

Planning profile for accommodation with care for older people

Epsom & Ewell Borough

April 2024



Extra care housing

Need for extra care housing in the Epsom & Ewell 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	8,200	82	287	369
2030	9,100	91	319	410
2035	9,500	95	342	428

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

Setting name	Status	Postcode	Tenure	No. of units
Epsom General Hospital IRC	Planning approved	KT18 7EG	Market	267
Lower Mill Apartments	Constructed	KT17 2DQ	Market	53
Nonsuch Abbeyfield	Operational	KT17 4PP	Market Affordable	40 20

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	62	(73)
2030	71	(41)
2035	75	(18)

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 Epsom & Ewell Borough area, up to 2035

As of January 2024:

- The Epsom & Ewell Borough area had a supply of 129 residential care home beds against a 75+ population of 8,200. This provides a prevalence rate of 15.73 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 Epsom & Ewell 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 January 2024 and with adjustments for the future delivery of affordable extra care housing in Surrey:

Year	Epsom & Ewell 75+ population	No. of beds to reflect England ratio in 2024	Projected (oversupply) / need for additional beds in Epsom & Ewell
2030	9,100	325	170
2035	9,500	340	185

As illustrated by the following table, the Epsom & Ewell Borough area has a similar prevalence rate of residential care provision to most of its neighbouring authorities, where there is also a relative 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	2024 prevalence rate	2030 Projected (oversupply) / need for additional beds	2035 Projected (oversupply) / need for additional beds
Mole Valley	21.45	151	191
Reigate & Banstead	48.74	(178)	(121)
Kingston upon Thames	17.46	302	359
Sutton	19.53	324	381

Calculated need for nursing care home provision in the Epsom & Ewell Borough area, up to 2035

As of January 2024:

- The Epsom & Ewell Borough area had a supply of 206 nursing care home beds against a 75+ population of 8,200. This provides a prevalence rate of 25.12 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 Epsom & Ewell Borough area is relatively low in comparison to the England average.

The table below sets out the implications of this for the future local need for additional nursing care home beds in 2030 and 2035, based on the operational provision in January 2024:

Year	Epsom & Ewell 75+ population	No. of beds to reflect England ratio in 2024	Projected (oversupply) / need for additional beds in Epsom & Ewell
2030	9,100	340	134
2035	9,500	355	149

As illustrated by the following table, the Epsom & Ewell Borough area has a relatively low prevalence rate of nursing care provision when compared to neighbouring authorities. 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 (oversupply) / need for additional beds	2035 Projected (oversupply) / need for additional beds
Mole Valley	54.96	(172)	(131)
Reigate & Banstead	74.11	(495)	(435)
Kingston upon Thames	59.18	(232)	(172)
Sutton	41.78	(22)	(38)