

Planning profile for accommodation with care for older people

Runnymede Borough

April 2024



Extra care housing

Need for extra care housing in the Runnymede 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	8,300	83	291	374
2030	8,700	87	305	392
2035	9,300	93	326	419

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

Setting name	Status	Postcode	Tenure	No. of units
Aldwyn Place	Operational	TW20 0RZ	Affordable	56
Audley Coopers Hill	Operational	TW20 0YU	Market	128
Augustus House	Operational	GU25 4BB	Market	59
The Sandars	Operational	TW20 8TD	Market	79
Homewood Grove	Opening 2024	KT16 0AG	Market	116

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	27	(8)
2030	31	10
2035	37	37

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 Runnymede Borough area, up to 2035

As of January 2024:

- The Runnymede Borough area had a supply of 275 residential care home beds against a 75+ population of 8,300. This provides a prevalence rate of 33.13 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 Runnymede Borough area is similar 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	Runnymede 75+ population	No. of beds to reflect England ratio in 2024	Projected (oversupply) / need for additional beds in Runnymede
2030	8,700	311	24
2035	9,300	332	45

As illustrated by the following table, the Runnymede Borough area has a higher prevalence rate of residential care provision in comparison to neighbouring authorities. This suggests that future market-led development in this area could lead to an 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	52.04	(220)	(166)
Spelthorne	16.63	215	232
Surrey Heath	26.47	81	110
Woking	36.11	29	65
Windsor & Maidenhead	19.39	315	368

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

As of January 2024:

- The Runnymede Borough area had a supply of 445 nursing care home beds against a 75+ population of 8,300. This provides a prevalence rate of 53.61 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 Runnymede Borough area is relatively 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 January 2024:

Year	Runnymede 75+ population	No. of beds to reflect England ratio in 2024	Projected (oversupply) / need for additional beds in Runnymede
2030	8,700	325	(120)
2035	9,300	348	(97)

As illustrated by the following table, the Runnymede Borough area has a relatively high prevalence rate of nursing care provision in comparison to most of its neighbouring authorities (with the exception of Surrey Heath and Windsor & Maidenhead). This suggests that future market-led development in this area may lead to an 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
Spelthorne	42.38	(28)	(9)
Surrey Heath	113.92	(751)	(721)
Woking	43.05	(16)	21
Windsor & Maidenhead	64.45	(395)	(339)