

Planning profile for accommodation with care for older people

Woking Borough

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Extra care housing

Need for extra care housing in the Woking 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	9,425	94	330	424
2030	10,136	101	355	456
2035	11,980	120	419	539

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

Setting name	Status	Postcode	Tenure	No. of units
Hale End Court	Operational	GU22 9EY	Affordable	48
Barnes Wallis Court	Operational	KT14 7HJ	Market	50
Botanical Place	Operational	KT14 6NG	Market	196
Greenfield Place	Operational	GU22 7TP	Market	49
Woodbank Apartments	Operational	GU22 0AR	Market	51

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	46	(16)	30
2030	53	9	62
2035	72	73	145

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 Woking Borough area, up to 2035

As of 1 April 2025:

- The Woking Borough area had a supply of 351 residential care home beds against a 75+ population of 9,425. This provides a prevalence rate of 37.24 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 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 April 2025 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 2025	Reduction due to delivery of new affordable extra care housing	Projected (oversupply) / need for additional beds in Woking
2030	10,136	372	(17)	4
2035	11,980	439	(17)	71

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	2025 prevalence rate	2030 Projected (oversupply) / need for additional beds	2035 Projected (oversupply) / need for additional beds
Elmbridge	54.41	(238)	(187)
Guildford	25.63	161	205
Runnymede	31.25	35	64
Surrey Heath	26.62	83	112

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

As of 1 April 2025:

- The Woking Borough area had a supply of 409 nursing care home beds against a 75+ population of 9,425. This provides a prevalence rate of 43.40 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 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 April 2025:

Year	Woking 75+ population	No. of beds to reflect England ratio in 2025	Projected (oversupply) / need for additional beds in Woking
2030	10,136	386	(23)
2035	11,980	457	48

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, a similar prevalence rate to Elmbridge and a higher prevalence than Guildford. This suggests that future market-led development in the Woking borough area may only lead to an influx of residents from one of its neighbouring 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
Guildford	39.10	25	70
Runnymede	52.99	(107)	(77)
Surrey Heath	102.85	(639)	(602)