

Planning profile for accommodation with care for older people

Tandridge District

April 2024



Extra care housing

Need for extra care housing in the Tandridge District 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	10,500	105	368	473
2030	11,300	113	396	509
2035	12,200	122	427	549

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

Setting name	Status	Postcode	Tenure	No. of units
Audley Lingfield Grange	Planning approved	RH7 6PW	Market	150

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	105	218
2030	113	246
2035	122	277

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 Tandridge District area, up to 2035

As of January 2024:

- The Tandridge District area had a supply of 328 residential care home beds against a 75+ population of 10,500. This provides a prevalence rate of 31.24 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 Tandridge District 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	Tandridge 75+ population	No. of beds to reflect England ratio in 2024	Projected (oversupply) / need for additional beds in Tandridge
2030	11,300	404	34
2035	12,200	436	66

As illustrated by the following table, the Tandridge District area has a relatively prevalence rate of residential care provision in comparison to neighbouring authorities (with the exception of Reigate & Banstead and Sevenoaks). 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
Reigate & Banstead	48.74	(178)	(121)
Bromley	13.77	759	848
Crawley	25.71	120	160
Croydon	28.74	327	495
Mid Sussex	28.82	166	241
Sevenoaks	32.36	95	124
Wealden	12.43	654	736

Calculated need for nursing care home provision in Tandridge District area, up to 2035

As of January 2024:

- The Tandridge District area had a supply of 644 nursing care home beds against a 75+ population of 10,500. This provides a prevalence rate of 61.33 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 Tandridge District area is relatively 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	Tandridge 75+ population	No. of beds to reflect England ratio in 2024	Projected (oversupply) / need for additional beds in Tandridge
2030	11,300	422	(222)
2035	12,200	456	(188)

As illustrated by the following table, the Tandridge District area has a relatively high prevalence rate of nursing care provision in comparison to neighbouring authorities, with the exception of Reigate & Banstead. 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
Reigate & Banstead	74.11	(495)	(435)
Bromley	34.68	153	246
Crawley	11.43	245	286
Croydon	42.53	(4)	172
Mid Sussex	47.64	(138)	(59)
Sevenoaks	27.15	196	226
Wealden	22.93	446	532