

# Planning profile for accommodation with care for older people

Mole Valley District

April 2024



## Extra care housing

### Need for extra care housing in the Mole Valley 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	11,700	117	410	527
2030	12,600	126	441	567
2035	13,700	137	480	617

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

Setting name	Status	Postcode	Tenure	No. of units
Audley Headley Court	Planning approved	KT18 6JW	Market	112
Birchgrove Leatherhead	Planning approved	KT22 8ST	Market	62
Chace Farm Stud	Planning approved	KT21 2SH	Market	10

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	117	226
2030	126	257
2035	137	296

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 Mole Valley District area, up to 2035

As of January 2024:

- The Mole Valley District area had a supply of 251 residential care home beds against a 75+ population of 11,700. This provides a prevalence rate of 21.45 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 Mole Valley 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	Mole Valley 75+ population	No. of beds to reflect England ratio in 2024	Projected (oversupply) / need for additional beds in Mole Valley
2030	12,600	450	151
2035	13,700	490	191

As illustrated by the following table, Mole Valley District area has a relatively similar prevalence rate of residential care provision to most of its neighbouring authorities, where there is also relative need for 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)
Epsom & Ewell	15.73	170	185
Guildford	22.13	222	254
Reigate & Banstead	48.74	(178)	(121)
Waverley	32.71	34	80
Crawley	25.71	120	160
Horsham	9.26	603	696
Kingston upon Thames	17.46	302	359

## Calculated need for nursing care home provision in the Mole Valley District area, up to 2035

As of January 2024:

- The Mole Valley District area had a supply of 643 nursing care home beds against a 75+ population of 11,700. This provides a prevalence rate of 54.96 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 Mole Valley 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	Mole Valley 75+ population	No. of beds to reflect England ratio in 2024	Projected (oversupply) / need for additional beds in Mole Valley
2030	12,600	471	(172)
2035	13,700	512	(131)

As illustrated by the following table, Mole Valley District area has a relatively high prevalence rate of nursing care provision 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 (oversupply) / need for additional beds	2035 Projected (oversupply) / need for additional beds
Elmbridge	34.97	99	155
Epsom & Ewell	25.12	134	149
Guildford	39.71	13	47
Reigate & Banstead	74.11	(495)	(435)
Waverley	68.92	(471)	(423)
Crawley	11.43	245	286
Horsham	45.05	(41)	56
Kingston upon Thames	59.18	(232)	(172)