

Planning profile for accommodation with care for older people

Guildford Borough

April 2024



Extra care housing

Need for extra care housing in the Guildford 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	13,600	136	476	612
2030	14,800	148	518	666
2035	15,700	157	550	707

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

Setting name	Status	Postcode	Tenure	No. of units
Dray Court	Operational	GU2 7UW	Affordable	71
Japonica Court	Operational	GU12 6QU	Affordable	62
Pond Meadow	Planning approved	GU2 8LG	Affordable	59
The Clockhouse	Operational	GU1 1FF	Market	49

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	(56)	427
2030	(44)	469
2035	(35)	501

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 Guildford Borough area, up to 2035

As of January 2024:

- The Guildford Borough area had a supply of 301 residential care home beds against a 75+ population of 13,600. This provides a prevalence rate of 22.13 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 Guildford 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	Guildford 75+ population	No. of beds to reflect England ratio in 2024	Projected (oversupply) / need for additional beds in Guildford
2030	14,800	529	222
2035	15,700	561	254

As illustrated by the following table, the Guildford Borough area has a relatively 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 these 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)
Mole Valley	21.45	151	191
Surrey Heath	26.47	81	110
Waverley	32.71	34	80
Woking	36.11	29	65
Rushmoor	25.66	102	134

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

As of January 2024:

- The Guildford Borough area had a supply of 540 nursing care home beds against a 75+ population of 13,600. This provides a prevalence rate of 39.71 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 Guildford Borough area is similar 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	Guildford 75+ population	No. of beds to reflect England ratio in 2024	Projected (oversupply) / need for additional beds in Guildford
2030	14,800	553	13
2035	15,700	587	47

This shows that the Guildford Borough area currently has a reasonable level of nursing care home provision for its future needs. However, as illustrated by the following table, it has a relatively low prevalence of nursing care provision to almost all of its neighbouring authorities. This suggests that future market-led development in this area is unlikely to lead to a significant 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
Mole Valley	54.96	(172)	(131)
Surrey Heath	113.92	(751)	(721)
Waverley	68.92	(471)	(423)
Woking	43.05	(16)	21
Rushmoor	47.11	(48)	(14)