

# Planning profile for accommodation with care for older people

**Spelthorne Borough**

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## Extra care housing

### Need for extra care housing in the Spelthorne 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	10,032	100	351	451
2030	10,358	104	363	466
2035	10,976	110	384	494

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

Setting name	Status	Postcode	Tenure	No. of units
Beechwood Court	Operational	TW16 7RL	Affordable	40
Chestnut Court	Operational	TW19 7SF	Affordable	44
Mitchison Court	Operational	TW16 6RX	Affordable	39
Inspired Villages (Sunbury)	Planning approved	TW16 7QQ	Market	130

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	(22)	221	199
2030	(16)	233	217
2035	(11)	254	243

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 Spelthorne Borough area, up to 2035

As of 1 April 2025:

- The Spelthorne Borough area had a supply of 168 residential care home beds against a 75+ population of 10,032. This provides a prevalence rate of 16.75 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 Spelthorne 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	Spelthorne 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 Spelthorne
2030	10,358	380	0	212
2035	10,976	402	0	234

As illustrated by the following table, the Spelthorne Borough area has a similar prevalence rate of residential care provision in comparison to most of its neighbouring authorities, where there is also an 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	2025 prevalence rate	2030 Projected (oversupply) / need for additional beds	2035 Projected (oversupply) / need for additional beds
Elmbridge	49.91	(238)	(187)
Runnymede	31.25	35	64
Hillingdon	22.21	360	453
Hounslow	4.87	595	682
Richmond upon Thames	16.35	414	476
Slough	16.07	172	211
Windsor & Maidenhead	18.50	316	375

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

As of 1 April 2025:

- The Spelthorne Borough area had a supply of 428 nursing care home beds against a 75+ population of 10,032. This provides a prevalence rate of 42.66 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 Spelthorne Borough area is slightly higher than 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	Spelthorne 75+ population	No. of beds to reflect England ratio in 2024	Projected (oversupply) / need for additional beds in Spelthorne
2030	10,358	395	(33)
2035	10,976	418	(10)

As illustrated by the following table, the Spelthorne area has a relatively high prevalence rate of nursing care provision in comparison to some of its neighbouring authorities. This suggests that future market-led development in this area is likely to lead to an influx of residents the undersupplied areas.

Neighbouring authority area	2025 prevalence rate	2030 Projected (over) / under supply of beds	2035 Projected (over) / under supply of beds
Elmbridge	43.39	(26)	26
Runnymede	52.99	(107)	(77)
Hillingdon	38.30	56	153
Hounslow	33.52	151	242
Richmond upon Thames	27.23	255	319
Slough	48.49	(39)	(2)
Windsor & Maidenhead	71.44	(478)	(416)