Planning profile for accommodation with care for older people

Elmbridge Borough

April 2024

Extra care housing

Need for extra care housing in the Elmbridge 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	14,700	147	515	662
2030	16,400	164	574	738
2035	17,900	179	627	806

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

Setting name	Status	Postcode	Tenure	No. of units
Audley Fairmile	Operational	KT13 9JA	Market	76
Austin Place	Operational	KT13 9JA	Market	65
Campbell House	Operational	KT13 9UX	Market	43
Edward Place	Operational	KT12 2FR	Market	51
Huntley House	Operational	KT12 4BF	Affordable	51
Members Hill	Planning approved	KT13 0QU	Market	205
Walton Homebase IRC	Planning approved	KT7 0RG	Market	222

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	96	(147)
2030	113	(88)
2035	128	(35)

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 Elmbridge Borough area, up to 2035

As of January 2024:

- The Elmbridge Borough area had a supply of 765 residential care home beds against a 75+ population of 14,700. This provides a prevalence rate of 52.04 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 Elmbridge 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	Elmbridge 75+ population	No. of beds to reflect England ratio in 2024	Projected (oversupply) / need for additional beds in Elmbridge
2030	16,400	586	(220)
2035	17,900	640	(166)

As illustrated by the following table, the Elmbridge 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 very 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
Runnymede	33.13	24	45
Spelthorne	16.63	215	232
Woking	36.11	29	65
Kingston upon Thames	17.46	302	359
Richmond upon Thames	14.85	443	521

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

As of January 2024:

- The Elmbridge Borough area had a supply of 514 nursing care home beds against a 75+ population of 14,700. This provides a prevalence rate of 34.97 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 Elmbridge Borough area is a little lower 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	Elmbridge 75+ population	No. of beds to reflect England ratio in 2024	Projected (oversupply) / need for additional beds in Elmbridge
2030	16,400	613	99
2035	17,900	669	155

As illustrated by the following table, the Elmbridge Borough area has a relatively low prevalence rate of nursing care provision to neighbouring authorities with the exception of Richmond upon Thames. This suggests that future market-led development in this area is unlikely 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
Guildford	39.71	13	47
Mole Valley	54.96	(172)	(131)
Runnymede	53.61	(120)	(97)
Spelthorne	42.38	(28)	(9)
Woking	43.05	(16)	21
Kingston upon Thames	59.18	(232)	(172)
Richmond upon Thames	27.69	257	339