

# Planning profile for accommodation with care for older people

Woking Borough

April 2024



## Extra care housing

### Need for extra care housing in the Woking 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 earlier in this document) 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	9,500	95	333	428
2030	10,500	105	368	473
2035	11,500	115	403	518

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

Setting name	Status	Postcode	Tenure	No. of units
Brockhill	Operational (in process of closure)	GU21 3NE	Affordable	48
Barnes Wallis Court	Operational	KT14 7HJ	Market	50
Hale End Court	Operational	GU22 9EY	Affordable	48
Woodbank Apartments	Operational	GU22 0AR	Market	51
Greenfield Place	Planning approved	GU22 7TP	Market	49
The Meadows	Planning approved	GU21 2RP	Market	34

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	(1)	149
2030	9	184
2035	19	219

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 Woking Borough area, up to 2035

As of January 2024:

- The Woking Borough area had a supply of 343 residential care home beds against a 75+ population of 9,500. This provides a prevalence rate of 36.11 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 Woking 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	Woking 75+ population	No. of beds to reflect England ratio in 2024	Projected (oversupply) / need for additional beds in Woking
2030	10,500	375	29
2035	11,500	411	65

As illustrated by the following table, the Woking Borough area has a higher prevalence rate of residential care provision in comparison to neighbouring authorities, with the exception of the Elmbridge Borough area. 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	2024 prevalence rate	2030 Projected (oversupply) / need for additional beds	2035 Projected (oversupply) / need for additional beds
Elmbridge	52.04	(220)	(166)
Guildford	22.13	222	254
Runnymede	33.13	24	45
Surrey Heath	26.47	81	110

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

As of January 2024:

- The Woking Borough area had a supply of 409 nursing care home beds against a 75+ population of 9,500. This provides a prevalence rate of 43.05 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 Woking 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	Woking 75+ population	No. of beds to reflect England ratio in 2024	Projected (oversupply) / need for additional beds in Woking
2030	10,500	393	(16)
2035	11,500	430	21

As illustrated by the following table, the Woking Borough area has a relatively lower prevalence rate of nursing care provision than in Runnymede and Surrey Heath, but a higher prevalence rate of nursing care provision than Elmbridge and Guildford. This suggests that future market-led development in this area may lead to an influx of residents from some of its neighbouring 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
Guildford	39.71	13	47
Runnymede	53.61	(120)	(97)
Surrey Heath	113.92	(751)	(721)