

Care Home Development Site Opportunity

Land at Asylum Road, Peckham, London SE15 2AY

Significant care home development opportunity to deliver and operate a new facility in a highly undersupplied market



Executive summary

On behalf of Southwark Council, JLL is delighted to present the opportunity to deliver a new care home on a cleared brownfield site within London's Zone 2 at Queen's Road Peckham, with potential for a new C2 elderly care home.

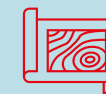


Approximate land area



90

Beds



0.66

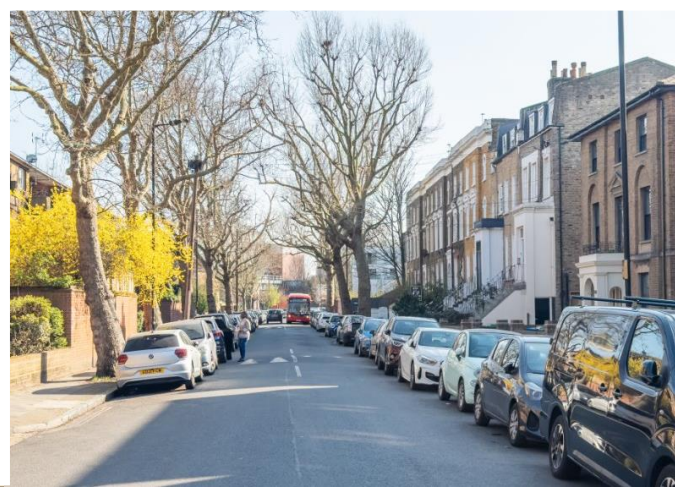
Acres



945

Bed
undersupply

- Southwark Council has identified a significant need for additional elderly care home beds within the borough and believe this vacant site can deliver a new care home, subject to planning.
- The proposed redevelopment of the site for care home use has in principle support from the council's planning department and strong support from the council's commissioning service who are seeking to partner collaboratively with a developer or operator to deliver much needed beds for the borough.
- The site occupies a prominent position within short walking distance of a range of local amenities.
- The site is located opposite an attractive local park. Queens Road Peckham Overground Station is located adjacent to the site, providing good accessibility for future employees and visitors.
- The site extends to approximately 0.66 acres.
- A massing study indicating potential for a new care home scheme to accommodate up to 90 beds, subject to the necessary planning consents has been undertaken to provide guidance.
- Carterwood indicates that there is a current undersupply of 945 wetroom beds within a 15-minute drivetime catchment.
- The council are additionally proposing to enter into a block contract for 50% of the care beds delivered on site (30% nursing dementia, 20% residential dementia). The council is also seeking a future 10% on a first refusal basis.
- Offers are invited for the delivery of a new care home subject to a new long leasehold interest on both an unconditional and subject to planning basis.



Location and connectivity

The site is located on Asylum Road in Peckham, adjacent to Queens Road Peckham railway station. Peckham is located within the London Borough of Southwark, in the southeastern part of London. It is a vibrant and diverse neighbourhood known for its multicultural community and excellent transport connections. The area has witnessed significant redevelopment in recent years.

The site is surrounded by Victorian terraced housing and apartments, as well as high street retail. The site has primary frontage to Asylum Road, and direct visibility and accessibility from the train station.

Location: Situated in Peckham, approximately 3.5 miles southeast of central London.

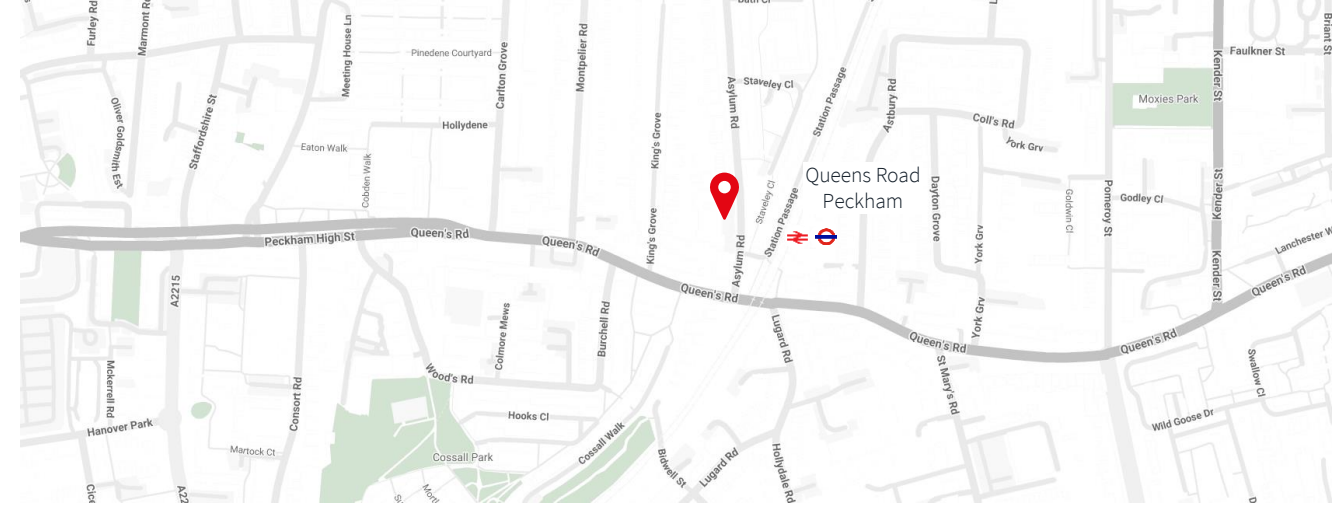
Transport: The area is well-connected, with Queens Road Peckham railway station providing quick access to Central London via London Overground and Southern rail services, and to southern destinations. London Bridge station is located 3 miles to the north, or a 13 minute direct train journey. The site is served by several bus routes, enhancing its connectivity to the wider area including Thamesmead, Lewisham, New Cross, Lambeth, Battersea, Elephant & Castle, and Streatham.

Character: A mix of residential and commercial properties, with a blend of Victorian-era architecture and modern developments.

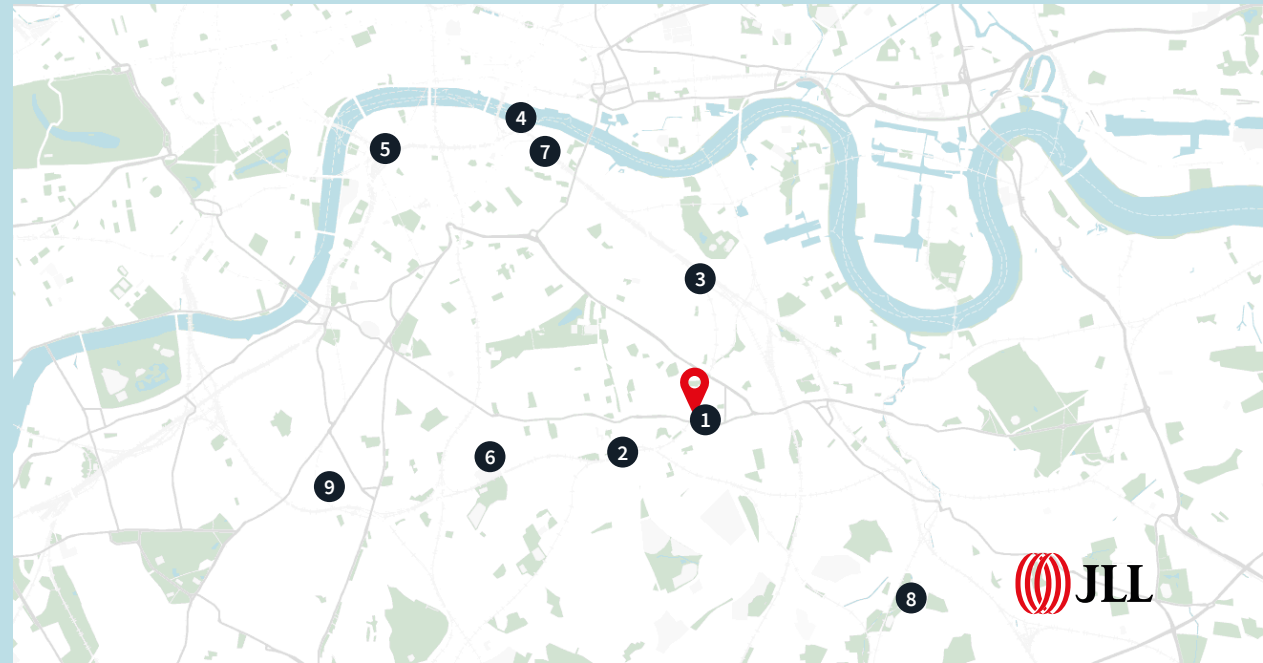
Community: Known for its diverse population, with a rich mix of cultures contributing to the area's unique character.

Amenities: Queens Road and the surrounding area feature local shops, cafes, and restaurants, catering to commuters and local residents.

Green spaces: Nearby parks include Peckham Rye Park and Peckham Common, offering green space for recreation.



- | | | |
|-------------------------------------|--------------------------|--------------------------------|
| 1 Queens Road Peckham Train Station | 4 London Bridge | 7 Guy's Hospital |
| 2 Peckham Rye Train Station | 5 Waterloo | 8 University Hospital Lewisham |
| 3 South Bermondsey | 6 Kings College Hospital | 9 The Lambeth Hospital |





Waterloo

Burgess Park

The City

Bermondsey

London Bridge

A2

Queens Road

Peckham Rye

Queens Road
Peckham

The site

Site

- Previously occupied by a day care centre, which closed in 2018, the site has now been cleared and is primed for redevelopment.
- The site has a flat topography which extends to approximately 0.66 acres and occupies a rectangular shape. It currently has a combination of hoarding and fencing around the perimeter of the site.
- The site benefits from frontage onto Asylum Road at its east boundary, providing direct access to Queens Road and the Queens Road Peckham train station.
- The site is currently held freehold by Southwark Council.
- The site has a number of mature trees along the western edge.
- The area shaded in beige indicates a separate land parcel which will be available for site access and logistics only during construction, and will not be part of the transaction.

Planning

- A planning application was previously submitted for the development of a part 2, 3, and 4 storey office of 4,310 sqm (B1 Use Class) office and D1 Community use space, under application number 19/AP/6513. This application was subsequently withdrawn due to a lack of demand for office space within the location.
- The site has been identified by the council as suitable for C2 use, specifically for a new nursing care home development, with indicative initial massing studies showing the potential for up to 90 beds.
- Care use on site has strong support from the council's Adult Social Care department.



Operational details

As part of the transaction, the council want to secure the future provision of Local Authority (LA) funded beds, by working collaboratively with a preferred operator.

Southwark Council are seeking proposals which include a block contract for 50% of the bed provision delivered at the new care home development for Local Authority (LA) funded residents. This would be made up of 30% nursing dementia and 20% residential dementia beds. The council is also interested in a further 10% bed provision on a first refusal basis.

It is intended that the care contract will run for 10 years from practical completion of the care home development, with LA resident fees expected to be agreed in line with the council's fee rates in that given financial year. The council would like to negotiate the option to renew the contract a number of times.

In preparation of your proposal, parties are encouraged to review the council's Residential Care Charter, so they are aware of the council's social value principles and its core principles with regards to elderly care.

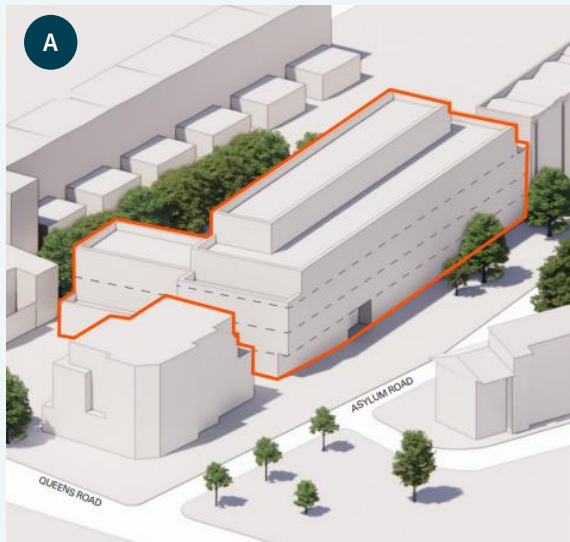
The Residential Care Charter and Fairer Future Commitments can be found in the data room.



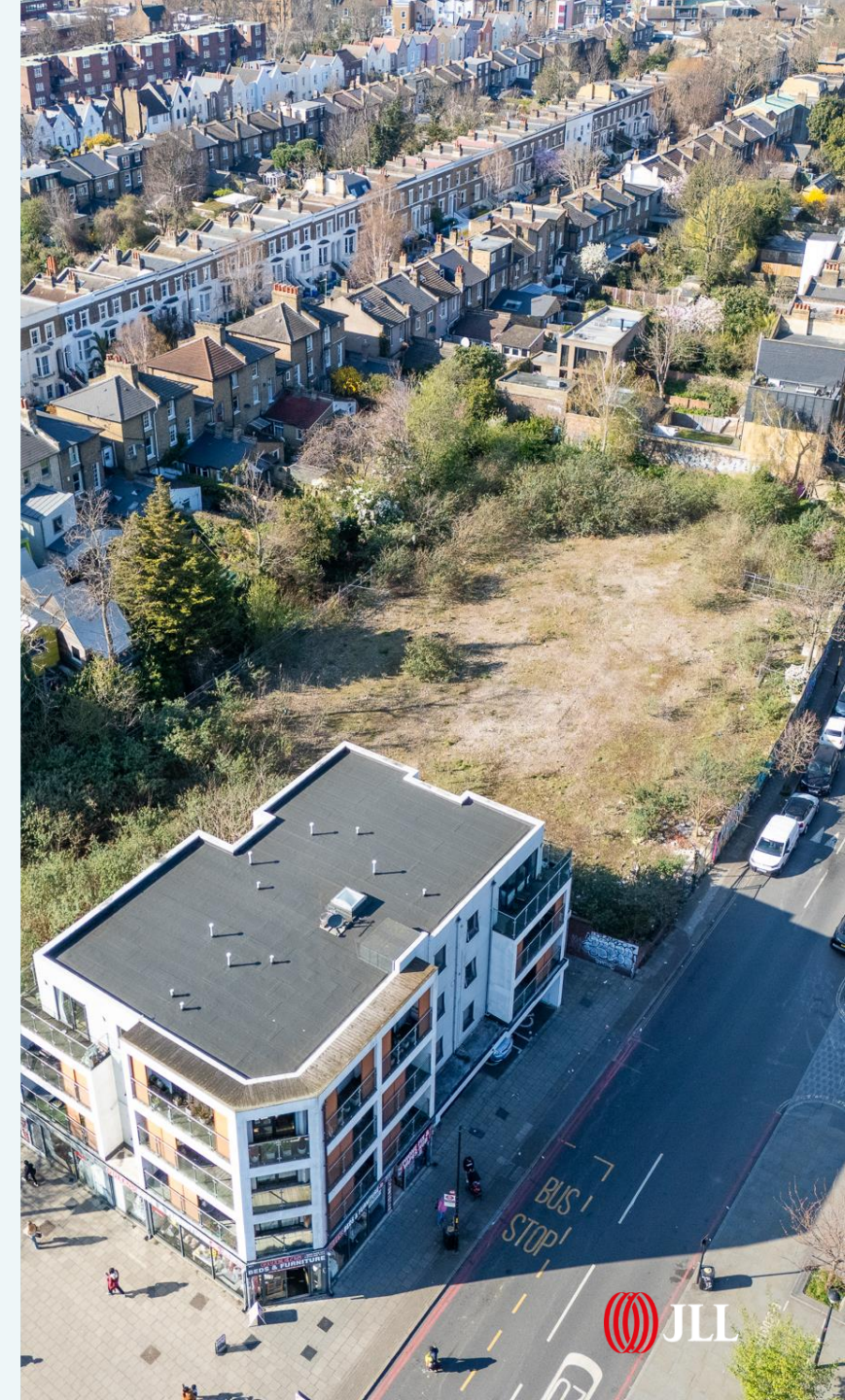
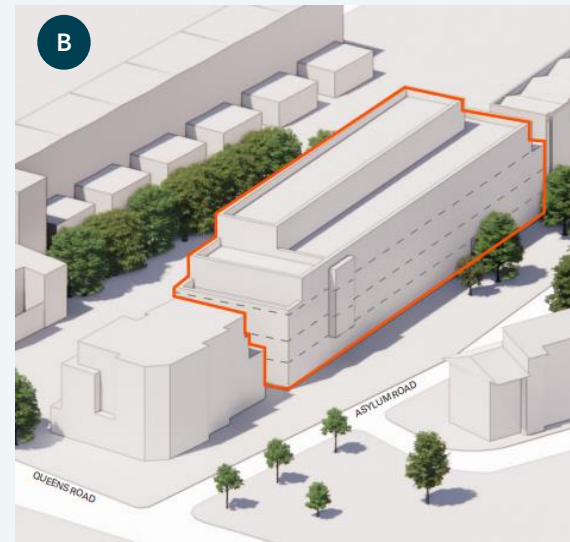
Indicative massing options

- dRMM Architects have undertaken an initial massing study on behalf of the council to establish suitable design options based on the site's characteristics and surrounding built environment.
- These studies show the potential for a total GIA of 4,417 sqm (47,546 sq ft), arranged over five storeys in either an L or I shape floorplate. Each design option allows for generous garden space to the west side of the site.
- These studies are indicative only and it would be expected that purchasers would undertake their own review of the massing studies and architectural potential to optimize the opportunity that the site can deliver.
- Indicative floor plans can be found within the data room.

Massing option A

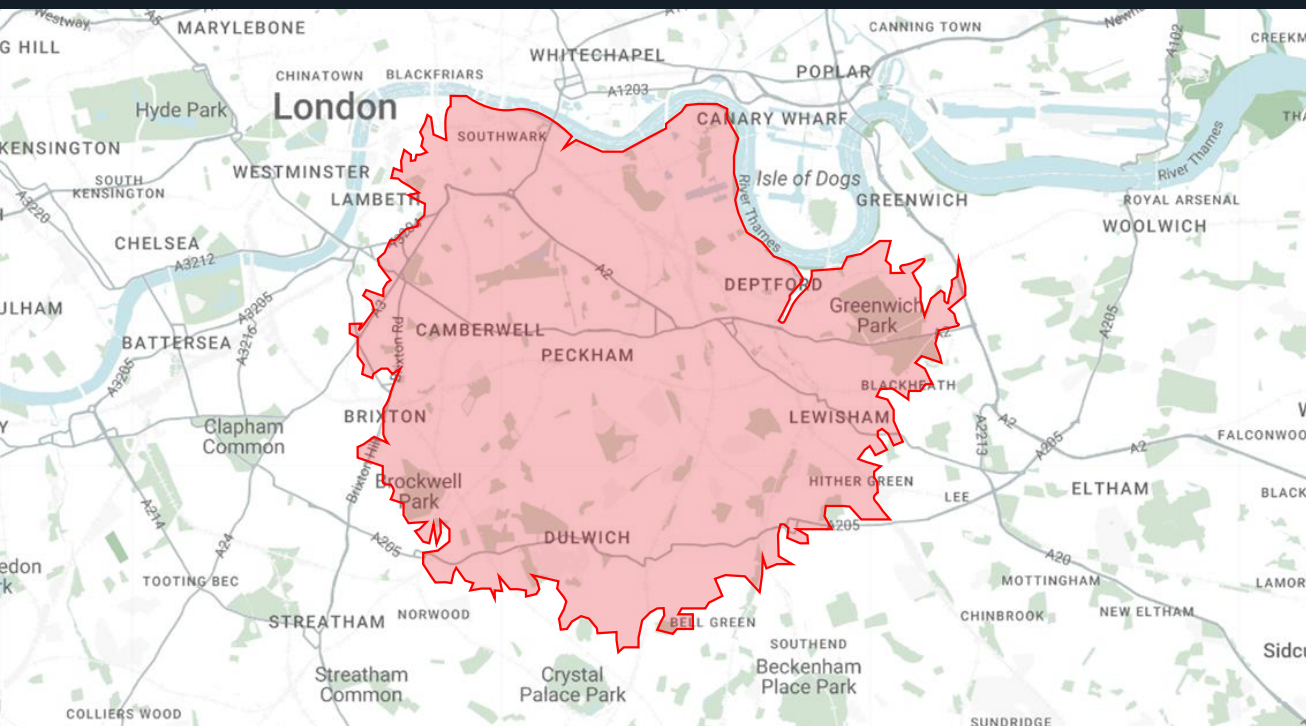


Massing option B



Demographics

The demographics of the local catchment area are characterised by strong average house prices and significant demand for care home provision, due to a chronic undersupply of futureproofed wetroom beds within the catchment. Below, we showcase some key statistics from with a 15-minute drivetime from the site's post code.



Within the studied catchment there is a total population of 605,429 people of which it is estimated that **6,054 people are aged 85 or older.**



Current undersupply of 945 wetroom beds. This is projected to increase further over the next 5 years due to a lack of development pipeline in conjunction with an ageing population.



There is significant housing wealth, with **average residential values estimated at £620,302**, which sits 70.4% above the GB average (£297,221).

Further information

Process

The method of disposal will be on an informal tender basis. Offers are invited for a new Long Leasehold of the site. The Land Registry title number is SGL183076.

Whilst our client will carefully consider all offers, they are not obliged to accept the highest or indeed any offer received.

VAT

Any guide price quoted or discussed is exclusive of VAT.

Viewings

The site can be easily viewed from the public highway.

Costs

Each party is to be responsible for their own legal costs, surveyor's fees and any other costs incurred in the transaction.

Additional Information

Please contact JLL for access to the dataroom.

Information available in the dataroom includes:

- Site plans
- Market analysis
- Title plans
- Indicative massing study
- Southwark Council's Fair Future Commitment
- Service Specification - example
- Residential Care Charter

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