

McCORMICK
ARCHITECTURE
PROPOSED CARE UNIT AT PENDINE PARK, WREXHAM

Planning application ref: P/2022/0151
Date:13/07/2023

CONFIRMATION OF NEED

for

**‘PEN Y DON’
A NEW SPECIALIST & EXTRA CARE DEMENTIA FACILITY
AT PENDINE PARK, SUMMERHILL
WREXHAM, LL11 4YE**

On behalf of

**Mr Mario Kreft MBE
Pendine Park Care Organisation (Summerhill) Ltd**

Job No: 4135-1
Revision: -

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OVERVIEW:

Outline planning consent reference P/2019/0126 was granted for this extra care dementia facility at Pendine Park on the 3rd June 2019

It is widely understood that the care sector and NHS are under significant pressure, and that access to beds for patients is a key concern.

Pendine Park is a private care organisation based in North Wales, and provides specialist care to the communities in Wrexham, North Wales and further afield. They are sector leading in Dementia Care and have won numerous awards for their facilities, training and care excellence.

Pendine Park Care Organisation work closely with the NHS and in particular the Besti Cadwaladr Health Board and the Wrexham Council Social Services, and are the largest provider of bed spaces and dementia residential care services to these authorities in the Wrexham County area.

'Bed blocking' is where patients who can leave hospital either to return home for care or to go to specialist care centres such as Pendine Park are unable to be discharged from hospital because their onward care regime is not available. This impacts front line services where they are unable to admit new patients for treatment in hospital, and waiting times increase. The news and media regularly reports on the matter.

The health service generally is in 'crisis' and more beds and care facilities are urgently needed.

CLOSURES:

Regrettably, many of the smaller private care providers around the country have, or are in the process of closing. Reasons vary, from the impact of Covid through to the rates received per bed and the loss of care staff.

In the North Wales locality there have been recent care home closures since Covid, including:

- Trewythen Care Home in Gresford near Wrexham (loss of 30 beds)
- Gwastad Care Home near Cefn Y Bedd (loss of 37 beds)
- Morfa Newydd Care Home in Greenfield (loss of 54 beds)
- Bay Court in Kinmel Bay (loss of 16 beds)
- Abbey Dale House in Colwyn Bay (28 beds under threat)

This trend of closures is continuing. Press cuttings are included as an appendix to this report.

FILLING THE SHORTFALL:

Pendine Park Care Organisation are one of the very few who are building modern care homes with up to date facilities and training to service local need.

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This full planning application was deposited with Wrexham Council on the 11th February 2022, meaning it has been under consideration for 17 months, and the crisis in care has only got worse during that period, with local residents being 'homed' out of their areas, often meaning that relatives are unable to provide the background support of being with their loved ones which is as important as the medical care.

This proposal for a new extra care dementia home has been approved at outline previously (reference P/2019/0126), and is now urgently needed by the care community within the Wrexham area.

Despite the 17 month delay, Pendine Park Care Organisation are fully committed to delivering excellence of care at Pendine Park, and this additional facility will allow them to offer sector-leading care to more residents in the Wrexham area.

NATIONAL & REGIONAL GUIDANCE:

There are many Welsh policy guidance documents relating to the increasing need for care in the country, and Wrexham Council themselves also acknowledge the increasing demand for bed spaces and care facilities in the County.

Recent reports and statistics specific to Dementia Care and community provision include:

- **Wrexham County Borough Council report by Social Services “What we do, and the differences it makes”** by the director of Social Services annual report for Wrexham 2021-2022, in which the Director states *“We are facing a national workforce crisis, which is impacting on our ability to recruit and retain staff right across social care including residential and domiciliary care provision.”* (page 9, supporting the Care market) and comments on the Council’s commitment to their “Care Closer to Home” initiative (page 34) which sees the Council prioritising accommodation and facilities close to home so that services recipients do not need to travel out of the region – this is true for accessibility by family to those needing dementia care too.
- **Welsh Government policy & strategy, Care Home Action Plan**, final update – 13th March 2023, highlights the need for Care Homes to respond to the lessons learnt from the pandemic, and this proposal for Pendine Park is based on their award winning facility at Bryn Seiont Newydd in Caernarfon but with the advantage of being designed to better manage infection control through both physical layout of the building and staff training.
- **Welsh Government “Dementia Action Plan for Wales” 2018-2022** which in section 6 sets out the National policy aims to *“Further develop use of the new directed enhanced services for residential and nursing care homes”* and it is interesting to see in the report’s “supporting the implantation” section (page 28 onward) that the Welsh Government initiative to enhance high skills learning is already being undertaken at Pendine Park and will be extended into this new dementia care facility.
- **Welsh Government policy & strategy , “Dementia Action Plan: strengthening provision in response to COVID-19” 21 September 2021**
- **Welsh Government / Improvement Cymru “All Wales Dementia Care Pathway of Standards”**
- **Wrexham Public Services Board Annual Report 2021-2022**, which recognises the increase in the age of the local population and the projected increase in those suffering mental illnesses.

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INCREASING AGE, POPULATION AND MENTAL ILLNESS:

It is accepted that the population of Wrexham County and surrounding areas is increasing in age, and there are many published documents confirming the population over 80 will significantly increase in the next 10-15 years, and along with it will be an increase in dementia and the need for care facilities that can accommodate them when required.

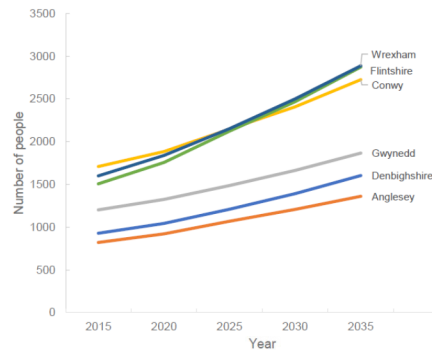
Our Design & Access Statement has already provided some data on increasing age and dementia in the County, and the following also confirm the growing need for dementia and age care in Wrexham County.

- Office for National Statistics “How life has changed in Wrexham:census 2021”
- Welsh Government “Statistics for Wales – summary for North Wales”
- Welsh Government “Stats Wales – components of population change by time period and component” (web)

continue to increase

The number of people aged 65 and over who receive community based services in North Wales is expected to increase from 7,800 in 2015 to 13,300 in 2035 as shown below. This is at the same time as the number of people aged 16 to 64, the available workforce, is decreasing. The number estimated to receive care in future is linked to health and not just age. Conwy has a higher proportion of older people, but as they are healthier, their care needs are lower.

Chart 10: Predicted number of people aged 65 and over receiving community support



Wrexham is expected to have the highest future need for community based services (source : *Population Needs Assessment Report April 2022*)

Table 30: Estimated number of people aged over 65 in 2020 and projected number in 2040

Local council	2020 number	2020 percent	2040 number	2040 percent	Change number	Change percent
Anglesey	18,650	26.5%	22,500	32.4%	3,850	17.2%
Gwynedd	28,550	22.8%	34,300	26.1%	5,700	16.7%
Conwy	32,950	27.9%	43,500	35.4%	10,550	24.3%
Denbighshire	23,500	24.3%	30,400	30.9%	6,900	22.6%
Flintshire	33,300	21.2%	42,400	26.3%	9,150	21.5%
Wrexham	27,750	20.4%	34,500	26.0%	6,750	19.6%
North Wales	164,700	23.4%	207,600	29.0%	42,900	20.7%
Wales	668,600	21.1%	850,750	25.9%	182,150	21.4%

Source: Mid-year 2020 population estimates, Office for National Statistics; and 2018-based population projections, Welsh Government

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One of the most important publications in relation to need and age is that prepared by the **North Wales Social Care and Well-being Services Improvement** Collaborative to which Wrexham Council is a contributor and member, and their following reports are key to reinforcing the increasing need for dementia care homes in Wrexham and the region:

- North Wales Population Needs Assessment – April 2022
- North Wales Market stability Report – November 2022
- North Wales Market Stability Report – “providing support now and in the future”
- Rapid Review of Care Homes – North Wales Care Home Action Plan – Sept 2020 to April 2021

Between these reports they highlight the important contribution the private care services make in that there are almost three times as many beds operating in care homes than there are in hospitals in North Wales.

SUMMARY:

The increase in age and numbers with dementia will continue year by year, adding pressure on care service providers to increase the number of beds available. Combine this with the devastation Covid19 had on the care community and the ongoing impact of staff shortages closing other care homes, sector leading new facilities such as this proposal at Pendine Park should be supported to contribute towards managing that increase in demand.

If anything, the need for specialist dementia care has increased since granting the outline planning consent in 2019, and we trust this provides sufficient material information to allow this full application to be approved.