

Planning profile for accommodation with care for older people

Reigate and Banstead Borough

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Extra care housing

Need for extra care housing in the Reigate & Banstead 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	15,211	152	532	684
2030	16,681	167	584	751
2035	18,320	183	641	824

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

Setting name	Status	Postcode	Tenure	No. of units
Anvil Court	Operational	RH6 9FD	Affordable	60
Linters Court	Operational	RH1 2JN	Market	57
Banstead Place	Operational	SM7 3EE	Market	54
Wavertree Court	Operational	RH6 7BP	Market	50
Kingswood IRC	Planning approved	KT20 6EU	Market	270

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	92	101	193
2030	107	153	260
2035	123	210	333

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 Reigate & Banstead Borough area, up to 2035

As of 1 April 2025:

- The Reigate & Banstead Borough area had a supply of 691 residential care home beds against a 75+ population of 15,211. This provides a prevalence rate of 41.42 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 33.79 beds per 1,000 of the 75+ population.

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

Year	Reigate & Banstead 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 Reigate & Banstead
2030	16,681	611	(32)	(112)
2035	18,320	671	(32)	(52)

As illustrated by the following table, the Reigate & Banstead 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 highly 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
Epsom & Ewell	15.47	164	181
Mole Valley	20.25	188	228
Tandridge	30.73	57	89
Crawley	26.83	98	140
Croydon	35.05	124	243
Sutton	16.81	373	431

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

As of 1 April 2025:

- The Reigate & Banstead Borough area had a supply of 1,111 nursing care home beds against a 75+ population of 15,211. This provides a prevalence rate of 73.04 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 Reigate & Banstead Borough 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	Reigate & Banstead 75+ population	No. of beds to reflect England ratio in 2025	Projected (oversupply) / need for additional beds in Reigate & Banstead
2030	16,681	636	(475)
2035	18,320	698	(413)

As illustrated by the following table, the Reigate & Banstead Borough Council area has a very high prevalence rate of nursing care provision 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
Epsom & Ewell	25.70	114	132
Mole Valley	56.12	(231)	(189)
Tandridge	58.67	(182)	(148)
Crawley	11.63	225	269
Croydon	56.03	(398)	(273)
Sutton	42.06	(20)	40