

Planning profile for accommodation with care for older people

Tandridge District

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Extra care housing

Need for extra care housing in the Tandridge District 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 | 10,380 | 104 | 363 | 467 |
| 2030 | 11,214 | 112 | 392 | 505 |
| 2035 | 12,095 | 121 | 423 | 544 |

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

| Setting name | Status | Postcode | Tenure | No. of units |
|-------------------------|-------------------|----------|--------|--------------|
| Audley Lingfield Grange | Planning approved | RH7 6PW | Market | 150 |

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 | 104 | 213 | 317 |
| 2030 | 112 | 242 | 354 |
| 2035 | 121 | 273 | 394 |

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 Tandridge District area, up to 2035

As of 1 April 2025:

- The Tandridge District area had a supply of 319 residential care home beds against a 75+ population of 10,380. This provides a prevalence rate of 30.73 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 Tandridge District area is relatively low 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 | Tandridge 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 Tandridge |
|------|--------------------------|--|--|--|
| 2030 | 11,214 | 411 | (35) | 57 |
| 2035 | 12,095 | 443 | (35) | 89 |

As illustrated by the following table, the Tandridge District area has a relatively high prevalence rate of residential care provision in comparison to neighbouring authorities (with the exception of Reigate & Banstead, Croydon and Mid Sussex). 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 |
|-----------------------------|----------------------|--|--|
| Reigate & Banstead | 45.43 | (112) | (52) |
| Bromley | 15.44 | 710 | 788 |
| Crawley | 26.83 | 98 | 140 |
| Croydon | 35.05 | 124 | 243 |
| Mid Sussex | 34.10 | 112 | 178 |
| Sevenoaks | 29.59 | 144 | 182 |
| Wealden | 24.20 | 379 | 471 |

Calculated need for nursing care home provision in Tandridge District area, up to 2035

As of 1 April 2025:

- The Tandridge District area had a supply of 609 nursing care home beds against a 75+ population of 10,380. This provides a prevalence rate of 58.67 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 Tandridge District 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 April 2025:

| Year | Tandridge 75+ population | No. of beds to reflect England ratio in 2025 | Projected (oversupply) / need for additional beds in Tandridge |
|------|--------------------------|--|--|
| 2030 | 11,214 | 427 | (182) |
| 2035 | 12,095 | 461 | (148) |

As illustrated by the following table, the Tandridge District area has a relatively high prevalence rate of nursing care provision in comparison to neighbouring authorities, with the exception of Reigate & Banstead. This suggests that future market-led development in this area is likely to lead to an influx of residents from other areas, particularly those where there is a clear need for additional nursing care home beds.

| Neighbouring authority area | 2025 prevalence rate | 2030 Projected (oversupply) / need for additional beds | 2035 Projected (oversupply) / need for additional beds |
|-----------------------------|----------------------|--|--|
| Reigate & Banstead | 73.04 | (475) | (413) |
| Bromley | 34.30 | 164 | 244 |
| Crawley | 11.63 | 225 | 269 |
| Croydon | 56.03 | (398) | (273) |
| Mid Sussex | 46.72 | (88) | (19) |
| Sevenoaks | 46.94 | (91) | (52) |
| Wealden | 52.28 | (263) | (167) |