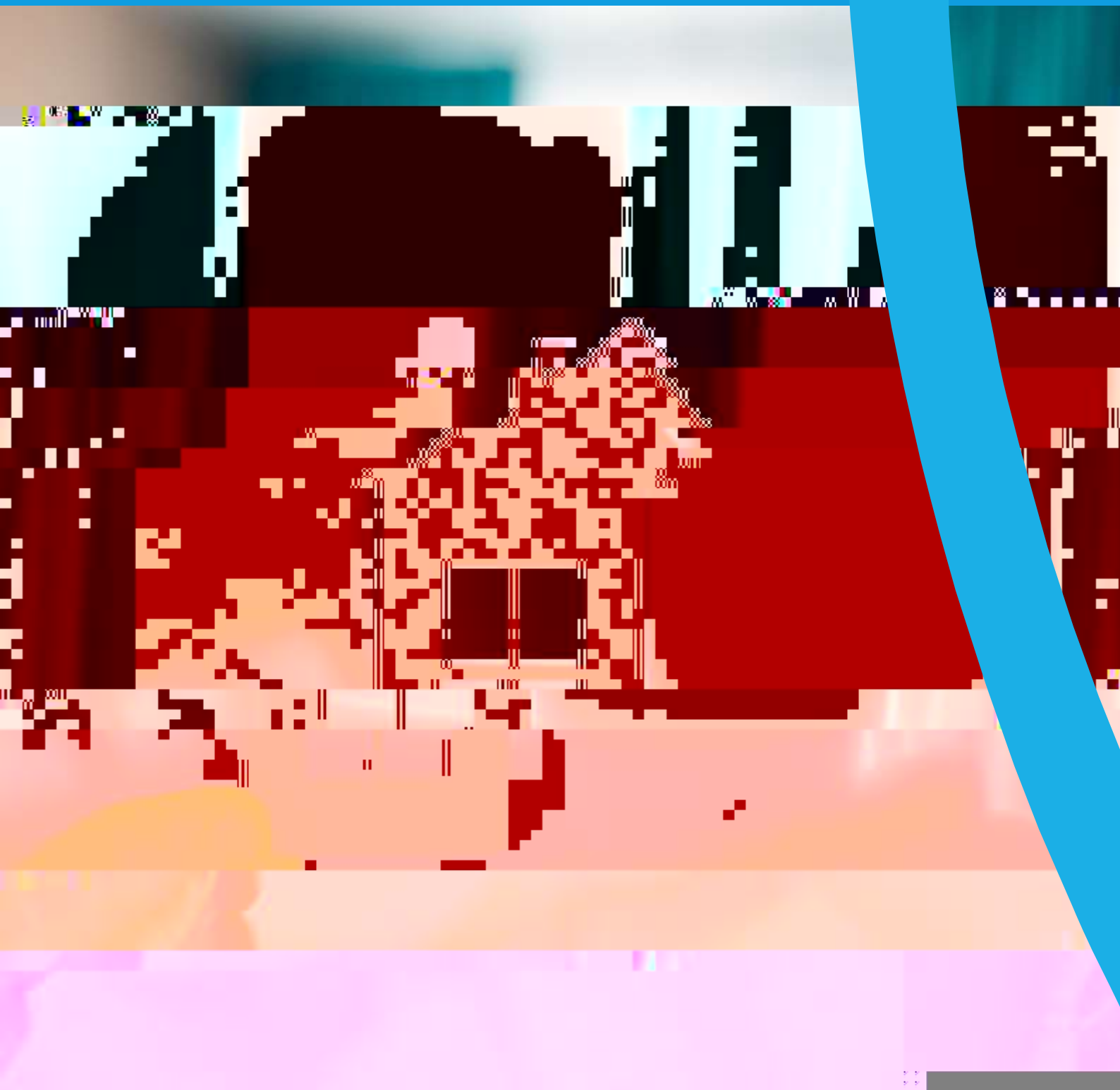


# Planning



## Extra care housing

### **Need for extra care housing in the Reigate & Banstead 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

## Residential and nursing care homes

### Calculated need for residential care home provision in the Reigate & Banstead Borough area, up to 2035

As of January 2024:

The Reigate & Banstead Borough area had a supply of 736 residential care home beds against a 75+ population of 15,100. This provides a prevalence rate of 48.74 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 Reigate & Banstead 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 January 2024 and with adjustments for the future delivery of affordable extra care housing in Surrey:

Year	Reigate & Banstead 75+ population	No. of beds to reflect England ratio in 2024	Projected (oversupply) / need for additional beds in Reigate & Banstead
2030	16,700	597	(178)
2035	18,300	654	(121)

As illustrated by the following table, the Reigate & Banstead Borough area has a very high prevalence rate of residential care provision to neighbouring authorities. This suggests that future market-led development in this area is highly 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
Epsom & Ewell	15.73	170	185
Mole Valley	21.45	151	191
Tandridge	31.24	34	66
Crawley	25.71	120	

## **Calculated need for nursing care home provision in the Reigate & Banstead Borough area, up to 2035**

As of January 2024:

The Reigate & Banstead Borough area had a supply of 1,119 nursing care home beds against a 75+ population of 15,100. This provides a prevalence rate of 74.11 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 Reigate & Banstead Borough area is very high in comparison to the England average.