

Planning profile for accommodation with care for older people

Surrey Heath Borough

April 2024



Extra care housing

Need for extra care housing in the Surrey Heath Borough area

Based on population statistics produced by [Projecting Older People Population Information \(POPPI\)](#) with reference to ONS projections published on 24 March 2020, future need for extra care housing (as defined in the Planning Guidance) is set out below for 2024, 2030 and 2035:

Year	75+ population projection	Affordable need (10 per 1,000 75+)	Market need (35 per 1,000 75+)	Total need (45 per 1,000 75+)
2024	10,200	102	357	459
2030	11,000	110	385	495
2035	11,800	118	413	531

As at 1 February 2024, the following extra care housing settings were either open or with planning permission in the Surrey Heath Borough area to help meet this need:

Setting name	Status	Postcode	Tenure	No. of units
Violet Place	Planning approved	GU19 5HL	Market	46

Based on this level of recognised provision, the gap in meeting current and future needs for extra care housing are set out as follows:

Year	Affordable Projected (oversupply) / need for additional units	Market Projected (oversupply) / need for additional units
2024	102	311
2030	110	339
2035	118	367

As stated earlier, Surrey County Council's Accommodation with Care Strategy is highly ambitious in shifting away from residential and nursing care being the default models of care beyond mainstream housing and so, in the above calculations, the affordable need figures should be regarded as **minimum** targets to be achieved.

Residential and nursing care homes

Calculated need for residential care home provision in the Surrey Heath Borough area, up to 2035

As of January 2024:

- The Surrey Heath Borough area had a supply of 270 residential care home beds against a 75+ population of 10,200. This provides a prevalence rate of 26.47 beds per 1,000 of the 75+ population.
- In comparison, England had a supply of 200,720 residential care home beds against a 75+ population of 5,614,400. This provides a prevalence rate of 35.75 beds per 1,000 of the 75+ population.

This means that the current amount of residential care provision in the Surrey Heath Borough area is relatively low in comparison to the England average.

The table below sets out the future local need for additional residential care home beds in 2030 and 2035, based on the operational provision in January 2024 and with adjustments for the future delivery of affordable extra care housing in Surrey:

Year	Surrey Heath 75+ population	No. of beds to reflect England ratio in 2024	Projected (oversupply) / need for additional beds in Surrey Heath
2030	11,000	393	81
2035	11,800	422	110

As illustrated by the following table, the Surrey Heath Borough area has a similar prevalence rate of residential care provision in comparison to most of its neighbouring authorities, where there is also an undersupply of residential care home beds. This suggests that future market-led development in this area may lead to an influx of residents from the other undersupplied areas.

Neighbouring authority area	2024 prevalence rate	2030 Projected (oversupply) / need for additional beds	2035 Projected (oversupply) / need for additional beds
Guildford	22.13	222	254
Runnymede	33.13	24	45
Woking	36.11	29	65
Bracknell Forest	4.69	352	409
Windsor & Maidenhead	19.39	315	368

Calculated need for nursing care home provision in the Surrey Heath Borough area, up to 2035

As of January 2024:

- The Surrey Heath Borough area had a supply of 1,162 nursing care home beds against a 75+ population of 10,200. This provides a prevalence rate of 113.92 beds per 1,000 of the 75+ population.
- In comparison, England had a supply of 209,885 nursing care home beds against a 75+ population of 5,614,400. This provides a prevalence rate of 37.38 beds per 1,000 of the 75+ population.

This means that the current amount of nursing care home provision in the Surrey Heath Borough Council area is very high in comparison to the England average.

The table below sets out the future local need for additional nursing care home beds in 2030 and 2035, based on the operational provision in January 2024:

Year	Surrey Heath 75+ population	No. of beds to reflect England ratio in 2024	Projected (oversupply) / need for additional beds in Surrey Heath
2030	11,000	411	(751)
2035	11,800	441	(721)

As illustrated by the following table, Surrey Heath Borough area has a very high prevalence rate of nursing care provision in comparison to neighbouring authorities. This suggests that future market-led development in this area is likely to lead to an influx of residents from other areas.

Neighbouring authority area	2024 prevalence rate	2030 Projected (oversupply) / need for additional beds	2035 Projected (oversupply) / need for additional beds
Guildford	39.71	13	47
Runnymede	53.61	(120)	(97)
Woking	43.05	(16)	21
Bracknell Forest	6.67	351	411
Windsor & Maidenhead	64.45	(395)	(339)