Open Agenda

Health, Adult Social Care and Community Safety Scrutiny Commission

Wednesday 21 October 2026
7.00 pm
Ground Floor Meeting Room G02B - 160 Tooley Street, London SE1 2QH

Tabled

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8.	**Asylum Road Care Home delivery update** An update on progress on delivering a new nursing home was tabled. The version published has been corrected to at paragraph 7 in respect of the date to submit a planning application.	1 - 2

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Agenda Item 8

Asylum Road Care Home Update paper

October 2026 corrected

To: Health and Social Care Scrutiny Commission

Author: Catherine Brownell, Head of Sustainable Growth North

Exec summary

1. This paper sets out a further update on the project, regarding the land transaction with Andover Care Ltd. (Andover),
2. Earlier update papers were issued in March and July 2026

Activity to date

3. Andover have been progressing the design to Planning and the pre-application meetings with the Local Planning Authority; to date there have been 4 Pre-App meetings, where the design development has been reviewed by the Planning Case officer and the Design and Conservation officer. Aspects covered include design and layout considerations, as well as other planning matters, including sunlight/daylight and biodiversity net gain.
4. The council has now appointed Stirling University to review the designs:
   - RIBA Stage 2: Concept Design: This review is now complete; it identified a number of features in the layout and adjacencies, which the design team has taken on.
   - RIBA Stage 3: Spatial Co-ordination (Planning Stage): due to be undertaken shortly.

   Note, the Andover Client team has confirmed that it has already appointed Stirling University for design stages beyond planning and this is welcomed.
5. The Andover client team has made contact with all the voluntary sector groups sign-posted by the council. All were also notified on the public consultation held in 3 September. Live feedback from the consultation event included positive endorsement from some attendees, as well as critique. A collated report is due regarding of all feedback returned, both from the event and in writing, since the event.
6. The evolving design was presented to a specially assembled Design Review Panel on 12 October. All members of the panel were selected because of their expertise in designing for health and the elderly. Formal feedback will be issued in due course, to which the design team will respond.
7. It is anticipated that a planning application will be submitted end-Q4 ~~2027~~2026/~~28~~ 27 / early-Q1 ~~2028~~2027/~~29~~28. This is in line with the Agreement for Lease, where the longstop date for submitting a Planning application is 31 December 2027.
8. The emerging scheme facilitates the care-contract to the council of a ring-fenced 45 bedspaces, though the overall number of bedspaces in the scheme is currently at 82 (not the original anticipated 90); this is in constant review as the design evolves. Correspondingly, the scheme currently includes circa 6 1-bed

flats for care-home resident couples; this, too, is being reviewed as the design evolves.

SUMMARY

9. In summary, the project is progressing, broadly in line with anticipated timescales.

End.