



Title: **KCC Modelling of Extra Care Housing Need**

Date: **May 2022**

1. This note has been prepared to clarify figures related to the need for Extra Care Housing (ECH) in Tunbridge Wells. It seeks to describe the basis of figures set out in different places, and to make corrections to them where appropriate to reflect a) adjustments arising to the assessment of need based on errors identified by Kent County Council (KCC) in its modelling and b) more detailed recent interrogation of the supply position.

a. Housing Topic Paper (CD3.73)

2. The Housing Topic Paper sets out in Para 3.46 that KCC has developed its own more localised forecasting methodology for ECH which indicated a potential demand up to 2031 for 188 extra care units. Projecting this forward over the 7 additional years of the plan period gives an indicative need of approximately 245 extra care units.
3. IcenI has sought to interrogate the calculation of this figure of 245 extra care units. We understand that it was calculated as follows:

Basis of Calculation of Need for 245 Extra Care Units

	ECH Units	Source
Current Extra Care Supply, 2020	164	Provided by KCC
Potential Demand, 2026	295	KCC Forecasting Model
Potential Demand, 2031	352	KCC Forecasting Model
Potential Demand, 2036	409	Calculated $(352 - 295) + 352 = 409$
Net Need, 2020-36	245	Calculated $409 - 164 = 245$

4. It appears that the calculation was based on extending the KCC modelling over an additional 5 years, as the calculation was undertaken in Winter 2020/21 when the plan period was looking to 2036.

b. TWBC Matter 8 Statement

5. It has come to light that KCC made an error in its modelling of the need to 2031. KCC's explanation of this is that the formula that predicted the demand to 2026 and 2031 in its forecasting model was incorrectly adjusted, meaning the demand was inflated. The model erroneously took the current population aged 55-64 in ECH and applied a percentage increase to the forecast. 3% of the current population are between 55-64 but the formula was accidentally changed to add 30%.
6. KCC has provided the Council with corrected figures. TWBC used these to generate an updated calculation for ECH housing need in its Examination Matter 8 Statement. This was calculated as follows:

Basis of Calculation of Need for 178 Extra Care Units

	ECH Units	Source
Current Extra Care Supply, 2020	164	Provided by KCC
Potential Demand, 2026	234	Updated. Based on KCC Model
Potential Demand, 2031	279	Updated. Based on KCC Model
Potential Demand, 2038	342	Calculated $279 + (45/5)*7 = 342$
Net Need, 2020-38	178	Calculated $342 - 164 = 245$

7. This figure of 178 units was set out in the Council's Matter 8 Statement (TWLP/032) in Para 26.
8. This calculation aligns with the figures for need for additional extra care units set out in KCC's Market Position Statement – a need for 70 additional ECH units to 2026 (calculated as 234-164) and a further 45 units between 2026-31 (calculated as 279-234).

c. Updated Supply Position

9. It has now come to light that the supply position assumed in this modelling does not include the existing Extra Care Housing scheme at Hale Court, 7 Culverden Park Rd, TN4 9QX. This is a scheme of 19 extra care units in Tunbridge Wells.
10. The scheme is run by Abbeyfield and provides 1 and 2-bed apartments to rent and buy, with staff on site on a 24 hour basis and care provided within the scheme by Abbeyfield Care at Home. The care provision on site is regulated by the CQC. The Council accepted that this was Extra Care housing with the C2 Use Class in its Committee Report in respect of application 13/02440/FULMJ.
11. The evidence thus indicates that the supply of Extra Care Housing should have been assessed as 183 units as at April 2020. It is therefore appropriate to update the KCC modelling figures to take this into account. This is set out below.

Updated ECH Needs Position Using KCC Model

	ECH Units	Source
Current Extra Care Supply, 2020	183	TWBC/ Icen Analysis
Potential Demand, 2026	234	Updated. Based on KCC Model
Potential Demand, 2031	279	Updated. Based on KCC Model
Potential Demand, 2038	342	Calculated $279 + (45/5)*7 = 342$
Net Need, 2020-38	159	Calculated $342 - 183 = 159$

12. The alternative modelling approach considered was based on applying a prevalence rate of 2.5% to the population aged 75+ (25 per 1000) as set out in Para 3.44 of the Housing Topic Paper (CD 3.73). This generated a gross need in 2038 to 431 dwellings. Again here, the net need over the plan period should be recalculated to take account of the ECH supply position at the base date in 2020 which now includes the Hale Court ECH scheme.

Updated ECH Needs Position using SHOP@ Rate

	ECH Units	Source
Gross ECH Need, 2038	431	Housing Topic Paper Table 5
Current Extra Care Supply, 2020	183	TWBC / Icen Analysis
Net Need, 2020-38	248	Calculated 431 - 183 = 248

d. Implications

13. The figures set out for ECH housing need in the Council's Housing Topic Paper (CD3.73) and Examination Matter 8 Statement (TWLP/032) should be updated. The corrected figures are for between 159 – 248 units needed over the 2020-38 plan period. The figures above update those set out in the Submission Local Plan in Paras 6.358 – 6.360.