

# Planning profile for accommodation with care for older people

**Epsom & Ewell Borough**

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## Extra care housing

### Need for extra care housing in the Epsom & Ewell 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	8,015	80	281	361
2030	8,395	84	294	378
2035	8,863	89	310	399

As at 1 April 2025, the following extra care housing settings were either open or with full 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	Operational	KT17 2DQ	Market	53
Nonsuch Abbeyfield	Operational	KT17 1FL	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	Total Projected oversupply)/ need for additional units
2025	60	(79)	(19)
2030	64	(66)	(2)
2035	69	(50)	19

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 Epsom & Ewell Borough area, up to 2035

As of 1 April 2025:

- The Epsom & Ewell Borough area had a supply of 124 residential care home beds against a 75+ population of 8,015. This provides a prevalence rate of 15.47 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 Epsom & Ewell Borough area is much 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 April 2025 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 2025	Reduction due to delivery of new affordable extra care housing	Projected (oversupply) / need for additional beds in Epsom & Ewell
2030	8,395	308	(20)	164
2035	8,863	325	(20)	181

As illustrated by the following table, the Epsom & Ewell Borough area has a similar prevalence rate of residential care provision to the neighbouring boroughs of Kingston upon Thames and Sutton, where there is also a significant need for additional residential care home beds. This suggests that future market-led development in the Epsom & Ewell Borough area may lead to an influx of residents from the these undersupplied areas.

Neighbouring authority area	2025 prevalence rate	2030 Projected (oversupply) / need for additional beds	2035 Projected (oversupply) / need for additional beds
Mole Valley	20.25	188	228
Reigate & Banstead	45.43	(112)	(52)
Kingston upon Thames	18.03	287	336
Sutton	16.81	373	431

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

As of 1 April 2025:

- The Epsom & Ewell Borough area had a supply of 206 nursing care home beds against a 75+ population of 8,015. This provides a prevalence rate of 25.70 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 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 2025	Projected (oversupply) / need for additional beds in Epsom & Ewell
2030	8,395	320	114
2035	8,863	338	132

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	2025 prevalence rate	2030 Projected (oversupply) / need for additional beds	2035 Projected (oversupply) / need for additional beds
Mole Valley	60.40	(231)	(189)
Reigate & Banstead	73.04	(475)	(413)
Kingston upon Thames	69.04	(354)	(303)
Sutton	42.06	(20)	40