

PROSPECTIVE CARE HOME DEVELOPMENT FACT SHEET

Introduction

The purpose of this factsheet is to provide guidance to prospective businesses who are considering a care home or supported living development in Carmarthenshire.

A care home service provides accommodation together with nursing and or care for different service user groups: Children (Up to the age of 18), Working aged adults (18yrs – 64 yrs), Older adults (65yrs and over).

‘Supported Accommodation’ is defined as a service where housing, support and/or care services are provided to help people to live as independently as possible. People living in Supported Accommodation do so as ‘Contract Holders’ and as such have responsibilities in relation to their contract.

Background

As a developer you may be aware that the local authority, as part of its social services functions, must periodically undertake a population needs assessment. The purpose of this population needs assessment is to provide a focused view of current and future health and social care needs across the West Wales region. After completing the population needs assessment an area plan must be prepared showing how local authorities and the Health Board plan to meet the needs of the population.

In addition, the local authority also has a duty to prepare and publish a document called a market stability report, which comprises of two inter-linked assessments: an assessment of the sufficiency of provision of care and support and the stability of the market for regulated services which includes care home services.

For more information on the above, please visit [Document Library – West Wales Regional Partnership Board](#)

Further, the local authority is also required to comply with the code of practice regarding the National Framework for Commissioning of Care and Support in Wales [National framework for commissioning care and support: code of practice](#)

In light of the above, Carmarthenshire County Council has prepared a social services sustainability plan which brings together a high-level supply & demand position statement in relation to the care and support for older people, working age adults, children and young people.

What will happen if a proposed developer applies for planning permission in relation to a care home or supported living.

As a result of the local authority’s obligations which are set out in the background section above, the local authority’s planning department will discuss any application for planning permission in relation to any care home or supported living with the local authority’s commissioning section.

It is important that developers are aware that there is a risk that the local authority will not commission the particular provision that is being proposed. It is therefore important that developers contact the Local Authority’s commissioning section directly to discuss their proposal, we encourage that contact is made at the earliest opportunity to ensure that the proposed development aligns with the Local Authority’s requirements.

Please e-mail your proposal to the commissioning team at:

SCHHContracting@carmarthenshire.gov.uk