

## Setting out the different projections of Need on a comparable basis

### Extra Care

It is agreed that the development proposed by the appellant will include Assisted Living Units, that taken together with the associated facilities and services to be provided these may be described as Extra Care. “Flexicare”, which is the term adopted within Hertfordshire, may be regarded as a variant of the Extra Care model<sup>1</sup>.

The challenge of setting out a statement of the levels of Need for this style of accommodation lies principally in different time intervals adopted in documents relied upon by the parties and the different rates of prevalence seen to be desirable in future provision.

We have therefore extrapolated the Contact Consulting projections to five-year intervals from 2020 to align with projections contained in the Market Position Statement and the evidence of Shaun Greaves<sup>2</sup>.

The root document for the LPA’s case is the Market Position Statement published by Hertfordshire County Council in 2016<sup>3</sup>. The methodology, assumptions and projections of that document are carried forward into the Committee Report<sup>4</sup> and Shaun Greaves’ Proof of Evidence. Whilst the Proof of Evidence provided by Nigel Appleton for the Appellant references the Carterwood report on Need which accompanied the original application the primary source is the Report appended to his Proof.

The discrepancy in the numbers given for current supply arise because Contact Consulting includes only those units designated as Extra Care within the Elderly Accommodation database. The LPA figure includes units designated in the EAC database as “Enhanced Sheltered” but may meet the criteria for inclusion as “Flexicare”.<sup>5</sup>

The MPS does not provide a projection by tenure but only total units at a rate of 25 per thousand of those 75 years of age or more<sup>6</sup>. The Contact Consulting projections work on a rate of 15 per thousand 75 years of age or more for units provided at social rent and 30 per thousand for homeowners, giving a total provision per thousand of those 75 years or over of 45. The following table sets out the results of applying those ratios of provision to the relevant population projections.

---

<sup>1</sup> SoCG on Need 18.11.2019

<sup>2</sup> This is consistent with the current supply data set out in Table 14 on page 42 of Nigel Appleton’s Report, appended to his Proof and the methodology adopted in Tables 15 & 16 on pages 48 & 49 of his Report. It reflects the methodological approach explained in Appendix Three to his Report.

<sup>3</sup> Referenced by Shaun Greaves in his Proof at paragraph 5.4.4 and at paragraph 2.6 of his Supplementary Proof.

<sup>4</sup> Appendix SG3 to Shaun Greaves’ Proof.

<sup>5</sup> See commentary within the Market Position Statement at 6.2: “...includes purpose built schemes and converted sheltered housing.”

<sup>6</sup> MPS page 22

	2020		2025		2030		2035	
	75+ = 12,600		75+ = 14,800		75+ = 16,000		75+ = 17,500	
	CC	LPA	CC	LPA	CC	LPA	CC	LPA
Extra Care for social renters	189		222		240		262	
Extra Care for home owners	378		444		480		525	
Total Extra Care required	567	315	666	370	720	400	787	437
Current Supply of Extra Care	120	161	120	161	120	161	120	161
Over/Under supply	-447	-154	-546	-209	-600	-239 (250) <sup>7</sup>	-667	-276
Pipeline provision			232	232	232	232	232	232
Residual Over / Under Supply	-447	-154	-314	+77	--368	+7	-435	-44

## Care Homes

It is the evidence of Nigel Appleton of Contact Consulting that the current level of provision of beds registered for the provision of Personal Care is close to the national average<sup>8</sup> and that provision may therefore be expected to increase from that base in line with the growth in the older population. In relation to beds registered for the delivery of Nursing Care it appears that the current level of provision is substantially below the national average<sup>9</sup>. The projections of future need for Nursing Care beds applies the national average level of provision to the relevant population numbers:

	2020		2025		2030		2035	
	75+ = 12,600		75+ = 14,800		75+ = 16,000		75+ = 17,500	
	CC	LPA	CC	LPA	CC	LPA	CC	LPA
Personal Care Beds	573		678	+183	730		799	
Nursing Care Beds	567		666	0	720		787	
Total	1,140		1,344		1,450		1,586	
Current Supply	906		968 <sup>10</sup>		968		968	
Requirement for additional beds	+234		+376	+183 <sup>11</sup>	+482		+618	

<sup>7</sup> The Market Position Statement estimates the need for an additional 250 units by 2030, the discrepancy arises because the population projections for 2030 are lower than those available when the MPS was prepared.



<sup>8</sup> Report appended to Nigel Appleton's Proof, Tables 14 & 15 with commentary in paras 7.11 & 7.12

<sup>9</sup> Ditto

<sup>10</sup> Assumes addition of 62 "pipeline" beds. Appleton Appended Report Page 11 Table Two

<sup>11</sup> Market Position Statement tables 12 & 13. NOTE: data on current supply is not differentiated by district or type of registration.

It is agreed that this document does not set out agreement on supply past and future and the supply trend set out by the LPA in the Committee Report<sup>12</sup> and at page 5 of the Supplemental Proof by Mr Greaves or an explanation as to why one set of figures should be preferred over the other.

<b>Signatories</b>	
	
Nigel Appleton	Shaun Greaves
Contact Consulting (Oxford) Ltd	Director -G C Planning Partnership Ltd
On Behalf of the Appellant	On Behalf of the LPA
Date: 2 December 2019	Date: 2 December 2019

---

<sup>12</sup> Appendix SG3 to POE of S Greaves