

# Planning profile for accommodation with care for older people

Spelthorne Borough

April 2024



## Extra care housing

### Need for extra care housing in the Spelthorne 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 | 10,100                    | 101                                | 354                            | 455                           |
| 2030 | 10,700                    | 107                                | 375                            | 482                           |
| 2035 | 11,200                    | 112                                | 392                            | 504                           |

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

| Setting name    | Status      | Postcode | Tenure     | No. of units |
|-----------------|-------------|----------|------------|--------------|
| Beechwood Court | Operational | TW16 7RL | Affordable | 40           |
| Chestnut Court  | Operational | TW19 7SF | Affordable | 44           |
| Mitchison Court | Operational | TW16 6RX | Affordable | 39           |

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 | (22)  | 354   |
| 2030 | (16)  | 375   |
| 2035 | (11)  | 392   |

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 Spelthorne Borough area, up to 2035

As of January 2024:

- The Spelthorne Borough area had a supply of 168 residential care home beds against a 75+ population of 10,100. This provides a prevalence rate of 16.63 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 Spelthorne 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 | Spelthorne 75+ population | No. of beds to reflect England ratio in 2024 | Projected (oversupply) / need for additional beds in Spelthorne |
|------|---------------------------|--|---|
| 2030 | 10,700                    | 383  | 215   |
| 2035 | 11,200                    | 400  | 232   |

As illustrated by the following table, the Spelthorne 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 |
|-----------------------------|----------------------|--|--|
| Elmbridge                   | 52.04                | (220)  | (166)  |
| Runnymede                   | 33.13                | 24   | 45   |
| Hillingdon                  | 20.86                | 416  | 531  |
| Hounslow                    | 7.13                 | 582  | 671  |
| Richmond upon Thames        | 14.85                | 443  | 521  |
| Slough                      | 15.07                | 197  | 240  |
| Windsor & Maidenhead        | 19.39                | 315  | 368  |

## Calculated need for nursing care home provision in the Spelthorne Borough area, up to 2035

As of January 2024:

- The Spelthorne Borough area had a supply of 428 nursing care home beds against a 75+ population of 10,100. This provides a prevalence rate of 42.38 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 Spelthorne Borough area is slightly higher than 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 | Spelthorne 75+ population | No. of beds to reflect England ratio in 2024 | Projected (oversupply) / need for additional beds in Spelthorne |
|------|---------------------------|--|---|
| 2030 | 10,700                    | 400  | (28)  |
| 2035 | 11,200                    | 419  | (9)   |

As illustrated by the following table, the Spelthorne area has a relatively high prevalence rate of nursing care provision in comparison to most of its 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 (over) / under supply of beds | 2035 Projected (over) / under supply of beds |
|-----------------------------|----------------------|--|--|
| Elmbridge                   | 34.97                | 99   | 155  |
| Runnymede                   | 53.61                | (120)  | (97)   |
| Hillingdon                  | 35.14                | 140  | 259  |
| Hounslow                    | 29.40                | 242  | 335  |
| Richmond upon Thames        | 27.69                | 257  | 339  |
| Slough                      | 45.48                | (11)   | 34   |
| Windsor & Maidenhead        | 64.45                | (395)  | (339)  |