

Welcome



Care UK is bringing forward proposals for the redevelopment of its existing Cumberland care home on Whitford Gardens, in Mitcham, to create a new, state-of-the-art home able to provide the highest standard of care to residents.

Our consultation period is running until Sunday 25th June 2023. Details on how you can give your feedback on the proposals can be found on the **Have your say** board.



About Care UK

Care UK is one of the largest private providers of residential, nursing, specialist dementia and end-of-life care for older people in the country, operating more than 150 care homes across the UK with a team of 12,000 colleagues delivering care to almost 9,000 residents 24 hours a day.

Its team provides an impressive range of care services for older people, ranging from respite care to nursing care, end of life care, plus specialist care and support for people living with Alzheimer's and other forms of dementia.

Care UK is one of the sector's most awarded care home providers, with more of its homes

rated 'good' or 'outstanding' than those run by the other four largest providers in the UK. In 2022 alone, Care UK won or was shortlisted for over nineteen awards including Health Investor's 'Residential Provider of the Year' and the Care Home Awards' 'Outstanding Largest Group Care Provider (over 75 homes)'.



The proposals

Care UK's proposals for the redevelopment of Cumberland care home would deliver the following:

- A fit-for-purpose, 64-bedroom home – increasing the capacity for care from 53 residents - in an up-to-date building, which is better able to meet the needs of residents and on-site colleagues.
- A new layout which allows the home to be split into suites, giving more privacy to residents and surrounding properties, creating space for larger bedrooms, each with an ensuite and access to high-quality outdoor amenity space, and increasing communal space and ancillary provision to allow for a greater level of care.
- Retain the level of car parking provision, which reflects the location of the site as well as the number of colleagues and/or visitors likely to be on site at any one time, and provide Electric Vehicle charging points. Alongside this, there will be additional ambulance and delivery bays, and plentiful bike storage spaces. The whole parking area will be screened by trees, either existing or newly planted.

- A new building without the need to use greenfield land, as the proposals will revitalise previously developed land in a sustainable location within a residential area.
- Improved local economic prosperity – the families of residents, and care home colleagues will contribute to Mitcham's economy, bringing additional expenditure to local shops and amenities.
- Create local construction jobs during the redevelopment, and allow Care UK to continue to provide permanent employment opportunities once the home is operational.
- Improved landscape – as well as being an attractive building, the proposals will be set within a high-quality landscape-designed environment, including ecological enhancements.

Should planning permission be granted, local jobs would be created during the construction phase, and once the new home is operational there would be 72 Full Time Equivalent roles available for roles including: carers, nurses, gardeners, and administrators.



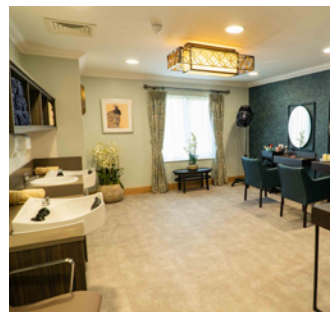
What the proposed new Cumberland care home would look like.



This image demonstrates the view of the proposed development from the running track, as highlighted by the red line.

The Government's planning practice guidance says that "the need to provide housing for older people is critical".

A needs assessment of the area has shown that there is currently a need for 262 care home beds in Merton, which is set to increase to 320 by 2025. Merton Council's most recent Adult Social Care documentation acknowledges that, at the moment, one third of elderly people are placed in care homes outside of the Borough, demonstrating a desperate need for additional care home beds for the local community.



Some recent Care UK care homes.

Why here?

Redeveloping Care UK's existing home means a high-quality, modern building is deliverable using formerly developed land, meaning less disturbance to the surrounding area and the avoidance of developing on greenfield land.

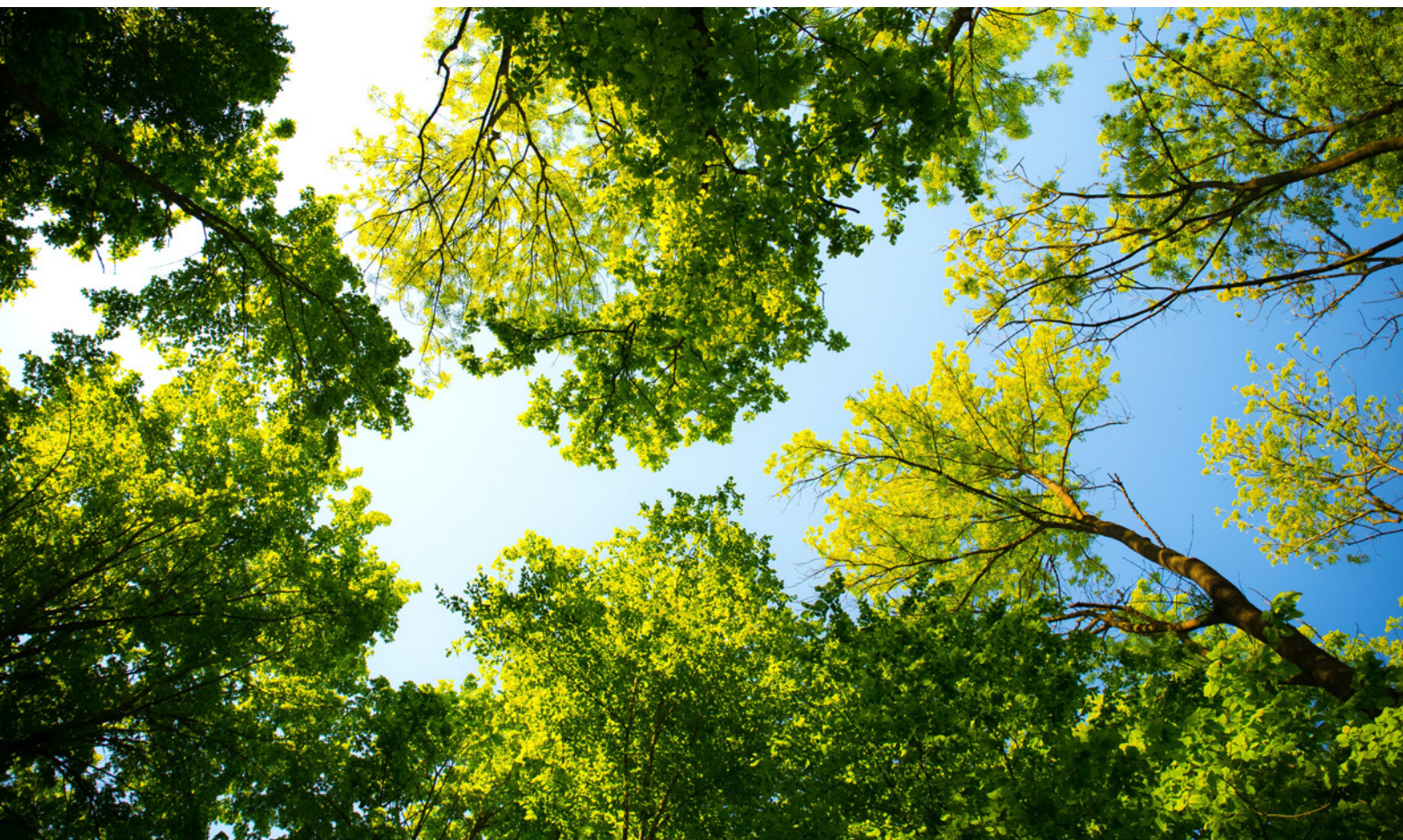
The redevelopment proposals are suitable for this site for several reasons:

- The site benefits from accessibility to public transport – Mitcham Junction Station and Mitcham Eastfields Train Station are close by.
- The site is in a residential location, which tend to be more peaceful, safe, and secure for residents.
- There is suitable space for adequate car parking provision, which will only be used by colleagues and visitors.
- The site sits within 800m of Mitcham Neighbourhood Centre, which offers an extensive selection of local shops, services, and community facilities for on-site colleagues and visitors to use.
- The appearance of the proposed building has been designed to complement the surrounding areas of Mitcham and the Cricket Green Conservation Area, with materials used taking cues from surrounding buildings. The height and layout of the building – which is two-and-a-half storeys - would remain in keeping with the area whilst respecting and improving upon neighbours' privacy by increasing the distance between them and the care home.

Environmental benefits

Care UK is very mindful of environmental considerations, and will take various measures to ensure this is reflected in the redevelopment, including:

- Ecological enhancements - the proposals will include a wide range of new ecological enhancements within the design. This includes bird and bat boxes, log piles, and additional planting around the site to attract wildlife. Care UK will strive to achieve the maximum possible Biodiversity Net Gain.
- Landscape enhancements – as well as being a high-quality build, the proposals will focus on enhancements to the landscaping around the site to provide the highest quality external living space for Cumberland residents .
- Enhanced planting and retaining on-site trees – the high-quality trees on the boundary of the site will be retained in the proposals to help screen the development. There will also be enhanced tree and vegetation planting on site.
- A Travel Plan would be implemented which promotes sustainable modes of transport such as the use of public transport, cycling, walking, and car-sharing initiatives for colleagues and visitors.
- To ensure the proposals are as sustainable as possible, Care UK is exploring opportunities to recycle materials from the existing building and install renewable energy technologies as part of the heating and hot water provisions of the new care home. For example, solar panels are likely to be used. Additionally, the thermal efficiency of the walls, windows, and roof in the proposal will reduce heat loss by reducing the air permeability.
- The proposed development will not have a negative impact on flooding or drainage around the site.
- There will be a provision for Electric Vehicle charging points on site.



Should planning permission be granted, and should Care UK decide to go ahead with the redevelopment of Cumberland care home, it is fully committed to supporting colleagues and residents of the existing home.

Maintaining care for residents

The residents currently living at Cumberland, and their families, have been informed of the proposals to redevelop the home. This has been raised during our regular residents' and relatives' meetings and through letters to family members. Care UK will continue this communication throughout the duration of the planning process. Should the home need to close in the future, Care UK is practiced in supporting residents and their loved ones to find a new place to live, meaning that any transition to a new home will be handled with the utmost compassion.

Colleagues

Care UK has informed colleagues working

at Cumberland of the emerging proposals to redevelop the home, and will be keeping them up to date at every stage of the planning process. Should the home need to close in the future, all colleagues will be provided with full information and a number of options, including the option to transfer to another Care UK home, where possible, with plenty of time to make an informed decision.

There is no current planned date for closure, as the first stage is to gain planning consent for the redevelopment. Care UK colleagues and residents are not expected to be affected until at least 2024.



Care UK is aware that, should planning consent be granted and Care UK decide to progress with the redevelopment, the construction phase will affect neighbouring residents and the surrounding road network.

Care UK is committed to ensuring that any negative impact is mitigated as much as possible. Care UK will maintain contact with your council representatives in Cricket Green and Figge's Marsh wards and will take on board any feedback or concerns raised throughout both the planning and potential future constructions phases of the project.

Merton's Local Plan requires that any impacts of development on road safety, or from the construction phase, are mitigated to an acceptable degree.

An Outline Construction Method Statement and a Sustainable Design and Construction Statement will be submitted to Merton Council as part of the planning application, and will detail how traffic, waste, dust, and noise will be managed during construction, to ensure minimal disruption to the community.

Should planning permission be granted, and Care UK decide to continue with the proposed development, updates on any road disruption and construction milestones will be fully communicated to those most likely to be affected.



Have your say



Our consultation period is running until Sunday 25th June 2023. We want to hear from the local community as we develop our proposals to ensure we understand any of your concerns.

All of the feedback received will be fully considered by Care UK and its consultant team ahead of submission of the planning application to Merton Council.

There are a number of ways in which you can provide your feedback:

- Fill out our questionnaire, either in person at today's event, or online at careuk.com/cumberland/public-engagement
- Call us on **0800 368 3983** (freephone)
- Email us at info@careukcumberland.co.uk

All of the feedback received, and how Care UK has addressed each matter raised, will be fully reported in a Statement of Community

Involvement (SCI) which will be submitted as part of the planning application.

If you, or anyone you know, would benefit from hard copies or accessible formats of the information on display today, these are available on request – please ask us at the event today or by using the details listed on the right.

Once all of the feedback has been considered, a planning application will be submitted to Merton Council for consideration in early Autumn 2023.



Scan to visit
our website

