

Planning profile for accommodation with care for older people

Elmbridge Borough

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Extra care housing

Need for extra care housing in the Elmbridge 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	14,152	142	495	637
2030	15,428	154	540	694
2035	16,794	168	588	756

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

Setting name	Status	Postcode	Tenure	No. of units
Audley Fairmile	Operational	KT11 2BU	Market	76
Austin Place	Operational	KT13 9JA	Market	65
Campbell House	Operational	KT13 9UX	Market	43
Edward Place	Operational	KT12 2FR	Market	51
Huntley House	Operational	KT12 4BF	Affordable	51
Members Hill	Planning approved	KT13 0QU	Market	176
Walton Homebase IRC	Planning approved	KT12 1XA	Market	222

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	91	(138)	(47)
2030	103	(93)	10
2035	117	(45)	72

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 Elmbridge Borough area, up to 2035

As of 1 April 2025:

- The Elmbridge Borough area had a supply of 770 residential care home beds against a 75+ population of 14,152. This provides a prevalence rate of 54.41 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 Elmbridge Borough area is relatively high 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	Elmbridge 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 Elmbridge
2030	15,428	565	(33)	(238)
2035	16,794	616	(33)	(187)

As illustrated by the following table, the Elmbridge Borough area has a very high prevalence rate of residential care provision when compared to neighbouring authorities. This suggests that future market-led development in this area is very 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
Guildford	25.63	161	205
Mole Valley	20.25	188	228
Runnymede	31.25	35	64
Spelthorne	16.75	212	234
Woking	37.24	4	71
Kingston upon Thames	18.03	287	336
Richmond upon Thames	16.35	414	476

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

As of 1 April 2025:

- The Elmbridge Borough area had a supply of 614 nursing care home beds against a 75+ population of 14,152. This provides a prevalence rate of 43.39 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 Elmbridge Borough area is 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	Elmbridge 75+ population	No. of beds to reflect England ratio in 2025	Projected (oversupply) / need for additional beds in Elmbridge
2030	15,428	588	(26)
2035	16,794	640	26

As illustrated by the following table, while the Elmbridge Borough area has a slightly higher prevalence rate of nursing care provision to the England average, its prevalence rate is lower than most of its neighbours. This suggests that future market-led development in this area is unlikely to lead to an influx of residents from these areas, with the only exception being Richmond upon Thames.

Neighbouring authority area	2025 prevalence rate	2030 Projected (over) / under supply of beds	2035 Projected (over) / under supply of beds
Guildford	39.10	25	70
Mole Valley	60.40	(231)	(189)
Runnymede	52.99	(107)	(77)
Spelthorne	42.66	(33)	(10)
Woking	43.40	(23)	48
Kingston upon Thames	69.04	(354)	(303)
Richmond upon Thames	27.23	255	319