

Planning profile for accommodation with care for older people

Guildford Borough

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Extra care housing

Need for extra care housing in the Guildford 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	13,812	138	483	622
2030	14,824	148	519	667
2035	16,010	160	560	720

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

Setting name	Status	Postcode	Tenure	No. of units
Meadowcroft Lodge	Under construction	GU2 8LG	Affordable	59
The Clockhouse	Operational	GU1 1FF	Market	49
Braboeuf Manor	Planning approved	GU3 1HA	Market	132

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	79	302	381
2030	89	338	427
2035	101	379	480

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 Guildford Borough area, up to 2035

As of 1 April 2025:

- The Guildford Borough area had a supply of 354 residential care home beds against a 75+ population of 13,812. This provides a prevalence rate of 25.63 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 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 April 2025 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 2025	Reduction due to delivery of new affordable extra care housing	Projected (oversupply) / need for additional beds in Guildford
2030	14,824	543	(28)	161
2035	16,010	587	(28)	205

As illustrated by the following table, with the exception of the Elmbridge Borough area, the Guildford 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 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	54.41	(238)	(187)
Mole Valley	20.25	188	228
Surrey Heath	26.62	83	112
Waverley	34.68	30	94
Woking	37.24	4	71
Rushmoor	23.71	133	157

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

As of April 2025:

- The Guildford Borough area had a supply of 540 nursing care home beds against a 75+ population of 13,812. This provides a prevalence rate of 39.10 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 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 April 2025:

Year	Guildford 75+ population	No. of beds to reflect England ratio in 2025	Projected (oversupply) / need for additional beds in Guildford
2030	14,824	565	25
2035	16,010	610	70

This shows that the Guildford Borough area, like the neighbouring Elmbridge, Woking and Rushmoor Borough areas, has a reasonable level of nursing care home provision to meet its future needs. Their provision is relatively much lower than the Mole Valley, Surrey Heath and Waverley Borough areas where there is a significant oversupply of nursing care home beds. 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	2025 prevalence rate	2030 Projected (oversupply) / need for additional beds	2035 Projected (oversupply) / need for additional beds
Elmbridge	43.39	(26)	26
Mole Valley	60.40	(231)	(189)
Surrey Heath	102.85	(639)	(602)
Waverley	65.55	(403)	(337)
Woking	43.40	(23)	48
Rushmoor	41.22	2	27