

Planning profile for accommodation with care for older people

Waverley Borough

April 2024



Extra care housing

Need for extra care housing in the Waverley 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 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	16,600	166	581	747
2030	18,000	180	630	810
2035	19,300	193	676	869

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

Setting name	Status	Postcode	Tenure	No. of units
Pepperpot House	Planning approved	GU7 1NS	Market	52

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	166	529
2030	180	578
2035	193	624

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 Waverley Borough area, up to 2035

As of January 2024:

- The Waverley Borough area had a supply of 543 residential care home beds against a 75+ population of 16,600. This provides a prevalence rate of 32.71 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 Waverley Borough area is slightly lower than 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	Waverley 75+ population	No. of beds to reflect England ratio in 2024	Projected (oversupply) / need for additional beds in Waverley
2030	18,000	644	34
2035	19,300	690	80

As illustrated by the following table, the Waverley Borough area has a relatively high prevalence rate of residential 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	22.13	222	254
Mole Valley	21.45	151	191
Chichester	9.49	592	685
East Hampshire	24.97	265	340
Hart	21.81	201	233
Horsham	9.26	603	696
Rushmoor	25.66	102	134

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

As of January 2024:

- The Waverley Borough area had a supply of 1,144 nursing care home beds against a 75+ population of 16,600. This provides a prevalence rate of 68.92 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 Waverley Borough 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	Waverley 75+ population	No. of beds to reflect England ratio in 2024	Projected (oversupply) / need for additional beds in Waverley
2030	18,000	673	(471)
2035	19,300	721	(423)

As illustrated by the following table, the Waverley 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
Mole Valley	54.96	(172)	(131)
Chichester	5.38	709	806
East Hampshire	35.84	109	187
Hart	19.31	251	284
Horsham	45.05	(41)	56
Rushmoor	47.11	(48)	(14)