

Planning profile for accommodation with care for older people

Surrey Heath Borough

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Extra care housing

Need for extra care housing in the Surrey Heath Borough area

Based on the [2022-based sub-national population projections](#) published by the ONS on 24 June 2025, the future need for extra care housing (as defined in Surrey County Council's Planning Guidance) is set out below for 2025, 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+)
2025	10,404	104	364	468
2030	11,305	113	396	509
2035	12,279	123	430	553

As at 1 April 2025, the following extra care housing settings were either open or with full planning permission in the Surrey Heath Borough area to help meet this need:

Setting name	Status	Postcode	Tenure	No. of units
Violet Place	Operational	GU19 5HL	Market	46

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	Total Projected oversupply)/ need for additional units
2025	104	318	422
2030	113	350	463
2035	123	384	507

As stated in the Planning Guidance for Accommodation with Care for Older People, Surrey County Council's Right Homes Right Support Strategy is highly ambitious in increasing the availability of affordable extra care housing. In consideration of this strategic shift the affordable need figures should be regarded as conservative.

Residential and nursing care homes

Calculated need for residential care home provision in the Surrey Heath Borough area, up to 2035

As of 1 April 2025

- The Surrey Heath Borough area had a supply of 277 residential care home beds against a 75+ population of 10,404. This provides a prevalence rate of 26.62 beds per 1,000 of the 75+ population.
- In comparison, England had a supply of 204,293 residential care home beds against a 75+ population of 5,573,643. This provides a prevalence rate of 36.65 beds per 1,000 of the 75+ population.

This means that the current amount of residential care provision in the Surrey Heath 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 April 2025 and with adjustments for the future delivery of affordable extra care housing in Surrey:

Year	Surrey Heath 75+ population	No. of beds to reflect England ratio in 2025	Reduction due to delivery of new affordable extra care housing	Projected (oversupply) / need for additional beds in Surrey Heath
2030	11,305	393	(33)	83
2035	12,279	422	(33)	112

As illustrated by the following table, the Surrey Heath Borough area has a similar prevalence rate of residential care provision in comparison to most of its neighbouring authorities, where there is also a need for additional 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	2025 prevalence rate	2030 Projected (oversupply) / need for additional beds	2035 Projected (oversupply) / need for additional beds
Guildford	25.63	161	205
Runnymede	31.25	35	64
Woking	37.24	4	71
Bracknell Forest	35.06	69	129
Windsor & Maidenhead	20.16	316	375

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

As of 1 April 2025:

- The Surrey Heath Borough area had a supply of 428 nursing care home beds against a 75+ population of 10,404. This provides a prevalence rate of 102.85 beds per 1,000 of the 75+ population.
- In comparison, England had a supply of 212,440 nursing care home beds against a 75+ population of 5,573,643. This provides a prevalence rate of 38.12 beds per 1,000 of the 75+ population.

This means that the current amount of nursing care home provision in the Surrey Heath Borough Council area is very 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 April 2025:

Year	Surrey Heath 75+ population	No. of beds to reflect England ratio in 2025	Projected (oversupply) / need for additional beds in Surrey Heath
2030	11,305	431	(639)
2035	12,279	468	(602)

As illustrated by the following table, Surrey Heath 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	2025 prevalence rate	2030 Projected (oversupply) / need for additional beds	2035 Projected (oversupply) / need for additional beds
Guildford	39.10	25	70
Runnymede	73.04	(107)	(77)
Woking	43.40	(23)	48
Bracknell Forest	21.55	222	284
Windsor & Maidenhead	71.44	(478)	(416)