

Planning profile for accommodation with care for older people

Reigate and Banstead Borough

April 2024



Extra care housing

Need for extra care housing in the Reigate & Banstead 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	15,100	151	529	680
2030	16,700	167	585	752
2035	18,300	183	641	824

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

Setting name	Status	Postcode	Tenure	No. of units
Anvil Court	Operational	RH6 9FD	Affordable	60
Linters Court	Operational	RH1 2JN	Market	57
Banstead Place	Planning approved	SM7 3EE	Market	54
Kingswood IRC	Planning approved	KT20 6EU	Market	270
Wavertree Court	Planning approved	RH6 7BP	Market	50

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	91	98
2030	107	154
2035	123	210

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 Reigate & Banstead Borough area, up to 2035

As of January 2024:

- The Reigate & Banstead Borough area had a supply of 736 residential care home beds against a 75+ population of 15,100. This provides a prevalence rate of 48.74 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 Reigate & Banstead Borough area is relatively high 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	Reigate & Banstead 75+ population	No. of beds to reflect England ratio in 2024	Projected (oversupply) / need for additional beds in Reigate & Banstead
2030	16,700	597	(178)
2035	18,300	654	(121)

As illustrated by the following table, the Reigate & Banstead Borough area has a very high prevalence rate of residential care provision to neighbouring authorities. This suggests that future market-led development in this area is highly 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
Epsom & Ewell	15.73	170	185
Mole Valley	21.45	151	191
Tandridge	31.24	34	66
Crawley	25.71	120	160
Croydon	28.74	327	495
Sutton	19.53	324	381

Calculated need for nursing care home provision in the Reigate & Banstead Borough area, up to 2035

As of January 2024:

- The Reigate & Banstead Borough area had a supply of 1,119 nursing care home beds against a 75+ population of 15,100. This provides a prevalence rate of 74.11 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 Reigate & Banstead Borough 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	Reigate & Banstead 75+ population	No. of beds to reflect England ratio in 2024	Projected (oversupply) / need for additional beds in Reigate & Banstead
2030	16,700	624	(495)
2035	18,300	684	(435)

As illustrated by the following table, the Reigate & Banstead Borough Council area has a very high prevalence rate of nursing care provision 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
Epsom & Ewell	25.12	134	149
Mole Valley	54.96	(172)	(131)
Tandridge	61.33	(222)	(188)
Crawley	11.43	245	286
Croydon	42.53	(4)	172
Sutton	41.78	(22)	38