing care and supported by community facilities and programmes.
- The facilities may also allow better use of expensive main hospital beds where discharging patients to more appropriate settings can be challenging.

The current vision is based on work carried out by CSCB, its consultants and a local reference group between 2013 and 2015. We are commissioning updated information and will share this with you as soon as it is available.

The nursing home requires both capital and ongoing revenue subsidy, and therefore commercial office development is proposed at Prince's Wharf, with limited housing above the nursing home on Gabriel's Wharf, to fund the development and its ongoing operation. As the housing and commercial development is 'enabling' the much-needed local nursing home, it is important that the affordability and tenure of all three forms of development are treated in a bespoke manner, having regard to the best needs of the area, and viability of delivery.

ITV holds the lease on Prince's Wharf expiring in 2029. However, if it proceeds with the Downton Abbey exhibition, the site will be returned to us earlier, in 2025. Having regard to this timescale, we seek the clearest possible statements in the site allocation to give us the confidence to start work during 2021 on the design of the proposed development and on establishing the parameters for its funding. This will be followed by a planning application, with a view to construction starting as soon as the lease position and funding permit.

As this is a development that will come forward within the Lambeth Plan period, we are keen for the site to be identified for development in the emerging Site Allocations DPD, and we feel it is important for this policy document to set out the key principles to which the development should have regard. However, it is important that these principles do not constrain or unnecessarily fetter the more developed design thinking which will follow from 2021 onwards.

Our architects, Stanton Williams, have undertaken work on the key urban design principles to be incorporated into development on these sites. These include the provision of a public piazza linking Upper Ground to the riverside, the delivery of active frontages along a new key pedestrian route between Prince's Wharf and the redeveloped former London Television Centre (LTVC), and the best siting of the buildings. This was discussed at our meeting with your colleagues on 20th May.

We would be grateful for further engagement with yourself and your colleagues once you have considered the information that we have presented.

As discussed, we have shared the document we sent you on this site with CO-RE who are leading the development of the former LTVC site, and have had a positive discussion with them on the key features of our proposed development and the public realm plan, especially on the principle of the aforementioned key pedestrian route on which we had secured agreement with ITV prior to their sale of the site.

Finally on this matter, despite the acknowledgement in the text of the draft Local Plan of the ageing population and the need for more care, there is no actual policy clearly supporting the provision of accommodation for the elderly. In our representations to the draft Local Plan, we commented that Policy H8 should provide this support and we suggest this is done by altering the opening of the policy to read:

'a) The council will support the provision of housing to meet specific community needs, across a range of tenures, and including those for the elderly and those with dementia and other special needs, where it is demonstrated that the accommodation:' (underlining added to show proposed insertion).

Doon Street

As you are aware, the Doon Street site is the subject of detailed planning permissions, which have been lawfully implemented. I can confirm that it is CSCB's intention to build this development out, and as a result, we are strongly of the view that a site allocation would not assist here and as currently written is actually misleading. We are especially concerned as to the manner in which

heights are dealt with in the draft revised Local Plan. The Secretary of State who determined the appeal carefully considered the visual impacts of the Doon Street scheme including in relation to heritage assets, having regard to very detailed information presented to the Inquiry. I attach a summary of these comments for your ease of reference (see appendix 2). On the basis of the detailed evidence base presented at the Inquiry and the Secretary of State's comments it is very clear that any reference to the acceptable height on the Doon Street site should be the height of the permitted scheme. In comparison, the evidence base used for the Local Plan preparation is rudimentary (tall buildings topic paper para 5.8) and states that applications would be needed for final decisions on heights (tall buildings topic paper 5.9). Where such an appeal decision exists, it is misleading to use less reliable evidence which leads to different guidance.

As you know we have had many discussions with the Council, at senior levels, about this project, which brings forward housing units which are existing commitments in housing delivery terms, as opposed to future potential units. The scheme also delivers a leisure centre and pool for the north of the borough which are already referenced in Lambeth's leisure plan and in the Infrastructure Development Plan.

CSCB is determined to press on with preparations to build out this development even in current circumstances and the CSCB board recently agreed significant funding to commission its design team to review the structure and services and bring the plans up to date with current regulations and guidance. This work will provide the basis for any necessary s96a applications and we look forward to working closely with your team as the plans develop. It is intended to follow this with detailed design and specification of the leisure centre, again bringing it fully up to date with contemporary operating procedures and ensuring that the appointed developer delivers it to the highest possible standard. As you know, all rights of light issues are resolved, and work is also progressing on financial and other legal matters in preparation for the appointment of a development partner in summer 2021, and with a view to moving on to construction starting in 2022.

Given the advanced stage of this development in planning terms and for all the reasons above, a site allocation is not useful nor desirable.

Neighbourhood Centre Phase 2 (Stamford Street)

The development of this site is inevitably a lower priority for Coin Street, but we have commissioned Haworth Tompkins, architects of the existing neighbourhood centre to undertake a study of potential volumes and uses (including housing, community and supporting uses). Their report is expected in July. When we have this we would like, as with Prince's Wharf and Gabriel's Wharf, to enter into further conversations with Catherine, Gudrun and Zeljka with regard to setting out some key urban design principles to be taken into account in the development of the site in the future. This would be on the same basis, and with the same caveats, that we have set out in relation to Prince's Wharf and Gabriel's Wharf above.

Living Space Site

CSCB has been involved in a number of discussions about this site with the Council, Oasis, BOST and others and we wish to see it identified as a long-term location for community uses, with any development geared towards supporting such uses. This would be fully in accordance with the objectives of the London Plan, the draft Lambeth Local Plan, and South Bank and Waterloo neighbourhood Plan 2019. These policies state that where a current community use is no longer needed, an alternative community use should be identified from existing needs (see appendix 3 for planning policy note).

As set out in CSCB's response to the Local Plan pre-submission consultation, CSCB has particular concerns that provision for youth has not received the investment it requires in South Bank and Waterloo and that a holistic approach to knife crime and gangs is required. There are positive words in paragraph 2.116 of the pre-submission revised Lambeth Local Plan about neighbourhood-based service delivery, of which CSCB's programmes are a prime example. However, it is noteworthy that although youth provision is among the many examples of community facilities identified in this paragraph, there is no specific policy support nor provision nor allocation identified for Waterloo & the South Bank.

It is very important that a significant youth facility, cross-subsidised by commercial income, is identified in the Plan. The Living Space site could provide this opportunity, and CSCB would welcome discussions with the Site Allocations DPD team, other relevant parts of the Council, Oasis, BOST and other potential partners about the site.

Also, as set out in our representations to the draft Local Plan, we also consider that Policy PN1 should actively support the provision of youth facilities to support the local community by adding in a final element to the policy as follows:

‘o) supporting the provision of youth facilities to support the local residential community’.

I hope that this letter sets out further information to you on the programmes for our various sites and the position on our emerging thinking. You will see that we are not yet ready to enter into a PPA, but we do consider that there should be constructive discussions between ourselves and the members of your team working on the Site Allocations DPD to ensure that the document assists rather than hinders delivery, and with colleagues working on the draft Local Plan .

We look forward to liaising with your further.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Iain Tuckett', with a long horizontal flourish extending to the right.

Iain Tuckett
Group director
Coin Street Community Builders

List of appended documents:

1. *CSCB's representations to the Revised Local Plan Pre-Submission Publication and to the CIL Charging Schedule*
2. *Summary of comments by the Secretary of State on Doon Street*
3. *Planning Policy Note – Retention of Community Uses*

Appendix 1

Draft Revised Lambeth Local Plan
Proposed Submission Version
And
Draft CIL Charging Schedule
January 2020

Representations by Coin Street Community Builders

Waterloo and South Bank

Policy PN1

Site 9: ITV Centre & Gabriel's Wharf

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Paragraphs 11.11, 11.12, 11.16 and 11.17

The following policies and paragraphs referred to above are **supported**:

Paragraphs 2.11 and 2.65

- Recognition that the number of older people in the borough is projected to rise; and
- Recognition that the number of those aged over 85 is expected to increase with consequential increases in age-related conditions and demand for care services. This includes some people with enduring mental health needs who will become part of the ageing population, with particular housing needs.

Paragraphs 11.11 and 11.12

- Whilst allowing for proper servicing of buildings and spaces, the need to reduce traffic in Waterloo;
- Measures to increase the ease of walking and cycling;
- The recognition that additional public realm is required to accommodate increases in pedestrian movements alongside improvements to the quality, permeability, accessibility and safety of public spaces;
- Interventions to improve air quality, pedestrian and cycle routes.

Paragraph 11.16

- The recognition of parts of the area already being deficient in access to some categories of open space;
- The prioritisation of the effective management and maintenance of open spaces in Waterloo.

Paragraph 11.17

- The recognition that development in the Waterloo area should incorporate design solutions that prevent or minimise exposure to air pollution and make provisions to address local air pollution.
- The recognition that improving air quality in the area is a priority for both the council and the neighbourhood plan.
- The commitment that new developments in the area will be expected to contribute to actively reducing air pollution and increase green infrastructure.
- The reference to the neighbourhood plan identifying a network of 'Greenways' which provide low pollution walking and cycling routes through the area.
- The commitment that in the Opportunity Area the council will apply the air quality positive approach in accordance with London Plan policy S11.

Policy PN1

- The Council's commitment to supporting and enhancing the role of Waterloo as a mixed residential area with appropriate supporting community facilities.
- The Council's commitment to promoting a high quality, permeable, safe and accessible public realm that is durable, well designed and maintained to reinforce Waterloo's status as a world class place; and the reference to development and uses recognising and adding value to this important asset through the inclusion of flexible places for people and events, and actively contributing to the enhancement of the collective public realm and increasing the amount of green infrastructure in the area.
- The Council's commitment to reducing traffic and supporting better conditions for walking and cycling throughout Waterloo.
- The Council's support of measures to improve air quality, including the creation of 'greenways' which are located away from heavy traffic, air pollution and noise, together with measures to promote and enable zero emissions vehicles across the area, including the taxi fleet serving Waterloo Station.

Site 9 : ITV Centre & Gabriel's Wharf and page 355 diagram

- CSCB has started to work up proposals for a nursing home and public piazza (linking Upper Ground to the riverside) on Gabriel's Wharf and an enabling workspace development on Prince's Wharf. Accordingly, CSCB support the identification of this site for development.
- The diagram on page 355 accompanying the text for Site 9 shows a new pedestrian link from Upper Ground to the riverside between Prince's Wharf and any redevelopment of the former London Television Centre. This is strongly supported. Before ITV announced its decision not to proceed with its permitted development, CSCB and ITV had agreed a scheme to provide such a pedestrian link. This involved both parties designating land to provide a pedestrian route which gradually ramped up to the riverside walkway. The indicative plan is attached. It is essential to safeguard this route in the Local Plan so it secures the commitment of any purchaser of the former London Television site and is taken into account in design development. The new route to the riverside would address the priority given in many sections of the plan to walking and public realm improvements (Policies T2 a, Q6, PN1 g) and to the River (Policy T5 v, and Q24 a vii), together with many further relevant references in supporting text.
- However, we note that point viii of the supporting text still refers to the Council supporting development that facilitates and responds positively to the Garden Bridge and the location is also shown on the diagram at page 355.

- We therefore consider that point viii in its current form should be deleted and the location deleted from this diagram, as it is currently **unsound** in its current form by not being justified.
- Also, a clearer reference in the supporting text point iii on page 356 should be made as follows, in order to be positively prepared and effective:
 - (iii) improves pedestrian linkages between Upper Ground and Queen’s Walk including between the former London Television Centre and Prince’s Wharf.
- Before bringing forward proposals for a nursing home on Gabriel’s Wharf, CSCB commissioned Laing Buisson to assess the need for such a facility. It then discussed the proposals with LB Lambeth, LB Southwark, and Guys & St Thomas’s NHS Trust. These studies and discussions confirmed the need for a nursing home in this locality. Once initial proposals had been prepared by Stanton Williams, JLL Healthcare carried out a business planning exercise which led to a revision of the initial proposals. CSCB is keen to progress the proposals but:
 - The nursing home requires both capital and ongoing revenue subsidy;
 - This requires an enabling development on Prince’s Wharf; and
 - ITV holds a lease expiring in 2029 on Prince’s Wharf.
- CSCB will seek to negotiate an early release of Prince’s Wharf but seeks certainty in the new Lambeth Plan that the proposed development will be acceptable. This should be included in the Preferred Use section for Site 9 on page 355 of the Local Plan in order to be effective.
- Notwithstanding the above, we note that the London Borough of Lambeth is reviewing its site allocations and is intending to issue a draft Site Allocations DPD in due course. It is important that the Proposed Local Plan does not confuse and conflict with the detail in the Site Allocations DPD. As currently drafted, we believe that the Proposed Local Plan is likely to confuse and conflict. As such it is potentially **unsound**.

The Waterloo and South Bank Public Realm Framework 2019

There are a number of references to The Waterloo and South Bank Public Realm Framework 2019 at:

- Paragraph 10.26;
- Paragraph 11.12;
- Policy PN1 9g

Whilst the draft of this document was consulted on in 2019, a final copy has not been made available to view. In these circumstances, we must provisionally conclude that the plans policies are **not sound** as they have not been seen to be positively prepared and justified.

Policy Q26, Policy PN1 e)/Annex 11

Annex 11 of the revised draft Lambeth Local Plan refers to a Tall Buildings study and reproduces the consultant’s ‘Waterloo tall buildings map’. Doon Street/Upper Ground is included as Location W2 and is referred to as having a general building height as 110m AOD point block.

The Doon Street PA1 scheme received planning permission in August 2008 (Planning permission ref. 05/03498/FUL). In giving that consent the Secretary of State took into account extensive rendered views which were subject to scrutiny at the inquiry, and approved development of a height of 144.3m AOD. Further permissions were issued by LB Lambeth in 2012 and 2015 for development at 144.3m

AOD. In approving the development, the Secretary of State commented that whilst there is some harm to views this is not sufficiently great to justify, by itself, withholding planning permission. This planning permission has now been legally implemented. The comments on the Miller Hare AVRs in Annex 11 are not in accordance with the conclusions reached on views (based on AVRs created by Hayes Davidson) at the extensive S78 public inquiry.

The reference to 110m AOD max for this site in the Local Plan is thus confusing and is not supported by a full evidence base. It is therefore **unsound**, and not justified.

The height should be altered to the approved 144.3m AOD height and referred to as a site under construction at the time of the Local Plan production.

Paragraphs 1.23 – 1.27

CSCB further notes the references to the Duty to Co-operate in paras 1.23 - 1.27 of the draft Local Plan. Bernie Spain Gardens north lies in Lambeth but the borough boundary is immediately to its east. Major developments in both Lambeth and Southwark bring large numbers of new users. Resources to deal with the pressures on infrastructure should be maximised and coordinated between the boroughs. The Statement of Common Ground between Lambeth and Southwark mentions cross-border strategic planning issues including green infrastructure, but no specific actions are referred to. There is concern, therefore, that the plan is **unsound** in this regard by being ineffective.

It is considered that paragraphs 1.23 – 1.27 should specifically refer to infrastructure provision and how cross boundary effective delivery is to occur.

Paragraph 2.116

CSCB welcomes and supports the positive words in paragraph 2.116 about neighbourhood-based service delivery, of which CSCB's programmes are a prime example. However, it is noteworthy that although youth provision is among the many examples of community facilities identified in this paragraph, there is no specific provision or allocation identified for the Waterloo & South Bank. There is growing recognition that provision for youth has been neglected and that a holistic approach to knife crime and gangs is required. For this reason, the plan is currently **unsound** by not being positively prepared.

CSCB believes that a significant youth facility, cross-subsidised by commercial income, should be identified in the Plan.

Policies ED1 and ED2

The amendments to Policies ED1 and ED2 in the Draft Revised Lambeth Local Plan Submission Version are welcomed in order to deliver flexible workspace and for affordable workspace. However, the most creative and successful spaces are not fitted out to some theoretical standard but take place in buildings that allow true flexibility and are of sufficient size to support communal events and facilities. Diversity is needed in the market. For this reason, the plan is currently **unsound** by not being positively prepared.

As a result, we consider that extra criteria should be added to these policies to encourage new and innovative forms of workspace to respond to a fast changing industry.

Policies EN1, D3, D4 and S2 and the Infrastructure Delivery Plan

We note and support the comments in the above policies that in order to support growth in the borough, the council will safeguard and improve essential social, physical and green infrastructure and work in partnership with service providers to ensure the delivery of the additional infrastructure. Similarly for the comments that the council, where required and necessary, will co-produce co-operative local investment plans and local neighbourhood infrastructure delivery plans that identify, prioritise and cost projects to be delivered locally via agencies working in co-operation with the council or by the council itself; and that projects will be brought forward as appropriate and relevant in mitigating the direct impact of development through section 106 planning obligations or the council will retain funds on behalf of the community to deliver local neighbourhood facilities and improvements through the use of a neighbourhood funding element of CIL.

However, we are concerned that the Infrastructure Delivery Plan does not target and prioritise the right investment in the right projects and the right areas. Firstly, this is in order to support mixed communities (which are referred to as being supported in para 2.119, Strategic Objective E14, Policy D1 d, Policy H2 etc), particularly in the context of high land values in the north of the Borough, investment is required in the neighbourhood and in the community and we are concerned that the proceeds of development are being taken out of the local community, not re-invested in it. Secondly, this is in having regard to the overarching objectives, aims and commitments made in the Local Plan. For example, paragraphs 11.11, 11.12, 11.16, 11.17 and policies PN1, S2, D3 and D4 refer to the need to support walking, cycling, air quality, green space, public realm and social infrastructure but the same priorities are not carried through into the Infrastructure Delivery Plan's schemes and commitments to delivery priorities.

The Plan needs to establish a clear link between expected developments, the CIL they generate, and what this CIL is used to fund. In the case of Waterloo and South Bank this means investing substantially more in the neighbourhood rather than simply extracting resources. This also includes a far higher investment in management and maintenance of the South Bank.

For example, the Coin Street estate includes Bernie Spain Gardens and the riverside walkway from the National Theatre to Sea Containers House. CSCB is responsible for the management and maintenance of this large and very heavily used area of South Bank public realm. Proposals for the re-landscaping of Bernie Spain Gardens north and the area between the riverside walkway and the former London Television Centre, including new paths, CCTV and lighting, and a bridge connection between the re-landscaped Gardens and Oxo courtyard received planning permission on 7th April 2019 (under ref. 19/00087/FUL).

The project responds to Strategic Objective 11 - 'Increase the quality of open space and multi-functional green infrastructure in Lambeth' and is a consequence of the intensity of use caused by continued major growth in Waterloo, South Bank and Bankside. Paragraphs 2.108 and 2.113 of the draft Local Plan refers to intense pressures on infrastructure over the next 15 years to support projected population and economic growth. Parks and open spaces are included in the infrastructure to be provided. Policy PN1 lists the neighbourhood's key roles and paragraph (g) seeks to promote "a high quality, permeable, safe and accessible public realm that is durable, well-designed and

maintained to reinforce Waterloo's status as a world class place...Development and uses should recognise and add value to this important asset through the inclusion of flexible places for people and events, and actively contribute to the enhancement of the collective public realm and increase the amount of green infrastructure in the area."

Bernie Spain Gardens is listed in Annex 6 as a 'District & Local Open Space' and will undoubtedly serve the growing working, visitor, student, and resident populations. CSCB wishes to see a commitment in the Local Plan to supporting Bernie Spain Gardens to become the high quality public realm and green space fundamental to the growth envisaged for the neighbourhood in the draft Local Plan.

It is not at all clear why the 'Waterloo City Hub' has been prioritised for CIL investment in the Infrastructure Delivery Plan. It is not popular locally and now appears to be identified as a site for a tall development in Annex 11. There is absolutely no point in committing resources to this project if a developer is going to construct a large building on it.

Conversely, there is a growing recognition that provision for youth has been neglected and that a holistic approach to knife crime and gangs is required. CSCB believes that a significant youth facility, cross-subsidised by commercial income, should be identified in the Infrastructure Delivery Plan.

We therefore conclude that the plan is currently **unsound** by not being positively prepared, justified, effective or consistent with national policy.

The plan needs to be amended to include a programme of schemes and priorities that match with the spatial areas for greatest development and the overarching objectives and aims of the plan. These need to include prioritised investment in the provision of walking and cycling routes, public realm and greenspaces in the South Bank area together with management and maintenance, youth facilities and social infrastructure. Schemes to deliver support for the private car should not be prioritised, together with schemes that are not supported locally.

Policy H8

CSCB wishes to emphasise the importance of providing accommodation enabling older people in north Lambeth and north Southwark to remain near their friends and community when they need longer-term nursing care. Care is paid for by individual savings or by the state. Given land values in the area and the proposed CIL charge, the costs to an individual will be extremely high and affordable provision will be unlikely to be provided.

The plan acknowledges the ageing population and their needs for more care but there is the no policy clearly supporting the provision of accommodation for elderly people. As such the plan is currently **unsound** by way of not being positively prepared.

Policy H8 needs to be amended to include support for the provision of accommodation for the elderly and the allocation of site/s.

CIL Charging Schedule

CSCB wishes to emphasise the importance of providing accommodation enabling older people in north Lambeth and north Southwark to remain near their friends and community when they need longer-term nursing care. Care is paid for by individual savings or by the state. Given land values in the area and the proposed CIL charge, the costs to an individual will be extremely high and affordable provision will be unlikely to be provided.

It is acknowledged that the proposed CIL rate for self-contained extra care homes is half of the CIL residential rate for each charging zone but this does not focus on the issue. From this basis, CSCB continues to object to the proposal to introduce a CIL charge on nursing homes in this area.

Appendix 2

Land Bounded By Upper Ground And Doon Street - East Part Of Site (adj To Cornwall Rd)

Application Ref: 05/03498/FUL - Redevelopment of site to provide (*inter alia*) multi-purpose community sports centre and swimming pool, use classes A1, A2, A3 and A4, 329 residential units within a 43 storey tower and a part 7, part 8 storey block.

Summary of Appeal Decision in relation to Height and Impact on Heritage Assets

- In relation to the view from St James's Park Bridge to Horse Guards Road, both the Inspector and SoS concluded that the landscape of St James's Park would continue to dominate. The SoS disagreed with the Inspector's judgement that the "...delicate balance between landscape and buildings would be seriously damaged... or that the tower would appear disturbingly prominent and oppressive in scale." The SoS took into account of the high quality of the design which remained relevant at distance, a position also taken by CABE who viewed that the form of the tower reduces its apparent scale and produces an elegant form with an interesting roofline, which works well in this context. The SoS agreed with the GLA and LB Lambeth view that, given the presence of the city backdrop of the view and that the Park is in an important city location, the development would not have an unacceptable impact. (para 17)
- The SoS also had regard to two planning permissions visible within the same view (The Bishopsgate Tower and IPC Tower. The latter has subsequently been increased in height twice). (para 18)
- Both the SoS and Inspector agreed that the settings of the Waterloo C.A., Savoy C.A., Whitehall C.A. and the Covent Garden, Adelphi and Trafalgar Square C.A. would all be preserved by the development. The SoS disagreed with the Inspector's assessment of impact on the South Bank C.A. that the tower would appear stark and oppressive and would not preserve the setting of the S.B.C.A. given the building's high architectural quality. The SoS agreed with the GLA and Lambeth BC that the conservation area has a concentration of large, often monumental, cultural buildings which are generally low in height, including the Shell tower and LWT tower, and that many other tall buildings are visible beyond its boundaries. The SoS considered it would preserve the conservation area's setting. (para 19 and 20).
- The SoS noted that the Somerset House terraces would conceal views of the proposed tower from the Roupell Street C.A. and shared the views of the GLA and Lambeth BC that the presence of tall buildings in outward views from the conservation area is already a factor that determines its character and appearance and that this is not necessarily to its detriment. So, whilst there would be some detrimental impact to the setting of the C.A. contrary to the underlying policy objective, the damage would not be great. (para 21)
- The SoS considered that the tower would be more prominent in views of the South Bank from the Strand C.A. than existing or permitted tall buildings which would not preserve its setting, but given the prominence of other tall buildings in the view, which will further change with other tall buildings, harm would be limited. (para 22)



- The Inspector considered the setting of the Royal Parks C.A. would not be preserved or enhanced, but the SoS disagreed with this conclusion. (para 23)
- Both the SoS and Inspector concluded there would be no conflict with protection of the Westminster World Heritage Site. (para 24)
- Both the SoS and Inspector concluded that the setting of Waterloo Bridge would be preserved. (para 26)
- The SoS considered height and prominence would have an impact on setting of the Royal Festival Hall but this would not be unacceptable and would not fail to preserve its setting. The views of the Chief Executive of the South Bank Centre were taken into account, that the tower would enhance the area further and would not be detrimental to the Royal Festival Hall, but would form part of a development that would complement the architecture, urban design and dynamism of the South Bank. CABE advised that the Royal Festival Hall is not experienced in isolation and has a dynamic relationship with the neighbouring buildings and urban context. (para 27)
- For the Royal National Theatre (RNT), whilst the SoS concluded the tower would intrude on its setting, the development would preserve its setting. High quality design and some benefit to the RNT from development of vacant and underused site were seen as benefits. (para 28)
- Both the SoS and Inspector concluded that the tower failed to preserve a setting appropriate to Somerset House. However, the SoS considered the harm was mitigated due to its lack of visibility from the courtyard and the variation in visibility from its terrace as well as more intrusive buildings being visible above the north range. The SoS concluded that the harm was significant, but that it was insufficiently great in itself to justify refusal. (para 30).

Appendix 3

Planning Policy Note – Retention of Community Uses

The note below sets out the GLA and London Borough of Lambeth Planning Policies (including the relevant Local Neighbourhood Plan) with regard to the protection and retention of community uses.

The London Plan (Consolidated with Alternations Since 2011) (March 2016)

Policy 3.16 - Protection and Enhancement of Social Infrastructure

Strategic

- A London requires additional and enhanced social infrastructure provision to meet the needs of its growing and diverse population.

Planning Decisions

- B Development proposals which provide high quality social infrastructure will be supported in light of local and strategic social infrastructure needs assessments. Proposals which would result in a loss of social infrastructure in areas of defined need for that type of social infrastructure without realistic proposals for re-provision should be resisted. The suitability of redundant social infrastructure premises for other forms of social infrastructure for which there is a defined need in the locality should be assessed before alternative developments are considered.
- C Facilities should be accessible to all sections of the community (including disabled and older people) and be located within easy reach by walking, cycling and public transport. Wherever possible, the multiple use of premises should be encouraged.

LDF preparation

- D LDFs should provide a framework for collaborative engagement with social infrastructure providers and community organisations: a for the regular assessment of the need for social infrastructure at the local and sub-regional levels; and b to secure sites for future provision or reorganisation of provision. Where appropriate, boroughs are encouraged to develop collaborative cross boundary approaches in the provision and delivery of social infrastructure.
- E Boroughs should ensure that adequate social infrastructure provision is made to support new developments. If the current use of a facility is no longer needed, boroughs should take reasonable steps to identify alternative community uses where the needs have been identified. Adequate provision for social infrastructure is particularly important in areas of major new development and regeneration and should be addressed in opportunity area planning frameworks and other relevant area action plans.
- F The Mayor will work with boroughs, relevant social infrastructure providers and the voluntary and community sector as appropriate to extend proposed supplementary guidance on social infrastructure requirements, especially at the sub-regional and London wide levels.

Supporting Para 3.87A

Loss of social infrastructure in areas of defined need may be acceptable if it can be demonstrated that the disposal of assets is part of an agreed programme of social infrastructure re-provision (in health and community safety, for example) to ensure continued delivery of social infrastructure and related services.

Social Infrastructure SPG – May 2015

Chapter 9 – Community Facilities



boroughs should aim to build upon the provisions in London Plan policy 3.16 that set out a policy framework for the management of community facilities through the planning process, and which support the use of other powers and opportunities set out in the Localism Act.

Implementation point 7 – Community facilities

Boroughs are advised to:

- Maintain an up-to-date list of local demand for community facilities, considering the possibility of a single list of Assets of Community Value, non-designated heritage assets, and identified need for community facilities
- Encourage local groups and neighbourhood fora to identify and prioritise their needs for different forms of community facilities.
- Engage with development proposals which offer opportunities for the development of community facilities, particularly where the development plan identifies a need for new or replacement provision.
- Encourage the registration of community facilities as assets of community value to provide proof of their importance in the determination of local planning applications
- Encourage co-located and multi-use facilities, particularly where these can help to minimise capital or revenue costs to community groups
- Build upon the provisions in Policy 3.16 that set out a policy framework for the management of community facilities through the planning process, and which support the use of other powers and opportunities set out in the Localism Act

Intend to Publish London Plan (2019)

Policy S1 - Developing London's Social Infrastructure

- A When preparing Development Plans, boroughs should ensure the social infrastructure needs of London's diverse communities are met, informed by a needs assessment of social infrastructure. Assessments should consider the need for cross-borough collaboration where appropriate and involve relevant stakeholders, including the local community.
- B In areas of major new development and regeneration, social infrastructure needs should be addressed via area-based planning such as Opportunity Area Planning Frameworks, Area Action Plans, Development Infrastructure Funding Studies, Neighbourhood Plans or master plans.
- C Development proposals that provide high quality, inclusive social infrastructure that addresses a local or strategic need and supports service delivery strategies should be supported.
- D Development proposals that seek to make best use of land, including the public-sector estate, should be encouraged and supported. This includes the co-location of different forms of social infrastructure and the rationalisation or sharing of facilities.
- E New facilities should be easily accessible by public transport, cycling and walking and should be encouraged in high streets and town centres.
- F Development proposals that would result in a loss of social infrastructure in an area of defined need as identified in the borough's social infrastructure needs assessment required under (Part A) should only be permitted where:
- 1) there are realistic proposals for re-provision that continue to serve the needs of the neighbourhood and wider community, or;
 - 2) the loss is part of a wider public service transformation plan which requires investment in modern, fit for purpose infrastructure and facilities to meet future population needs or to sustain and improve services.
- G Redundant social infrastructure should be considered for full or partial use as other forms of social infrastructure before alternative developments are considered, unless this loss is part of a wider public service transformation plan (see Part F2).

Supporting Para 5.1.5

The loss of social infrastructure can have a detrimental effect on a community. Where possible, boroughs should protect such facilities and uses, and where a development proposal leads to the loss of a facility, require a



replacement that continues to meet the needs of the neighbourhood it serves. A realistic proposal for replacement social infrastructure should be able to demonstrate funding, appropriate site availability and timely delivery of adequate facilities. To further protect against the loss of social infrastructure that is valued by a local community or group, boroughs should consider approving the designation of a facility as an Asset of Community Value (ACV) if put forward by the local community.

Supporting Para 5.1.6

In cases where social infrastructure premises may be deemed redundant and a replacement facility is no longer necessary or appropriate, other forms of social infrastructure should be considered for the site or part of the site to help meet other community needs, before alternative uses are pursued.

Lambeth Adopted Local Plan (23 September 2015)

Policy D3 - Infrastructure

- (a) In order to support growth in the borough, the council will safeguard and improve essential social, physical and green infrastructure and work in partnership with service providers to ensure the delivery of the additional infrastructure. The potential and predicted infrastructure requirements over the lifetime of the Local Plan are identified in Annex 2

Policy S1 - Safeguarding Existing Community Premises

- (a) The council will support and encourage the most effective use of community premises to address different and changing priorities and needs in the borough, in accordance with agreed strategies where relevant.
- (b) Existing community premises, and land formerly in use as community premises, will be safeguarded unless it can be demonstrated that either:
- (c) there is no existing or future need or demand for such uses, including reuse for other community services locally, and adequate alternative accommodation is available to meet the needs of the area; or
- (d) replacement facilities are proposed on or off site of the same or better size and quality to serve the needs of the area; or (iii) development of the site/premises for other uses, or with the inclusion of other uses, will enable the delivery of approved strategies for service improvements.
- (e) Change of use between D1 and D2, and vice versa, will be supported in principle in order to maintain a flexible stock of land and premises for social infrastructure.

Draft Revised Lambeth Local Plan Proposed Submission Version January 2020

Policy D3 - Infrastructure

- (a) In order to support growth in the borough, the council will safeguard and improve essential social, physical and green infrastructure and work in partnership with service providers to ensure the delivery of the additional infrastructure. The potential and predicted infrastructure requirements over the lifetime of the Local Plan are identified in the Infrastructure Delivery Plan.

Policy S1 - Safeguarding Existing Social Infrastructure

- a) The council will support and encourage the most effective use of community premises to address different and changing priorities and needs in the borough, in accordance with agreed strategies where relevant.
- b) Existing community premises, and land formerly in use as community premises, will be safeguarded unless it can be demonstrated that either:
 - i) there is no existing or future need or demand for such uses, including reuse for other community services locally, and adequate alternative accommodation is available to meet the needs of the area; or
 - ii) replacement facilities are proposed on or off site of better functionality to serve the needs of the area; or
 - iii) development of the site/premises for other uses, or with the inclusion of other uses, will enable the delivery of approved strategies for service improvements.



- c) In exceptional circumstances, where tests (i) and (iii) are not met and it is demonstrated to the satisfaction of the council that it would not be feasible and/or effective to include replacement facilities in the proposed development, a payment in lieu may be accepted.
- d) Change of use between D1 and D2, and vice versa, will be supported where it can be demonstrated that the tests in section (b) above have been met for the existing use.

Southbank and Waterloo Neighbourhood Plan 2017-2032 (adopted 16 December 2019)

Policy P14

The Neighbourhood Forum has identified a number of sites or buildings which should be protected for specified community uses or their community significance. Proposals that will result in either the loss of, or in significant harm to, those community assets will not be supported.

Note - those listed include:

- Waterloo Action Centre Baylis Road (Community Centre)
- Living Space Waterloo Road (Community Centre)
- Make Space Studios Westminster Bridge Road (Affordable artists' studios)

Any proposals seeking the redevelopment of these sites should include full re-provision of the community use on the same site and providing equal or increased capacity to the original.



APPENDIX 4



Lambeth Local Plan Site Allocations DPD: Information Document on behalf of CSCB

Site Allocation 9, including Prince's Wharf and Gabriel's Wharf

April 2020

STANTON
WILLIAMS

Coin Street Community Builders

Coin Street Community Builders (CSCB) is a company limited by guarantee established by local residents in 1984. The company is controlled by a board elected by CSCB members. Only people living locally can become CSCB members. The board employs staff to manage the company on a day to day basis. Profits are not distributed but are ploughed back into CSCB's public service objective.

CSCB owns 13 acres of land on the South Bank and has transformed what was a largely derelict 13-acre site into a thriving mixed-use neighbourhood by creating new co-operative homes; shops, galleries, restaurants, cafes and bars; a park and riverside walkway; and sports and community facilities - including a neighbourhood centre. It organises festivals, markets and events; provides childcare, family support, youth and community programmes, 1:1 advice, and training and employment opportunities. Income is generated from a variety of sources including leasing property, venue hire, fees for services, and managing businesses - including conferences, a gallery, and joint ventures.

CSCB manages and maintains the South Bank riverside walkway between the National Theatre and Sea Containers House as well as Bernie Spain Gardens and other areas of public realm. It is a founder member of South Bank Employers' Group, Jubilee Gardens Trust, South Bank BID, South Bank & Waterloo Neighbours (SoWN), and a number of other collaborative local organisations.

Current development projects include the consented Doon Street mixed development which includes the completed Rambert headquarters and dance studios, and the consented improvements to Bernie Spain Gardens north and Queen's Walk Gardens (between the riverside walkway and the former London Television Centre).

Also, since 2012 CSCB has been developing proposals for the redevelopment of Prince's Wharf and Gabriel's Wharf.



Upper:
Over 50s Art Group, Rambert class, Stay 'n' Play, Family Fitness and Fun

Central:
Mikala Djorup – jeweller at Oxo Tower Wharf, Gentle Gardening

Lower:
Holiday Play Scheme cooking class, story time in the nursery, Upgrade Yourself, Over 50s Art Group



Coin Street site including Gabriel's Wharf

Introduction

Now that the Garden Bridge is not proceeding and the London Television Centre has been sold, Site Allocation 9 of the Lambeth Local Plan needs to be reviewed and updated. The site is still very much ripe for redevelopment but the principles which guide it need to be refocused.

CSCB owns Prince's Wharf and Gabriel's Wharf and this document, prepared on its behalf, sets out the key principles behind CSCB's evolving proposals so as to assist the revisions to Site 9 in the Local Plan and DPD. This work has been done having regard to relevant strategic and local policy, and especially with a view to delivering significant public realm enhancements in this area.

Background

Current Site Allocation and changing circumstances
Prince's Wharf and Gabriel's Wharf form part of the wider site allocation, Site 9: ITV Centre & Gabriel's Wharf, in the adopted and emerging Local Plan. The site allocation supports the mixed-use redevelopment of the sites including for commercial and residential uses and sets out a number of site-wide, key design principles with regard to providing active frontages to Upper Ground, Queen's Walk and Bernie Spain Gardens, improving pedestrian linkages between Upper Ground and Queen's Walk, and improving the piazza environment at Gabriel's Wharf.

However, since the adoption of the current site allocation, some key circumstances have changed.

Most notable is the recent sale of the London Television Centre (LTV) site, where planning permission had been granted for a mixed-use redevelopment including ITV's new headquarters and studio facilities. A further key change is the decision by the Garden Bridge Trust to not proceed with the garden bridge project.

The Coin Street estate projects

Alongside these changes, CSCB has continued to invest in its estate and has secured planning permission for significant wider public realm and landscaping improvements at Bernie Spain Gardens north park and the Queen's Walk Gardens (adjacent to the LTV) which will deliver key current and emerging strategic Local Plan objectives with regards to high quality public realm, public open space, green infrastructure and the environment.

CSCB has also been developing proposals for the redevelopment of Prince's Wharf and Gabriel's Wharf since 2012, to deliver third age housing (nursing home), a new public piazza on Gabriel's Wharf, and an enabling workspace development on Prince's Wharf. This is in accordance with the current preferred uses and design principles set out within the wider adopted site allocation.

For these reasons, it is appropriate to review the site allocation principles as part of the emerging Local Plan review and preparation of the forthcoming Site Allocations DPD. A review of key design principles will maximise the delivery of public benefits and fully realise the contribution that the development of these key sites can make to this iconic South Bank location and the wider Strategic Cultural Area.



Above: Illustrative images of the proposed re-landscaping of Bernie Spain Gardens north park, which received planning consent in April 2019.

Below: Impression of the proposed new Queen's Walk Gardens, to the north of the former LTV, also consented in April 2019.





Gabriel's Wharf and Prince's Wharf - Location





Site Plan showing land ownership

The following paragraphs set out the key relevant strategic and local planning policies.

Strategy designations

Opportunity Area

Prince's Wharf and Gabriel's Wharf are within the Waterloo Opportunity Area which is identified in the London Plan as an area with opportunities for the intensification of commercial, residential and cultural facilities associated with a major transport hub, a major office location and a Strategic Cultural Area with the potential to enhance the South Bank and extend the cultural and entertainment offer as a major London visitor destination, which can also be enjoyed by local residents and employees.

At the local level, Lambeth revised draft Local Plan Policy PN1 states that the council will support and enhance Waterloo as a key part of central London and Lambeth and its economy in its various roles as:

- i. a Central Activities Zone retail cluster;
- ii. a location for specialist and independent retail as part of the Lower Marsh/The Cut/Leake Street Special Policy Area;
- iii. an international centre for culture and arts as part of the London Plan South Bank/Bankside Strategic Cultural area;
- iv. a pre-eminent international, domestic and local tourist, leisure, retail and entertainment area;
- v. a major location for offices, creative and digital industries, health care, MedTech and life sciences businesses and higher education;
- vi. a mixed residential area with appropriate supporting community, service and shopping facilities;
- vii. having a valued historic character; and
- viii. one of London's most important transport hubs.

Part (a) states that the council will support sustainable development for jobs and homes in line with London Plan targets, securing maximum benefits for Lambeth residents and businesses through the application of affordable housing policy, affordable workspace policy and planning obligations for local training and employment.

Policy PN1 also emphasises the Council's commitment to promoting a high quality, permeable, safe and accessible public realm that is durable, well designed and maintained to reinforce Waterloo's status as a world class place and refers to development and uses recognising and adding value to this important asset through the inclusion of flexible places for people and events, and actively contributing to the enhancement of the collective public realm and increasing the amount of green infrastructure in the area.

Central Activities Zone (CAZ) and office provision
Prince's Wharf and Gabriel's Wharf are within the Central Activities Zone (CAZ).

Policy 2.10 of the London Plan seeks to enhance and promote the unique international, national and London-wide roles of the CAZ and support its distinct offer based on a rich mix of local as well as strategic uses and the core of one of the most competitive and attractive global business locations.

Policies 2.11 and 4.3 support the increase of office floorspace within the CAZ as part of high-quality design, mixed-use development proposals, including housing, that respect the unique heritage context and enhance the environment of the South Bank Strategic Cultural Area.

Heritage context

The site is within the South Bank Conservation Area. In addition, the Waterloo and Roupell Street Conservation Areas are located a short distance to the south, as well as the Westminster Abbey & Parliament Square, Whitehall, Savoy, Strand, Temple, and Whitefriars conservation areas on the northern bank of the River Thames.

There are also a number of listed buildings and structures local to the site on the South Bank, most notably Grade I Listed Royal Festival Hall, the Grade II* Listed Royal National Theatre and Grade II* Listed Waterloo Bridge, in addition to the Grade I Listed Somerset House upstream of the site on the north bank of the River. The site is also within the setting of the Westminster World Heritage Site.

Land use

Residential

London Plan, Draft London Plan and adopted and emerging Local Plan policy seek to optimise housing potential on all suitable sites, through the delivery of well-designed developments that successfully respond to their surrounding character and context.

Strategic and local need for specialist older persons housing

London Plan Policy 3.8 recognises the changing age structure of London's population and sets out that local plans and planning decisions should take account of the varied needs of older Londoners, including the provision of supported and affordable housing provision.

Policy H15 of the draft London Plan requires boroughs to work positively and collaboratively with providers to identify sites which may be suitable for older persons' housing taking account of local and strategic housing need; connectivity and ease of access to public transport, social infrastructure; health care and other relevant facilities; and increasing need for accommodation suitable for people with dementia.

The supporting text goes further to state that in order to meet the projected increase in demand for care home beds to 2029, London needs to provide an average of 867 care home beds a year.

At the local level, LLP Policy H8 supports the provision of housing where:

- it meets an identified local need,
- is suitably designed for the needs of its occupiers, is of high design quality,
 - is accessible by public transport and to shops, services and facilities appropriate to the needs of its intended occupiers,
 - provides adequate visitor/ carer parking, and where appropriate mobility scooter/ wheelchair parking,
 - is located on a site that is suitable for its use with regard to amenity, transport and other environmental impacts, and
 - contributes to creating a mixed and balanced community.

These policy objectives are carried through into the emerging Local Plan.

Paragraphs 2.11 and 2.65 of the emerging draft revised Lambeth Local Plan highlight that the number of older people in the borough is projected to rise and that the number of those aged over 85 is expected to increase with consequential increases in age-related conditions and demand for care services. This includes some people with enduring mental health needs who will become part of the ageing population, with particular housing needs.

Office

In addition to the strategic policy support for the increase in office floorspace within the CAZ as part of high quality designed, contextually appropriate, mixed-use development proposals, revised draft Lambeth Local Plan 2020 Policy ED1 supports the provision of office floorspace in the CAZ and Opportunity Areas.

Retail

The revised draft Lambeth Local Plan 2020 Policy ED7 supports the vitality and viability of Lambeth's hierarchy of major, district and local centres, and Central Activities Zone retail clusters, including by:

- i. supporting retail, service, leisure, recreation and other appropriate uses in these areas;
- ii. maintaining the predominant retail function of primary shopping areas in major and district centres and the Central Activities Zone retail clusters.



Existing Gabriel's Wharf Retail

New Pedestrian Route

Pedestrian route from Upper Ground to Riverside Walkway between the former LTVC and Prince's Wharf.
 The South Bank is one of London's busiest areas of public realm and the improvement of permeability in this area is therefore a key planning objective. As part of the redevelopment of the sites that make up the current Site Allocation 9, there is the opportunity to create an additional key north – south pedestrian route mid-way along what would otherwise be a long impenetrable frontage. Prior to ITV's decision to sell its site, CSCB sought to secure this route and a scheme was agreed in principle to deliver such a link, which involved both parties designating land to provide a generous and legible pedestrian route ramping up to Queen's Walk.

Plan 1 is an extract from the current site 9 allocation plan, Lambeth Local Plan 2015, showing the aspiration for a new pedestrian connection from Upper Ground to the River.

Plan 2 shows how a generous and highly legible route, at least 12m wide, and with new public uses, could be made possible by both landowners 'pulling back' their developments from the site boundaries.

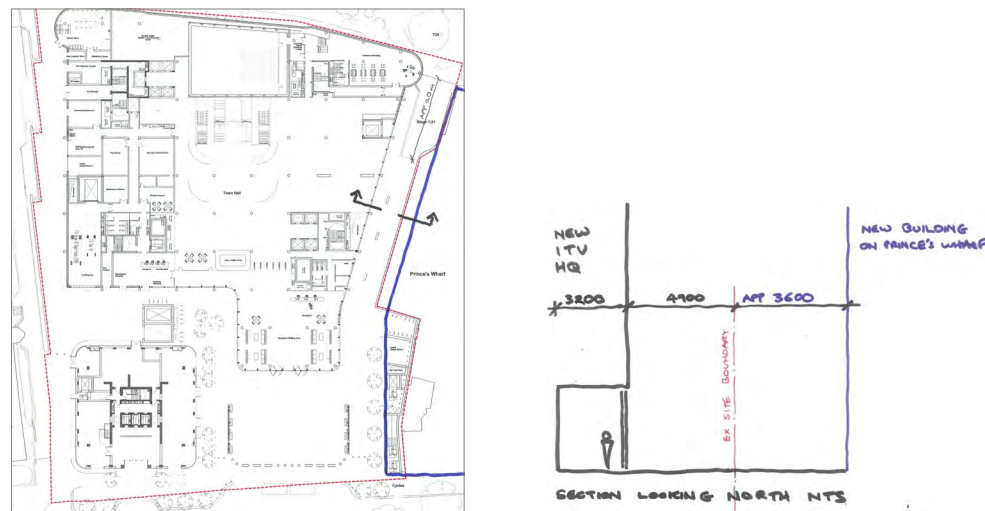
Plan 3 shows the principle of the link as previously agreed with ITV, involving the land of all three parties.

Note: the route also passes over the small piece of land owned by Lambeth Council as shown on the landownership plan on page 8.

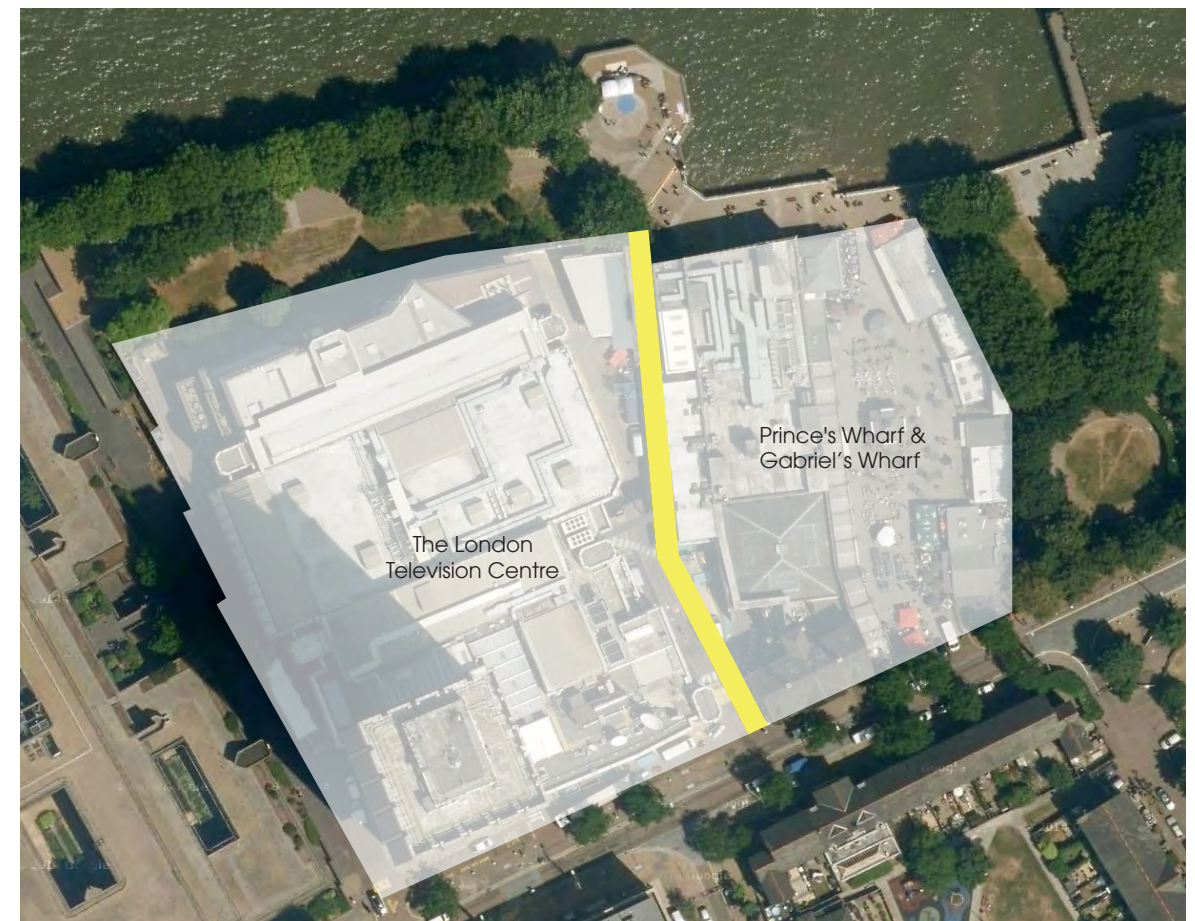
- Key
- - - Site Boundary
 - Replacement Piazza
 - Active Frontage
 - ← Improved Pedestrian Links
 - Indicative Southern End for Proposed Garden Bridge
 - Conservation Area
 - - - Borough Boundary



Plan 1: Extract from Lambeth Local Plan 2015 Site Allocation



Plan 3: Pedestrian Link as previously agreed with ITV



Plan 2: Proposed pedestrian link (minimum 12m wide) with public uses on both sides



Site Plan: Includes the consented re-landscaping of Bernie Spain Gardens north park and the new Queen's Walk Gardens in front of the former ITV building

Proposals for Prince's Wharf and Gabriel's Wharf

CSCB has been developing proposals for the redevelopment of Prince's Wharf and Gabriel's Wharf since 2012, to deliver third age housing (nursing home), ground level public uses, and a new public piazza on Gabriel's Wharf, in addition to an enabling workspace development on Prince's Wharf.

This is supported by paragraphs 2.11 and 2.65 of the emerging draft revised Lambeth Local Plan which highlight that the number of older people in the borough is projected to rise and that the number of those aged over 85 is expected to increase with consequential increases in age-related conditions and demand for care services. This includes some people with enduring mental health needs who will become part of the ageing population, with particular housing needs.

Such provision is also in accordance with a study by Laing Buisson whom CSCB commissioned to assess the need for a nursing home, and with direct discussions with LB Lambeth, LB Southwark, and Guys & St Thomas's NHS Foundation Trust which confirmed the current and forecast need for a nursing home in this locality.

CSCB is keen to progress the proposals but:

- a) The nursing home requires both capital and ongoing revenue subsidy;
- b) This requires an enabling development on Prince's Wharf.

The current proposed mix of uses is therefore as follows:

Gabriel's Wharf

- Nursing home of 76 rooms arranged in special care clusters
- Social hub with communal and shared facilities

- 30 residential apartments
- Active retail and public uses on ground and mezzanine floors
- Public piazza

Prince's Wharf

- Approximately 170,000 sq ft flexible use workspace, capable of subdivision
- Active retail at ground level

The provision of new flexible workspace at Prince's Wharf would provide for a significant potential uplift in jobs and would therefore be in accordance with local plan policy.

The proposed retail floor space, whilst being outside of a town centre and the CAZ frontage, will be small scale and will provide active frontages to Upper Ground, the Queen's Walk, Bernie Spain Gardens and a proposed new square.

The provision of a public piazza is also in accordance with:

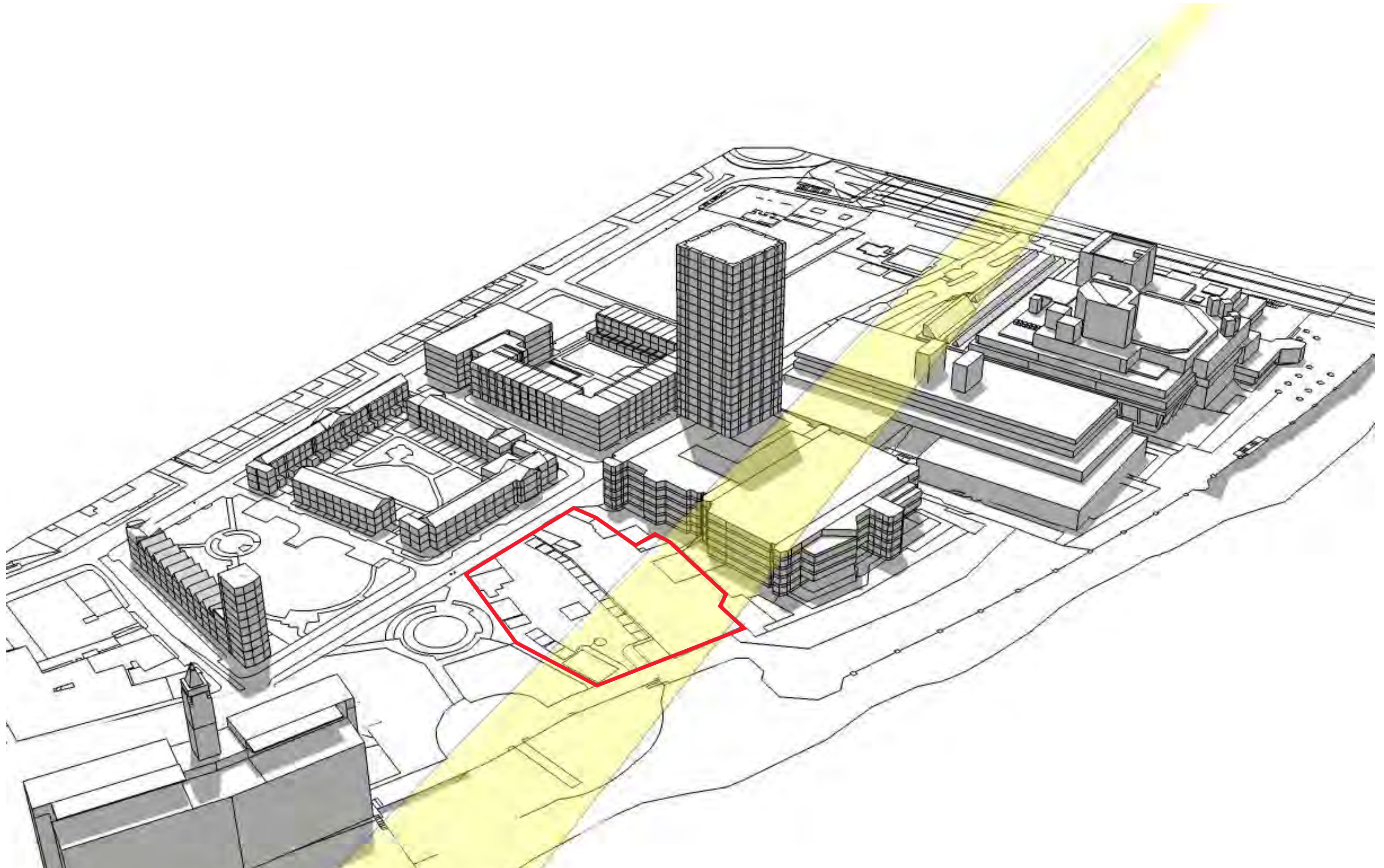
- the Council's commitment to promote high quality, permeable, safe and accessible public realm that is durable, well designed and maintained to reinforce Waterloo's status as a world class place;
- the Council's support for development and uses at the South Bank that recognise and add value to this important asset through the inclusion of flexible places for people and events, and actively contribute to the enhancement of the collective public realm and increasing the amount of green infrastructure in the area.

A principle priority is the delivery of high-quality public realm across the current Site 9 site to enhance permeability and connectivity of this key part of the Strategic Cultural Area.

Finally, the proposed massing would need to respond to the existing character and context of The South Bank and the strategic viewing corridor of Protected Vista 8A.1 from Westminster Pier to St Pauls Cathedral.

Conclusions

Therefore, it can be concluded that the principle of redeveloping Prince's Wharf and Gabriel's Wharf to deliver a new high quality nursing care facility, enabling flexible workspace, residential and ancillary retail floorspace in this highly accessible location on the South Bank, would help deliver significant public realm enhancements in accordance with the key design principles set out in the Local Plan for this area and fully accords with strategic and local policy objectives.



Protected Linear View 8A Corridor to St Paul's Cathedral



Public realm, looking South

- Indicative proposed Gabriel's Wharf public realm
- Consistent high quality, well-defined and cohesive public realm across the site, enhancing connectivity and permeability, linking to wider enhancements at Bernie Spain Gardens and Queen's Walk
- Animated by active ground floor frontages on all sides
- Two storey public uses



Revised Site Allocation - Key Principles

Redefining the existing site allocation

In order to progress the emerging proposals for Prince's Wharf and Gabriel's Wharf and to help provide a degree of certainty with regard to deliverability following the changes in circumstances at the LTVC site, it is proposed that either:

- The Prince's Wharf and Gabriel's Wharf site allocation is disaggregated from the former LTVC site to leave two separate allocations; or
- The site allocation text clearly confirms that the two areas of the wider site allocation can be developed separately.

Enhancing pedestrian permeability and active frontages.

Prior to ITV's decision to sell its part of the wider site, a scheme to secure the primary pedestrian link from Upper Ground to the Queen's Walk between Prince's Wharf and the LTVC was agreed. This involved both parties designating land to provide a generous and legible pedestrian route ramping up to Queen's Walk.

This route would integrate with the now permitted Queen's Walk Gardens enhancements, achieving key policy objectives for enhancing permeability and public realm quality.

Given the likelihood that any new owner of the LTVC site would seek to revise the extant permission, it being bespoke to the operational requirements of ITV or a similar media-based organisation, it is essential to safeguard this route as part of the site allocation/s, to ensure it is secured as part of any future redevelopment proposals.

It is also important that any redevelopment proposals positively relate to the consented Queen's Walk Gardens or otherwise address the relationship to this section of the Queen's Walk which is owned and managed by Coin Street Community Builders.

Overall, there is a significant opportunity to embed substantial, positive public realm enhancements in addition to other key design principles and project certainty through the site-specific allocations, given the synergy between the approved Bernie Spain Gardens north park and Queen's Walk Gardens project, CSCB's emerging proposals for Prince's and Gabriel's Wharf and any future redevelopment proposals of the LTVC by a new owner.

There follows a suggested draft for the proposed new Site Allocation for Prince's and Gabriel's Wharf and a note of the key points CSCB would wish to see incorporated in a new site allocation for the former London Television Centre.

SITE X (B) – GABRIEL’S AND PRINCE’S WHARF, UPPER GROUND, SE1	
Site area (approx)	5246 sqm
Ward	Bishops
Ownership	Coin Street Community Builders
Current use	Prince’s Wharf: not currently used. Application submitted for temporary use for visitor attraction. Gabriel’s Wharf: café/restaurant/retail and workshop uses.
Transport	PTAL 6B
Flood Zone	Flood zone 3: a site-specific flood risk assessment has been carried out as part of the strategic flood risk assessment
Heritage	Within the South Bank conservation area Within an archaeological priority area Within protected views from Richmond to St Paul’s Cathedral and Westminster Pier to St Paul’s Cathedral Setting of the Westminster World Heritage Site
How the site was identified and relevant planning history	The site was identified in the 2007 UDP and 2015 Local Plan as suitable for mixed-use development.
Preferred use	Mixed-use including nursing home facility, residential, flexible B1 offices and active-frontage uses at ground-floor level including retail.
Design principles and key development considerations	Any proposals for the site will need to be sensitive to the surrounding context and seek to improve the current arrangement/design to improve both the quality of the built form and public realm. Any redevelopment of the site would need to be fully assessed in terms of design, heritage and townscape matters. . The council will support development that: <ul style="list-style-type: none"> (i) respects protected views and townscape; (ii) relates well to Queen’s Walk and the consented Queens Walk Gardens scheme; (iii) facilitates a generous, legible and well-activated pedestrian linkage between Upper Ground and Queen’s Walk adjacent to the former ITV building; (iv) includes a mix of unit sizes and uses to encourage diversity; (v) positively responds to Bernie Spain Gardens minimising any significant overshadowing of Bernie Spain Gardens; (vi) improves the piazza environment at Gabriel’s Wharf with high quality areas of public realm and active frontages; (vii) allows for the potential to connect to a future district-wide combined heat and power network.

SITE X / (A) – FORMER LONDON TELEVISION CENTRE, UPPER GROUND, SE1

CSCB seeks the following key issues to be addressed within a new site allocation for the adjacent former London Television Centre site to ensure the successful comprehensive redevelopment of this key location on the South Bank.

- i) improves the quality of the built form and public realm and enhances connectivity and permeability.
- ii) provides a generous, legible pedestrian linkage between Upper Ground and Queen’s Walk adjacent to Prince’s Wharf.
- iii) successfully integrates with the surrounding area including provision of high-quality public realm, and with its building line no closer to Upper Ground.
- iv) provides servicing arrangements which do not impact on traffic and pedestrians on Upper Ground.
- v) Includes active frontages to the new pedestrian route between any development and Prince’s Wharf, and relates well to Queen’s Walk and the consented Queen’s Walk Gardens scheme.
- vi) Respects and does not harm pedestrian movement on the Riverside Walkway.
- vii) Is a good neighbour to the Prince’s Wharf and Gabriel’s Wharf site and safeguards the comprehensive development of this part of the South Bank.

APPENDIX 5



Review of Nursing Home Plans for Coin Street

This report has been prepared by Philip Mickelborough at the request of Coin Street Community Builders
The lead researcher was Estelle O'Neill

22nd September 2020

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Contents

	Page
Summary and conclusions	iii
1. Introduction	1
2. Population growth	4
3. Demand	13
4. Supply of care homes	22
5. Health and medical conditions	27
6. Comparing supply and demand	32
Map	35
Appendix 1 Tables not in the body of the report	36
Appendix 2 Planning applications	53
Appendix 3 Extract from our brief	57

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Summary and conclusions

Background

Coin Street Community Builders (CSCB) owns, and from 2025 will have the opportunity to develop, Prince's Wharf and Gabriel's Wharf on the Lambeth / Southwark border adjacent to the river. It proposes to include a 76-bedroom nursing home in its scheme. The purpose of this report is to determine whether there would be a demand for such a home providing only nursing care on the Coin Street site.

A previous (2014) proposal for a mixed-use development included:

- on Gabriel's Wharf: ground and first level public uses, a public piazza leading from Upper Ground to the riverside, a 76-room nursing home, community facilities, and mixed residential accommodation above;
- on Prince's Wharf: an enabling workspace development; and
- shared basement and servicing facilities.

Features of the proposed nursing home were:

- 76 rooms in 12 'clusters' spread over 4 floors - each with activity rooms and staff facilities;
- 3 'clusters' per floor, each with its own communal space;
- an ability for each 'cluster' or floor to serve a specific need (e.g. based on age or medical condition);
- provision of onsite kitchens and community spaces to serve those living in or near to the development including a programme of activities and intergenerational work;
- designed to serve a variety of needs from neighbouring local authority referrals, NHS commissions, and self-funders;

- the nursing home to be an integral part of a wider social enterprise offer including a range of leisure, housing, and commercial provision in the immediate neighbourhood.

Current supply of care homes

We identified no care homes for older people in Bishop's ward (Lambeth) or in the two adjacent Southwark wards (Borough & Bankside and St George's). Of the four closest non-specialised care homes three are north of the river.

The nearest non-specialised care home within Lambeth and Southwark is *Tower Bridge Care Centre*, a corporate owned purpose-built 128-bedroom nursing home for older people and dementia 1.5 miles from the proposed development. The next nearest is *St Peters Residence*, a charitable 56-bedroom nursing home for older people 1.7 miles away in Lambeth.

In total the boroughs have 1,315 non-specialised beds of which 72 per cent are in nursing homes and 28 per cent are in care only homes.

North of the river we identified no care homes in the City, four non-specialised care homes nearby in Westminster with 237 beds, three nearby in Islington with 138 beds, four nearby in Tower Hamlets with 227 beds, one home nearby in Hackney with 50 beds and two nearby in Kensington & Chelsea with 83 beds.

South of the river in Wandsworth near Albert Embankment, overlooking Battersea Park, are 27 nursing beds in an eye-wateringly expensive extra care housing development.

Please also refer to the map of provision on page 35 of this report.

Demand

Concept of age-standardised demand

Kingsbury Hill Fox uses a calculation based on population growth and the probability of being on a care home to derive an age-standardised demand for care home places and project this into the future.

A sustainable occupancy rate is considered to be around 90-92 per cent, which means that the need for beds is eight to ten per cent higher than ASD indicates.

Age-standardised demand in the three wards

In 2020 the three Lambeth and Southwark wards have an age-standardised demand figure for 86 care home places; of this 79 come from older people and seven from younger adults.

In 2027, the earliest year that the facility could open, the three wards will have an age-standardised demand figure for 102 care home places; of this 95 will come from older people and eight from younger adults (after rounding).

The current demand from older people of 79 places and projected demand in 2027 of 95 places both exceed the capacity of CSCB's proposed nursing home.

Age-standardised demand in the two boroughs

In 2020 the two boroughs have an age-standardised demand figure for 2,110 care home places; of this 1,970 come from older people and 140 from younger adults.

In 2027 the two boroughs will have an age-standardised demand that will have increased by 19 per cent to 2,500 beds; 2,360 beds for older people and 142 from younger adults.

Demand from north of the river

In 2020 the City has an age-standardised demand figure for 55 care home places rising by 35 per cent to 75 in 2035. St James's and Vincent wards in Westminster have an age-standardised demand figure for 140 care home places rising by 66 per cent to 232 in 2035. The ASD for the City and the two Westminster wards combined rises by 57 per cent from 195 in 2020 to 305 15 years later.

By 2027 ASD for the City will have risen by nine per cent to 60 beds and ASD for two wards in Westminster, St James's and Vincent, will have risen by 27 per cent to 177 beds, giving an ASD for the City and the two Westminster wards that will rise by 22 per cent to 238 beds.

People who work in the City or the centre of London could also find it very convenient to have a relation in a care home where CSCB is planning its facility. Access by taxi, bus or tube is good and it is particularly convenient for those commuting via Waterloo or London Bridge. Ease of access by friends and relations of those in the proposed nursing home is a key CSCB objective.

Supply and demand

We have based our comparisons on ASD, but a sustainable occupancy rate is considered to be around 90-92 per cent, which means that the need for beds is eight to ten per cent higher than ASD indicates.

By the earliest it could open, 2027, demand in the three Lambeth and Southwark wards would be for 95 older people's beds which would easily exceed the capacity of the proposed home.

The supply of nursing beds in Lambeth and Southwark is currently a little below the level age-standardised demand would indicate and would come into balance with the addition of CSCB's proposed nursing home.

By the earliest it could open, 2027, demand at current patterns of care would easily exceed the current supply in the boroughs.

The demand for nursing beds from the City and the two wards in Westminster is currently more than double the supply.

Sources of the residents

The core and perhaps most relevant to CSCB's social purpose are the residents from the Coin Street catchment area and the rest of the three wards.

London boroughs generally prefer to place their supported residents in-borough, and so many more residents will come from Lambeth and Southwark.

Acute hospitals need care home beds for step down to free-up hospital beds and hospitals CCGs need them for NHS continuing health care patients. Guy's & St Thomas's NHS Foundation Trust is likely to be a major source of nursing residents.

There would be demand from self-funding residents both from Lambeth and Southwark and from north of the river, because of the quality of the facilities and location or for pricing and capacity reasons. Local authorities north of the river might place people in the facility too, because although local authorities generally prefer in-borough placements, the Choice Directive limits their ability to insist on an in-borough placement.

People are said to come from across London for the expensive extra care housing near the Albert Embankment because the facilities are so good.

Younger people working within easy reach of the site might also wish to place their relations in CSCB's care home because it would be easy for them to visit their relation before, after or during work.

Changes to AVLOS

Longer healthy life expectancy and the desire of older people to stay in their own homes for as long as possible are reflected in support for a range of housing options to suit the housing needs of older people. In this context, average lengths of stay (AVLOS) in care homes have been dropping for many years as extra care and intensive homecare keep people in their own homes for longer, and therefore people are older and more dependent when they enter care homes.

In terms of nursing care, however, it is an NHS assessor's decision whether nursing care is essential and therefore whether NHS Funded Nursing Care is awarded. There is no evidence that lengths of stay in nursing care are still reducing, and it is likely that the largest reductions in AVLOS are for personal care only, reflecting the ability of Councils to support many of their older residents in their own homes if all they need is personal care. This consideration does not apply to residents who need nursing care.

Conclusions

CSCB's proposed nursing home would provide a valuable local service to the residents of the three wards.

The nursing home would form a valuable addition to the stock within the two boroughs and there would be sufficient unmet demand (at current patterns of care) to fill the home.

The home would provide a valuable service to the NHS locally and in particular to Guy's & St Thomas's Hospital.

Review of Nursing Home Plans for Coin Street

Any unfilled places from the above would be attractive to residents from north of the river and their relations who work in the City or Central London.

London has been losing nursing and care only beds and this will help to alleviate this problem.

If an over-capacity were to develop in the future contrary to our projections the location and quality of CSCB's offering would in any event ensure its success.

Review of Nursing Home Plans for Coin Street

1. Introduction

1.1 Introduction

1.1.1 Summary

Coin Street Community Builders (CSCB) owns and has the opportunity to develop Prince's Wharf and Gabriel's Wharf and proposes to include care facilities in its scheme, probably a 76-bedroom nursing home.

1.1.2 Background

Coin Street Community Builders (CSCB) is a development trust and social enterprise which seeks to make London's South Bank and Bankside neighbourhood a better place in which to live, to work, to visit and to study. It has the opportunity to develop Prince's Wharf and Gabriel's Wharf and proposes to include care facilities in its scheme. In 2014 CSCB commissioned Kingsbury Hill Fox via LaingBuisson to review its plans and to prepare a study of the market opportunities.

On the basis of that work and further work by JLL CSCB has decided it wishes to develop a 76-bedroom nursing home on the Gabriel's Wharf site. It requested Kingsbury Hill Fox to prepare a quotation for a study of changing demographics, the likely incidence of relevant medical conditions, and existing and planned provision of facilities serving similar needs within the surrounding catchment area. The quote was accepted and this report is the result.

1.1.3 Scope of this report

The scope of this report is limited to an analysis of demand for nursing care and the supply of nursing home places in the catchment areas. It also addresses the demand and supply of care only places in case demand for nursing care becomes inadequate. It does not address alternative uses for the site, the proposed design of the nursing home or issues regarding staffing, particularly nurse staffing. CSCB will address these at the business planning or another stage, although we understand an initial study by JLL confirmed the main parameters of the proposal.

1.1.4 Selection of catchment areas

CSCB has given careful thought to the catchment areas it wishes to research and has chosen the ones within this report for the following reasons:

Bishops, Borough & Bankside, and St George's information are needed because that is the catchment area that Coin Street will want to ensure is adequately served. Lambeth and Southwark will want to know that it will meet the needs of their populations and the Lambeth, Southwark & Lewisham CCG will want to ensure that it doesn't lead to an oversupply. Coin Street will want to ensure that it works from a business planning point of view and have always envisaged that wealthier people - including those working in the City and north of the River who want parents etc to be cared for somewhere easily accessible by them - will be part of the mix.

1.2 Terminology for older people's care and accommodation

1.2.1 Assisted living

A name widely used up to ten years ago in the UK for what is now called extra care housing. In the UK the term is now used for a range of services, and in the USA it approximates to a care only (residential) home.

1.2.2 AVLOS

An acronym for average length of stay, a key indicator in care home management.

1.2.3 Care home

A collection of bedrooms (occasionally suites) and common facilities occupied under a licence for a fee that includes personal care and all meals. There are two types of care home:

- nursing home (or care home with nursing)
- care only home.

1.2.4 Care only home

A care home staffed by trained care assistants but not qualified nurses. Any necessary nursing care comes from the community nursing service (district nurses). Before 2002 it was called a residential home.

1.2.5 Close care

Close care is sheltered housing (private or social rental) close to a care home. Any care staffing is separate from the care home's, except in emergency when care home staff may provide necessary care and support.

1.2.6 Community hospital

An NHS-owned small hospital used for minor procedures, rehabilitation and long-term care.

1.2.7 Domiciliary care

Care delivered to someone in their own home. It is mostly homecare, but the term includes meals-on-wheels and other home-based services. The term is often used as a synonym for homecare.

1.2.8 Extra care housing

Self-contained dwellings (usually flats) designed for older people where meals and personal care are based on site and charged for as they are used. Other communal facilities are available depending on the size of the scheme.

1.2.9 Homecare

Care, mostly personal care but including practical (domestic) care delivered to someone in their own home. When those homes are spread around the community it is known as dispersed homecare and when the homes are clustered together it is usually the care component of extra care.

1.2.10 Nursing home

A care home staffed by trained care assistants and qualified nurses, at least one of whom is on duty at all times. The NHS makes a contribution to the nursing cost of those residents it considers to need nursing care, called NHS-funded nursing care, that goes to all nursing home residents without any means-testing.

1.2.11 Outreach

A term used mostly within the NHS for services provided outside the core service, often in the patient's home. It is sometimes used to mean domiciliary social care.

1.2.12 Private retirement housing

Sheltered housing built for leasehold ownership or rental.

Residential home - see care only home

1.2.13 Shared ownership

Shared ownership is available for social sector dwellings for older people as well as in general needs housing; it is known by a range of names including *Leasehold Housing for Older People* and *Shared Ownership Scheme for the Elderly*.

1.2.14 Sheltered housing

Accommodation for older people that may range from a single room with shared kitchen and bathrooms to a self-contained flat. There is usually a shared common room. An alarm/call system is fitted to summon the warden, who may be resident or peripatetic. It is usually rented from a local authority or registered provider (housing association), but if owned on a leasehold basis it is called private retirement housing (such as the classical McCarthy & Stone developments).

2. Population growth

The population figures herein are from the Office for National Statistics' (ONS) 2018-based Subnational Population Projections. While we have written of populations 'being' or 'will be' these are just projections based on current trends.

2.1 Population growth within Bishop's, Borough and Bankside and St George's wards

2.1.1 Summary

The older population in all three older age bands will increase in each of the three wards over the next 15 years. In the three wards combined the growth in the very old population (85+), who are the main group needing a care home place, is by 49 per cent from 290 to 435.

The earliest likely opening date of the facility is 2027, by when the number of older people within the three wards will have increased by 29 per cent from 2,430 to 3,125. The number of very old, 85 and over, will have grown by 17 per cent from 290 to 340.

2.1.2 Bishop's ward

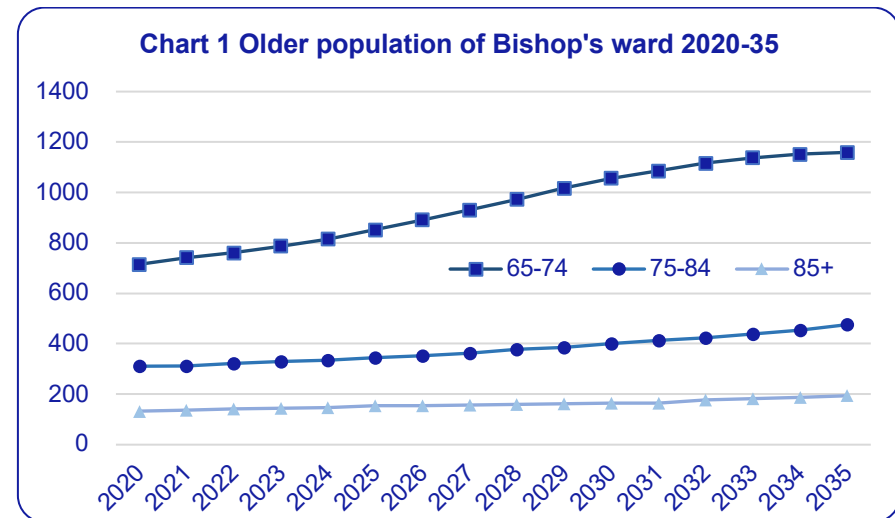
Chart 1 and Table a in the Appendix project the number of older people (ie those age 65 and over) within Bishop's Ward in Lambeth between now and 2035. These are Kingsbury Hill Fox's projections based on figures from the ONS, derived from the ward-level population estimates and projected using the growth projections for the local authority area.

These show that the total number of older people is projected to grow by 58 per cent from 1,159 to 1,829 over the next fifteen years:

- for people aged 65-74 the growth is by 62 per cent from 715 to 1,160

- for people aged 75-84 the growth is by 53 per cent from 310 to 475, and
- for the very old, 85 and over, the growth is by 46 per cent from 135 to 195.

The number of young (working age) adults, who will make up the nurses and care workers for these older people, is projected to increase by six per cent over the period.



2.1.3 Borough & Bankside ward

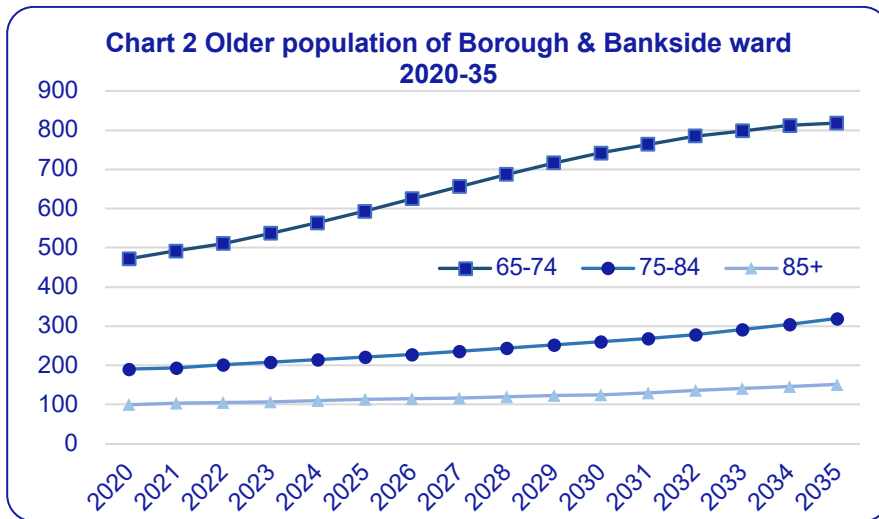
Chart 2 and Table b in the Appendix project the number of older people within Borough & Bankside ward in Southwark by age band:

- number of older people is projected to grow by 69 per cent from 765 to 1,290 over the next fifteen years
- for people aged 65-74 the growth is by 73 per cent from 470 to 820

Review of Nursing Home Plans for Coin Street

- for people aged 75-84 the growth is by 68 per cent from 190 to 320, and
- for the very old, 85 and over, the growth is by 52 per cent from 100 to 150.

The number of young adults is projected to increase by seven per cent over the period.



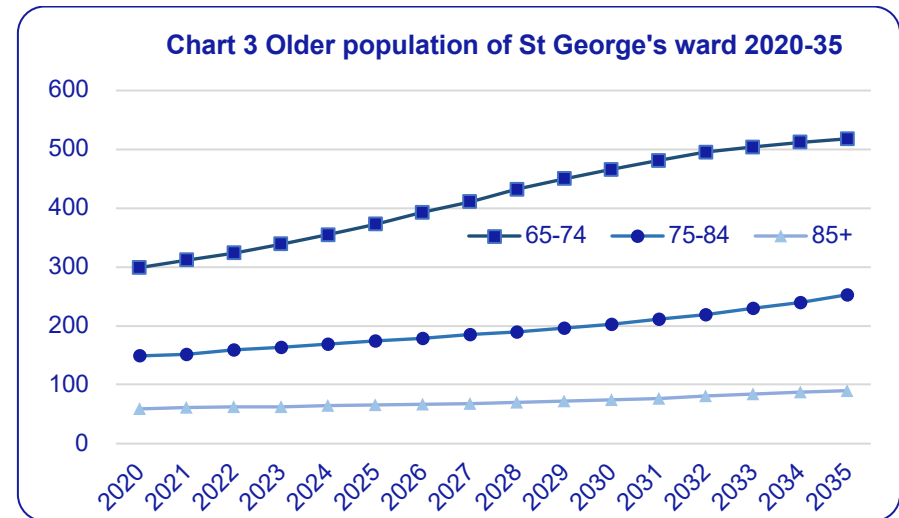
2.1.4 St George's ward

Chart 3 and Table c in the Appendix project the number of older people within St George's ward in Southwark by age band:

- number of older people is projected to grow by 70 per cent from 505 to 860 over the next fifteen years
- for people aged 65-74 the growth is by 73 per cent from 300 to 520
- for people aged 75-84 the growth is by 70 per cent from 150 to 255, and

- for the very old, 85 and over, the growth is by 53 per cent from 60 to 90.

The number of young adults is projected to increase by seven per cent over the period.



2.1.5 The three wards

Combining the three wards, Bishop's, Borough & Bankside and St George's, covers the area that is prioritised by CSCB.

Chart 4 and Table 1 project the number of older people within the three wards by age band:

- number of older people is projected to grow by 64 per cent from 2,430 to 3,980 over the next fifteen years
- for people aged 65-74 the growth is by 68 per cent from 1,485 to 2,495

Review of Nursing Home Plans for Coin Street

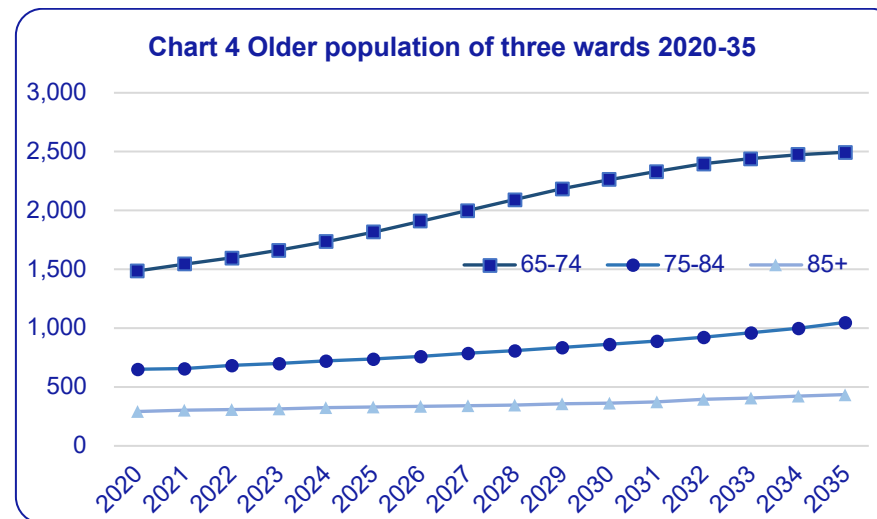
- for people aged 75-84 the growth is by 61 per cent from 650 to 1,050, and
- for the very old, 85 and over, the growth is by 49 per cent from 290 to 435.

The working age population of the three wards is projected to increase by only six per cent over the next 15 years, from 24,300 to 25,900 people (Table 1).

Table 1 Projected population in three wards 2020-35

	18-64	65-74	75-84	85+
2020	24,340	1,486	651	292
2021	24,444	1,546	658	302
2022	24,522	1,596	683	309
2023	24,613	1,663	702	315
2024	24,711	1,734	720	323
2025	24,793	1,818	740	333
2026	24,913	1,909	760	337
2027	25,045	1,998	785	341
2028	25,154	2,092	811	349
2029	25,286	2,183	834	356
2030	25,462	2,264	863	364
2031	25,624	2,331	893	373
2032	25,716	2,396	921	394
2033	25,787	2,440	960	408
2034	25,860	2,476	999	422
2035	25,916	2,495	1,049	436

The three wards are St George's, Borough & Bankside and Bishop's
 Source: derived by Kingsbury Hill Fox from ONS 2018-based subnational population projections



2.1.6 The three wards in 2027

The earliest likely opening date of the facility is 2027, by when the number of older people within the three wards will have increased:

- number of older people is projected to grow by 29 per cent from 2,430 to 3,125 over the next seven years
- for people aged 65-74 the growth is by 34 per cent from 1,485 to 2,000
- for people aged 75-84 the growth is by 21 per cent from 650 to 785, and
- for the very old, 85 and over, the growth is by 17 per cent from 290 to 340.

2.2 Population growth within two boroughs

2.2.1 Summary

The older population in all three older age bands will increase in each of the two boroughs over the next 15 years. In both boroughs combined the growth in the very old population (85+), who are the main group needing a care home place, is by 49 per cent from 7,200 to 10,800.

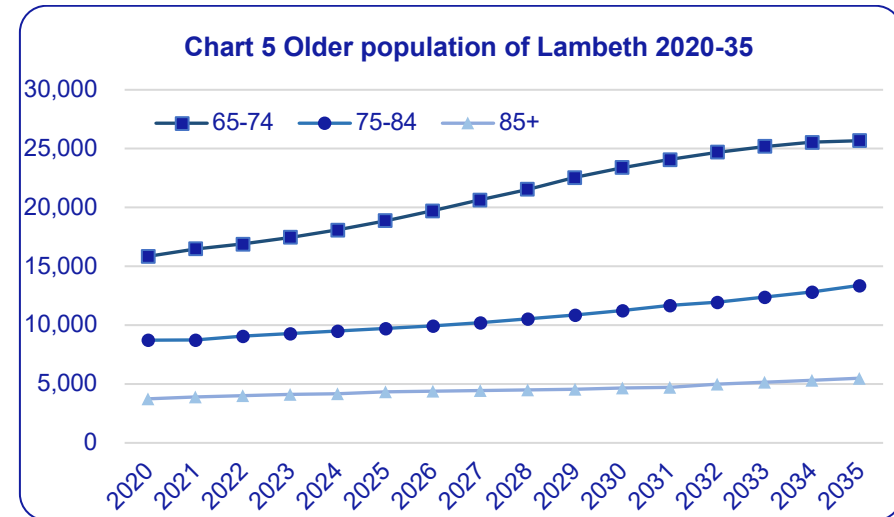
The earliest likely opening date of the facility is 2027, by when the number of older people within the two boroughs will have increased by 28 per cent from 56,300 to 72,000. The number of very old, 85 and over, will have grown by 17 per cent from 7,210 to 8,450.

2.2.2 Lambeth borough

Chart 5 and Table d in the Appendix project the number of older people within the borough of Lambeth by age band:

- number of older people is projected to grow by 57 per cent from 28,300 to 44,600 over the next fifteen years
- for people aged 65-74 the growth is by 62 per cent from 15,800 to 25,700
- for people aged 75-84 the growth is by 53 per cent from 8,700 to 13,400, and
- for the very old, 85 and over, the growth is by 47 per cent from 3,700 to 5,500.

The number of young adults is projected to increase by just two per cent over the period.

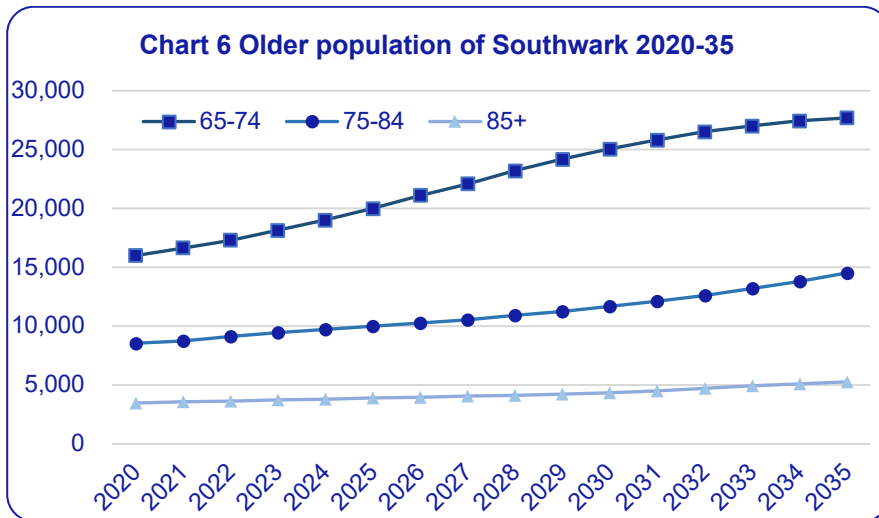


2.2.3 Southwark borough

Chart 6 and Table e in the Appendix project the number of older people within the borough of Southwark by age band:

- number of older people is projected to grow by 70 per cent from 28,000 to 47,500 over the next fifteen years
- for people aged 65-74 the growth is by 73 per cent from 16,000 to 27,700
- for people aged 75-84 the growth is by 70 per cent from 8,500 to 14,500, and
- for the very old, 85 and over, the growth is by 52 per cent from 3,500 to 5,300.

The number of young adults is projected to increase by four per cent over the period.

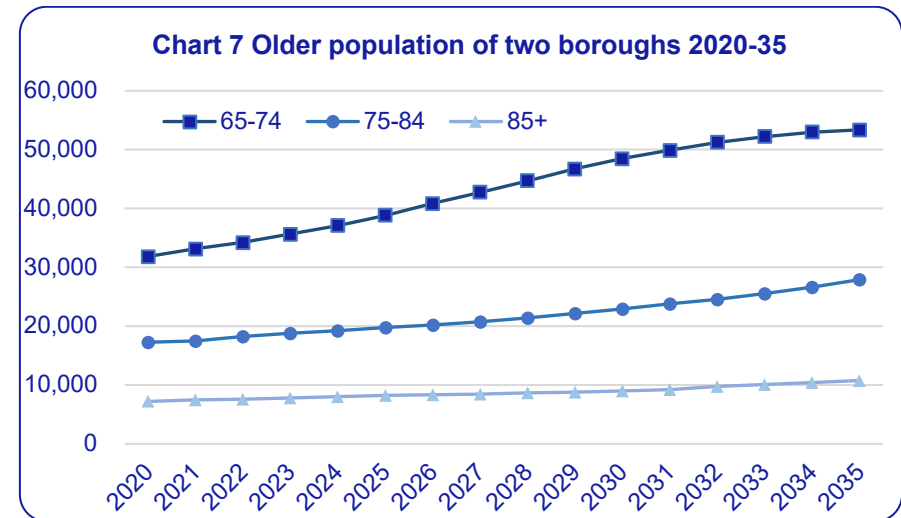


2.2.4 Two boroughs

Chart 7 and Table 2 project the number of older people within the boroughs of Lambeth and Southwark by age band:

- number of older people is projected to grow by 63 per cent from 56,300 to 92,000 over the next fifteen years
- for people aged 65-74 the growth is by 68 per cent from 31,800 to 53,400
- for people aged 75-84 the growth is by 62 per cent from 17,300 to 27,900, and
- for the very old, 85 and over, the growth is by 49 per cent from 7,200 to 10,800.

The number of young adults is projected to increase by three per cent over the period.



2.2.5 The two boroughs in 2027

The earliest likely opening date of the facility is 2027, by when the number of older people within the two boroughs will have increased:

- number of older people is projected to grow by 28 per cent from 56,300 to 72,000 over the next seven years
- for people aged 65-74 the growth is by 34 per cent from 21,800 to 42,700
- for people aged 75-84 the growth is by 20 per cent from 17,300 to 20,800, and
- for the very old, 85 and over, the growth is by 17 per cent from 7,210 to 8,450.

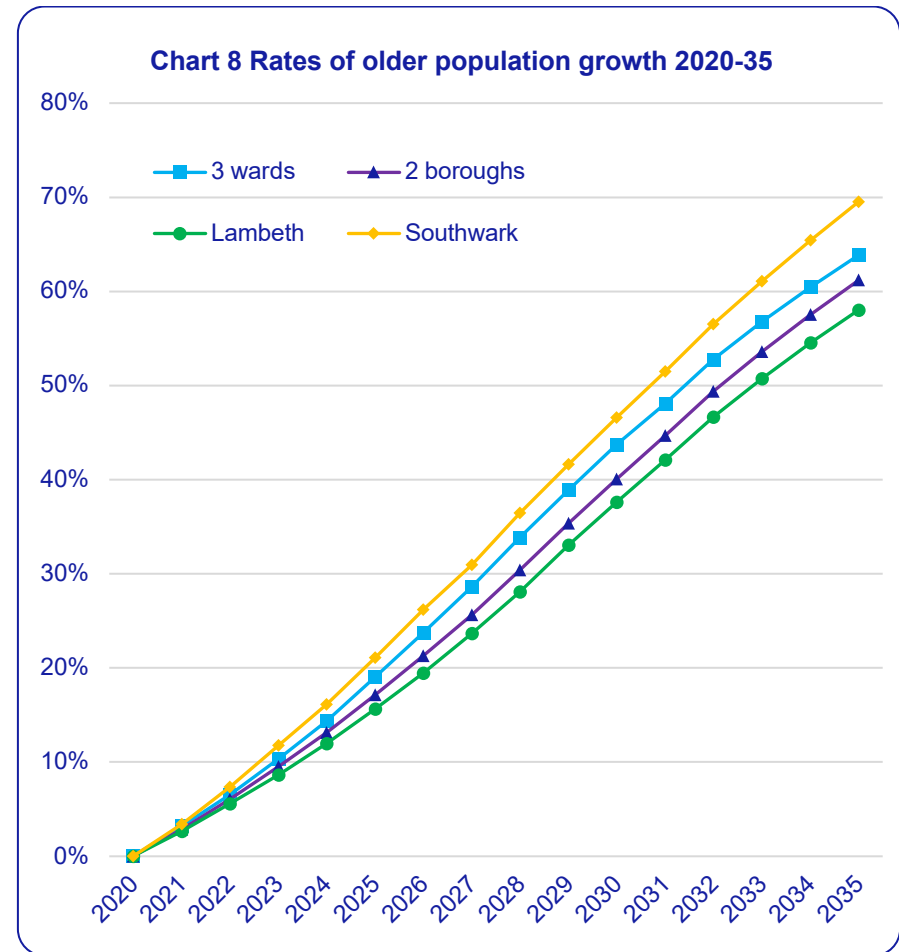
Table 2 Projected population in Lambeth & Southwark boroughs 2020-35

	18-64	65-74	75-84	85+
2020	468,171	31,844	17,273	7,214
2021	470,158	33,147	17,483	7,471
2022	471,675	34,190	18,213	7,634
2023	472,896	35,613	18,752	7,818
2024	473,743	37,077	19,253	7,984
2025	474,059	38,865	19,728	8,229
2026	474,298	40,825	20,197	8,367
2027	474,556	42,730	20,751	8,469
2028	474,652	44,724	21,419	8,640
2029	475,076	46,723	22,113	8,799
2030	476,118	48,444	22,900	9,016
2031	477,260	49,889	23,799	9,243
2032	478,220	51,234	24,555	9,714
2033	479,582	52,206	25,566	10,083
2034	481,183	52,959	26,617	10,417
2035	482,794	53,367	27,906	10,768

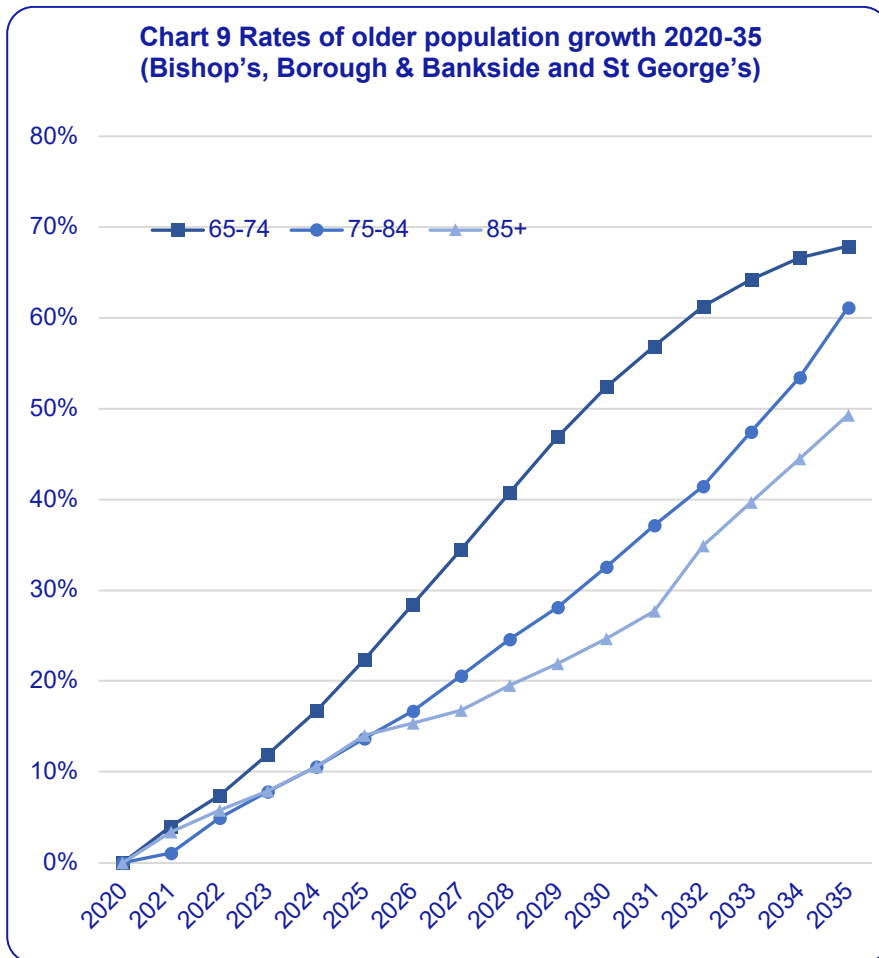
Source: derived by Kingsbury Hill Fox from ONS 2018-based subnational population projections

2.3 Rate of population growth

Southwark shows the highest rate of growth of its older population and Lambeth the lowest; the combined wards and boroughs are in-between (Chart 8 and Table h).



Across the three wards (Bishop's, Borough & Bankside and St George's) the young old age group will grow the most over the next 15 years followed by the 75 to 84-year band and then the very old, 85 and over (Chart 9 & Table i in the Appendix). By 2035 the annual rate of growth of the 75 to 84 population will be the fastest and within two years the cumulative growth of that age band will overtake the younger one.



2.4 Population growth north of the river

2.4.1 Summary

The total older population will increase by 38 per cent in the City over the next 15 years. The growth in the very old population (85+), who are the main group needing a care home place, is by 30 per cent from 190 to 245.

The earliest likely opening date of the facility is 2027, by when the number of older people within the City will have increased by 28 per cent from 1,620 to 1,860. The number of very old, 85 and over, will have reduced by four per cent from 190 to 180.

The total older population will increase by 58 per cent in the two Westminster wards of St James's and Vincent over the next 15 years. The growth in the very old population (85+), who are the main group needing a care home place, is by 76 per cent from 525 to 925.

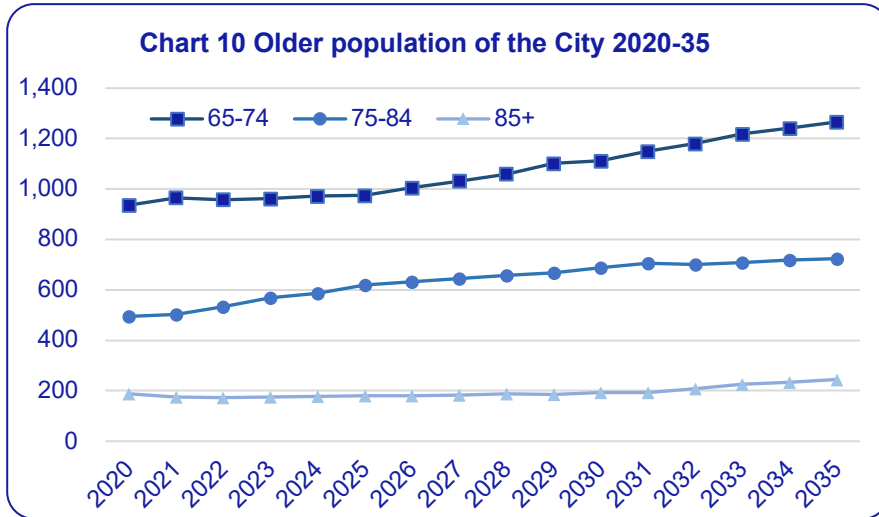
The earliest likely opening date of the facility is 2027, by when the number of older people within the two wards of St James's and Vincent will have increased by 25 per cent from 3,670 to 4,580. The number of very old, 85 and over, will have grown by 29 per cent from 525 to 675.

2.4.2 City of London

Chart 10 and Table f in the Appendix project the number of older people within the City of London by age band:

- number of older people is projected to grow by 38 per cent from 1,620 to 2,240 over the next fifteen years
- for people aged 65-74 the growth is by 35 per cent from 935 to 1,270
- for people aged 75-84 the growth is by 46 per cent from 495 to 725, and

- for the very old, 85 and over, the growth is by 30 per cent from 190 to 245.



The number of young (working age) adults, who will make up the nurses and care workers for these older people, is projected to reduce by three per cent, from 5,400 to 5,220, over the period.

These rates of growth are significantly lower than in the two boroughs, perhaps for reasons including the following:

- older people have to leave the City if they need to be admitted to a care home or enter extra care housing
- there is little inward migration of older people to the area, because there are few reasons to do so and because housing availability and pricing may preclude such migration
- older people may leave the City to be closer to their families.

2.4.3 City of London in 2027

The earliest likely opening date of the facility is 2027, by when the number of older people within the City will have increased:

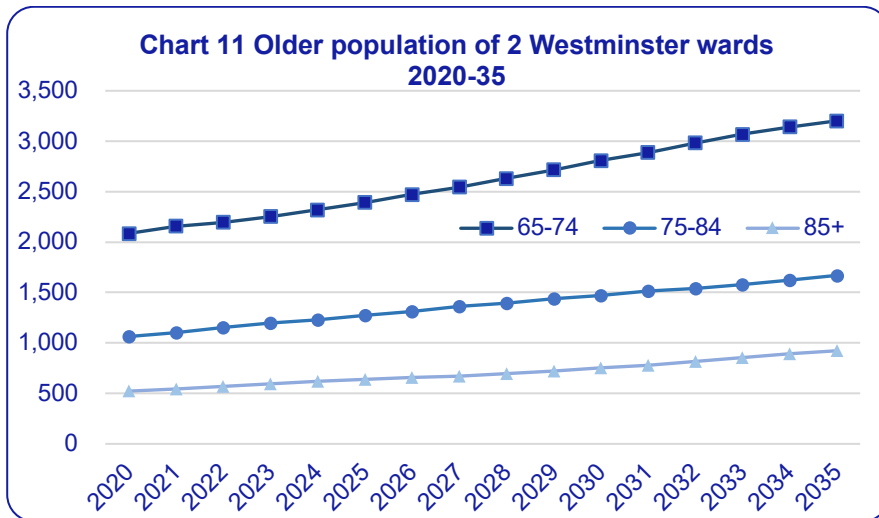
- number of older people is projected to grow by 28 per cent from 1,620 to 1,860 over the next seven years
- for people aged 65-74 the growth is by ten per cent from 935 to 1,030
- for people aged 75-84 the growth is by 30 per cent from 495 to 645, and
- for the very old, 85 and over, the growth is negative by four per cent from 190 to 180.

2.4.4 St James's and Vincent wards, Westminster

Chart 11 and Table g in the Appendix project the number of older people within the two Westminster wards of St James's and Vincent, which are adjacent to the river and run from the City to Vauxhall Bridge:

- the number of older people is projected to grow by 58 per cent from 3,670 to 5,800 over the next fifteen years
- for people aged 65-74 the growth is by 53 per cent from 2,090 to 3,200
- for people aged 75-84 the growth is by 57 per cent from 1,060 to 1,670, and
- for the very old, 85 and over, the growth is by 76 per cent from 525 to 925.

The working age population, 18-64 is projected to increase by seven per cent over the next 15 years, from 17,800 to 19,000.



2.4.5 St James’s and Vincent wards, Westminster in 2027

The earliest likely opening date of the facility is 2027, by when the number of older people within the two Westminster wards will have increased:

- number of older people is projected to grow by 25 per cent from 3,670 to 4,580 over the next seven years
- for people aged 65-74 the growth is by 22 per cent from 2,090 to 2,550
- for people aged 75-84 the growth is by 28 per cent from 1,060 to 1,360, and
- for the very old, 85 and over, the growth is by 29 per cent from 525 to 675.

3. Demand

3.1 Concept of age-standardised demand

3.1.1 Summary

Kingsbury Hill Fox uses a calculation based on population growth and the probability of being in a care home to derive an age-standardised demand for care home places and project this into the future.

A sustainable occupancy rate is considered to be around 90-92 per cent, which means that the need for beds is eight to ten per cent higher than ASD indicates.

3.1.2 Concept of age-standardised demand

Kingsbury Hill Fox projects the demand for care home places for older people by applying an age-standardised demand (ASD) formula reflecting the probability of being in a care home in the age bands 18-64, 65-74, 75-84 and over 85 in the UK to the resident population of an area. The bulk of residents, however, come from the older age bands. How the actual demand for care home places can differ from this projected demand is considered below.

Actual demand, therefore, will be different from age-standardised demand when local factors including the following differ from the current UK pattern:

- if there is less or greater local use of homecare as an alternative to residential care
- if fewer or more older people enter extra-care housing instead of a care home
- if an area attracts low-dependency older people who self-fund themselves in a care home

- if particularly low or high mobility among a population results in lower or higher levels of informal care being available from relations
- if prosperity or other factors make a population less or more healthy than average for its age
- if the geographical area is small compared with care homes' catchment areas
- if there are an unusually high number of people with what were preserved rights.

The major value of the ASD calculation is that it can be used to project future changes in demand, subject to patterns of care not changing over time. It is therefore a better measure of change in demand than it is of actual demand.

As with any such projections, the further ahead one projects the greater the 'funnel of uncertainty', that is the less accurate the projection.

This current and future demand will not necessarily be met by care home placements. Intensive homecare or extra-care housing provide alternative means to care for older people who might otherwise go into a care home. This is less the case with NH than for care only (residential) homes.

The formula cannot distinguish between care only (residential) beds and nursing beds as NH usually contain a mixture of care only and nursing beds.

3.2 Residents

3.2.1 Summary

A care home market does not operate at 100 per cent capacity; the optimum is 90-92 per cent.

There are different types of resident in different types of care home; in particular not every resident in a nursing home requires nursing care.

3.2.2 Occupancy rates

A sustainable care home market cannot run at 100 per cent occupancy; the void periods when a resident dies or goes permanently into hospital, which happens more frequently now that lengths of stay are shorter, make full occupancy impossible. There also needs to be some spare capacity to deal with winter pressures and other fluctuations in demand.

A sustainable occupancy rate is considered to be around 90-92 per cent, which means that the need for beds is eight to ten per cent higher than ASD indicates.

3.2.3 Types of resident

There are many ways to classify care home residents but for CSCB's purposes it is important to understand the following groups:

- special residents who are generally people with learning disabilities, mental health needs or complex conditions
- ordinary residents who are generally frail older people, people with dementia, physically disabled people or people with medical conditions

In care homes, therefore, there will be:

- special residents in specialised nursing homes

- special residents in specialised care only homes
- ordinary nursing residents in non-specialised nursing homes
- ordinary care only residents in non-specialised nursing homes
- ordinary care only residents in non-specialised care only homes.

Ordinary residents could be further subdivided into those with dementia and those not having dementia, although most residents have some level of mental impairment.

Ordinary residents could also be subdivided into those whose needs are for social care (ie local authority supported or self-funding) and those whose needs are for medical care (ie NHS funded).

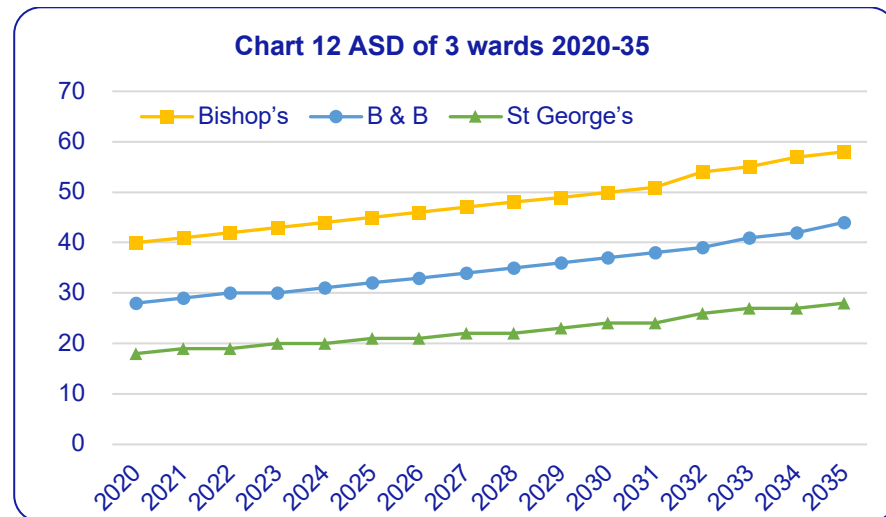
3.3 Age-standardised demand in the three wards

3.3.1 Summary

In 2020 the three Lambeth and Southwark wards have an age-standardised demand figure for 86 care home places; of this 79 (92%) come from older people and seven from younger adults.

In 2027 the three wards will have an age-standardised demand figure for 102 care home places; of this 95 (93%) will come from older people and eight from younger adults.

The current demand from older people of 79 places and projected demand in 2027 of 95 places both exceed the capacity of CSCB's proposed nursing home.



3.3.2 Age-standardised demand in Bishop's, Borough & Bankside and St George's wards now and in 2035

We have applied Kingsbury Hill Fox's ASD formula to our population projections for the three wards in Lambeth and Southwark. This has given the projected demand for care home places at current patterns of care within the wards shown in Chart 12, Table 3 and Table j in the Appendix.

In 2020 the three wards have an age-standardised demand figure for 86 care home places; of this 79 (92%) come from older people and seven from younger adults (Table k).

The greatest demand is from Bishop's ward with an ASD of 40 rising by 47 per cent to 58 places between now and 2035 (Chart 13 & Table j). Borough & Bankside ward shows a demand for 28 places rising by 54 per cent to 44 places over the 15 years and St George's 18 places rising by 56 per cent to 28.

The percentage increases in ASD are shown in Chart 13, showing the growth accelerating in 2030 but otherwise to be a fairly steady 51 per cent over 15 years.

3.3.3 Age-standardised demand in the three wards in 2027

The earliest likely opening date of the facility is 2027. By that time:

- ASD for Bishop's ward will have risen by 18 per cent to 47 beds
- ASD for Borough & Bankside ward will have risen by 19 per cent to 34 beds
- ASD for St George's ward will have risen by 20 per cent to 22 beds.

In 2027 the three wards will have an age-standardised demand figure for 102 care home places; after rounding 95 (93%) of this will come from older people and eight from younger adults (Table k).

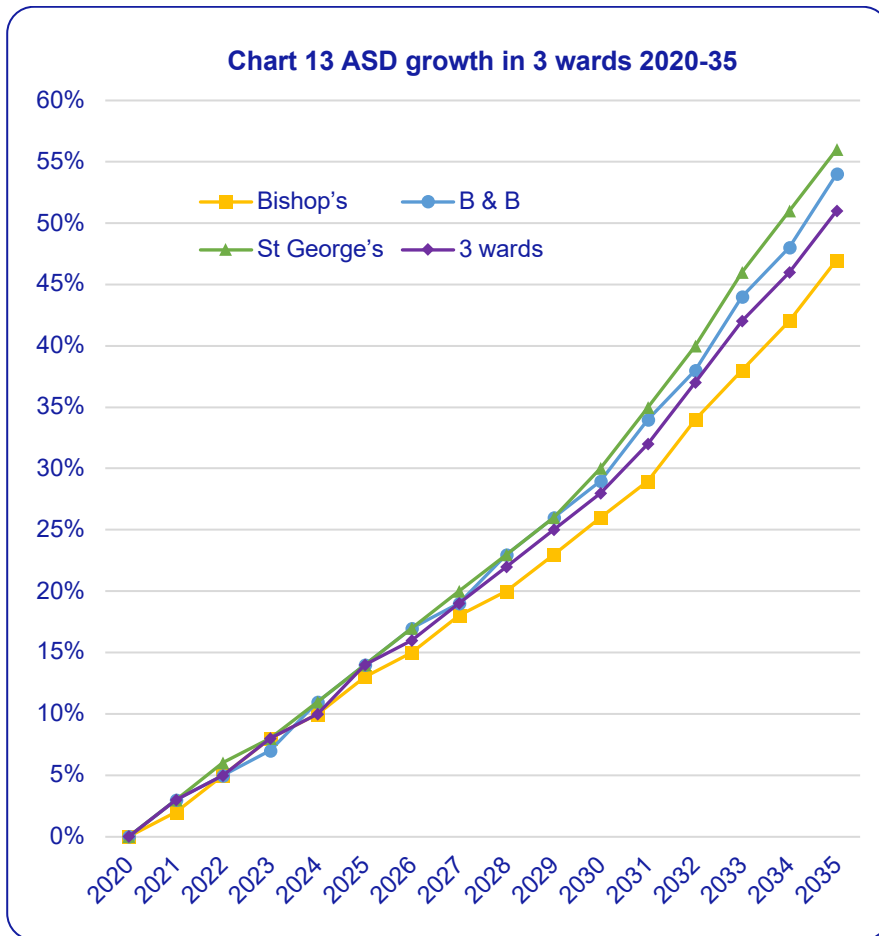


Chart 14 illustrates the extent to which the growth of demand from older people, 56 per cent over 15 years, will exceed that from young disabled adults (YDA), six per cent. These are projections based on existing patterns of care applied to population projections; in fact social services' practice is to divert people from registered care to supported housing or supported

living, and so the growth in demand from YDA is likely to be less and could go negative.

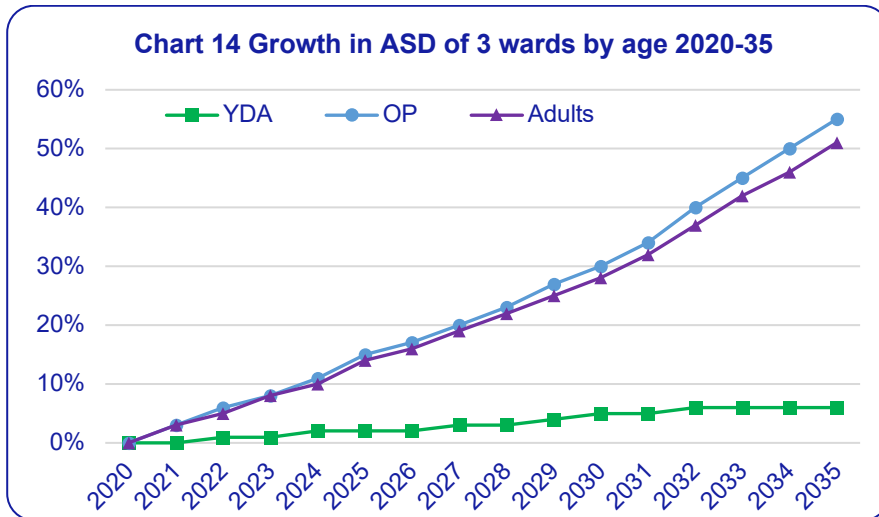
A similar pattern applies to the boroughs and north of the river and therefore ASD growth rates for those have not been shown in charts.

Table 3 Growth in ASD for care home places in Bishop's, Borough & Bankside and St George's wards 2020-35

	Bishop's	B & B	St George's	Three wards
2020	0%	0%	0%	0%
2021	2%	3%	3%	3%
2022	5%	5%	6%	5%
2023	8%	7%	8%	8%
2024	10%	11%	11%	10%
2025	13%	14%	14%	14%
2026	15%	17%	17%	16%
2027	18%	19%	20%	19%
2028	20%	23%	23%	22%
2029	23%	26%	26%	25%
2030	26%	29%	30%	28%
2031	29%	34%	35%	32%
2032	34%	38%	40%	37%
2033	38%	44%	46%	42%
2034	42%	48%	51%	46%
2035	47%	54%	56%	51%

B & B is Borough & Bankside

Source: derived by Kingsbury Hill Fox from its own ASD formula and ONS 2018-based subnational population projections



3.4 Age-standardised demand in Lambeth and Southwark

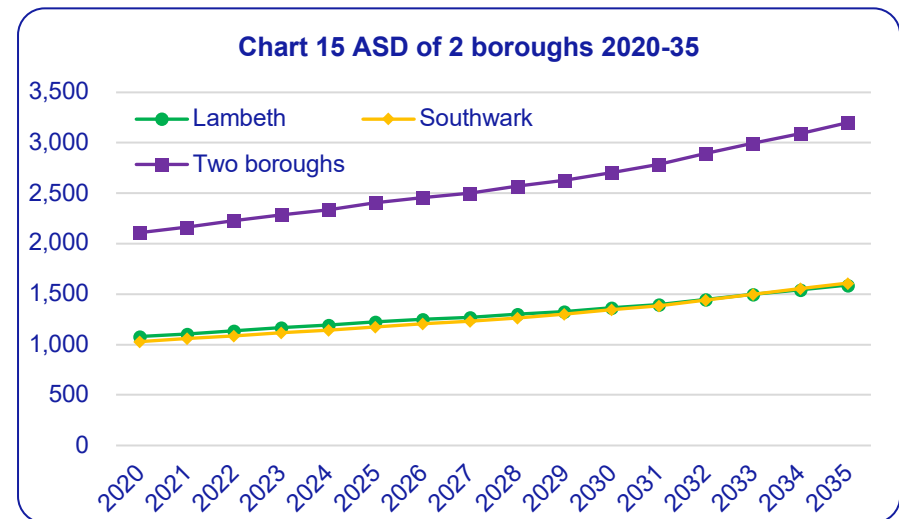
3.4.1 Summary

In 2020 Lambeth and Southwark have an age-standardised demand figure for 2,110 care home places; of this 1,970 (93%) come from older people and 140 from younger adults.

In 2027 the two boroughs will have an age-standardised demand that will have increased by 19 per cent to 2,500 beds; 2,360 beds for older people and 142 from younger adults.

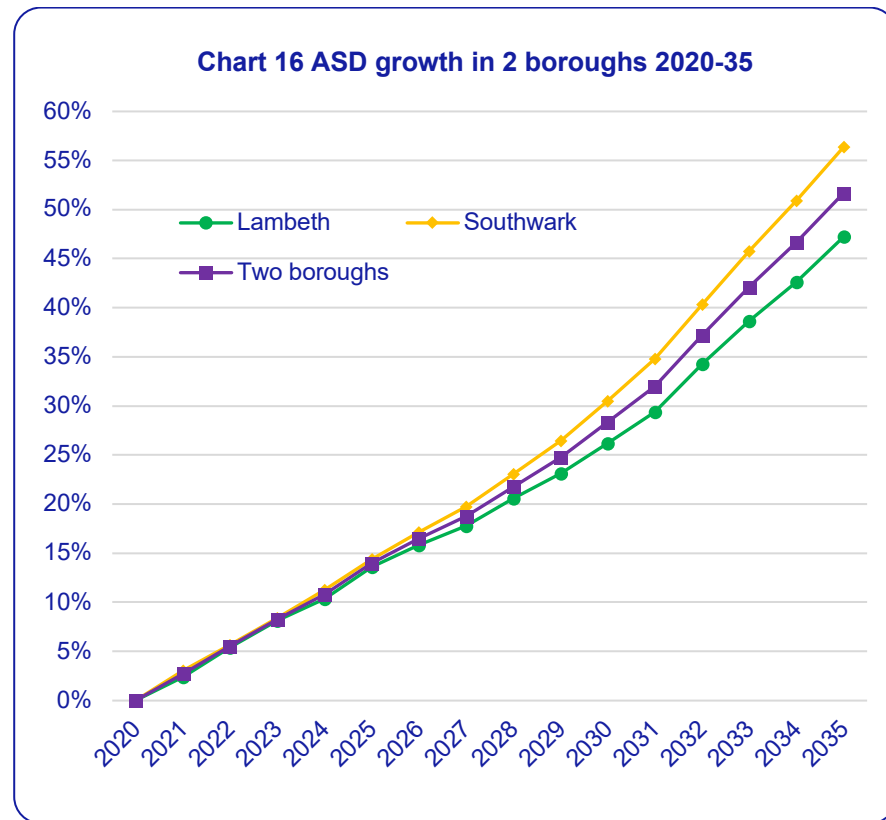
3.4.2 Age-standardised demand in in Lambeth and Southwark now and in 2035

We have applied Kingsbury Hill Fox's ASD formula to our population projections for Lambeth and Southwark. This has given the projected demand for care home places at current patterns of care within the boroughs shown in Chart 15, Table 4 and Table I in the Appendix.



In 2020 the two boroughs have an age-standardised demand figure for 2,110 care home places; of this 1,970 (93%) come from older people and 140 from younger adults (Table o).

The greatest demand is from Lambeth with an ASD of 1,080 rising by 49 per cent to 3,860 places between now and 2035 (Chart 15 & Table I). The borough of Southwark shows an ASD for 1,030 places rising by 56 per cent to 1,610 places over the 15 years.



The percentage increases in ASD are shown in Chart 16, showing the 51 per cent growth over 15 years to be fairly steady. The growth rates in demand from older people and young adults have not been compared as they are not dissimilar to Chart 14 for three wards.

Table 4 ASD growth for care home beds in Lambeth and Southwark 2020-35

	Lambeth	Southwark	Two boroughs
2020	0%	0%	0%
2021	2%	3%	3%
2022	5%	6%	6%
2023	8%	8%	8%
2024	10%	11%	11%
2025	14%	14%	14%
2026	16%	17%	16%
2027	18%	20%	19%
2028	21%	23%	22%
2029	23%	26%	25%
2030	26%	31%	28%
2031	29%	35%	32%
2032	34%	40%	37%
2033	39%	46%	42%
2034	43%	51%	47%
2035	47%	56%	52%

Source: derived by Kingsbury Hill Fox from its own ASD formula and ONS 2018-based subnational population projections

3.4.3 Age-standardised demand in Lambeth and Southwark in 2027

The earliest likely opening date of the facility is 2027. By that time:

- ASD for Lambeth borough will have risen by 18 per cent to 1,270 beds

- ASD for Southwark borough ward will have risen by 20 per cent to 1,230 beds
- ASD for the two boroughs will have risen by 19 per cent to 2,500 beds.

In 2027 the two boroughs will have an age-standardised demand figure for 2,360 beds for older people and 142 from younger adults (Table o).

3.5 Demand from north of the river

3.5.1 Summary

In 2020 the City has an age-standardised demand figure for 55 care home places rising by 35 per cent to 75 in 2035. St James's and Vincent wards in Westminster have an age-standardised demand figure for 140 care home places rising by 66 per cent to 232 in 2035. The ASD for the City and the two wards combined rises by 57 per cent from 195 in 2020 to 305 15 years later.

By 2027 ASD for the City will have risen by nine per cent to 60 beds and ASD for two wards in Westminster, St James's and Vincent, will have risen by 27 per cent to 177 beds, giving an ASD for the two boroughs will rise by 22 per cent to 238 beds.

People who work in the City or the centre of London could find it very convenient to have a relation in a care home where CSCB is planning its facility. Access by taxi, bus or tube is good and it is particularly convenient for those commuting via Waterloo, Cannon Street or London Bridge.

3.5.2 Demand from older people north of the river now and in 2035

We have applied Kingsbury Hill Fox's ASD formula to our population projections for the City of London and to two wards in Westminster, St James's and Vincent wards.

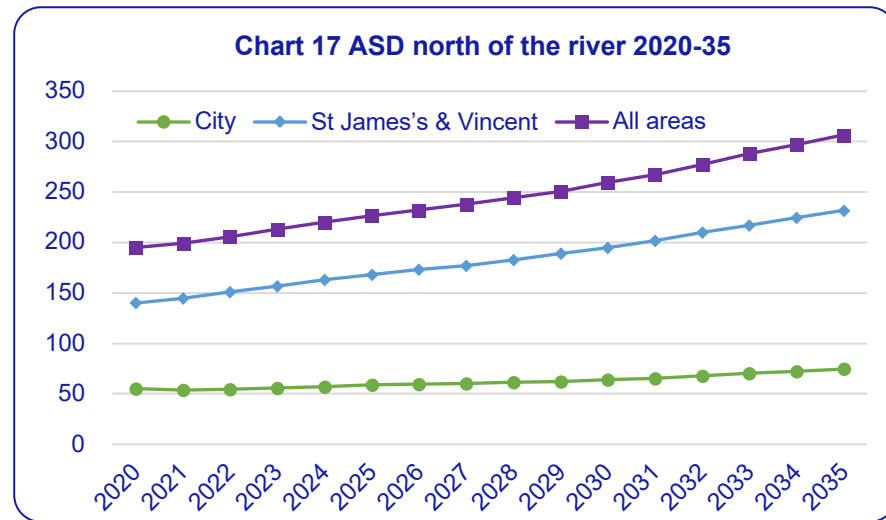
In 2020 the City has an age-standardised demand figure for 55 care home places rising by 35 per cent to 75 in 2035. The small increase is because older people leave the City as they age and need care not available within it, and the other reasons considered in Section 2.4.1. After rounding 54 of these 55 (97%) come from older people and two from younger adults (Chart 17 & Table r).

Review of Nursing Home Plans for Coin Street

The two wards in Westminster, St James’s and Vincent, have an age-standardised demand figure for 140 care home places rising by 66 per cent to 232 in 2035. Of this demand for 140 places, 134 (96%) come from older people and five from younger adults (Table t).

The growth rates of ASD in the City, in the two Westminster wards and in both combined are shown in Table 5.

The ASD for the City and the two wards combined rises by 57 per cent from 195 in 2020 to 305 15 years later (Tables 5 & v).



3.5.3 Demand from older people north of the river in 2027

The earliest likely opening date of the facility is 2027, by when:

- ASD for the City will have risen by nine per cent to 60 beds
- ASD for two wards in Westminster, St James’s and Vincent, will have risen by 27 per cent to 177 beds

- ASD for the two boroughs will have risen by 22 per cent to 238 beds.

Table 5 Growth in ASD for care home places in wards north of the river 2020-35

	City	St James & Vincent	Total
2020	0%	0%	0%
2021	1%	2%	2%
2022	1%	6%	6%
2023	2%	10%	9%
2024	2%	13%	13%
2025	2%	17%	16%
2026	3%	20%	19%
2027	3%	23%	22%
2028	3%	26%	25%
2029	3%	30%	29%
2030	4%	34%	33%
2031	4%	38%	37%
2032	4%	44%	42%
2033	4%	49%	48%
2034	4%	54%	52%
2035	4%	59%	57%

The area is the City of London and in Westminster St James’s and Vincent wards
 Source: derived by Kingsbury Hill Fox from its own ASD formula and ONS 2018-based subnational population projections

3.6 Demand from working age relations

Years ago older people tended to choose a care home close to where they lived, so that they could continue to visit familiar places and friends and family could visit them easily. More recently the people who enter a care home are often too frail to go out and their friends may have already passed away. There is a tendency now, therefore, for older people to find a care home that is convenient for their younger family members.

People who work in the centre of London, north and south of the river, could find it very convenient to have a relation in a care home on the site where CSCB is planning its facility. They could visit at lunch time or on their way to or from work. Younger adults with older relations who live in the centre of London might also value this convenience.

Access to the site by taxi, bus or tube is good and it is particularly convenient for those commuting via Waterloo, Cannon Street or London Bridge.

3.7 Demand and AVLOS

Since the community care reforms of 1993 central and local government policy has been to keep older people in their own homes with intensive homecare rather than admitting them to a care home; their own homes may be the original home dispersed in the community or a new extra care housing unit. This offers a better quality of life for the older person and is generally less expensive for the council.

Lambeth and Southwark Councils follow this policy. For example, in the chapter *Better Services and more Support for Vulnerable Residents*, Lambeth's 2017 Housing Strategy has a key outcome:

Ensure older people and those with support needs have a range of housing options to suit their needs, including assistance to remain in their own home with aids and adaptations where this is appropriate, or support to move or downsize to a more manageable home.

As a consequence the average lengths of stay (AVLOS) in care homes have been dropping for many years now as extra care and intensive homecare keep people in their own homes for longer, and therefore people are older and more dependent when they enter care homes. As a result resident turnover is higher than it used to be.

The NHS acts as a sort of gatekeeper for nursing care, however, as it is an NHS assessor's decision whether nursing care is essential and therefore whether NHS Funded Nursing Care is awarded. We are not aware of any credible evidence that lengths of stay in nursing care are still reducing, and it is likely that the largest reductions in AVLOS are for personal care only.

The Councils can support many of its older residents in their own homes if all they need is personal care, but if nursing care is required they would have to rely on an overstretched community nursing service. Our view is that the Council will find the facility a valuable resource in caring for its nursing patients.

4. Supply of care homes

4.1 Types of care and care home

4.1.1 Summary

There are two main classes of care home:

- **care only homes (previously called residential homes) provide personal care and support but when nursing input is required this is provided by the community nursing service (previously called district nurses)**
- **nursing homes similarly provide personal care and support but there is always a registered nurse on site to provide or supervise nursing care.**

4.1.2 Types of care home

Care homes cannot provide nursing care, but many nursing homes cater for people who need nursing care and also people who do not and who could be in a care only home. People in nursing homes are usually more dependent than people in care only homes; many are unable to leave their beds.

The NHS sometimes pays for people who need to be in a care homes under what is called NHS Continuing Health Care; these patients are almost always in nursing homes.

Most care home beds are for older people; these may be care only homes or nursing homes. They tend to be large as economies of scale make care homes of 60 and more beds the most financially viable, although to keep a 'home' atmosphere these are usually divided into smaller living units these days.

Most older people in care homes have some form of dementia or at least confusion, but some homes specialise in this disease and are specifically registered for its care. Others will have specialised dementia units within a general older people's homes.

Physically disabled people may be cared for in special PD homes or in homes for older people. There is an overlap between frail older people and older people with a physical disability. We have therefore counted homes for physical disability as non-specialised in our analyses as they may provide a market opportunity/competition to Coin Street.

Specialised care homes for people with learning disabilities are usually much smaller, between four and ten beds, and are usually care only homes. Government and local authority policy is to transfer people from registered care homes to supported living, which is considered to provide a more natural lifestyle (and saves local authorities money as housing benefit pays for the accommodation).

Specialised care homes for people with mental health needs are usually care only but some do provide nursing care. They are generally somewhat larger than care homes for learning disabilities but smaller than older people's homes. Whereas people with learning disabilities are there for life a stay in a care home for mental health is generally temporary to allow the problems to be addressed.

There are other specialised care homes, such as for eating disorders (a form of mental health) and acquired brain injury; these are usually nursing homes.

4.2 Care homes within a reasonable distance

4.2.1 Summary

We identified no care homes for older people in Bishop's, Borough & Bankside or St George's wards. Of the four closest non-specialised care homes three are north of the river.

The nearest non-specialised care home within Lambeth and Southwark is *Tower Bridge Care Centre*, a corporately owned purpose-built 128-bedroom nursing home for older people and dementia 1.5 miles from the proposed development. The next nearest is *St Peters Residence*, a charitable 56-bedroom nursing home for older people 1.7 miles away in Lambeth.

In total the boroughs have 1,315 non-specialised beds of which 72 per cent are in nursing homes and 28 per cent are in care only homes.

North of the river we identified no care homes in the City, four non-specialised care homes nearby in Westminster with 237 beds, three nearby in Islington with 138 beds, four nearby in Tower Hamlets with 227 beds, one home nearby in Hackney with 50 beds and two nearby in Kensington & Chelsea with 83 beds.

South of the river in Wandsworth, close to the Albert Embankment, are 27 nursing beds in an eye-wateringly expensive extra care housing development.

4.2.2 Close to the site

We identified no care homes for older people in Bishop's, Borough & Bankside or St George's wards. There are two care only homes for young adults with learning disabilities in St George's ward with nine beds between them.

The closest non-specialised care homes are north of the river. In Charterhouse Square, Islington, there is the 11-bedroom *Queen Elizabeth II Infirmary*, which offers nursing care and is run by the *Governors of Sutton's Hospital in Charterhouse*. It cares primarily for sick brothers of the Sutton Hospital (who incidentally are not part of a religious order but are tenants of the Hospital and who are eligible as single men over 60 who are suited to community life, in good health, able to lead an independent life and of limited financial means with a real housing need) and so is only rarely available to the public.

The second closest is *Norton House*, an *Anchor Trust* owned care home in Victoria. It offers care only and has 40 places; all placements are made by referral from Westminster Council and so it would not be available to people from the Coin Street area.

Third equal closest, both 1.5 miles away, come the *Tower Bridge Care Centre* to the east with 128 privately-run nursing beds and the *Garside House* nursing home with 40 beds run by *Sanctuary Care* in Vincent ward, Westminster.

4.2.3 Within Bishop's, Borough & Bankside and St George's wards

There are two care only homes for young adults with learning disabilities in the three wards, both in St George's ward with nine beds between them. There are no non-specialised care homes for older people in Bishop's, Borough & Bankside or St George's wards.

4.2.4 Within Lambeth and Southwark

The nearest non-specialised care home within the boroughs of Lambeth and Southwark is *Tower Bridge Care Centre*, a corporately owned (*HC-One*) purpose-built 128-bedroom nursing home offering dementia, nursing, residential and respite care. It is in Southwark at the junction of Old Kent Road, New Kent Road and Tower Bridge Road, 1.5 miles from the proposed development. The next nearest, 1.7 miles away, is *St Peters Residence*, a

56-bedroom nursing home operated by the charitable *Little Sisters of the Poor* for older people on a Peabody Estate in Oval ward, Lambeth.

The other care homes within the two boroughs are listed in Table x in the Appendix and summarised in Table 6. Lambeth has 796 non-specialised beds of which 91 per cent are in nursing homes and nine per cent are in care only homes. Southwark has 519 non-specialised beds of which 42 per cent are in nursing homes and 58 per cent are in care only homes.

In total there are 1,315 non-specialised beds of which 72 per cent are in nursing homes and 28 per cent are in care only homes.

Table 6 Available care home places by care type and borough

	Lambeth		Southwark	
	nursing	care only	nursing	care only
Non-specialised	727	69	217	302
Specialised	66	234	0	63

Source: derived by Kingsbury Hill Fox from CQC data

In total including specialised beds there are 1,678 beds in the two boroughs of which 60 per cent are in nursing homes and 40 per cent are in care only homes.

4.2.5 North of the river

There are no care homes in the City of London. We identified two non-specialised homes in the two catchment wards in Westminster. These are:

- *Norton House*, a 40-bed care only home owned by the voluntary sector *Anchor Hanover* 1.2 miles away in St James's ward and open only to Westminster residents

- *Garside House Nursing Home*, a 40-bed nursing home owned by the voluntary sector *Sanctuary Care* 1.5 miles away in Vincent ward.

Table 7 Non-specialised homes within 3 miles

Name	Sector	Class	Beds	Dist.
Queen Elizabeth II Infirmary	V	NH	11	1.0
Norton House	V	c/o	40	1.2
Garside House Nursing Home	V	NH	40	1.5
Tower Bridge Care Centre	P	NH	128	1.5
St Peters Residence	V	NH	56	1.7
St Georges Nursing Home	P	NH	44	1.7
Bridgeside Lodge Care Centre	P	NH	64	1.8
Muriel Street Resource Centre	P	NH	63	1.9
Ashley Cooper House	V	c/o	16	2.3
Mary Seacole Nursing Home	NHS	NH	50	2.3
Silk Court Care Home	V	NH	51	2.4
The Margaret Thatcher Infirmary	V	NH	68	2.5
Bluegrove House	V	c/o	48	2.5
Waterside	V	c/o	48	2.5
Havelock Court Care Home	P	NH	60	2.6
Love Walk	V	c/o	31	2.7
The Laurels Care Centre	P	NH	68	2.7
Chelsea Court Place	P	NH	15	2.8
Hawthorn Green Residential and Nursing Home	P	NH	90	2.9
Albert Suites at Battersea Place	P	NH	27	3.0
Westport Care Home	P	c/o	44	3.0
Beaumont Court Care Home	P	c/o	42	3.0

Source: Tables x & y in the Appendix

Review of Nursing Home Plans for Coin Street

Homes outside the catchment area but also in Westminster include:

- *St Georges Nursing Home*, a privately-owned 44-bed nursing home for older people and those with dementia 1.7 miles away
- *Forrester Court*, a corporate-owned 113-bed nursing home for older people 3.6 miles away.

In Islington we identified three non-specialised care homes nearby:

- *Queen Elizabeth II Infirmary*, a charitable 11-bed older people's nursing home with restricted eligibility for admission one mile away
- *Bridgeside Lodge Care Centre*, a privately-owned 64-bed nursing home primarily for older people 1.8 miles away
- *Muriel Street Resource Centre*, a corporate 63-bed nursing home for older people and those with dementia 1.9 miles from the site.

In Tower Hamlets we found:

- *Silk Court Care Home*, an *Anchor Hanover*-owned 51-bed nursing home primarily for older people 2.4 miles away
- *Hawthorn Green Residential and Nursing Home*, a privately-owned 90-bed nursing home primarily for older people 2.9 miles away
- *Westport Care Home*, a privately-owned 44-bed care only home primarily for older people three miles away
- *Beaumont Court Care Home*, a privately-owned 42-bed care only home primarily for older people three miles away

In Kensington & Chelsea we identified two non-specialised care homes nearby:

- *The Margaret Thatcher Infirmary*, a 68-bed older people's nursing home run by the *Royal Hospital* and so probably for Chelsea Pensioners 2.5 mile away

- *Chelsea Court Place*, a privately-owned 15-bed nursing home primarily for people with dementia 2.8 miles away

In Hackney the NHS operates the *Mary Seacole Nursing Home*, a 50-bed nursing home primarily for older people 2.3 miles away.

Although not north of the river, the *Albert Suites* is the corporate *LifeCare Residences's* 27-bed nursing home at *Battersea Place*, its eye-wateringly expensive extra care housing development near the Albert Embankment overlooking Battersea Park three miles away in Wandsworth.

4.2.6 Planned care homes

Details of recent planning applications within the relevant areas are set out in Appendix 2. Several of these are for extra care housing, but some are care homes.

The most relevant is a proposed 102-bedroom care home at 81 Picton Street in Camberwell Green ward, Southwark, 2.4 miles away from Gabriel's Wharf.

Burgess Park Care home was operated by Four Seasons and in July 2015 was rated 'Inadequate'. It appears to have been purchased by Country Court Care in November 2017 and closed in early 2018. The new owner was granted permission to demolish it and build a 92-bedroom care home in late 2017 and applied to change this to 102 beds in August 2020.

If this consent is granted and the 102-bedroom facility is built it will not affect the conclusions of this report.

4.3 The London care home market

4.3.1 Summary

London has approximately only three-quarters as many beds per 100,000 people 85 and over compared with England. The number of care home beds in London had dropped by 11 per cent in London compared with five per cent in England during the five years to 2019. London has the highest proportion of care home residents that are fully funded by the local authority.

4.3.2 CQC's analysis

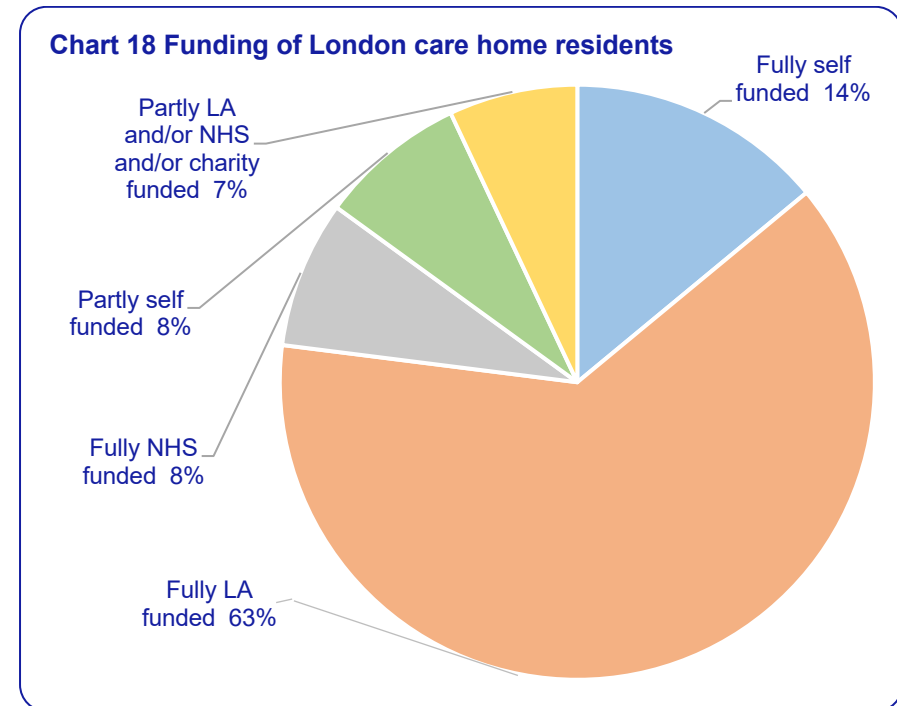
We are quoting below two paragraphs from CQC's *State of Care 2019*:

“Looking at capacity, the number of residential and nursing home beds has been falling steadily in all regions over the last five years, which reflects a national and local ambition to support people to remain at home for as long as possible. London has a much lower number of beds per 100,000 people aged 85 and over compared with the North East, but both have seen their bed numbers decrease by 11% over the period – the highest decrease of all regions.

CQC reported that the number of care home beds in London had dropped by 11 per cent in London compared with five per cent in England. London has approximately 22,500 beds per 100,000 people 85 and over compared with almost 28,000 for England. In London only 22 per cent of residents are fully or partly self-funding and 78 per cent are fully or partly local authority funded.

Generally voluntary and private sector operators develop new care homes in areas where there is a large self-funding sector at economic prices.

Few care homes are developed in areas where they would rely on local authority funding, as such a home is unlikely to be economically viable without the cross-subsidy provided by self-funding residents.



Nearly two-thirds (63%) of care home residents in London are fully funded by their borough (Chart 18). Another 15 per cent have partial local authority funding; either because they have income or capital between the upper and lower limits, or because they have chosen to enter a care home that is more expensive than the borough would fund and so pay a top-up fee. The NHS fully funds eight per cent and another 14 per cent of residents fully self-fund themselves. Seven per cent are funded by a mixture of state agencies and/or charitable bodies.

5. Health and medical conditions

5.1 Medical needs of nursing home residents

Residents in nursing homes may be there as self-funding or local authority-supported older people, or for specific medical conditions often funded by the NHS under NHS Continuing Health Care. The reasons for admission of younger nursing home residents are similar to those for older people.

Younger adults can present with similar illnesses and issues as older people but often due to early onset of a disease, congenital or acquired, especially when at the advanced stages. In addition to conditions resulting from accidents (such as ABI) residents' medical needs may include:

Quadriplegia	Stroke
Cardiac issues	Renal failure
Severe epilepsy	Severe dementia
Multiple sclerosis	Parkinson's disease
Muscular dystrophy	Motor neurone disease
Acquired brain injury	PEG or intravenous feeding
	Severe or uncontrolled diabetes

Where these conditions occur alone they can sometimes be treated in care only homes or the patient's own home, with district nurses covering the nursing needs, but when there are complex needs (ie more than one) or 24 hour nursing care is required a nursing home is usually the better, most economic or necessary option.

The NHS may place people with a range of terminal illnesses under NHS Continuing Health Care.

5.2 Health indicators

5.2.1 Summary

At age 65 men and women in Lambeth and Southwark can expect to live for fewer years than the average across London as a whole.

Men in both boroughs, therefore, will encounter ill health at a younger age than is average for London. Women in Lambeth will encounter ill health earlier than the average for women across London. Women in Southwark, however, will live in good health for longer than is the average for women in London.

Men in Lambeth will encounter a life-limiting disability at a younger age than is average for London but women in both boroughs and men in Southwark will live longer without a disability than is average for their gender across London.

5.2.2 Life Expectancy

At birth the life expectancy of men in Lambeth and Southwark, at 79.2 years and 79.3 years respectively, is lower than for London as a whole, 80.7 years (Table 8).

At age 65 men in Lambeth and Southwark can expect to live for another 18.5 years and 18.3 years respectively, lower than the 19.5 years across London as a whole.

At birth the life expectancy of women in Lambeth at 83.7 years is lower than for London as a whole, 84.5 years, but women in Southwark live slightly longer than the London average at 84.6 years.

At age 65 women in Lambeth and Southwark can expect to live for another 21.5 years and 22.2 years respectively, less than the 24.6 years across London as a whole.

Table 8 Life expectancy in London 2016-18

	Lambeth	Southwark	London
Life expectancy at birth			
Males	79.2	79.3	80.7
Females	83.7	84.6	84.5
Life expectancy at age 65			
Males	18.5	18.3	19.5
Females	21.5	22.2	24.6

Source: Office for National Statistics

The life expectancies of men in Lambeth and Southwark are lower than the average for London both at birth and at age 65.

Women in Southwark have a slightly above average life expectancy at birth but by age 65 their life expectancy and that of men in the two boroughs has become shorter than the London average.

5.2.3 Healthy Life Expectancy

Healthy life expectancy estimates lifetime spent in “very good” or “good” health and is based on how individuals perceive their general health:

- at birth the healthy life expectancy of men in Lambeth and Southwark, at 60.9 years and 62.7 years respectively, is lower than for London as a whole, 64.2 years (Table 9)
- at age 65 men in Lambeth and Southwark can expect to live in good health for another 7.7 years and 8.8 years respectively compared with 10.3 years across London as a whole
- at birth the healthy life expectancy of women in Lambeth and Southwark, at 62.8 years and 66.3 years respectively, is lower than for London as a whole, 64.4 years

- at age 65 women in Lambeth and Southwark can expect to live in good health for another 10.2 years and 13.1 years respectively compared with 10.7 years across London as a whole.

Table 9 Healthy life expectancy in London 2016-18

	Lambeth	Southwark	London
Healthy life expectancy at birth			
Males	60.9	62.7	64.2
Females	62.8	66.3	64.4
Healthy life expectancy at age 65			
Males	7.7	8.8	10.3
Females	10.2	13.1	10.7

Source: Office for National Statistics

Men in both boroughs, therefore, will encounter ill health at a younger age than is average for London. Women in Lambeth will encounter ill health earlier than the average for women across London. Women in Southwark, however, will live in good health for longer than is the average for women in London.

5.2.4 Disability-free Life Expectancy

Disability-free life expectancy estimates lifetime free from a limiting persistent illness or disability; this is based upon a self-rated assessment of how health conditions and illnesses reduce an individual’s ability to carry out day-to-day activities:

- at birth the disability-free life expectancy of men in Lambeth and Southwark, at 64.5 years and 65.8 years respectively, are quite close to that for London as a whole, 65.0 years (Table 10)

- at birth the healthy life expectancy of women in Lambeth and Southwark, at 64.6 years and 66.0 years respectively, is higher than for London as a whole, 63.2 years.

Table 10 Disability-free life expectancy at birth in London 2016-18

	Lambeth	Southwark	London
Males	64.5	65.8	65.0
Females	64.6	66.0	63.2

Source: Office for National Statistics

Men in Lambeth will encounter a life-limiting disability at a younger age than is average for London but women in both boroughs and men in Southwark will live longer without a disability than is average for their gender across London.

5.3 Health reports for Southwark

5.3.1 Summary

Southwark scores better than average for London in some measures and worse on others; the health picture is mixed and a generalisation is not useful.

5.3.2 Health in Southwark

The following information on Southwark and its wards comes from work done for Southwark Council’s Joint Strategic Needs Assessment and from Public Health England.

Southwark’s older people break their hips more than Londoners do but at least the borough’s residents’ cancers are diagnosed early (Table 11). Unfortunately their diabetes is less likely to be diagnosed but on the other hand their dementia is more likely to be found.

Table 11 Selected health indicator indexes Southwark 2016-2019

	Southwark	London	England
Emergency hospital admissions for intentional self-harm	122.4	83.4	193.4
Hip fractures in people aged 65 and over	503	485	558
Cancer diagnosed at early stage	54.0%	52.7%	52.2%
Estimated diabetes diagnosis rate	66.2%	71.4%	78.0%
Estimated dementia diagnosis rate (aged 65 and over)	74.8%	72.6%	68.7%

Source: Public Health England

5.3.3 Health in Borough & Bankside

The 1,000 new incidences of cancer in Borough & Bankside (B & B) are similar to the borough and London.

The standardised admission ratio (where England is 100) for emergency admissions for hip fractures among the 65 and overs in B & B is 101 compared with 90 in Southwark and 89 in London. The standardised mortality ratio for preventable causes is 129 in B & B, higher than 104 in Southwark and 89 in London.

Of 12 health and related indicators B & B scores significantly poorer than Southwark in two, insignificantly poorer in three, insignificantly better in seven and significantly better in none.

5.3.4 Health in St George's

While Southwark has an emergency admission rate five per cent less than England's St George's is 27 per cent above England's. The standardised admission ratio in St George's is 127 compared with 95 for Southwark.

The 1,000 new incidences of cancer in St George's are similar to the borough and London.

The standardised admission ratio (where England is 100) for emergency admissions for hip fractures among the 65 and overs in St George's is 83 compared with 90 in Southwark and 89 in London. The standardised mortality ratio for preventable causes is 173 in St George's, much higher than 104 in Southwark and 89 in London.

Of 12 health and related indicators St George's scores significantly poorer than Southwark in three, insignificantly poorer in three, insignificantly better in five and significantly better in one.

5.3.5 Health profile of Cathedrals ward

Borough & Bankside and St George's wards were previously combined as Cathedrals ward. From the 2017 Southwark document *Southwark Ward Profiles Cathedrals Ward* we have extracted the following:

- Cathedrals has 9% fewer hospital admissions for coronary heart disease than England
- Cathedrals has 51% fewer hospital admissions for stroke than England
- Cathedrals has 41% fewer hospital admissions for myocardial infarction than England
- Cathedrals has 150% more hospital admissions for chronic obstructive pulmonary disease (COPD) than England.

5.4 Health reports for Lambeth

5.4.1 Summary

Lambeth residents are more physically active and less overweight than Londoners, but they smoke and drink more and their mental health is worse. Bishop's ward is typical of the borough.

5.4.2 Health of Lambeth

In the borough of Lambeth 20.3 per cent of adults are physically inactive, beating London where 27.0 per cent are stationary. This may be why Lambeth people are less overweight, 49.6 per cent compared with 58.4 per cent in London.

Lambeth smokes a little more than London; 18.1 per cent compared with 17.0 per cent. The borough has 626 admission episodes for alcohol related conditions per 100,000 population compared with 541, making it the 5th worst borough.

One point two six per cent of Lambeth residents are on register for severe mental illness compared with 1.05 per cent in London. The mortality rate from preventable causes index is 205, making it worse than London at 170.

Other adult indicators where Lambeth scores worse than London include:

- Smoking related deaths (333.3 per 100,000 vs 275.9)
- Under 75 cancer mortality (152.6 per 100,000 vs 132.6)
- Incidence of TB43 - 26.6 per 100,000 population compared with 13.5 in England as a whole.

The Lambeth document *State of the Wards 2016* says that health outcomes, such as life expectancy, in Bishop's ward are typical of the borough.

6. Comparing supply and demand

6.1 Supply and demand

6.1.1 Summary

We have based our comparisons on age-standardised demand (ASD), but a sustainable occupancy rate is considered to be around 90-92 per cent, which means that the need for beds is eight to ten per cent higher than ASD indicates.

There is currently an undersupply of nursing beds in Lambeth and Southwark, and particularly so in their three most relevant wards. By 2027, the earliest date that the proposed care home could open, this undersupply will be worse.

There are no non-specialised care homes in the three Lambeth and Southwark wards. By the earliest CSCB's proposed 76-bedroom nursing home could open, 2027, demand would be for 95 older people's beds which would easily exceed the capacity of the proposed home.

The supply of nursing beds in Lambeth and Southwark is already a little below the level ASD would indicate and would come closer to balance with the addition of CSCB's proposed nursing home. By the earliest it could open, 2027, projected demand at current patterns of care would easily exceed the anticipated supply in the boroughs even with CSCB's beds.

The demand for nursing beds from the City and the two wards in Westminster is more than double the supply.

There will be a further demand for care home places not from older people who live locally but from younger adults living or working in

the centre of London either side of the river who have older or disabled relations.

6.1.2 In Bishop's, Borough & Bankside and St George's wards

In 2020 the three wards have a total age-standardised demand figure for 86 care home places assuming 100 per cent capacity; of this 79 (92%) come from older people and seven from younger adults (Section 3.2 & Table k).

There are no care home places other than specialised ones for learning disabilities in the three wards, so ward residents have to leave the wards to find a care home place or have to find an alternative such as extra care housing - of which there is none in the wards – or intensive homecare.

Approximately 48 per cent of care home beds are in nursing homes; this does not mean that 48 per cent of residents require nursing care as nursing homes often have a mixture of residents who need nursing and those for whom personal care only is sufficient. Demand for nursing places from all residents within the wards is therefore approximately 42 places.

By the earliest it could open, 2027, demand for CSCB's proposed 76-bedroom nursing home would be for 95 older people's beds which would easily exceed the capacity of the proposed home. There would also be some demand from young adults who do not need specialised care.

6.1.3 In Lambeth and Southwark

In 2020 the two boroughs have a total age-standardised demand figure for 2,110 care home places; of this 1,970 (93%) come from older people and 140 from younger adults (Section 3.3 & Table o). The total demand for nursing beds is approximately 1,010.

In total there are 1,315 non-specialised beds of which 944 (72%) are in nursing homes and 28 per cent are in care only homes.

The current supply of nursing beds in the two boroughs is therefore below the level age-standardised demand would indicate and this would come closer to balance with the addition of CSCB's proposed nursing home.

By the earliest it could open, 2027, demand would be for 2,360 beds for older people beds at current patterns of care which would easily exceed the current supply in the boroughs.

The planned 102-bedroom care home in Burgess Park (Camberwell Green) would have a minor effect on this shortage.

6.1.4 North of the river

In 2020 the City has an age-standardised demand for 55 care home places and the two wards in Westminster, St James's and Vincent, have an age-standardised demand figure for 140 care home places making a total of 195 beds. The demand for places in nursing homes is approximately 94.

There are no care homes in the City of London and just two non-specialised homes in the two Westminster wards totalling 80 beds of which half are in nursing homes. The demand for nursing beds is therefore more than double the supply. This excess demand could supplement the demand from Lambeth and Southwark

There are further homes in Westminster and Islington that might compete with Coin Street's home, but these would also have to meet the demand from these wards and boroughs.

6.1.5 Demand from relations

People who work in the City or the centre of London could find it very convenient to have a relation in a care home where CSCB is planning its facility. Access by taxi, bus or tube is good and it is particularly convenient for those commuting via Waterloo or London Bridge.

6.2 Changes in demand and supply

6.2.1 Summary

London has seen its number of beds fall faster than the national pattern and has fewer per older person than England.

Few if any care home operators can afford to develop care homes that rely on local authority funding; they are either all private pay or rely on a cross-subsidy from private payers.

A sustainable occupancy rate is considered to be around 90-92 per cent, which means that the need for beds is eight to ten per cent higher than ASD indicates.

6.2.2 Factors affecting supply and demand

In Section 4.3 we quoted two paragraphs from CQC's *State of Care 2019*:

"Looking at capacity, the number of residential and nursing home beds has been falling steadily in all regions over the last five years, which reflects a national and local ambition to support people to remain at home for as long as possible. London has a much lower number of beds per 100,000 people aged 85 and over compared with the North East, but both have seen their bed numbers decrease by 11% over the period – the highest decrease of all regions.

Around Coin Street several other factors apply:

- there has been a steady reduction in the number of hospital beds in England, the King's Fund reporting that the number has more than halved over the past 30 years, from around 299,000 in 1987/88 to 141,000 in 2018/9, while the number of patients treated has increased significantly. This has been achieved, inter-alia, by shorter stays and the use of nursing beds for step-down

Review of Nursing Home Plans for Coin Street

- care homes in the centre of London have to compete with the NHS for care staff and particularly nurses; Guy's & St Thomas's, Barts, the Royal Marsden, UCH and Chelsea & Westminster are among these, and there are also the private hospitals around Harley Street too. Across the country many nursing homes have changed to care only because of the difficulty recruiting nurses
- property in central London is expensive and it is difficult to operate a home economically at local authority fee rates; central London local authorities prefer to place people further from the centre if they can to save money.

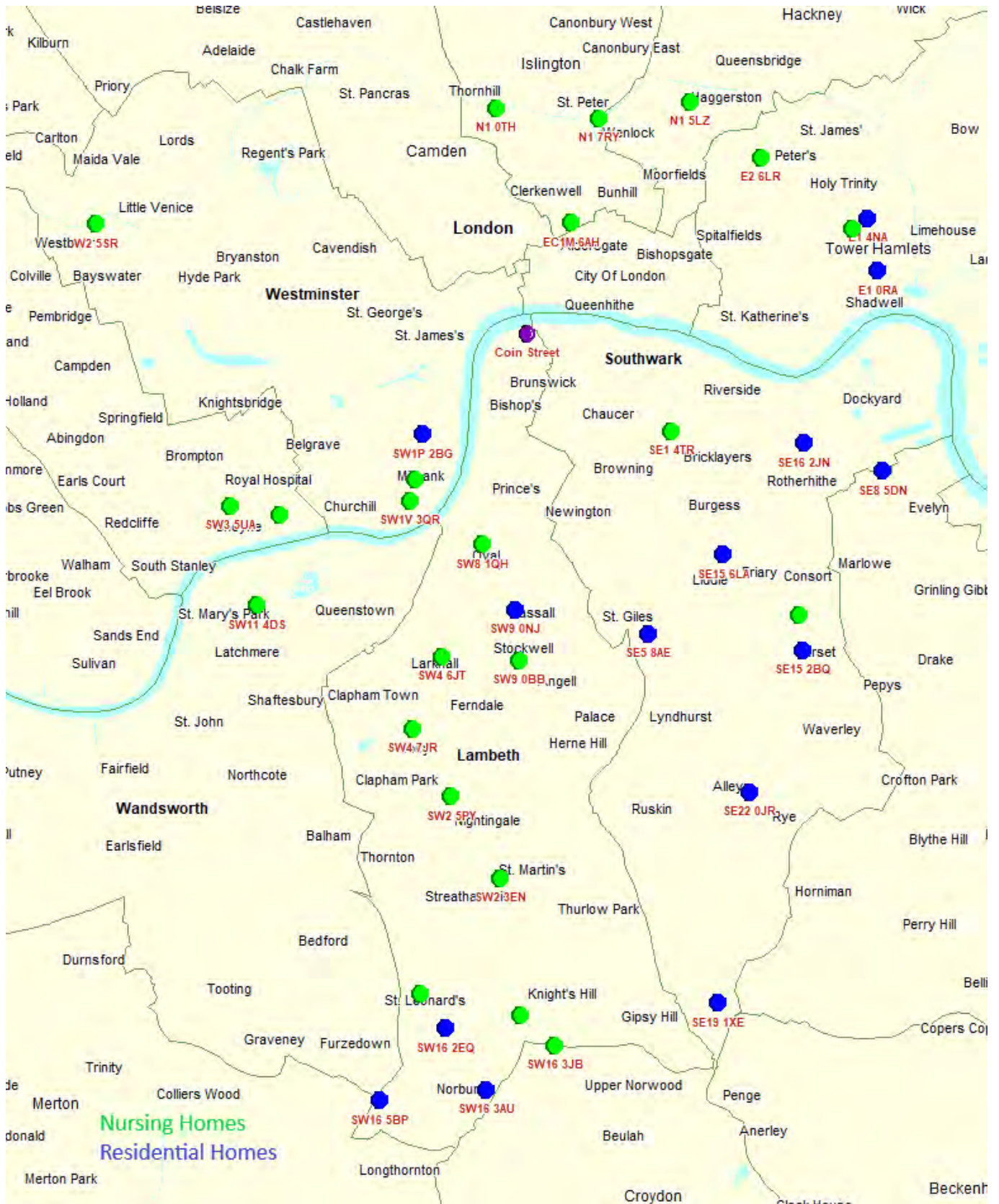
In the unlikely event that demand locally did drop below supply survival of the fittest would apply, and Coin Street's newer and better care home would place it among the fittest.

6.2.3 Occupancy rates

A sustainable care home market cannot run at 100 per cent occupancy; the void periods when a resident dies or goes permanently into hospital, which happens more frequently now that lengths of stay are shorter, make full occupancy impossible. There also needs to be some spare capacity to deal with winter pressures and other fluctuations in demand.

A sustainable occupancy rate is considered to be around 90-92 per cent, which means that the need for beds is eight to ten per cent higher than ASD indicates.

Map 1 Nursing and residential homes in Lambeth, Southwark and within a three-mile radius of Coin Street.



Appendix 1 Tables

Table a Projected population in Bishops ward 2020-35

	18-64	65-74	75-84	85+
2020	10,251	715	311	133
2021	10,280	742	312	137
2022	10,302	761	322	141
2023	10,326	787	330	145
2024	10,365	815	336	148
2025	10,391	852	344	154
2026	10,430	891	353	155
2027	10,489	931	364	156
2028	10,539	973	377	159
2029	10,585	1,017	386	161
2030	10,654	1,056	400	164
2031	10,715	1,086	413	166
2032	10,755	1,116	424	177
2033	10,792	1,138	439	182
2034	10,825	1,152	455	188
2035	10,847	1,159	476	194

Source: derived by Kingsbury Hill Fox from ONS 2018-based subnational population projections

Table b Projected population in Borough & Bankside ward 2020-35

	18-64	65-74	75-84	85+
2020	8,874	472	191	100
2021	8,918	492	194	104
2022	8,954	511	202	106
2023	8,995	537	208	107
2024	9,032	564	215	110
2025	9,067	593	221	113
2026	9,119	625	228	115
2027	9,165	656	236	117
2028	9,200	687	244	120
2029	9,254	716	252	123
2030	9,324	742	260	126
2031	9,390	764	269	130
2032	9,420	785	278	136
2033	9,439	798	291	142
2034	9,463	812	304	147
2035	9,484	818	320	152

Source: derived by Kingsbury Hill Fox from ONS 2018-based subnational population projections

Table c Projected population in St George's ward 2020-35

	18-64	65-74	75-84	85+
2020	5,215	299	149	59
2021	5,246	312	152	61
2022	5,266	324	159	62
2023	5,292	339	164	63
2024	5,314	355	169	65
2025	5,335	373	175	66
2026	5,364	393	179	67
2027	5,391	411	185	68
2028	5,415	432	190	70
2029	5,447	450	196	72
2030	5,484	466	203	74
2031	5,519	481	211	77
2032	5,541	495	219	81
2033	5,556	504	230	84
2034	5,572	512	240	87
2035	5,585	518	253	90

Source: derived by Kingsbury Hill Fox from ONS 2018-based subnational population projections

Table d Projected population in Lambeth borough 2020-35

	18-64	65-74	75-84	85+
2020	238,407	15,849	8,725	3,743
2021	239,045	16,494	8,755	3,877
2022	239,552	16,902	9,084	3,987
2023	239,862	17,463	9,307	4,100
2024	240,114	18,077	9,526	4,178
2025	239,909	18,866	9,716	4,325
2026	239,712	19,729	9,924	4,394
2027	239,553	20,643	10,190	4,428
2028	239,349	21,534	10,519	4,507
2029	239,188	22,548	10,840	4,572
2030	239,453	23,403	11,232	4,655
2031	239,824	24,082	11,667	4,742
2032	240,276	24,708	11,969	4,982
2033	240,979	25,192	12,369	5,164
2034	241,861	25,528	12,812	5,321
2035	242,762	25,674	13,382	5,496

Source: derived by Kingsbury Hill Fox from ONS 2018-based subnational population projections

Table e Projected population in Southwark borough 2020-35

	18-64	65-74	75-84	85+
2020	229,764	15,995	8,548	3,471
2021	231,113	16,653	8,728	3,594
2022	232,123	17,288	9,129	3,647
2023	233,034	18,150	9,445	3,718
2024	233,629	19,000	9,727	3,806
2025	234,150	19,999	10,012	3,904
2026	234,586	21,096	10,273	3,973
2027	235,003	22,087	10,561	4,041
2028	235,303	23,190	10,900	4,133
2029	235,888	24,175	11,273	4,227
2030	236,665	25,041	11,668	4,361
2031	237,436	25,807	12,132	4,501
2032	237,944	26,526	12,586	4,732
2033	238,603	27,014	13,197	4,919
2034	239,322	27,431	13,805	5,096
2035	240,032	27,693	14,524	5,272

Source: derived by Kingsbury Hill Fox from ONS 2018-based subnational population projections

Table f Projected population in City of London 2020-35

	18-64	65-74	75-84	85+
2020	5,399	936	495	189
2021	5,362	965	502	176
2022	5,349	958	533	173
2023	5,327	962	568	176
2024	5,302	972	587	179
2025	5,282	975	619	180
2026	5,258	1,005	632	181
2027	5,252	1,031	646	182
2028	5,236	1,059	657	187
2029	5,238	1,101	668	186
2030	5,252	1,112	687	194
2031	5,236	1,150	705	193
2032	5,242	1,180	702	209
2033	5,230	1,218	709	225
2034	5,223	1,241	718	233
2035	5,218	1,266	724	245

Source: derived by Kingsbury Hill Fox from ONS 2018-based subnational population projections

Table g Projected population in St James's and Vincent wards 2020-35

	18-64	65-74	75-84	85+
2020	17,818	2,086	1,064	523
2021	18,001	2,158	1,101	546
2022	18,183	2,197	1,152	572
2023	18,314	2,254	1,195	596
2024	18,422	2,319	1,230	621
2025	18,493	2,394	1,274	640
2026	18,559	2,473	1,309	658
2027	18,636	2,545	1,360	673
2028	18,710	2,629	1,397	695
2029	18,782	2,716	1,437	720
2030	18,845	2,809	1,472	751
2031	18,891	2,889	1,514	780
2032	18,930	2,982	1,542	820
2033	18,961	3,067	1,578	856
2034	19,009	3,140	1,620	891
2035	19,044	3,202	1,670	923

Source: derived by Kingsbury Hill Fox from ONS 2018-based subnational population projections

Table h Rate of older population growth by area 2020-35

	3 wards	Lambeth	Southwark	2 boroughs
2020	0%	0%	0%	0%
2021	3%	3%	3%	3%
2022	7%	6%	7%	7%
2023	10%	9%	12%	10%
2024	14%	12%	16%	14%
2025	19%	16%	21%	19%
2026	24%	20%	26%	23%
2027	29%	25%	31%	28%
2028	34%	29%	36%	33%
2029	39%	34%	42%	38%
2030	44%	39%	47%	43%
2031	48%	43%	51%	47%
2032	53%	47%	57%	52%
2033	57%	51%	61%	56%
2034	60%	54%	65%	60%
2035	64%	57%	70%	63%

Source: derived by Kingsbury Hill Fox from ONS 2018-based subnational population projections

Table i Rate of older population growth in 3 wards by age band 2020-35

	18-64	65-74	75-84	85+
2020	0%	0%	0%	0%
2021	0%	4%	1%	3%
2022	1%	7%	5%	6%
2023	1%	12%	8%	8%
2024	2%	17%	11%	11%
2025	2%	22%	14%	14%
2026	2%	28%	17%	15%
2027	3%	34%	21%	17%
2028	3%	41%	25%	20%
2029	4%	47%	28%	22%
2030	5%	52%	33%	25%
2031	5%	57%	37%	28%
2032	6%	61%	41%	35%
2033	6%	64%	47%	40%
2034	6%	67%	53%	45%
2035	6%	68%	61%	49%

The three wards are Bishop's, Borough & Bankside and St George's
 Source: derived by Kingsbury Hill Fox from ONS 2018-based subnational population projections

Table j ASD for care home places within the three wards 2020-35

	Bishop's	B & B	St George's	Three wards
2020	40	28	18	86
2021	41	29	19	89
2022	42	30	19	91
2023	43	30	20	93
2024	44	31	20	95
2025	45	32	21	98
2026	46	33	21	100
2027	47	34	22	103
2028	48	35	22	105
2029	49	36	23	108
2030	50	37	24	111
2031	51	38	24	113
2032	54	39	26	119
2033	55	41	27	123
2034	57	42	27	126
2035	58	44	28	130

B & B is Borough & Bankside
 Source: derived by Kingsbury Hill Fox from its own ASD formula and ONS 2018-based subnational population projections

Table k ASD by age band for care home places within the three wards 2020-35

	Young disabled	Older people	Adults in 3 wards
2020	7	79	86
2021	7	81	89
2022	7	84	91
2023	7	86	93
2024	7	88	95
2025	7	91	98
2026	7	93	100
2027	8	95	103
2028	8	98	105
2029	8	100	108
2030	8	103	111
2031	8	106	113
2032	8	111	119
2033	8	115	123
2034	8	118	126
2035	8	123	130

Rows may not sum due to rounding
 Source: derived by Kingsbury Hill Fox from its own ASD formula and ONS 2018-based subnational population projections

Table l ASD for care home places within the two boroughs 2020-35

	Lambeth	Southwark	Two boroughs
2020	1,080	1,029	2,109
2021	1,106	1,060	2,166
2022	1,138	1,087	2,225
2023	1,168	1,115	2,283
2024	1,192	1,145	2,337
2025	1,227	1,177	2,404
2026	1,251	1,205	2,456
2027	1,272	1,232	2,504
2028	1,302	1,266	2,568
2029	1,330	1,301	2,631
2030	1,363	1,343	2,706
2031	1,397	1,387	2,784
2032	1,450	1,444	2,894
2033	1,497	1,500	2,997
2034	1,540	1,553	3,093
2035	1,590	1,609	3,199

Rows may not sum due to rounding
 Source: derived by Kingsbury Hill Fox from its own ASD formula and ONS 2018-based subnational population projections

Table m ASD for care home places for older people within the two boroughs 2020-35

	Lambeth	Southwark	Two boroughs
2020	1,008	960	1,969
2021	1,035	990	2,025
2022	1,067	1,017	2,084
2023	1,096	1,046	2,142
2024	1,120	1,075	2,195
2025	1,155	1,107	2,262
2026	1,179	1,134	2,314
2027	1,200	1,162	2,362
2028	1,230	1,196	2,426
2029	1,258	1,230	2,489
2030	1,291	1,272	2,563
2031	1,325	1,315	2,641
2032	1,378	1,373	2,751
2033	1,424	1,428	2,852
2034	1,467	1,481	2,948
2035	1,517	1,537	3,053

Rows may not sum due to rounding

Source: derived by Kingsbury Hill Fox from its own ASD formula and ONS 2018-based subnational population projections

Table n ASD for care home places for YDA within the two boroughs 2020-35

	Lambeth	Southwark	Two boroughs
2020	72	69	140
2021	72	69	141
2022	72	70	142
2023	72	70	142
2024	72	70	142
2025	72	70	142
2026	72	70	142
2027	72	71	142
2028	72	71	142
2029	72	71	143
2030	72	71	143
2031	72	71	143
2032	72	71	143
2033	72	72	144
2034	73	72	144
2035	73	72	145

Rows may not sum due to rounding

Source: derived by Kingsbury Hill Fox from its own ASD formula and ONS 2018-based subnational population projections

Table o ASD for care home places by age band within the two boroughs 2020-35

	Young disabled	Older people	All adults
2020	140	1,969	2,109
2021	141	2,025	2,166
2022	142	2,084	2,225
2023	142	2,142	2,284
2024	142	2,195	2,337
2025	142	2,262	2,405
2026	142	2,314	2,456
2027	142	2,362	2,504
2028	142	2,426	2,568
2029	143	2,489	2,631
2030	143	2,563	2,706
2031	143	2,641	2,784
2032	143	2,751	2,894
2033	144	2,852	2,996
2034	144	2,948	3,093
2035	145	3,053	3,198

Rows may not sum due to rounding

Source: derived by Kingsbury Hill Fox from its own ASD formula and ONS 2018-based subnational population projections

Table p Growth in ASD for care home places by age band within three wards 2020-35

	Young disabled	Older people	All adults
2020	0%	0%	0%
2021	0%	3%	3%
2022	1%	6%	5%
2023	1%	8%	8%
2024	2%	11%	10%
2025	2%	15%	14%
2026	2%	17%	16%
2027	3%	20%	19%
2028	3%	23%	22%
2029	4%	27%	25%
2030	5%	30%	28%
2031	5%	34%	32%
2032	6%	40%	37%
2033	6%	45%	42%
2034	6%	50%	46%
2035	6%	55%	51%

Rows may not sum due to rounding

Source: derived by Kingsbury Hill Fox from its own ASD formula and ONS 2018-based subnational population projections

Table q Growth in ASD for care home places by age band within the two boroughs 2020-35

	Young disabled	Older people	All adults
2020	0%	0%	0%
2021	0%	3%	3%
2022	1%	6%	6%
2023	1%	9%	8%
2024	1%	12%	11%
2025	1%	15%	14%
2026	1%	18%	16%
2027	1%	20%	19%
2028	1%	23%	22%
2029	1%	26%	25%
2030	2%	30%	28%
2031	2%	34%	32%
2032	2%	40%	37%
2033	2%	45%	42%
2034	3%	50%	47%
2035	3%	55%	52%

Rows may not sum due to rounding

Source: derived by Kingsbury Hill Fox from its own ASD formula and ONS 2018-based subnational population projections

Table r ASD for care home places in the City of London by age band 2020-35

	Young disabled	Older people	All adults
2020	2	54	55
2021	2	52	54
2022	2	53	54
2023	2	55	56
2024	2	56	57
2025	2	57	59
2026	2	58	60
2027	2	59	60
2028	2	60	62
2029	2	61	62
2030	2	63	64
2031	2	64	65
2032	2	66	68
2033	2	69	71
2034	2	71	72
2035	2	73	75

Rows may not sum due to rounding

Source: derived by Kingsbury Hill Fox from ONS 2018-based subnational population projections

Table s Growth in ASD for care home places by age band in the City by age 2020-35

	Young disabled	Older people	All adults
2020	0%	0%	0%
2021	-1%	-3%	-3%
2022	-1%	-2%	-2%
2023	-1%	1%	1%
2024	-2%	4%	4%
2025	-2%	6%	6%
2026	-3%	8%	8%
2027	-3%	9%	9%
2028	-3%	12%	11%
2029	-3%	13%	13%
2030	-3%	17%	16%
2031	-3%	18%	18%
2032	-3%	23%	22%
2033	-3%	29%	28%
2034	-3%	32%	31%
2035	-3%	36%	35%

Rows may not sum due to rounding

Source: derived by Kingsbury Hill Fox from its own ASD formula and ONS 2018-based subnational population projections

Table t ASD for care home places in St James's and Vincent wards by age 2020-35

	Young disabled	Older people	All adults
2020	5	134	140
2021	5	140	145
2022	5	146	151
2023	5	152	157
2024	6	157	163
2025	6	162	168
2026	6	167	173
2027	6	172	177
2028	6	177	183
2029	6	183	189
2030	6	190	195
2031	6	196	202
2032	6	204	210
2033	6	212	217
2034	6	219	225
2035	6	226	232

Rows may not sum due to rounding

Source: derived by Kingsbury Hill Fox from ONS 2018-based subnational population projections

Table u Growth in ASD for care home places by age band in St James's and Vincent wards 2020-35

	Young disabled	Older people	All adults
2020	0%	0%	0%
2021	1%	4%	4%
2022	2%	9%	8%
2023	3%	13%	13%
2024	3%	17%	17%
2025	4%	21%	20%
2026	4%	24%	24%
2027	5%	28%	27%
2028	5%	32%	31%
2029	5%	36%	35%
2030	6%	41%	40%
2031	6%	46%	45%
2032	6%	52%	50%
2033	6%	58%	56%
2034	7%	63%	61%
2035	7%	69%	66%

Source: derived by Kingsbury Hill Fox from its own ASD formula and ONS 2018-based subnational population projections

Table v ASD for care home places in the City and St James's and Vincent wards 2020-35

	City	St James's & Vincent	All adults
2020	55	140	195
2021	54	145	199
2022	54	151	206
2023	56	157	213
2024	57	163	220
2025	59	168	227
2026	60	173	232
2027	60	177	238
2028	62	183	244
2029	62	189	251
2030	64	195	260
2031	65	202	267
2032	68	210	278
2033	71	217	288
2034	72	225	297
2035	75	232	307

Source: derived by Kingsbury Hill Fox from ONS 2018-based subnational population projections

Table w Growth in ASD for care home places in the City and St James's and Vincent wards 2020-35

	City	St James's & Vincent	All adults
2020	0%	0%	0%
2021	-3%	4%	2%
2022	-2%	8%	6%
2023	1%	13%	9%
2024	4%	17%	13%
2025	6%	20%	16%
2026	8%	24%	19%
2027	9%	27%	22%
2028	11%	31%	25%
2029	13%	35%	29%
2030	16%	40%	33%
2031	18%	45%	37%
2032	22%	50%	42%
2033	28%	56%	48%
2034	31%	61%	52%
2035	35%	66%	57%

Source: derived by Kingsbury Hill Fox from ONS 2018-based subnational population projections

Table x Care homes within the primary catchment areas not specialising in LD, MH or complex needs

Name	Postcode	Borough	Sector	Class	Beds	Main	Age	Owner	Ward	Distance
Norton House	SW1P 2BG	Westminster	V	c/o	40	OP	65+	Anchor Hanover Group	St James	1.2
Garside House Nursing Home	SW1P 4AH	Westminster	V	NH	40	OP D	65+	Sanctuary Care	Vincent	1.5
Tower Bridge Care Centre	SE1 4TR	Southwark	P	NH	128	D	65+	HC-One	London Bridge & W Bermondsey	1.5
St Peters Residence	SW8 1QH	Lambeth	V	NH	56	OP	65+	Little Sisters of the Poor	Oval	1.7
Ashley Cooper House	SW9 0NJ	Lambeth	V	c/o	16	PD	65+ <65	Sanctuary Care Limited	Vassall	2.3
Bluegrove House	SE16 2JN	Southwark	V	c/o	48	OP D	65+	Anchor Hanover Group	N. Bermondsey	2.5
Waterside	SE15 6LA	Southwark	V	c/o	48	OP D	65+	Anchor Hanover Group	Peckham	2.5
Havelock Court Care Home	SW9 0BB	Lambeth	P	NH	60	OP, D	65+	Bupa Care Homes (ANS)	Ferndale	2.6
Love Walk	SE5 8AE	Southwark	V	c/o	31	PD	65+ <65	Mission Care	St Giles	2.7
The Laurels Care Centre	SW4 6JT	Lambeth	P	NH	68	OP	65+	The Laurels Care Centre	Larkhall	2.7
Queens Oak Care Home	SE15 2QL	Southwark	P	NH	89	OP D	65+	Lancewood	Nunhead & Queens Rd	3.2
Rose Court	SE8 5DN	Southwark	V	c/o	64	D	65+	Anchor Hanover Group	Rotherhithe	3.2
Collingwood Court Care Home	SW4 7JR	Lambeth	P	NH	80	OP	65+	Bupa Care Homes (ANS)	Clapham Town	3.3
Greenhive House	SE15 2BQ	Southwark	V	c/o	64	OP D	65+	Anchor Hanover Group	Nunhead & Queens Rd	3.5
Windmill Lodge Care Home	SW2 5PY	Lambeth	P	NH	93	OP	65+	Windmill Healthcare	Brixton Hill	3.8
The Elms	SE22 0JR	Southwark	V	c/o	26	OP D	65+	S E London Baptist Homes	Dulwich Hill	4.2
Limetree Care Home	SW2 3EN	Lambeth	P	NH	92	D	65+	Limetree Healthcare	Streatham Hill	4.5
St Mary's Care Home	SW16 1QY	Lambeth	P	NH	86	OP	65+	St. Mary's Care	St Leonard's	5.5
Uplands Care Home	SW16 2QH	Lambeth	P	NH	65	OP	65+	Alliance Care (Dales Homes)	Knights Hill	5.6
Athol House - Care Home	SE19 1XE	Southwark	V	c/o	21	PD	65+ <65	Leonard Cheshire Disability	Dulwich Wood	5.8
British Home & Hospital for Incurables	SW16 3JB	Lambeth	V	NH	127	PD	65+ <65	Trustees of British Home & Hospital for Incurables	Knight's Hill	5.8
Joybrook	SW16 3AU	Lambeth	P	c/o	15	OP	65+	Joy Care Home Services	Streatham South	6.2

Review of Nursing Home Plans for Coin Street

Name	Postcode	Borough	Sector	Class	Beds	Main	Age	Owner	Ward	Distance
Aashna House Residential Care Home	SW16 5BP	Lambeth	V	c/o	38	OP	65+	Sanctuary Care	Furzedown	6.4

Sector: V = Voluntary, P = Private

PSR = primary support reason: 65+ = age 65 and over, <65 = under age 65, MH = MH needs, PD = PD, D = dementia, SI = sensory impairment, SM = substance misuse

Class: NH = nursing home, c/o = care only home (residential home)

Main = PSR of main client group: OP = older people, PD = Physical Disabilities, D = dementia

Distance = distance from SE1 9LT

The word Limited has been removed from the owner's name for brevity

Source: derived by Kingsbury Hill Fox from CQC data

Table y Relevant care homes outside the catchment areas

Name	Postcode	Borough	Sector	Class	Beds	Main	Age	Owner	Ward	Distance
Queen Elizabeth II Infirmary	EC1M 6AH	Islington	V	NH	11	OP	65+	Governors of Sutton's Hospital in Charterhouse	Bun Hill	1.0
St Georges Nursing Home	SW1V 3QR	Westminster	P	NH	44	OP, D	65+	Mrs Elizabeth McManus	Tachbrook	1.7
Bridgeside Lodge Care Centre	N1 7RY	Islington	P	NH	64	OP, D YDA	65+ <65	Blackberry Hill	St Peter's	1.8
Muriel Street Resource Centre	N1 0TH	Islington	P	NH	63	OP, D	65+	Care UK Community Partnerships	Barnsbury	1.9
Mary Seacole Nursing Home	N1 5LZ	Hackney	NHS	NH	50	OP	65+	Homerton University Hospital NHS Foundation Trust	Hoxton East & Shoreditch	2.3
Silk Court Care Home	E2 6LR	Tower Hamlets	V	NH	51	OP	65+	Anchor Hanover Group	St Peter's	2.4
The Margaret Thatcher Infirmary	SW3 4SR	Kensington & Chelsea	V	NH	68	OP	65+	Royal Hospital Chelsea	Royal Hospital	2.5
Chelsea Court Place	SW3 5UA	Kensington & Chelsea	P	NH	15	D	65+ <65	IAC Chelsea	Royal Hospital	2.8
Hawthorn Green Residential and Nursing Home	E1 3DB	Tower Hamlets	P	NH	90	OP	65+	Hamberley Care 1	Stepney Green	2.9
Albert Suites at Battersea Place	SW11 4DS	Wandsworth	P	NH	27	OP	65+	Battersea Place Retirement Village	St Mary's Park	3.0
Westport Care Home	E1 0RA	Tower Hamlets	P	c/o	44	OP	65+	Ferrolake	Stepney Green	3.0

Review of Nursing Home Plans for Coin Street

Beaumont Court Care Home	E1 4NA	Tower Hamlets	P	c/o	42	OP	65+	Beaumont Court Care Home	St Dunstan's	3.0
Forrester Court	W2 5SR	Westminster	P	NH	113	OP	65+	Care UK Community Partnerships	St George's	3.6

Abbreviations as for Table x

Source: derived by Kingsbury Hill Fox from CQC data

Table z Specialised care homes within the catchment areas

Name	Postcode	Sector	Class	Beds	Main	Age	Ward	Distance
Gaywood Street	SE1 6HG	V	c/o	5	LD	<65	St George's	0.9
Orient St Adult Respite Unit	SE11 4SR	LA	c/o	4	LD	<65	St George's	1.0
71-73 Dunton Road	SE1 5TW	V	c/o	7	MH	65+ / <65	South Bermondsey	1.9
Garden House - Care Home	SE15 5UW	V	c/o	10	LD	<65	Peckham	2.9
Fenwick	SE15 4HS	P	c/o	3	LD	<65	Rye Lane	3.6
94 Strathleven Road	SW2 5LF	V	c/o	6	LD	<65	Brixton Hill	3.6
Glengarry Road	SE22 8QD	V	c/o	6	MH	<65	Goose Green	3.8
Mundania	SE22 0NG	P	c/o	6	LD	<65	Peckham Rye	4.4
Kirkstall Lodge	SW2 4HF	P	c/o	6	LD	<65	Streatham Hill	4.5
High View Residential Unit	SE21 8HY	P	c/o	7	MH	<65	Thurlow Park	4.7
Dover Lodge	SE23 3DS	V	c/o	7	LD	<65	Forest Hill	4.9
St Andrews	SW16 1AG	P	c/o	8	MH	65+ / <65	St Leonards	4.9
Mountearl	SW16 2NR	P	c/o	8	LD	<65	Streatham Wells	5.0
London Gothic Lodge	SE27 9HG	V	c/o	6	LD	<65	Thurlow Park	5.0
Leigham Lodge	SW16 2PL	P	c/o	6	LD	<65	Streatham Wells	5.1
Magnolia Court	SW16 2PL	P	c/o	2	LD	<65	Streatham Wells	5.1
31 Woodbourne Ave	SW16 1UP	V	c/o	8	LD	<65	St Leonards	5.2
Pinfold Home	SW16 2SL	P	c/o	26	MH	<65	Streatham Wells	5.3
11 Angles Rd	SW16 2UU	P	c/o	6	MH	<65	Streatham Wells	5.3
25 Garrads Road	SW16 1JS	P	c/o	14	LD	<65	St Leonards	5.4
Fairlie House	SE27 0RW	P	NH	53	MH	65+	Streatham Wells	5.4
11 Tooting Bec Gardens	SW16 1QY	V	c/o	8	LD	<65	St Leonard's	5.5
Ambleside Avenue	SW16 1QE	V	c/o	6	LD	<65	St Leonards	5.5
Ambleside Lodge - London	SW16 1QE	P	c/o	8	LD	<65	St Leonards	5.5
Deepdene House	SW16 2EA	P	c/o	20	MH	<65	St Leonards	5.6
49 Oakdale Road	SW16 2HL	P	c/o	9	LD	<65	Streatham Wells	5.6
La Rosa 2	SW16 2DZ	P	c/o	6	MH	<65	St Leonards	5.6
La Rosa Residential Care Home	SW16 6AN	P	c/o	7	MH	<65	St Leonards	5.7
Rosemanor-Hopton	SW16 2EQ	P	c/o	17	MH	65+ / <65	Streatham Wells	5.7
Minehead	SW16 2AW	P	c/o	6	LD	<65	Streatham Wells	5.8
Sophia Maria House	SW16 6AY	P	c/o, R	7	MH	<65	St Leonards	5.8
Streatham Crisis and Support House	SW16 6HZ	P	NH	6	MH	<65	St Leonards	5.9
Parkview	SW16 3BU	P	c/o	17	MH	65+ / <65	Streatham South	6.0

Review of Nursing Home Plans for Coin Street

Name	Postcode	Sector	Class	Beds	Main	Age	Ward	Distance
Streatham Common South	SW16 3BU	P	c/o	7	MH	65+ / <65	Streatham South	6.0
Vosse Court	SW16 3BS	P	c/o	6	LD	<65	Streatham South	6.1
Thanet House	SW16 5PG	P	c/o	6	MH	65+ / <65	St Leonards	6.1
5 Bowley Close	SE19 1SZ	V	c/o	4	LD	<65	Dulwich Wood	6.1
6 Bowley Close	SE19 1SZ	V	c/o	4	LD	<65	Dulwich Wood	6.1
Rosenmanor 1	SW16 5LQ	P	c/o	8	MH	<65	Streatham South	6.2

Drewstead Lodge at SW16 1AD is registered with CQC but has permanently closed

South London and Maudsley NHS Foundation Trust operates the Maudsley Hospital in Southwark and the Greenvale Specialist Care Unit in Lambeth

Abbreviations as for Table x plus ED = eating disorders, MHA = caring for people whose rights are restricted under the MH Act, R = Rehabilitation (illness/injury), ABI = acquired brain injury, LA = local authority

Source: derived by Kingsbury Hill Fox from CQC data

Appendix 2 Planning Search

Southwark validated and decided applications 6/7/20 – 3/9/20

Borough & Bankside Ward

Application validated 12/8/20

81 Picton Street London Southwark SE5 7QH

<https://planning.southwark.gov.uk/online-applications/applicationDetails.do?keyVal=QEYEZKKBHHZ00&activeTab=summary>

20/AP/2276 | Details of Condition 10 'Secured by Design' as required by planning permission LBS reg no 19/AP/5860 - variation to Condition 1 (Approved Plans) pursuant to planning permission 18/AP/3350 'Redevelopment of the site to include the demolition of the existing building and erection of a part four, part five storey new care home to provide 92 bed spaces with associated landscaping and access works'. To amend approved drawings: - Addition of an extended corner, bringing the building to a feature point at Picton Street/Edmund Street - Increase of the basement floorspace from approx. 200.3sqm to 289.4sqm (an increase of 89.1sqm), allowing for back of house facilities to be accommodated; - Increase of the overall GIA of the building from 4,339sqm to 4,593sqm (an increase of 254sqm), and resulting in minor variations to the building mass; -Improving the legibility of the entrance and further breaking down the mass; - Increase the approved building height by 440mm as a result of minor changes to the finishes levels; - Review of the internal configuration, to ensure that the development achieves the maximum common/communal space for future residents. Improvements to the efficiency of the building layout, allows for the development to accommodate an addition 10 bed spaces (increasing the overall total number of rooms from 92 to 102); - Improving the emergency access and allowing for 1 additional parking space; and - Review of the external communal amenity space, decreasing its overall size by 100sqm (resulting in a provision of 1,344sqm), to enhance its usability for future residents. | 81 Picton Street London Southwark SE5 7QH

Original Application: <https://planning.southwark.gov.uk/online-applications/applicationDetails.do?keyVal=ZZZV0MKBWR254&activeTab=summary>

South Bermondsey Ward

Application validated 12/8/20

94-116 Southwark Park Road London Southwark SE16 3RR

<https://planning.southwark.gov.uk/online-applications/applicationDetails.do?keyVal=QF2DUMKB03Q00&activeTab=summary>

Review of Nursing Home Plans for Coin Street

20/AP/2323 | Details to discharge Schedule 5, Paragraph 1.1 (Skills and Employment Methodology) of the Section 106 agreement relating to planning permission 15/AP/3508 (Demolition of the existing building and redevelopment to provide 57 extra care dwellings in a part 2/part 5 storey building; hard and soft landscaping; cycle and parking facilities; plant areas and other ancillary work.)

Original application: <https://planning.southwark.gov.uk/online-applications/applicationDetails.do?keyVal=ZZZV14KBWR936&activeTab=summary>

Application decided week beginning 27/7/20

[Peckham and Nunhead ward](#)

Tayo Situ House 73 Commercial Way London Southwark SE15 6FA

<https://planning.southwark.gov.uk/online-applications/applicationDetails.do?keyVal=QCQZ2TKBGKU00&activeTab=summary>

20/AP/1779 | Non material amendments to planning permission ref. 19/AP/2196 dated 4th June 2020 for 'Construction of a four storey building to provide 50 extra care residential units linked to the existing facilities in Tayo Situ House and a dementia day care centre and community hub at ground floor. Relocation of the existing electrical substation and provision of the associated car parking, vehicle accesses, cycle parking and landscaping works'. The proposed amendments comprise alterations to facades, brick and windows, addition of fire rated screens to Type A balconies, redesign of Type C unit to be M4(3) adaptable.

Original application: <https://planning.southwark.gov.uk/online-applications/applicationDetails.do?keyVal=ZZZV0KKBWR277&activeTab=summary>

[Lambeth validated and decided applications 6/7/20 – 3/9/20](#)

Nothing found

[Westminster validated and decided from 10/8/20 -3/9/20](#)

Nothing found

[City of London – validated and decided 1/7/20 – 3/9/20](#)

Nothing found

[Camden – validated from 3/8/20 – 31/8/20](#)

Review of Nursing Home Plans for Coin Street

Nothing found

Kensington and Chelsea – validated from 3/7/20 – 3/9/20

Application validated Week ending 10/7/20

Stanley Ward

Former, 2 Dovehouse Street, London

<https://www.rbkc.gov.uk/planning/searches/details.aspx?batch=20&id=CON/20/03684&type=&tab=>

Details required by condition 31 (Electric Car Charging points) of planning permission 18/04268 (Variation of Condition 2 (compliance with approved drawings) of planning permission PP/17/00583 (Demolition of all existing buildings and erection of a part 5, part 6 storey building plus 2 storey basement to provide Extra Care Accommodation (Class C2 Use) comprising 55 units, communal and wellbeing facilities, back of house and service areas, car and cycle parking, landscaping and plant. (MAJOR DEVELOPMENT) for changes to the proposal, mainly comprising the relocation of the chiller plant to roof level, reconfiguration of the servicing arrangements, minor design changes to the facade, addition of balconies to the rear, internal changes including additional staff offices, nurses stations and amendments to the unit mix, and changes to the trigger point for the submission of the Public Art Strategy.)

Original application: <https://www.rbkc.gov.uk/planning/searches/default.aspx#tabs>

Queens Gate ward

Application Validated week ending 10/7/20

2 Kensington Square, London, W8 5EP

<https://www.rbkc.gov.uk/planning/searches/details.aspx?batch=20&id=CON/20/03700&type=&tab=>

Details required by Condition 5 (Refuse and recycling) of planning permission PP/19/03985 (change of use from offices (Use Class B1) to care home (Use Class C2) specialising in dementia; and alteration and extension, landscaping, plant and other associated work). There are to be 40 beds

original application: <https://www.rbkc.gov.uk/planning/searches/details.aspx?adv=0&simple=PP%2f19%2f03985&simpleBatch=20&simSubmit=Search&id=PP/19/03985&cn=249528+Gerald+Eve+LLP+72+Welbeck+Street+London+&type=decision&tab=tabs-planning-2>

Review of Nursing Home Plans for Coin Street

Tower Hamlets

Nothing found

Islington applications received and registered 30/6/20 – 3/9/20

Nothing found

Wandsworth

Approved – 4/8/20

Queenstown ward (from Latchmere, Queenstown and Shaftsbury wards applications and decisions 1/7/20 – 29/8/20)

York Court Care Home 313 Battersea Park Road SW11 4LU

<https://planning1.wandsworth.gov.uk/Northgate/PlanningExplorer/Generic/StdDetails.aspx?PT=Planning%20Applications%20On-Line&TYPE=PL/PlanningPK.xml&PARAM0=1004446&XSLT=/Northgate/PlanningExplorer/SiteFiles/Skins/Wandsworth/xslt/PL/PLDetails.xslt&FT=Planning%20Application%20Details&PUBLIC=Y&XMLSIDE=/Northgate/PlanningExplorer/SiteFiles/Skins/Wandsworth/Menus/PL.xml&DAURI=PLANNING>

Details of landscaping, screening to terrace, external ventilation equipment, cycle storage and roof structures pursuant to conditions 5, 7, 8, 14 and 16 of planning permission dated 26/06/2019 ref 2018/4571 (Variation of conditions 12 and 13 pursuant to planning permission dated 18/08/2017 ref 2016/5617 (Alterations and extensions to existing (Class C2) care home, including the creation of two additional storeys at third and fourth floor, single-storey side extension and partial infill of existing courtyard to provide a 108 bed care home (78 care beds and 30 new assisted living suites) so as to allow a change of BREEAM rating from "Excellent" to "Very Good".)

Appendix 3 Extract from our brief

Brief for consultant assessment of demand for proposed nursing facilities at Gabriel's Wharf.

This brief is to accompany Coin Street Community Builders' request for proposals to report on

- a) current and future need/demand for CSCB's proposed provision of facilities on Gabriel's Wharf, South Bank, London; and
- b) existing and planned provision of relevant facilities by others within an appropriate catchment area around the site.

1. Background

Coin Street Community Builders (CSCB) is a neighbourhood-based social enterprise established by local residents in 1984. Since then CSCB has transformed a largely derelict 13-acre site into a thriving mixed-use neighbourhood by creating new co-operative homes; shops, galleries, restaurants, cafes and bars; a park and riverside walkway; and sports and community facilities - including a neighbourhood centre. It organises festivals, markets and events; provides childcare, family support, youth and community programmes, 1:1 advice, and training and employment opportunities. Income is generated from a variety of sources including leasing property, venue hire, fees for services, and managing businesses – including conferences, a gallery, and joint ventures. CSCB is currently planning implementation of phase 2 of its 'Doon Street' development. Phase 1 was Rambert's new headquarters and dance studios (opened in 2013) and phase 2 incorporates a public swimming and indoor leisure centre as well as 236 flats for sale and rent.

2. Redevelopment of Prince's Wharf and Gabriel's Wharf

Since 2012 CSCB has been considering redevelopment of its Prince's Wharf and Gabriel's Wharf sites. Initial proposals, in the context of a joint redevelopment with ITV, envisaged a care home or extra care housing funded by an adjacent office development. In 2016 CSCB stopped this workstream when it became clear that the joint development would not proceed and Prince's Wharf would not be available until 2029. By this time CSCB had worked with Stanton Williams and JLL Healthcare to develop a nursing home proposal that had been discussed with Guy's and St Thomas' NHS Foundation Trust, Lambeth Council, Southwark Council, and a range of other organisations.

The nursing home was to be part of a mixed development which included:

- on Gabriel's Wharf: ground and first level public uses, a public piazza leading from Upper Ground to the riverside, a 76-room nursing home, community facilities, and mixed residential accommodation above;
- on Prince's Wharf: an enabling workspace development; and
- shared basement and servicing facilities.

Features of the proposed nursing home were:

- 76 rooms in 12 'clusters' spread over 4 floors - each with activity rooms and staff facilities;
- 3 'clusters' per floor, each with its own communal space;
- an ability for each 'cluster' or floor to serve a specific need (e.g. based on age or medical condition);
- provision of onsite kitchens and community spaces to serve those living in or near to the development including a programme of activities and intergenerational work;

Review of Nursing Home Plans for Coin Street

- designed to serve a variety of needs from neighbouring local authority referrals, NHS commissions, and self-funders;
- the nursing home to be an integral part of a wider social enterprise offer including a range of leisure, housing, and commercial provision in the immediate neighbourhood.

3. The commission

CSCB now expects to secure the 'enabling' Prince's Wharf site in 2025 and so wishes to revisit the need for nursing home facilities with a view to restarting design and business planning in 2021. In particular CSCB wishes to understand changing demographics, the likely incidence of relevant medical conditions, and existing and planned provision of facilities serving similar needs within the surrounding catchment area. CSCB meets regularly with businesses, arts organisations, community and public bodies based in or otherwise concerned with north Lambeth and north Southwark. These include Guys & St Thomas's NHS Hospital Trust, King's College London, and Lambeth and Southwark Councils. We wish to collaborate with organisations that share our aspiration to create an inspirational neighbourhood.

Prince's Wharf and Gabriel's Wharf fall within the London Borough of Lambeth and the Council is currently preparing its Local Plan and Site Allocations DPD. CSCB wishes to feed into this process the findings of the study now being commissioned.

APPENDIX 6



"It is a much needed green breathing space along the river – a place of escape and relaxation for locals like me who don't have their own gardens or balconies."

Jasmine Pasch, local resident

MINI COME ON IN

A CITY'S OASIS

Bernie Spain Gardens are a vital oasis at the heart of our neighbourhood.

We need your support to transform and improve the gardens, creating a sanctuary for generations to enjoy.

Coin Street





Bernie Spain Gardens
north and south, proposed
Queen's Walk Gardens

SERVING THE LOCAL COMMUNITY SINCE 1988

Bernie Spain Gardens were laid out on the South Bank riverside in 1988. The Gardens are in two parts: the south park, between Stamford Street and Upper Ground, and the north park, between Upper Ground and the riverside walkway. The majority of the north park had only temporary landscaping because there were plans to build on it. Now Coin Street Community Builders, a local social enterprise, has consent to create a permanent scheme with a wide variety of trees and flowers, granite paths, lawns, and facilities for on-site gardeners.



HAVEN



Bernadette Spain

15,000 RESIDENTS. 60,000 WORKERS. 50,000 STUDENTS. 25+ MILLION ANNUAL VISITORS IN THE SOUTH BANK AREA. 50,000 ADDITIONAL WORKERS BY 2025. 26% OF HOUSEHOLDS IN BISHOPS WARD AND 12% IN CATHEDRALS WARD ARE OVERCROWDED – MOST LIVE IN FLATS WITHOUT GARDENS. Source: South Bank Partnership 2018

“The Gardens offer sanctuary and quiet enjoyment to residents and visitors alike. As well as being well used as a meeting spot, it is also a place where nature meets the city.”
George Nicholson, CSCB Board member and local resident



Far left: existing south Gardens
Left: existing north Gardens

The incredible woman behind Bernie Spain Gardens
The Gardens are named after local resident and founder member of the Coin Street Action Group, Bernadette Spain (1936-84). Bernie epitomised the motto of her school – *‘Women in time to come will do much’*. After training as a clinical psychologist, she worked tirelessly to challenge inequality in health and housing. Bernie’s work with the Coin Street Action Group in the 70s and 80s changed the entire fate and face of the area in which she lived.



Bernie Spain Gardens south

WHY THESE GARDENS MATTER

We need access to green space to help improve our wellbeing more than ever. From office workers enjoying lunch outdoors, to local school children on field trips, Bernie Spain Gardens give people a rare chance to enjoy nature in one of London’s busiest areas.

Right: riverside walkway
Below: Bernie Spain Gardens south





Left: proposed Queen's Walk Gardens

"Bernie Spain Gardens are a great place for the community to enjoy. They're starting to show their age but they're very well used and well-loved by the community, commuters and visitors to the area."

Response from local consultation

VISION

- New trees to help improve air quality in the area
- New pollinator plant beds to attract diverse wildlife
- Better lighting to help visitors feel safe
- Improved pathways to guide people through the park
- More seating throughout the Gardens and along the riverside walkway
- Lawns to lie on
- A new pavilion with facilities for gardeners and volunteers
- New flower beds along the riverside walkway



A PLAN FOR A VIBRANT FUTURE

Our plans for Bernie Spain Gardens north and the new Queen's Walk Gardens are based on consultation with neighbours in 2016, a survey of users in 2017, a design competition in 2018, and the development of detailed designs and management strategy overseen by local residents. We were granted planning permission by Lambeth and Southwark Councils in 2019 and now can't wait to get started.

Left: winning design entry for north Gardens

TRANSFORMING OUR GARDENS

Our priority is to improve the north part of the Gardens, which has seen the heaviest footfall and wear and tear over the years. The design competition was won by landscape architects West 8 and their 'Pollinator Garden' proposal. The designs, which focus on biodiversity, sustainability and community, were popular with our panel and local residents alike.

Main image: proposed Bernie Spain Gardens north
Above right: proposed gardeners' pavilion



Proposed Bernie Spain
Gardens north and
gardener's pavilion

COMMUNITY

DESIGNED FOR OUR COMMUNITY

By consulting neighbours and users, we were able to identify the biggest opportunities for improving the Gardens. 70% wanted a 'better variety of planting' and 59% asked for 'more opportunities for community gardening'.

ROOM TO BREATHE

Poor air quality is a serious issue in our local area. We'll improve air quality for everyone in and around the Gardens by planting 22 new trees and making sure existing trees are as strong and healthy as possible. Trees act as natural air purifiers, absorbing airborne chemicals and releasing oxygen.

MAINTAINING OUR GARDENS

Coin Street Community Builders plan to appoint a new on-site head gardener and deputy who will make sure the Gardens stay clean, safe and looking their best year-round. They'll be based in the new gardener's pavilion and be supported by trainee and apprentice gardeners, and local volunteers.

"Public green space is always a good thing. It gives communities a space of their own to gather in."
Response from local consultation



WHERE NATURE MEETS THE CITY, AND THE CITY MEETS NATURE

As well as serving the local community, we want to give nature a place to play. With over 80 new pollinator plant species and a variety of new trees, the redeveloped Gardens will be a natural sanctuary for singing birds and buzzing bees.

POCKETS OF HEAVEN

Two new pollinator gardens filled with colourful displays of scented and pollen-rich flowers will sit at the heart of the new north park. As well as looking spectacular, they'll provide an ideal habitat for birds, bees, butterflies and moths throughout the seasons – a valuable resource for declining pollinator populations.

A NATURAL LANDSCAPE

The tree plan for the Gardens aims to give existing trees the best chance to flourish. And we'll plant 22 new trees, bringing blossom and autumn foliage to the tree canopy. This will include new species, boosting biodiversity and resilience in the Gardens' woodland areas.



Above: proposed Bernie Spain Gardens north

All trees and plants shown in this publication feature in the designs for Bernie Spain Gardens north

"I love Bernie Spain Gardens because they're like an oasis right in the centre of the South Bank. They're a refuge for some wildlife which would otherwise have no place in the city."
Andrea Zick, local worker

SUPPORT

HOW YOU CAN HELP

Over the years, the Gardens have suffered from constant wear and tear. It's time to update the natural landscape in the north part of the Gardens and along the riverside walkway.

To do this, we need your help. We're seeking funding to cover the capital cost of delivering this vital landscaping project – and we need as much public support as possible to get that funding.

Show your support at coinstreet.org/BSG

Together, we can protect and improve Bernie Spain Gardens for future generations.

Coin Street 

© Coin Street Community Builders 2020

APPENDIX 7



Southwark Developments and pressure on Bernie Spain Gardens

Justification for allocation of planning gain

1. Introduction and Summary

Summarised below are the new dwellings, new jobs and hotel rooms generated by 10 major developments within 400m of Bernie Spain Gardens. The other existing open spaces in the vicinity, Christchurch Garden and Hatfields Green, are much smaller and lack the openness and proximity to the river of Bernie Spain Gardens. Several of the developments proposed new public open space but again these are smaller than Bernie Spain Gardens, will contain a high proportion of hard landscape, and in some cases are roof gardens, not necessarily easy to find although publicly accessible.

All of these developments can reasonably therefore be expected to increase the usage of and pressure on Bernie Spain Gardens, and given their cumulative scale, are likely to have a considerable impact.

The figures are taken from planning application material and Southwark officer reports, and together produce a cumulative impact of

Just under 13,000 net new additional jobs out of a total of over 20,000 jobs in the 10 developments. (note: these are normally expressed as FTE equivalents so actual numbers of employees will be higher).

Over 2000 new residents, plus the occupants of 253 student rooms.

1250 hotel rooms, which with 1.5 average guests per room and an occupancy rate of 75% means 1400 guests per night, or over 0.5m guest/nights per year.

2. Developments

Completed

1. South Bank Tower/South Bank Central

191 flats (estimated 324 residents)

2188 jobs (gross, but site unoccupied from 2007)

2. Sea Containers

358 hotel rooms

Net increase of 400 jobs out of a total of 2833 jobs

3. 240 Blackfriars

Increase in office space of some 23,000m², equates to some 2000 net new jobs (out of total of c. 2400)

4. 6 Paris Garden/21-22 Hatfields

253 student rooms

In Progress

5. One Blackfriars

274 flats (estimated 455 residents)

152 hotel rooms

271 jobs (site was previously unoccupied for many years)

6. Ludgate House/Samson House

489 flats (c 800 residents)

1461 net new jobs (out of total of 3649)

7. Wedge House

192 hotel rooms

Additional 1252m² of office space

610 net new jobs out of c1050

Consented

8. 18 Blackfriars

288 new homes (estimated 460 residents)
548 hotel rooms
2681 jobs (on a site unused for many years)

9. 1-5 Paris Garden/16-19 Hatfields

1710 net new jobs (out of total of 2952)

10. Friars Bridge Court

1571 net new jobs (out of a total of 2285)

3. Planning Gain

a) S106

Many of these developments were consented prior to Southwark CIL and in some of those cases were subject to public open space s106 contributions as follows

240 Blackfriars - public open space and sports development £400,000

Sea Containers – public open space £64,614

One Blackfriars – public open space £285,887

Ludgate and Sampson House – public open space £173,806

All of these are likely to have been triggered; no information is readily available as to if or how they have been spent.

b) Southwark CIL

Since the introduction of Southwark CIL s106 contributions to open space are not able to be levied, but the expected Southwark CIL contributions are

18 Blackfriars - £21.5m

1-5 Paris Garden/16-19 Hatfields £3.25m

Friars Bridge Court £1.07m

Wedge House £1.65m

Total £27.47m of which 25%, £6.87m, is to be spent in the neighbourhood in which it is generated, i.e the Borough, Bankside and Walworth Community Council area.

TI

9 February 2019

APPENDIX 8



SoWN Neighbourhood Plan Projects Lists - update following review by SoWN Steering Group CIL Group May 2020

General			Status	Cost	Fit with LBL/LBS priorities	Funding Sources	N'Hood Plan Project number	Notes			
Project number	Project Category	Project description	Status	Timing	Delivery Lead/ Partners	Estimated cost	Capital/ Revenue	Delivery mechanism / funding sources			
Green Infrastructure, Open Space, Air Quality, Streetscape											
1	New Open Space	Jubilee Gardens Extension	depends on Hungerford Car Park Masterplan	depends on Hungerford Car Park Masterplan	Braeburn Estates/JGT/SBC/LPO	not known	capital	very high priority in Lambeth Local Plan and referenced in IDP	Braeburn, Mayor	n/a	
2	Open Space Improvement	Re-landscaping Bernie Spain Gardens north	Planning approved 2019	depends on funding	CSCB	£4m	capital	fits green space improvement priority in Local Plan and IDP	LBL CIL, LBS CIL, Mayor	n/a	
3	Open Space Improvement	Queen's Walk Gardens	Planning approved 2019	depends on funding	CSCB	tba	capital	fits green space improvement priority in Local Plan and IDP	S106 IBM, ITV site	n/a	
4	Streetscape improvement	South Bank Spine Route	Masterplan nearing completion	Phased: depends on funding	LBL and neighbouring landowners	£10m	capital	LBL Healthy Routes and Zero Carbon priorities	Highway funds, S106,CIL	PR18	
5	Maintaining Green Spaces	Management and maintenance of existing green and open spaces including Waterloo Millennium Green, Jubilee Gardens, St John's Churchyard	urgent	subject to consultation	JGT, BOST, St John's	tbd	revenue	air quality and green space priorities	S106, CIL, commercial income	PR1	Needs to be reviewed and prioritised by group of those responsible for green spaces
6	Street monitoring sensors	Network of sensors generating information for neighbourhood management purposes (e.g. traffic, footfall figures, wind, light, air quality etc)	subject to feasibility	depends on feasibility and funding	SBEG, BIDs	tbd	capital and revenue	neighbourhood management	CIL, S106, developers	PR15	would benefit from King's College London involvement
7	Managing public realm	monitoring, enforcement, construction management, utilities	urgent	subject to consultation	SBEG, BIDs, SB and Waterloo Management Group	tbd	revenue	air quality and public realm management priorities	S106, LBL and LBS core, landowner contributions	PR17	Review by Waterloo and South Bank Management Group
Public Realm and Green Infrastructure - neighbourhood wide projects to be integrated with LBL/LBS initiatives											
8	Green infrastructure	Identify and implement opportunities for green infrastructure: permeable paving, green walls, rain gardens	subject to study with LBL, LBS	as funds permit	LBL,LBS, SoWN, BIDs	tbd	capital and revenue	air quality and green infrastructure programmes	S106/ CIL / GLA / BID levy	PR2	
9	Air quality improvement	Locally developed initiatives to improve air quality	subject to study with LBL, LBS	as funds permit	LBL,LBS, SoWN, BIDs	tbd	capital and revenue	air quality programmes	CIL / GLA / BID levy/s106	PR3	funding study of pollution caused by river traffic discussed with IBM
10	Greenways	Create network of pedestrian routes which receive particular investment to encourage walking	subject to study with LBL, LBS	as funds permit	LBL,LBS, SoWN, BIDs	tbd	capital	air quality and healthy routes programmes	S106/ CIL / LIP / GLA	PR4	Cornwall Road / Hercules Road / Hatfields / Spine Route / Carlisle Lane
Measures to Support Retail and Business											
11	Retail improvement loans	Develop loans programme to support small retailers e.g. expansion of online offer or improvements which benefit the collective offer	needs feasibility	subject to feasibility	SoWN to	not known	capital			PR7	to be developed in conjunction with COVID 19 recovery planning

General			Status			Cost		Fit with LBL/LBS priorities	Funding Sources	N'Hood Plan Project number	Notes
12	Cloud based WiFi	Free cloud based Wi-Fi in South Bank and Waterloo to draw customers, fibre optic for shops and offices	tbd	tbd	review	not known	capital			PR8	
13	Retail connectivity	New pedestrian link from Waterloo Station exit 1 to Lower Marsh	in feasibility study	subject to feasibility and funding	WAW, Network Rail	not known	capital			n/a	new project from We are Waterloo BID
Social infrastructure											
14	The Bridge at Waterloo improvements	Employment/skills/arts, carbon neutral project at St John's Church for local people, including youth, working with the Bridge at Waterloo and other partners.	ready to go	subject to last tranche of funding	St John's	tba	capital		CIL / Grants / S106	PR10	
15	Living Space improvements	Contribution towards Living Space Playground and pitches capital improvements	needs design and feasibility	medium term	BOST	tba			CIL, S106	PR11	
16	Youth Programmes	develop youth programmes and establish space with revenue stream to support youth	needs plan	medium term	CSCB, OASIS, youth groups	tba	capital/revenue	LBL,LBS youth programmes	CIL, S106, development income	n/a	
17	Waterloo Action Centre	Waterloo Action Centre improvements	not known	medium/long-term	WAC	tba			tbd	PR9	
18	Community Chest Grants	Provide small grants programme for local community organisations	needs steering group	tbd	SoWN	tba	capital and revenue		S106/CIL	PR12	Link with London Eye s106 Community Chest?
Major Social infrastructure Projects											
19	OASIS Johanna	school and community space development incl library	tba	medium term	OASIS/LBL	tba	capital	LBL new library	tbd	n/a	
20	Health centre	Provide health centre to cater for catchment population of 12,000, providing 12-14 consulting rooms (to CQC standards) 4 treatment rooms as well as additional waiting room space	not known	not known	CCG	Unknown	capital	in LBL infrastructure plan	tbd	PR13	Full update on status awaited from Waterloo Health Centre
21	Leisure facilities	Doon Street swimming pool and leisure centre	planning implemented	tba	CSCB	tba	capital and revenue	in LBL infrastructure and Active Lambeth plans	S106 and private	n/a	
Housing Initiatives											
22	Community Development Trust	Community Development Trust to promote site acquisition/delivery of affordable housing	tbd	long-term	SoWN and boroughs to review	not known	capital			PR6	Aspirational project reflecting strong community wish to support affordable housing in the neighbourhood. Whole issue needs review within SoWN and with boroughs.
Other (suggest delete from list)											
	Traffic reduction grants	Improve servicing arrangements to professionalise operations and reduce local traffic (e.g. local freight consolidation centre with distribution from electric vehicles)								PR16	needs borough-wide or London-wide approach; not appropriate to neighbourhood alone
	Streetscapes design guidance	Design guidelines setting out how network of streets should be designed for different modes.								PR14	Lambeth and South Bank streetscape design guidance exists. Review a luxury in current circumstances
	Affordable housing in high streets	Use CIL to purchase 2 buildings in Lower Marsh, enabling retail environment to be controlled and providing low cost housing above. Buildings managed through Trust								PR5	Reflected strong consultation response in favour of supporting affordable housing but whole issue needs review locally and with boroughs as to best way of doing so.

General	Status	Cost	Fit with LBL/LBS priorities	Funding Sources	N'Hood Plan Project number	Notes
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Comments

- 1 This is the first review since the list was drawn up in 2015
- 2 It has been conducted to give an early indication to the Waterloo and South Bank Management Group of the likely changes that are required to bring the list up to date and in line with current priorities. It is presented for future discussion.
- 3 The list includes all projects currently known to the Group, noting those new to the List as n/a In the NP Project number column
- 4 The list includes a column showing how the project fits with LBL/LBS priorities
- 5 The list includes a column showing the current status of the projects and their likely timing
- 6 SoWN would welcome discussion about the funding timeframe in which it would be possible to deliver these projects
- 7 SoWN would welcome discussion about how some of these projects could be supported in their early stages in order to bring them to fruition
- 8 The list needs to be taken into account with any revival of the CLIPS process
- 9 Final agreement of the updating of list will be subject to agreement by the SoWN Steering Group