Care Homes Report

June 2026

Executive summary

This report analyses care home provision across all 543 Westminster Parliamentary constituencies in England, using Care Quality Commission (CQC) care home and bed data alongside Office for National Statistics (ONS) and House of Commons population datasets.

Report Date
June 2026

The core measure used is care home beds per 1,000 residents aged 65+, enabling comparison between local care capacity and ageing populations.

- England's care home shortage is not just a national capacity problem but a geographic one: provision is weakest in many of the places with the oldest populations and fastest rates of ageing.
- Nationally, England averages 43.32 care home beds per 1,000 residents aged 65+, but this masks major regional and local disparities. Many places fall far short of this level. We estimate that more than 100 constituencies need the equivalent of at least five additional care homes simply to meet the current national benchmark.
- Several constituencies are of particular concern, because they have both very low provision and very large shares of older residents. This report identifies 36 seats that are in the bottom quartile for care beds (at or below 33.89 beds per 1,000 over-65) and in the top quartile for residents aged 65+ (at or above 22.97% of total population).
- The South West emerges as a particular pressure point: it has some of the oldest population profiles in England, yet overall care home provision remains below the national average. Rural and coastal communities are especially exposed because they combine ageing populations with weaker infrastructure, workforce shortages and slower development capacity.

- Rural “care deserts” are already visible in constituencies including South Devon, North Dorset, Central Devon, Richmond and Northallerton, and South Shropshire - areas where older residents account for around a third of the population, but care home provision remains below average. South Devon alone faces a shortfall equivalent to more than 530 additional beds relative to the national benchmark.
- Coastal “care deserts” are also emerging in communities including Blackpool North and Fleetwood, North West Norfolk, Lowestoft, Great Yarmouth and Isle of Wight West, where older populations are growing rapidly but care infrastructure has not kept pace.
- We identify the growing risk of “care traps”: places that are attractive retirement destinations in early later life, but which may struggle to support residents as care needs intensify. Examples include South Devon, North Dorset and parts of coastal East Anglia, where populations are projected to age significantly faster than England as a whole over the next two decades. Without major expansion in provision, older people may increasingly be forced to move away from their communities and support networks to access residential care.
- Because care home provision takes years to expand - requiring land, planning consent, finance, construction capacity and workforce availability - action is needed now to prevent shortages becoming entrenched.
- Care homes should be designated as “critical infrastructure” within the planning system, giving them similar strategic priority to housing, transport and energy infrastructure in areas facing acute demographic pressure.
- Policymakers should also establish targeted “Care Investment Zones” in high-need rural and coastal areas, offering planning simplification. Investment incentives to accelerate the delivery of new care capacity, where future shortages are likely to be most severe without intervention, should be considered. This could include reduced rates of Stamp Duty and VAT on construction in priority zones.

Foreword

Every day, across the UK, millions of people rely on services that sit at the heart of public life: the care home for an ageing parent, the GP surgery at the end of the road, the dentist in the high street, the housing association that keeps a roof over someone's head.

These are the foundations of a functioning society, and the people who work in them do so with extraordinary dedication and skill.

The challenge they face is not one of effort or commitment, but one of structure.

The services that matter most to people cannot simply switch on and off; caring for an ageing population, housing people well, keeping communities healthy are enduring features of a society that wants to look after itself.

Yet the capital flowing into the sectors that meet those needs is rarely designed with that permanence in mind. Investment arrives when conditions are favourable and retreats when they are not.

The result is a slow erosion of access, of quality, and of the confidence communities have that the services they rely on will still be there for them.

This is the problem that the Capital You Can Count On campaign sets out to examine, sector by sector, with evidence. Today marks its launch, beginning with care homes, before turning to a range of other important service sectors in the months ahead. Each report investigates the same underlying question: what happens when permanent social need is met with impermanent capital, and what would it take to change that?

This first report focuses on care homes, and the data it presents is striking; England does not have enough care home capacity to meet the needs of its ageing population, and the places where that gap is widest are often the very places where populations are growing oldest, fastest. These can be great places to begin a retirement. But looking ahead, shortages in care provision mean they could become hard places to enter the later years of life.

At worst, some of the places identified in our research could become "care traps", places where people begin the earlier stages of retirement, perhaps in their 60s, and live happily for many years but later encounter significant challenges because of inadequate local care provision.

The fundamental issue here is that we have not, as a country, allocated enough resources to providing what is most needed in local places. The national failure to invest in the things that people and places need makes life harder than it should be for many people, and leaves many feeling that the system just doesn't work for them.

Unity Trust Bank was founded forty years ago to help address this challenge. We exist to provide capital that stays, through market cycles, through political shifts, through the moments when commercial logic alone would suggest moving on. Our lending spans social housing, healthcare, education and community finance, and in 2025, 53.7% of it went directly to areas of high deprivation across the UK.

"Unity has always believed that a bank with purpose has a responsibility that extends beyond its loan book."

We are not a large bank, but we are a purposeful one, and the model we represent is one that can and should be scaled.

That model works in both directions - when organisations choose to bank with Unity, they can be confident that their deposits are being put to work in the same spirit: supporting communities, funding critical services and driving the kind of impact that a conventional bank typically would not prioritise. In a world where every pound matters, knowing where your money goes really does make a difference.

The conclusions in this first report are clear; care homes should be designated as critical national infrastructure, targeted investment zones should be created in the communities facing the sharpest pressures, and the finance flowing into this sector, and others like it, must be redesigned for permanence rather than convenience.

Unity has always believed that a bank with purpose has a responsibility that extends beyond its loan book. We hope this campaign starts a conversation that is long overdue, one that brings together policymakers, providers, investors and communities around a shared understanding of what it will take to sustain the services people depend on. That is the spirit in which this research is offered, and we are glad you are part of it.

Colin Fyfe
Chief Executive Officer
Unity Trust Bank plc

Contents

1. Introduction

Care homes matter. For a significant and growing number of people, residential care in later life is essential, not just for the basics of survival - food and shelter - but also for quality of life.

Good care homes provide people with not just a place to live but companionship, support and happiness.

These are things that everyone deserves in later life. And on current patterns, up to a fifth of the population will rely on care homes to provide them.

Yet as this report shows, the care home shortage is far more problematic than previously understood.

That there are not enough care homes to meet the country's needs is a well-established problem for the country. Sadly, our analysis adds additional layers of concern about the shortage of care homes.

First, we find that shortfalls of care home provision are greatest in some places that have the greatest need: we identify locations with above-average populations of older people that also have below-average provision of care places.

Second, we foresee this problem of "care deserts" becoming worse as the population ages and moves. Many of the places we find to have inadequate care home provision today are on course to age faster than the country as a whole, meaning their need for care places will grow faster.

In some cases, we foresee "care traps" emerging – places that are currently popular retirement destinations, leading to a growing older population that is sadly not matched by a growing care provision.

This could lead to a situation where significant numbers of people retire to places that cannot properly care for them later in life, forcing them to either endure inadequate care or physically move significant distances for residential care, compounding the severity of what can be a very challenging transition.

Unity Trust Bank is part of the solution to this serious and growing problem. We have provided 156.6m in funding to care homes over the last three years, funding the creation of nearly five thousand beds. We do this as part of our commitment to responsible, long-term finance for the care homes that local communities depend on. We believe that everyone deserves good care. We believe that banks have a vital role to play in supporting the infrastructure that a strong and fair society needs.

The public agrees. We polled 1,000 people to ask about priorities for their communities, and about the role that banks can play in making those communities better.

When asked to identify who most needed greater support in their local community, 'older people needing care and support' came top (43%).

Our work supporting care providers shows us that the financial services sector has a vital role to play in meeting that need.

However, many of the public have not seen anything to convince them that bigger banks can play a positive role in their community. In our poll, nearly a third of respondents they think big banks made their community worse. Perhaps most troublingly of all, 3 in 5 people said big banks make no real difference.

This report focuses on England, where comparable data on care home provision and local demographics is available at constituency level. Unity Trust Bank operates across the United Kingdom, and the pressures identified here are felt more broadly, but the analysis that follows is specific to England.

At Unity Trust Bank, we are determined to show people that banking can and will make a positive difference in the places they live.

This report is part of our work to do that. We hope that it will help everyone involved in social care – policymakers, providers, investors and local residents – to work with us to make things better for communities, now and in the future.

2. Who uses care homes?

Care homes are sometimes thought of as a service used by a small minority of people.

In reality, residential care is a normal part of later life for a significant share of the population, particularly at the oldest ages.

Office for National Statistics (ONS) data shows that 278,946 people aged 65 and over were living in care homes in England and Wales in 2021. That represented 2.5% of the over-65 population.

At first glance, that figure may appear small. But care home use rises sharply with age. Among people aged over 85, the proportion living in care homes becomes much higher.

Women are especially likely to use residential care because they tend to live longer than men. ONS analysis shows that women aged over 75 are more likely than men to live in care homes, with the gap widening at older ages. Around 1 in 11 women were in care homes by age 87. That figure rises to around 1 in 5 by age 95.

This reflects a simple reality. The longer a person lives, the more likely they are to experience frailty, disability, cognitive decline or complex health conditions that make independent living difficult. Longer lives are a major achievement for society.

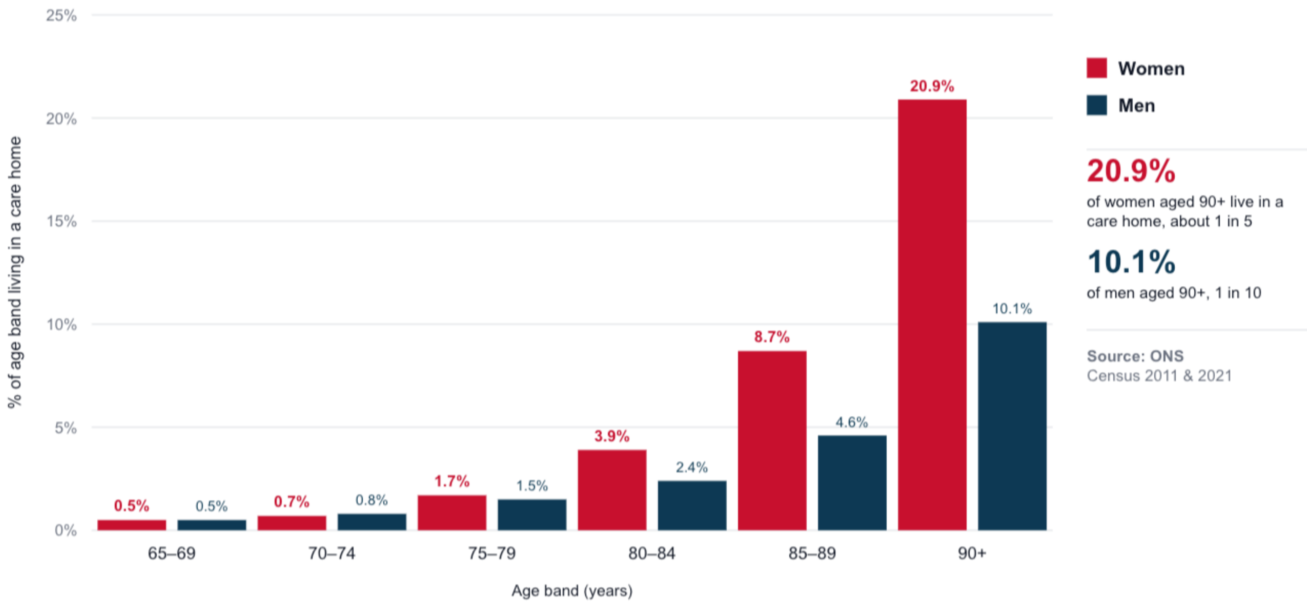
But they also create greater demand for care and support in later life.

Importantly, the number of people who use residential care across their lifetimes is far higher than the snapshot number living in care homes at any one moment. Many care home stays are relatively short, often lasting only one to three years.

That means a much larger share of the population will pass through residential care during old age than cross-sectional figures alone suggest.

The same ONS data also shows that the proportion of older people living in care homes has actually fallen over time, declining from 3.2% of the over-65 population in 2011 to 2.5% in 2021.

Figure 1. Care home use rises sharply with age, more so for women



There are several reasons for this decline. Local authority funding pressures have tightened eligibility for publicly funded residential care - more support is now delivered through domiciliary and home-based care. Health at older ages has improved in some regards. And many people strongly prefer to remain in their own homes for as long as possible.

But this does not mean demand for care homes will diminish. Quite the opposite.

The UK population is ageing rapidly. ONS figures show the number of people aged 65 and over in England and Wales rose from 9.2 million in 2011 to more than 11 million in 2021. More importantly, the fastest growth is occurring among the very oldest age groups, where the likelihood of needing residential care is greatest.

One of the strongest long-term drivers of demand is dementia. Alzheimer's Society analysis suggests that around one in three people born today will develop dementia during their lifetime. Dementia does not always lead to residential care, but it is one of the clearest predictors of eventual care home use. NHS and government data indicate that large numbers of care home residents already live with dementia or severe memory problems.

This matters because care homes are not simply a housing issue. They are a critical part of the country's social infrastructure. They support people with the highest levels of need, often at the most vulnerable point in their lives.

Longer lives are a good thing. But the care system must evolve to meet the needs created by those longer lives. In particular, it must meet those needs in the places where they are greatest. This report shows that this is not currently happening.

3. The sector – current provision

Whilst Unity Trust Bank operates across the UK and is witnessing these pressures across its customer-base on a daily basis, this report focuses on England, where the data needed to support this analysis is available.

England's residential care sector is a vital part of the country's social infrastructure.

It supports hundreds of thousands of older people with complex physical, cognitive and social care needs. Despite that role, the sector has experienced years of constrained growth at the same time as the population has become older.

The result is a growing mismatch between need and provision.

According to Care Quality Commission (CQC) data, England currently has around 14,000 registered care homes, providing just over 460,000 beds across residential and nursing care settings. The sector is overwhelmingly delivered by independent providers, including private companies, charities, voluntary organisations and community-based operators.

Local authorities continue to play a major role in commissioning and funding care, but most direct provision is now outside the public sector.

Residential care in England is funded through a mixture of local-authority support, NHS funding and self-funded care. People with higher levels of savings, assets or housing wealth are often required to pay for their own residential care, either fully or in part. Others receive support from local authorities following financial and care-needs assessments. Nursing care may also attract NHS support in some circumstances. In practice, this creates a mixed market in which publicly funded residents and self-paying residents often live within the same homes, but where providers may receive significantly different fee levels depending on how care is funded.

The King's Fund and Institute for Fiscal Studies have both highlighted the growing importance of self-funded care within the sector, particularly in more affluent parts of the country, where private fees often subsidise lower local-authority rates.

The structure of the sector has changed significantly over recent decades. Historically, residential care was often delivered through smaller local homes, including many operated directly by councils or charities. Today, much of the market consists of independent-sector provision, with a gradual shift toward larger, purpose-built homes designed to accommodate residents with more complex needs, including dementia and advanced frailty.

This transition has brought benefits. Many newer homes are sometimes offer improved accessibility, modern facilities and higher standards of accommodation. But this is not the case for the whole sector.

A large proportion of England's care home stock is ageing. Research by Savills suggests that around 70% of UK care home buildings are now more than 20 years old, while many older homes lack the facilities increasingly expected in modern care settings, including en-suite rooms and specialist dementia-friendly design. Older buildings can also be harder and more expensive to adapt to changing regulatory standards and resident needs.

At the same time, the economics of care provision have become increasingly difficult.

Providers face rising staffing costs, energy costs, insurance costs and construction costs.

Adult social care is highly labour-intensive, and workforce pressures have become one of the defining features of the sector. Care homes rely on large numbers of staff to deliver safe and high-quality services around the clock. Recruitment and retention challenges therefore have direct consequences for capacity.

The Care Quality Commission has repeatedly warned about viability pressures within adult social care. Rising demand is colliding with constrained local-authority finances and operational pressures on providers. The Nuffield Trust has also highlighted the growing financial pressures created by higher wage costs and wider inflation across the care sector.

These issues are not in the scope of this report, but they do have a bearing on the sector's ability to provide new homes and beds. That expansion should be seen as national priority.

Increasing longevity means more people are surviving into the oldest age groups, where the likelihood of needing residential care rises sharply. The growth of dementia is particularly important. As more people live to very advanced ages, the number requiring high-intensity support is likely to increase.

Currently, supply growth is not keeping up with these long-term pressures.

Research from sector analysts including Savills and LaingBuisson suggests that care home development has remained subdued relative to demographic need. New homes continue to open, but closures of older homes and limits on new development have constrained overall expansion.

As this report shows, in many parts of the country, particularly rural and coastal areas, the number of available care beds appears increasingly disconnected from the age profile of the local population.

This matters because care homes are not distributed evenly across England.
Some communities have significantly higher levels of provision than others. In some places, older populations are growing faster than the care infrastructure needed to support them.

That unevenness is central to the findings of this report.

Our analysis shows that care home provision does not consistently align with concentrations of older people. Some of the areas with the oldest populations in England have below-average levels of care home provision relative to their over-65 population.

In practical terms, this means many older people are living in places where access to residential care is already more constrained than the national average.

The challenge facing England is therefore not simply one of national supply. It is also a question of geography. The country needs more residential care capacity overall, but it particularly needs more provision in the places where demographic pressures are becoming most acute.

The next section sets out our analysis of those pressures in detail.

Customer Case study

Y&M Care

Region: South West

A couple who transformed the fortunes of a failing care facility in Surrey have added a second property to their portfolio thanks to six-figure care home financing from Unity Trust Bank.

Mekala and Sena Satheswaran, directors of Y&M Care, bought Old Wall Cottage Nursing Home in Betchworth in 2019 after the Care Quality Commission (CQC) had ruled it 'required improvements'. After turning it into a 'Good'-rated establishment, they have acquired Westcott House in neighbouring Dorking so that both homes complement the company's care offering in the area.

More than 100 staff are now employed across both homes, with Old Wall Cottage providing 36 bed spaces for dementia patients and Wescott accommodating 60 residents in need of nursing care.

Words from Mekala

Mekala said: "When we bought Old Wall Cottage we worked with healthcare consultancy Fulcrum to identify and prioritise what needed doing. We refurbished it and added more bedrooms. But, as with any business, staff are your main assets and crucial to your success. We created a good working environment, invested in training and introduced competitive salaries and flexible working patterns. When we wanted to buy Westcott House, Fulcrum recommended Unity to us.

Paul Kelly, who is our personal relationship manager, was so knowledgeable. He inspired confidence in us and guided us through the whole process. We want to make a difference to people's lives and ensure that their later years are as comfortable and meaningful as possible. So, it's important that our bank is community-orientated and not just about the finance."

Working with Unity

Paul Kelly is the Healthcare Lead at Unity Trust Bank. He said: "Through excellent customer service and responsible financing we support organisations to grow and address social, economic or environmental needs in local communities. I have worked with many specialised care home operators during my time in banking. Mekala and Sena's commitment to improving the welfare of both their service users and employees aligns with Unity's values."

Tony Thiru established Fulcrum Care Ltd in 2017. He said: "I help turn businesses' fortunes around. When I moved into the care sector, I saw first-hand how devastating it was when a failing home closed. As residents were forced to move on; it often proved fatal. I worked with Mekala and Sena to make Old Wall Cottage compliant again. Together we brought their ideas to fruition and ensured regulatory compliance. Care homes and the healthcare sector are facing challenging times, and there is a lot of uncertainty. So, it's more important than ever for banks like Unity to have a supportive approach to the sector."

4. Our analysis

i) Methodology

This report analyses care home provision across all 543 Westminster Parliamentary constituencies in England. The analysis covers England, reflecting the availability of consistent constituency-level data. Unity Trust Bank works with care providers across the UK. The aim is to identify places where the supply of residential care is weakest relative to the size of the local older population.

The core measure used throughout the analysis is care home beds per 1,000 residents aged 65 and over. Care home location and bed data is drawn from the Care Quality Commission's register of active care homes. Population data is drawn from House of Commons Library and Office for National Statistics datasets.

Alongside provision levels, the analysis also considers the share of each constituency's population aged 65 and over. This allows us to identify not just where large numbers of older people live, but where older people make up a particularly large proportion of the local community.

Using these measures, constituencies are ranked according to both care home provision and older population concentration. The analysis then identified places where below-average provision coexists with above-average elderly populations. These constituencies represent the clearest examples of communities where care home capacity is out of step with local demographics.

We also compare the number of beds in each constituency to the national average, to support understanding of the scale of each local shortfall. Traditional care homes typically have 30 to 40 beds, though more recently built homes can range from 40 to 80. A shortfall of 400 places suggests that a seat would need at least ten new care homes to bring its provision up to national levels.

The findings show that England's care home provision is unevenly and badly distributed. In many places, care home capacity appears poorly aligned with local age distributions. This is particularly visible in parts of rural and coastal England.

The full constituency rankings are included in the annex to this report. A technical annex provides additional detail on the statistical analysis underpinning the findings.

ii) National findings

The central finding of this report is clear: care home provision in England does not consistently match the geography of ageing.

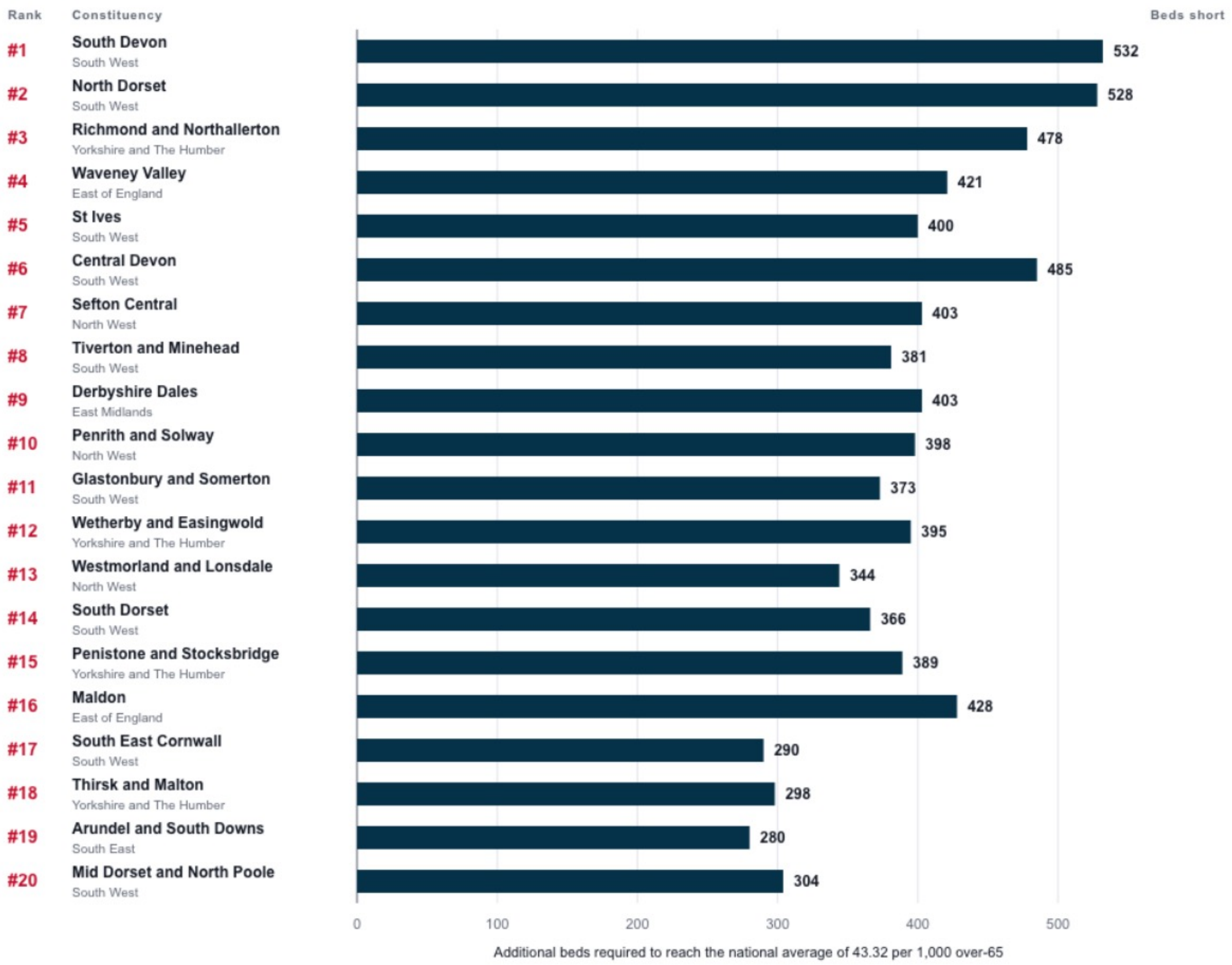
Figure 2. Care home provision does not follow elderly demand

Across England, the average level of provision is 43.32 care home beds per 1,000 residents aged 65 and over. The average share of the population aged 65 and over is nearly a fifth.

However, those national averages mask significant local variations.

Some constituencies have elderly population shares above 30% - almost double the national average - while still having care home provision well below the national average. South Devon, North Dorset, Waveney Valley, St Ives and Arundel and South Downs all combine significantly older populations with weak levels of care home provision.

Figure 3. The 20 highest-priority dual-priority constituencies - “Care Deserts”[1]



The constituencies here are ordered by dual-priority rank, a composite of two things: how far provision sits below the national average and how large a share of the population is over 65. The bars show a third, related measure, the raw number of beds each place would need to reach the national average. Because rank weighs elderly concentration as well as provision, the order does not simply follow bar length.

The analysis identifies a group of emerging “care deserts”: places where older populations are unusually large but care home provision remains below the national average. These are communities where the infrastructure needed to support ageing populations appears increasingly inadequate.

The constituency beds vs national average figures also allow us to make suggestions for how many new care homes are needed. Using a figure of 40 beds per new home, we can say that there are more than 100 constituencies that need at least 5 new care homes. And there are 24 seats that need 10 new care homes.

[1]The full table of results for the 36 dual priority constituencies and the results for all 543 constituencies can be found in Section 7.

The contrast between regions is particularly striking. London has the youngest population profile in England, with an average elderly population share of just 1 in 8. By contrast, the South West has an average elderly share of nearly a quarter of the population, making it the oldest region in England. Yet the South West also has care home provision below the national average.

The analysis show that care home shortages are not distributed evenly across the country. Instead, they are concentrated in particular types of places: rural constituencies, coastal communities and areas with long-standing patterns of retirement migration.

This matters because care home provision cannot be expanded overnight. New care homes require land, planning permission, construction capacity - and finance. Where provision already lags behind demographic need, shortages may take years to address. The best time to address these shortfalls was several years ago. The second-best time is now.

The findings point to a structural challenge rather than a temporary imbalance. England's population is ageing, but care home provision is not expanding evenly across the country. Some communities appear significantly less prepared for demographic change than others.

iii) Areas of concern – rural England

The analysis identifies rural England as one of the areas where care home provision appears under greatest pressure relative to local ageing patterns.

Many of the constituencies ranked highest for the combination of older populations and weak care home provision are predominantly rural. These include South Devon, North Dorset, Central Devon, Richmond and Northallerton, Glastonbury and Somerton, Penrith and Solway, Wetherby and Easingwold, Thirsk and Malton, Derbyshire Dales, Westmorland and Lonsdale, North Devon and South Shropshire.

In many of these constituencies, older people already make up more than a quarter of the local population. In South Devon, West Dorset and South Shropshire, older people account for about a third of residents. Yet care home provision in these constituencies remains below the national average of 43.32 beds per 1,000 residents aged 65 and over.

These places often share common characteristics. They tend to have ageing populations, dispersed settlements and limited local infrastructure. Many have experienced long-term inward migration by retirees and older households, increasing the age profile of local communities over time. A generalisation would be that these are tough places to be young, but great places to begin a retirement. But looking ahead, they can be hard places to enter the later years of life.

And expanding care provision in rural areas can be particularly difficult. Lower population density can make services harder to operate efficiently. Workforce shortages may be more severe where labour markets are smaller and public transport is limited. Construction and development costs can also be higher in remote locations.

The consequence is that some rural communities appear increasingly exposed to shortages in residential care capacity.

This raises questions about whether older people in these seats can access appropriate care within reasonable proximity to their communities, families and support networks. Where local provision is limited, residents may face the prospect of moving significant distances away from the places where they have lived. Given that moving into residential care can be a significant and sometimes challenging transition, adding physical distance only adds to the challenge. At worst, some of the places identified here could become “care traps”, places where people begin the earlier stages of retirement, perhaps in their 60s, and live happily for many years but later encounter significant challenges by reason of inadequate local residential care provision.

Several of the rural constituencies identified in this report already combine very old populations with comparatively weak provision. South Devon currently faces a shortfall equivalent to more than 530 additional care beds relative to the national average. North Dorset faces a similar shortfall, while Richmond and Northallerton, Central Devon and Waveney Valley all require the equivalent of hundreds of additional places to reach national provision levels.

Later sections of this report suggest many of these same places are also projected to age faster than England as a whole over the coming decades.

Without substantial expansion in care capacity, these rural care deserts are likely to become more severe and the risk of care traps will become worse.

iv) Areas of concern – coastal England

Coastal England presents a more mixed picture.

Some traditional retirement destinations and long-established coastal towns are comparatively well served by care homes. Places such as Bournemouth, Eastbourne, Worthing, Hastings and Rye, Weston-super-Mare and Bognor Regis have extensive existing care infrastructure, reflecting decades of retirement migration and population ageing.

But our analysis also identifies a second tier of coastal constituencies where ageing populations are not matched by equally strong levels of provision.

These include Blackpool North and Fleetwood, North West Norfolk, Gosport, Harwich and North Essex, Lowestoft, Great Yarmouth and parts of the Isle of Wight. In these constituencies, older populations are growing but care home provision remains comparatively limited relative to local need.

Several coastal constituencies identified in the analysis already have elderly population shares significantly above the national average while still recording below-average levels of provision. Blackpool North, Fleetwood, North West Norfolk and Isle of Wight West all have an elderly population shares of over a quarter. Yet all have care home provision below the national average benchmark.

In practical terms, this suggests that some coastal communities may face growing pressure on residential care capacity over the coming years.

Many coastal areas have experienced significant demographic change over recent decades. Younger populations have often moved away in search of employment and housing opportunities, while older populations have grown through both natural ageing and inward migration. The result is that many coastal communities now have unusually old population profiles. However, their local care infrastructure has not always developed at the same pace.

In some places, coastal economies face wider and well-documented structural challenges linked to seasonal employment, workforce shortages and weaker transport links and public services. These pressures can make it harder to sustain and expand residential care provision even where need is rising.

Our findings suggest an important distinction within coastal England. Some long-established retirement destinations such as Bournemouth, Eastbourne, Worthing and Hastings and Rye have developed extensive care infrastructure over many years and are relatively well prepared for ageing populations.

Others appear significantly less prepared despite facing similar demographic pressures. Blackpool North and Fleetwood currently have provision of just 34.99 beds per 1,000 residents aged 65 and over, against a national average of 43.32. North West Norfolk has 37.25. Isle of Wight West has 38.26 despite having an elderly population share of more than 28%.

Harwich and North Essex, Lowestoft and Great Yarmouth also sit within a broader cluster of ageing East Coast communities where demographic pressures are intensifying. Other candidates for this cluster include Boston and Skegness, Cleethorpes, Scarborough and Whitby, Bridlington and The Wolds, South Holland and The Deepings.

As with rural England, many of the coastal constituencies identified in this report are also projected to continue ageing rapidly over the decades ahead. Without substantial growth in care home provision, the pressures identified in these coastal care deserts are likely to intensify further.

This would mean that coastal communities already facing significant economic and social challenges may experience an additional form of disadvantage as their populations age.

Customer Case study

Lenore Care Home

Region: North East

Jack and Grace Jenkinson took over 23-bed Lenore Care Home in Charles Avenue, Whitley Bay in 2019 when Grace's parents put it up for sale.

Lenore Care Home caters for people with learning difficulties and mental health issues and was the first registered home of its kind in North Tyneside when it was founded in 1976 by Grace's grandmother, Maureen Bond, a former mental health nurse.

The couple have now purchased 22-bed Kendal House in Park Avenue. It cares for elderly residents with dementia. They received a £1.4m refinance package from Unity.

Jack is a qualified dentist at South Tees Hospitals NHS Trust. He said: "Grace has worked at Lenore since she was 16. We both love working in the care industry so it was a natural progression for us to take over.

"We decided to buy Kendal House because the owners were retiring and it had an excellent reputation. High street banks told us they would only fund 40-plus bed facilities. Thankfully, a broker introduced us to Unity and they have been brilliant.

"They are keen to support smaller care facilities and have specialist sector knowledge which is great as they already know the ins and outs of the industry.

"Our relationship manager Michael Wicks has been amazing; I don't think I've met a bank manager like him. He's been very pro-active, involved in all of the decision-making and very supportive.

"We had a relationship manager at our previous bank but that was a very different experience. At Unity you can pick up the phone and speak to Mike straightaway rather than having to go through a call centre. It's also nice to know that we're with a bank that invests in good things."

Jack and Grace, who employ 36 people, created six new full-time roles at Lenore. Residents, referred from all over the North East, can now be accompanied when they are out in the community.

At Kendal House, the couple are looking to improve the number of rooms with en-suite facilities. In the longer term, they hope to increase the home's capacity.

Michael Wicks, Relationship Manager at Unity Trust Bank, said: "We only lend to businesses that bring positive benefits to the communities they serve. Jack and Grace provide excellent quality of care to some of the most vulnerable members of society. They have also boosted the local economy through job creation.

"We are delighted to support their purchase of Kendal House.

5. The future – demographic change and future care demand

We have established that many places are currently facing a serious structural mismatch between their older population and local care bed provision.

But demographic change does not stop: people move according to economic and social trends; birth rates fall and lifespans rise.

The patterns and distributions of people this will foster in the years ahead are central to the challenge of social care, since they will determine how many care beds are needed and where. And given the long lead times involved in adding new care capacity, the sooner we can identify these changes and start building to anticipate and meet them the better.

This section of the report offers some broad pointers about the future needs of the places we have considered so far. We do this by using ONS population forecasting data. This data suggests that many of the places we have looked at in this report have populations that are likely to age more quickly than the general population.

Across England as a whole, the proportion of people above State Pension Age is projected to rise by around 1.6 percentage points between 2026 and 2046. But many of the constituencies identified earlier in this report are linked to local authority areas projected to age substantially faster than this national trend.

Some of the strongest examples are found in rural England.

In Richmondshire, the local authority area most closely corresponding to Richmond and Northallerton, the share of the population above State Pension Age is projected to rise from 24.4% in 2026 to 28.2% in 2046. That is an increase of 3.9 percentage points - more than double the national increase.

In West Devon, corresponding closely to South Devon and Central Devon, the population above State Pension Age is projected to rise from 28.8% to 32.4% over the same period. Dorset, corresponding to North Dorset and South Dorset, is projected to rise from 29.9% to 33.3%.

Other rural areas identified earlier in this report show similar trends. Harrogate, corresponding most closely to Wetherby and Easingwold, is projected to rise from 24.0% to 27.4%. South Somerset, corresponding to Glastonbury and Somerton, rises from 25.5% to 28.8%. Hambleton, corresponding to Thirsk and Malton, rises from 27.6% to 30.8%.

Several coastal constituencies identified in Section 3 also appear likely to age significantly faster than England as a whole over the next twenty years.

The Isle of Wight is projected to see its population above State Pension Age rise from 29.4% in 2026 to 32.9% in 2046. In North Devon, the figure rises from 25.7% to 28.9%. East Suffolk, corresponding to Waveney Valley and Lowestoft, rises from 28.1% to 31.2%.

Other coastal areas identified in this report also show substantial projected ageing. In King's Lynn and West Norfolk, corresponding to North West Norfolk, the State Pension Age population share is projected to rise from 25.4% to 28.1%. In Eden, corresponding to Penrith and Solway and Westmorland and Lonsdale, the figure rises from 26.3% to 29.5%.

The pattern that emerges is striking. Many of the constituencies already facing comparatively weak care home provision are also places where older populations are projected to grow substantially over the next twenty years. If care home provision in these places does not expand significantly, the gaps identified earlier in this report are likely to widen. Care deserts will become more severe.

There is no time to waste in acting on this. Care home provision takes time to expand. New homes require finance, planning permission, construction capacity, workforce availability and long-term commercial confidence. Even where there is strong demand, new provision cannot appear quickly.

It is important to note that this section involves an imperfect comparison of data. We are using local-authority-level population projections to draw inferences about the future needs of parliamentary constituencies. Local authority boundaries do not map cleanly onto parliamentary constituencies. We are nevertheless confident that the exercise remains useful because the demographic trends identified in the ONS projections will definitely affect the parliamentary constituencies highlighted in this report.

On that basis, we are confident in our central conclusion: many of the constituencies identified in Section 3 as facing significant shortfalls in care home provision are also places where populations are projected to age more quickly than England as a whole. Without a significant increase in care home provision, this accelerated ageing is likely to intensify the shortfalls identified in Section 3 over the years and decades ahead.

In short, unless patterns of care home provision change materially, many of the English care deserts and care traps identified in this report are likely to become more problematic.

6. Conclusions and recommendations

The national-level conclusion of this report is neither surprising nor revelatory: it is well-established that England lacks the infrastructure to provide all the care its population needs and will need.

Nevertheless, even the national-level figures are notable. The shortfall of 12,500 beds in the 36 dual priority constituencies could become a shortfall of 26,000 by 2046 on current demographic trends.

The main purpose of this report is to offer place-based lens on a national problem, and when we descend from the level of national statistics to consider places – regions and constituencies – we see that a national challenge is unevenly distributed and experienced across the country. The mismatch between local populations' demographics and care provision is striking.

Our analysis identifies more than 100 constituencies that would require the equivalent of at least five additional care homes simply to reach the current national average level of provision, while 24 constituencies would require the equivalent of ten new homes. Delivering such increases in provision would be a significant undertaking, yet one that is sorely needed.

In many of the areas with the oldest populations in England, care home provision remains significantly below average. The South West emerges as a particularly striking example: despite having some of the oldest population profiles in the country, the region's overall care home provision remains below the national benchmark. Across England, the evidence suggests that care home shortages are not evenly distributed but are concentrated in places where demographic pressures are already most acute. The result is the potential emergence of what we describe as "care deserts" - communities where local care infrastructure appears increasingly disconnected from the needs of ageing populations.

These pressures are likely to intensify over time. Many of the rural and coastal constituencies identified as having comparatively weak provision today are also projected to age faster than England as a whole. Rural areas such as South Devon, North Dorset, Richmond and Northallerton, Central Devon and South Shropshire already combine older populations with significant bed shortfalls running into the hundreds of places relative to national averages. Many coastal communities face similar challenges, with growing older populations not matched by equivalent expansion in care infrastructure.

These place-based findings are important because care provision cannot be expanded quickly: new homes require finance, planning capacity, workforce availability and long-term investment confidence. Without significant intervention, many of the care deserts identified in this report risk becoming entrenched "care traps", where people retire to communities that are attractive in early later life but increasingly unable to support them as care needs intensify.

Overall, the findings suggest that England requires not only more care home beds overall, but a more geographically targeted approach to expanding provision in the places where demographic change will create the greatest pressure.

It is beyond our scope here to develop a full suite of policy interventions that would fix England's care challenges. But the place-based analysis here leads to some suggestions that policymakers should explore.

The first is that care homes should be given the status of "critical infrastructure" in the planning system. Recent legislation (The Planning and Infrastructure Act 2025) gives greater priority to energy, transport, water and housing construction. The same support should be extended to care homes. They should be treated as critical social infrastructure.

That is a national answer to a problem that varies widely by geography, and this variation requires a more targeted response. Given the importance of addressing and preventing care traps, policymakers should consider establishing "Care Investment Zones", modelled on Enterprise Zones, where new development would get targeted support.

As well as planning simplification, these could offer business rates relief and other reliefs, for instance more tax relief on construction costs or relief for dementia-adaption spending. More expansive options would include Stamp Duty Land Tax (SDLT) relief and reduced VAT on care home construction in designated areas.

More broadly, our final recommendation to policymakers is a more thematic one, a plea to consider the regional and place-based challenges identified in this report in any future care policy. This may be a national challenge, but it is experienced differently in different places and care policy should always take this into account.

7. Technical annex and full results

Methodology

Find Out Now Polling

Nationally representative sample by age, gender and region (n=1,049) of Great Britain adults were polled on 24 – 25th of April, 2026.

Data analysis

1. **Care home register**
The CQC Active Locations register (01 March 2026, sheet 'HSCA_Active_Locations') was filtered to records where Care home? = 'Y' and Dormant (Y/N) = 'N'. This produced 14,693 active care homes across England, Wales, and other jurisdictions. 8 records with a blank constituency field were excluded, leaving 14,685 English active care homes.
2. **Constituency assignment**
Constituency is taken directly from the 'Location Parliamentary Constituency' field in the CQC register. This field contains 2024 Westminster Parliamentary Constituency names as free text. Records are validated against the authoritative list of 543 English constituency names derived from the ONS LSOA (2021) to Westminster Parliamentary Constituency (July 2024) Best Fit Lookup. Name matching is exact after stripping leading/trailing whitespace. The 8 excluded records all had blank constituency names (not name mismatches).
3. **Bed counts**
Bed counts are taken from the 'Care homes beds' field in the CQC register. Non-numeric or missing values are excluded from the bed total but the corresponding care home is still counted as a location. 1 record had a missing bed count.
4. **Population denominator (65+)**
Two denominators are used. The 65+ population for each constituency is taken from the House of Commons Library constituency population estimates by age band (CBP-10529.xlsx), mid-2022 estimates. Total population is taken from ONS mid-2024 Westminster Parliamentary Constituency estimates. The minor temporal mismatch is the most appropriate combination of currently available data.
5. **Primary and secondary metrics**
Primary: Beds per 1,000 over-65 = (Care_Beds ÷ Pop_65_Plus) × 1,000. Secondary: Homes per 100,000 over-65 = (Care_Homes ÷ Pop_65_Plus) × 100,000.
6. **Region assignment**
ONS 9-region standard, derived from UTLA codes via the LSOA bridge. Each LSOA's lower-tier LAD code is mapped to its parent UTLA via the ONS LAD-to-county lookup (December 2024). Pre-2023 abolished district codes (17 codes in Cumbria, North Yorkshire, Somerset) are manually remapped to their successor unitary authorities. E09 London borough codes are upper-tier and used directly.

Each UTLA is mapped to an ONS region via a hardcoded lookup (153 UTLAs, 0 unmapped). Each constituency receives the modal region across its constituent LSOAs.

7. **Ranking**
   Constituencies are ranked 1 (fewest beds per 1,000 over-65) to 543 (most). Ties broken by homes per 100,000 over-65 (ascending), then alphabetically.

8. **National average**
   The national figure is population-weighted: ∑(Beds_per_1000 × Pop_65_Plus) ÷ ∑(Pop_65_Plus) across all 543 constituencies. Simple (unweighted) means are not used.

9. **Elderly share calculation**
   For each constituency, the 65+ share of total population is calculated as: Elderly_Share = Pop_65_Plus divided by Total_Population, multiplied by 100. The numerator (Pop_65_Plus) is the mid-2022 estimate from the House of Commons Library (CBP-10529.xlsx). The denominator (Total_Population) is the ONS mid-2024 Westminster Parliamentary Constituency estimate. This creates a minor temporal mismatch but is the most appropriate combination of currently available data.

10. **Elderly demand rank**
    Constituencies are ranked 1 (highest 65+ share) to 543 (lowest 65+ share). This rank reflects the intensity of elderly population relative to total community size, not the absolute number of elderly residents.

11. **Composite priority rank**
    A composite priority score is calculated as the mean of the provision rank and the elderly demand rank: Priority_Score = (Provision_Rank + Elderly_Demand_Rank) divided by 2. Constituencies are then ranked 1 (highest priority) to 543 (lowest priority). This approach weights provision deficit and demographic demand equally.

12. **Bed deficit calculation**
    For each constituency below the national average (43.32 beds per 1,000 over-65), the bed deficit is: Deficit = (43.32 minus Beds_per_1000_over65) multiplied by Pop_65_Plus, divided by 1,000. This represents the number of additional beds required to reach the national average. Constituencies at or above the national average record zero deficit.

13. **Dual-priority identification**
    Constituencies are flagged as dual-priority if they fall simultaneously below the 25th percentile of provision (at or below 33.89 beds per 1,000 over-65) and above the 75th percentile of elderly share (at or above 22.97% of total population). 36 constituencies meet both criteria.

14. **Correlation analysis**
    Pearson r is computed between: (a) beds per 1,000 over-65 and 65+ share, (b) 65+ share and IMD Score, (c) beds per 1,000 over-65 and IMD Score. P-values are two-tailed. IMD is not included in the composite priority score in this report; it is reproduced for interpretive context only.

Limitations

Bed counts reflect registered capacity, not occupancy or availability. A bed registered with the CQC may be temporarily unavailable, used for respite rather than long-term care, or allocated to a specific care type (nursing vs residential). The analysis does not distinguish between care home types (with or without nursing). The 65+ population denominator is mid-2022; demographic change since then, including the growing 85+ population, is not captured. Constituency boundaries do not align with care home catchment areas: residents frequently use care homes outside their own constituency. The analysis does not account for privately funded versus publicly funded bed availability, which has significant implications for access equity. A single large care home can significantly raise or lower a constituency's metric, so results should be interpreted in the context of the total home count for that constituency.

Full results

All 543 English Westminster Parliamentary Constituencies ranked by composite priority score (average of provision rank and elderly demand rank). Priority Rank 1 = highest unmet demand relative to provision.

Note: Priority rank numbers reflect the composite ranking across all 543 constituencies. The 36 dual priority constituencies, those who fall simultaneously in the bottom quartile of provision (beds per 1,000 over-65 at or below 33.89, the 25th percentile) and the top quartile of elderly intensity (65+ share at or above 22.97%, the 75th percentile) do not all comprise the overall top 36 composite rankings. Some constituencies have higher unmet demand but only meet one of the dual priority criteria. Dual priority constituencies are marked with a *.

Priority rank	Constituency	Region	Beds/1k over-65	65+ share	Prov. rank	Elderly demand rank	Care homes	Care beds	Pop 65+
1*	South Devon	South West	24.59	30.8%	39	13	24	699	28,426
2*	North Dorset	South West	23.73	28.2%	36	31	19	640	26,968
3*	Richmond and Northallerton	Yorkshire and The Humber	24.89	27.4%	41	40	13	647	25,991
4*	Waveney Valley	East of England	28.20	30.5%	68	15	27	786	27,875
5*	St Ives	South West	27.86	28.9%	61	25	25	722	25,912
6*	Central Devon	South West	24.88	27.1%	40	51	32	655	26,325
7*	Sefton Central	North West	27.91	28.1%	63	33	21	731	26,187
8*	Tiverton and Minehead	South West	29.51	29.7%	84	19	28	815	27,617
9*	Derbyshire Dales	East Midlands	27.05	27.1%	56	49	19	671	24,807
10*	Penrith and Solway	North West	28.69	27.3%	73	41	30	781	27,223
11*	Glastonbury and Somerton	South West	28.88	27.5%	76	39	25	746	25,833

Priority rank	Constituency	Region	Beds/1k over-65	65+ share	Prov. rank	Elderly demand rank	Care homes	Care beds	Pop 65+
12*	Wetherby and Easingwold	Yorkshire and The Humber	27.65	26.8%	59	58	20	698	25,245
13*	Westmorland and Lonsdale	North West	30.33	29.0%	95	24	27	805	26,541
14*	South Dorset	South West	30.44	28.3%	97	29	26	866	28,450
15*	Penistone and Stocksbridge	Yorkshire and The Humber	26.51	25.6%	51	76	17	614	23,158
16*	Maldon	East of England	26.82	25.2%	55	83	23	697	25,990
17*	South East Cornwall	South West	32.78	29.6%	122	20	34	903	27,545
18*	Thirsk and Malton	Yorkshire and The Humber	32.97	28.9%	125	26	28	950	28,816
19*	Arundel and South Downs	South East	33.89	30.0%	135	18	27	1,008	29,744
20*	Mid Dorset and North Poole	South West	31.89	27.3%	110	44	20	850	26,651
21*	Forest of Dean	South West	29.64	25.8%	86	70	38	722	24,360
22	North Northumberland	North East	34.88	31.0%	145	12	30	1,013	29,040
23	Rayleigh and Wickford	East of England	20.48	22.8%	21	144	13	466	22,751
24*	Chester South and Eddisbury	North West	29.50	25.0%	83	86	16	724	24,539
25*	Melksham and Devizes	South West	31.09	26.0%	102	67	26	771	24,800
26	South Shropshire	West Midlands	35.61	31.7%	160	9	36	1,089	30,582
27	West Dorset	South West	36.66	33.3%	173	4	33	1,175	32,051
28*	North Devon	South West	32.76	26.5%	121	61	28	878	26,801
29*	Truro and Falmouth	South West	28.87	23.9%	75	109	28	677	23,451
30	Tewkesbury	South West	23.46	22.5%	34	153	16	533	22,715
31*	Melton and Syston	East Midlands	26.57	23.0%	53	135	20	598	22,507
32*	Ossett and Denby Dale	Yorkshire and The Humber	28.73	23.4%	74	123	17	636	22,139
33*	Kenilworth and Southam	West Midlands	29.08	23.5%	79	120	16	686	23,592
34*	Rutland and Stamford	East Midlands	32.99	25.7%	126	74	19	816	24,738
35*	Castle Point	East of England	33.40	25.7%	129	73	18	795	23,801
36	Torridge and Tavistock	South West	37.53	30.1%	186	16	45	1,103	29,389

Priority rank	Constituency	Region	Beds/1k over-65	65+ share	Prov. rank	Elderly demand rank	Care homes	Care beds	Pop 65+
37	Blackpool North and Fleetwood	North West	34.99	27.0%	148	56	35	923	26,382
38	Sheffield Hallam	Yorkshire and The Humber	23.64	21.9%	35	171	18	491	20,768
39	Stafford	West Midlands	25.27	22.3%	45	161	17	554	21,921
40*	Mid Derbyshire	East Midlands	32.60	24.7%	118	93	19	714	21,904
41	Mid Leicestershire	East Midlands	21.18	21.5%	27	186	18	476	22,479
42	North Cornwall	South West	35.95	27.2%	166	47	38	987	27,454
43*	North East Derbyshire	East Midlands	33.04	24.8%	127	89	23	785	23,761
44	Calder Valley	Yorkshire and The Humber	26.46	22.0%	50	168	20	581	21,955
45*	St Austell and Newquay	South West	32.10	23.7%	113	113	37	775	24,142
46	North West Norfolk	East of England	37.25	27.2%	181	48	32	1,046	28,079
47	South Leicestershire	East Midlands	25.04	21.4%	43	191	16	579	23,121
48	North Somerset	South West	36.66	26.1%	172	65	22	916	24,989
49	Isle of Wight West	South East	38.26	28.1%	205	32	22	777	20,306
50	Honiton and Sidmouth	South West	39.72	32.6%	233	5	44	1,213	30,539
51*	High Peak	East Midlands	31.65	23.2%	107	133	24	674	21,296
52	Newark	East Midlands	34.48	24.3%	141	102	32	922	26,742
53	Weald of Kent	South East	36.09	25.5%	167	78	35	922	25,550
54	Runcorn and Helsby	North West	26.43	21.4%	49	198	15	538	20,356
55*	Shipley	Yorkshire and The Humber	32.11	23.1%	114	134	15	734	22,858
56*	Camborne and Redruth	South West	32.66	23.2%	119	131	39	774	23,698
57	Stroud	South West	34.32	23.9%	140	110	31	815	23,747
58	Hexham	North East	38.85	28.3%	220	30	30	1,057	27,209
59	Wells and Mendip Hills	South West	38.53	27.5%	213	38	27	985	25,566
60	South Cambridgeshire	East of England	27.56	21.4%	58	194	15	646	23,442
61	South Northamptonshire	East Midlands	28.26	21.5%	69	188	19	626	22,151

Priority rank	Constituency	Region	Beds/1k over-65	65+ share	Prov. rank	Elderly demand rank	Care homes	Care beds	Pop 65+
62	Plymouth Moor View	South West	22.88	20.6%	33	226	19	479	20,938
63	Harwich and North Essex	East of England	36.83	24.9%	175	87	43	938	25,467
64	Staffordshire Moorlands	West Midlands	38.50	27.1%	212	53	25	895	23,249
65	Central Suffolk and North Ipswich	East of England	35.74	24.2%	164	104	20	837	23,419
66	South Shields	North East	32.79	22.7%	123	147	19	672	20,497
67	Cramlington and Killingworth	North East	31.63	22.1%	106	167	16	706	22,319
68	Barrow and Furness	North West	35.46	23.5%	158	117	20	823	23,209
69	North West Leicestershire	East Midlands	22.48	20.1%	29	247	18	480	21,352
70	North Shropshire	West Midlands	38.19	25.7%	203	75	34	1,012	26,498
71	Orpington	London	13.83	19.3%	7	274	6	266	19,230
72	St Helens North	North West	28.28	20.9%	70	212	19	607	21,464
73	Suffolk Coastal	East of England	42.27	31.3%	272	11	34	1,261	29,833
74	Redditch	West Midlands	26.13	20.3%	48	237	15	529	20,245
75	Liverpool Garston	North West	29.09	21.1%	80	206	14	582	20,007
76	Harpenden and Berkhamsted	East of England	28.17	20.7%	67	222	15	563	19,985
77	Leeds North West	Yorkshire and The Humber	33.46	22.4%	131	158	16	713	21,311
78	Hereford and South Herefordshire	West Midlands	37.29	24.1%	183	107	38	883	23,677
79	Lichfield	West Midlands	37.70	24.3%	191	101	23	927	24,588
80	Boston and Skegness	East Midlands	38.32	25.1%	209	84	36	1,133	29,569
81	Whitehaven and Workington	North West	36.28	23.3%	168	126	28	800	22,053
82	Skipton and Ripon	Yorkshire and The Humber	42.11	28.4%	268	28	32	1,200	28,500
83	Wirral West	North West	42.44	29.1%	275	21	34	1,100	25,919
84	South Suffolk	East of England	41.18	27.1%	247	50	26	1,084	26,323
85	Lewes	South East	42.25	28.7%	271	27	38	1,183	27,997
86	Hazel Grove	North West	37.34	23.6%	184	115	22	852	22,815

Priority rank	Constituency	Region	Beds/1k over-65	65+ share	Prov. rank	Elderly demand rank	Care homes	Care beds	Pop 65+
87	Gosport	South East	37.91	24.1%	196	106	35	892	23,531
88	North East Hertfordshire	East of England	31.30	21.3%	104	199	16	704	22,493
89	Beverley and Holderness	Yorkshire and The Humber	42.22	28.0%	270	34	32	1,086	25,722
90	Daventry	East Midlands	33.69	21.8%	132	173	19	802	23,803
91	Carlisle	North West	33.99	21.9%	136	170	22	800	23,533
92	North Norfolk	East of England	44.58	35.9%	305	1	51	1,391	31,200
93	Colne Valley	Yorkshire and The Humber	32.36	21.4%	115	195	24	660	20,393
94	Aldridge-Brownhills	West Midlands	37.10	23.0%	178	136	21	801	21,592
95	Isle of Wight East	South East	44.79	32.3%	309	6	41	1,005	22,437
96	South Ribble	North West	36.98	22.9%	177	141	30	830	22,443
97	Selby	Yorkshire and The Humber	31.11	20.8%	103	217	27	683	21,956
98	Droitwich and Evesham	West Midlands	39.09	24.4%	223	98	29	1,018	26,043
99	Bolton West	North West	29.07	19.8%	78	256	24	592	20,366
100	Mid Buckinghamshire	South East	34.94	21.5%	147	187	21	776	22,207
101	Lowestoft	East of England	42.86	27.0%	280	55	32	1,106	25,803
102	Tonbridge	South East	35.50	21.7%	159	177	16	765	21,552
103	Congleton	North West	39.81	24.3%	235	103	23	933	23,439
104	Hinckley and Bosworth	East Midlands	37.27	22.4%	182	159	22	844	22,647
105	Stone, Great Wyrley and Penkridge	West Midlands	41.10	24.5%	245	96	23	969	23,577
106	Reading West and Mid Berkshire	South East	29.74	19.7%	87	258	28	570	19,165
107	South Norfolk	East of England	37.57	22.4%	188	157	23	828	22,036
108	Bridgwater	South West	37.68	22.4%	189	156	34	875	23,221
109	North Cotswolds	South West	41.69	24.8%	256	91	25	1,002	24,035
110	Morecambe and Lunesdale	North West	44.10	27.1%	296	52	45	1,193	27,053
111	Broxbourne	East of England	20.69	17.7%	22	327	16	408	19,724

Priority rank	Constituency	Region	Beds/1k over-65	65+ share	Prov. rank	Elderly demand rank	Care homes	Care beds	Pop 65+
112	Rother Valley	Yorkshire and The Humber	38.29	22.8%	208	145	23	820	21,414
113	Havant	South East	41.77	24.4%	258	97	37	993	23,775
114	South West Wiltshire	South West	38.84	23.0%	219	137	34	884	22,762
115	Sheffield South East	Yorkshire and The Humber	29.64	19.1%	85	278	15	606	20,447
116	East Worthing and Shoreham	South East	38.53	22.7%	214	149	28	874	22,682
117	Makerfield	North West	35.02	20.9%	150	215	17	770	21,987
118	Thornbury and Yate	South West	39.51	22.9%	227	139	25	930	23,541
119	Wyre Forest	West Midlands	43.25	25.4%	286	80	35	1,143	26,427
120	North Durham	North East	39.16	22.8%	224	143	21	871	22,244
121	Bishop Auckland	North East	43.04	25.0%	282	85	26	1,019	23,676
122	Clacton	East of England	47.43	31.8%	359	8	74	1,553	32,741
123	Ruislip, Northwood and Pinner	London	35.77	21.1%	165	203	23	765	21,385
124	East Grinstead and Uckfield	South East	40.29	23.2%	238	130	31	945	23,456
125	Yeovil	South West	42.55	24.7%	276	92	34	1,124	26,415
126	North Herefordshire	West Midlands	47.09	30.0%	351	17	48	1,311	27,839
127	Ellesmere Port and Bromborough	North West	30.00	19.1%	92	277	24	570	19,000
128	Cheadle	North West	38.65	22.4%	215	155	21	857	22,176
129	Frome and East Somerset	South West	39.28	22.8%	226	146	25	841	21,410
130	Gainsborough	East Midlands	44.24	25.7%	301	71	40	1,129	25,519
131	Great Yarmouth	East of England	43.10	24.8%	283	90	35	1,075	24,942
132	Grantham and Bourne	East Midlands	41.87	23.6%	262	116	24	1,005	24,001
133	Newton Abbot	South West	46.34	27.8%	341	37	53	1,224	26,412
134	Mid Bedfordshire	East of England	29.02	18.2%	77	302	26	568	19,572
135	Halesowen	West Midlands	32.80	19.9%	124	255	22	634	19,328
136	Portsmouth North	South East	19.71	16.8%	19	362	9	342	17,352

Priority rank	Constituency	Region	Beds/1k over-65	65+ share	Prov. rank	Elderly demand rank	Care homes	Care beds	Pop 65+
137	South West Norfolk	East of England	43.85	24.6%	293	94	26	1,152	26,270
138	South Basildon and East Thurrock	East of England	28.03	17.7%	65	330	16	518	18,483
139	Doncaster North	Yorkshire and The Humber	35.68	20.3%	163	233	20	720	20,179
140	Sutton Coldfield	West Midlands	43.21	23.8%	285	111	33	997	23,075
141	Basildon and Billericay	East of England	22.60	16.6%	30	370	13	417	18,448
142	Stockton West	North East	40.78	22.3%	241	163	24	867	21,263
143	South West Devon	South West	45.76	25.6%	331	77	36	1,168	25,523
144	Doncaster East and the Isle of Axholme	Yorkshire and The Humber	41.74	22.6%	257	152	25	908	21,754
145	Stratford-on-Avon	West Midlands	47.34	26.7%	352	59	32	1,297	27,397
146	West Worcestershire	West Midlands	49.26	29.0%	388	23	38	1,466	29,762
147	Mid Cheshire	North West	32.74	18.5%	120	293	14	599	18,293
148	Leigh and Atherton	North West	31.91	18.2%	111	303	16	672	21,058
149	South Holland and The Deepings	East Midlands	45.01	24.3%	315	100	37	1,252	27,819
150	Bolton North East	North West	30.09	17.8%	93	323	18	636	21,139
151	Redcar	North East	43.52	23.3%	290	127	31	968	22,243
152	Kingswinford and South Staffordshire	West Midlands	47.94	27.3%	372	45	33	1,187	24,761
153	New Forest West	South East	51.37	34.6%	416	3	50	1,512	29,432
154	Croydon East	London	17.73	15.6%	14	407	12	309	17,432
155	Widnes and Halewood	North West	35.46	19.6%	157	265	20	655	18,474
156	The Wrekin	West Midlands	38.17	20.7%	202	220	28	900	23,578
157	Fareham and Waterlooville	South East	46.32	25.2%	340	82	43	1,183	25,541
158	North Bedfordshire	East of England	35.62	19.7%	162	261	25	759	21,309
159	Louth and Horncastle	East Midlands	51.32	31.7%	415	10	59	1,603	31,234
160	Harlow	East of England	22.71	15.8%	31	396	8	417	18,359

Priority rank	Constituency	Region	Beds/1k over-65	65+ share	Prov. rank	Elderly demand rank	Care homes	Care beds	Pop 65+
161	Henley and Thame	South East	45.24	24.1%	320	108	24	1,076	23,786
162	Washington and Gateshead South	North East	41.66	21.8%	255	174	20	875	21,002
163	South Cotswolds	South West	47.01	25.4%	350	79	21	1,153	24,525
164	Christchurch	South West	52.47	35.3%	427	2	42	1,637	31,197
165	Stourbridge	West Midlands	39.00	21.0%	221	209	34	776	19,895
166	Chesham and Amersham	South East	41.62	21.7%	254	180	32	917	22,034
167	Bexleyheath and Crayford	London	28.67	16.7%	72	366	11	497	17,336
168	Romsey and Southampton North	South East	44.86	23.3%	310	128	26	1,082	24,119
169	York Outer	Yorkshire and The Humber	48.20	26.1%	373	66	24	1,192	24,731
170	Bridlington and The Wolds	Yorkshire and The Humber	52.32	30.8%	426	14	43	1,535	29,340
171	Faversham and Mid Kent	South East	39.71	20.9%	232	210	23	873	21,986
172	Middlesbrough South and East Cleveland	North East	45.52	23.5%	327	118	30	1,030	22,629
173	Mid Norfolk	East of England	49.01	26.7%	385	60	41	1,304	26,607
174	North East Somerset and Hanham	South West	44.72	22.9%	308	138	30	998	22,319
175	Swindon South	South West	22.74	15.2%	32	416	17	407	17,898
176	Kensington and Bayswater	London	12.93	13.7%	5	444	8	235	18,175
177	Milton Keynes North	East of England	34.78	18.1%	143	310	17	656	18,863
178	City of Durham	North East	37.85	19.7%	194	259	19	772	20,398
179	Winchester	South East	42.67	21.7%	278	176	25	1,012	23,716
180	Cities of London and Westminster	London	8.63	13.2%	2	456	4	150	17,374
181	Blaydon and Consett	North East	44.21	22.3%	299	160	25	928	20,990
182	Exmouth and Exeter East	South West	46.90	23.7%	348	112	36	1,214	25,886
183	Wythenshawe and Sale East	North West	25.12	15.1%	44	417	15	433	17,240
184	Gravesham	South East	31.68	16.9%	108	353	16	593	18,720

Priority rank	Constituency	Region	Beds/1k over-65	65+ share	Prov. rank	Elderly demand rank	Care homes	Care beds	Pop 65+
185	Herne Bay and Sandwich	South East	52.55	27.9%	428	36	53	1,503	28,601
186	New Forest East	South East	50.99	27.0%	408	57	40	1,254	24,594
187	Ealing North	London	15.00	13.1%	9	458	8	265	17,669
188	Warrington North	North West	39.92	20.3%	236	232	19	783	19,613
189	North East Cambridgeshire	East of England	46.68	23.4%	346	124	28	1,144	24,508
190	Hampstead and Highgate	London	22.30	13.9%	28	443	8	364	16,324
191	Eltham and Chislehurst	London	29.21	15.9%	81	390	14	527	18,042
192	Spelthorne	South East	35.19	17.9%	154	317	17	675	19,184
193	Crawley	South East	20.97	13.5%	25	449	16	351	16,737
194	Hornchurch and Upminster	London	37.68	19.0%	190	284	27	798	21,177
195	Ashton-under-Lyne	North West	30.37	16.3%	96	379	14	516	16,991
196	Tamworth	West Midlands	41.43	20.6%	251	224	24	885	21,359
197	East Wiltshire	South West	39.60	20.1%	228	249	31	830	20,957
198	Newton Aycliffe and Spennymoor	North East	42.96	21.4%	281	196	27	906	21,088
199	Stretford and Urmston	North West	30.11	15.9%	94	389	22	508	16,874
200	Beckenham and Penge	London	30.60	16.2%	99	385	14	540	17,646
201	Wallasey	North West	44.45	21.7%	304	181	30	946	21,284
202	East Thanet	South East	45.26	22.1%	321	165	34	1,065	23,530
203	Swindon North	South West	31.50	16.2%	105	382	23	568	18,029
204	Worsley and Eccles	North West	34.14	17.0%	138	351	20	646	18,923
205	Scarborough and Whitby	Yorkshire and The Humber	53.70	27.3%	447	42	45	1,450	27,003
206	Chelsea and Fulham	London	24.15	13.3%	37	454	8	392	16,234
207	Tynemouth	North East	47.46	23.2%	360	132	27	1,070	22,544
208	Dover and Deal	South East	49.40	24.2%	389	105	56	1,262	25,546
209	Brent East	London	15.01	12.0%	10	485	12	247	16,459
210	Houghton and Sunderland South	North East	43.83	21.1%	292	205	29	981	22,380
211	Chichester	South East	53.51	27.0%	443	54	41	1,583	29,584
212	Fylde	North West	58.09	29.1%	478	22	48	1,714	29,508
213	Bristol South	South West	27.10	13.7%	57	445	10	401	14,798

Priority rank	Constituency	Region	Beds/1k over-65	65+ share	Prov. rank	Elderly demand rank	Care homes	Care beds	Pop 65+
214	West Bromwich	West Midlands	29.91	15.4%	91	411	24	528	17,654
215	Huntingdon	East of England	42.70	20.6%	279	223	22	1,007	23,584
216	Uxbridge and South Ruislip	London	24.31	12.9%	38	465	17	394	16,209
217	Great Grimsby and Cleethorpes	Yorkshire and The Humber	40.19	19.5%	237	266	25	850	21,148
218	Erewash	East Midlands	41.86	20.2%	261	243	25	817	19,519
219	Sittingbourne and Sheppey	South East	38.10	18.2%	199	306	35	808	21,206
220	Rochester and Strood	South East	32.09	15.8%	112	394	26	557	17,355
221	Brighton Kemptown and Peacehaven	South East	38.11	18.2%	200	307	29	680	17,844
222	Cannock Chase	West Midlands	41.49	20.0%	253	254	28	864	20,826
223	Wolverhampton North East	West Midlands	34.31	16.6%	139	369	15	629	18,333
224	Newbury	South East	41.15	19.7%	246	262	24	812	19,732
225	Witham	East of England	46.28	22.0%	339	169	39	1,109	23,962
226	Gedling	East Midlands	44.25	21.0%	302	207	25	960	21,696
227	Gorton and Denton	North West	24.90	12.8%	42	468	13	381	15,303
228	Gillingham and Rainham	South East	37.76	17.9%	192	318	26	721	19,094
229	Bexhill and Battle	South East	63.48	32.2%	503	7	60	1,887	29,725
230	Holborn and St Pancras	London	13.36	10.6%	6	505	4	159	11,900
231	Folkestone and Hythe	South East	53.37	25.7%	440	72	67	1,287	24,113
232	Sleaford and North Hykeham	East Midlands	50.22	23.6%	399	114	47	1,183	23,558
233	Broadland and Fakenham	East of England	56.06	27.3%	470	43	49	1,486	26,505
234	Coventry East	West Midlands	26.60	13.1%	54	460	17	437	16,431
235	Guildford	South East	33.26	16.1%	128	386	17	572	17,199
236	Hornsey and Friern Barnet	London	28.08	13.5%	66	450	10	384	13,675
237	Chingford and Woodford Green	London	35.45	16.8%	156	360	24	654	18,449

Priority rank	Constituency	Region	Beds/1k over-65	65+ share	Prov. rank	Elderly demand rank	Care homes	Care beds	Pop 65+
238	Halifax	Yorkshire and The Humber	36.82	17.4%	174	342	26	712	19,335
239	Macclesfield	North West	52.13	24.5%	423	95	32	1,261	24,189
240	Vauxhall and Camberwell Green	London	14.72	9.9%	8	512	2	154	10,459
241	Dulwich and West Norwood	London	18.95	10.9%	17	503	6	218	11,505
242	Lewisham West and East Dulwich	London	20.26	11.0%	20	502	12	221	10,910
243	Brentwood and Ongar	East of England	44.88	20.9%	311	214	18	944	21,032
244	Bicester and Woodstock	South East	40.83	18.9%	242	285	14	825	20,205
245	Sussex Weald	South East	55.57	26.3%	464	63	38	1,392	25,048
246	Peckham	London	11.57	9.0%	4	524	3	116	10,022
247	Stoke-on-Trent South	West Midlands	48.44	22.6%	379	150	40	1,060	21,881
248	Liverpool Walton	North West	36.35	16.8%	169	361	20	625	17,192
249	Spen Valley	Yorkshire and The Humber	45.18	20.9%	317	213	28	918	20,320
250	West Suffolk	East of England	41.96	19.4%	263	269	20	1,007	24,001
251	Bolsover	East Midlands	45.38	21.0%	324	208	38	1,002	22,078
252	Hackney South and Shoreditch	London	7.55	8.0%	1	532	3	71	9,402
253	Broxtowe	East Midlands	46.16	21.4%	336	197	28	967	20,951
254	Poole	South West	51.13	23.4%	411	122	29	1,189	23,256
255	Ribble Valley	North West	47.78	22.1%	368	166	35	1,149	24,047
256	Brentford and Isleworth	London	27.72	12.5%	60	476	20	457	16,486
257	Bognor Regis and Littlehampton	South East	63.45	27.9%	502	35	72	1,931	30,432
258	Tottenham	London	19.57	9.2%	18	521	18	249	12,725
259	Bury North	North West	42.32	19.5%	273	268	30	870	20,558
260	St Neots and Mid Cambridgeshire	East of England	37.97	17.3%	197	345	22	740	19,491
261	North West Essex	East of England	44.93	20.4%	312	230	20	1,010	22,477
262	Clapham and Brixton Hill	London	17.80	8.3%	15	528	2	153	8,597

Priority rank	Constituency	Region	Beds/1k over-65	65+ share	Prov. rank	Elderly demand rank	Care homes	Care beds	Pop 65+
263	Islington South and Finsbury	London	21.00	9.5%	26	518	6	243	11,574
264	Ilford North	London	29.87	13.3%	90	455	25	492	16,472
265	Lancaster and Wyre	North West	45.21	20.5%	318	227	25	934	20,659
266	Poplar and Limehouse	London	9.80	5.1%	3	543	1	75	7,654
267	Hackney North and Stoke Newington	London	20.93	9.2%	24	522	8	225	10,752
268	Queen's Park and Maida Vale	London	26.53	11.3%	52	495	7	373	14,061
269	Bracknell	South East	33.84	15.3%	134	413	12	547	16,166
270	West Ham and Beckton	London	15.09	7.2%	11	537	8	161	10,667
271	Barking	London	16.41	7.4%	12	536	11	173	10,544
272	Battersea	London	20.82	8.8%	23	525	5	213	10,231
273	Birmingham Perry Barr	West Midlands	25.49	11.1%	47	501	30	353	13,848
274	Lewisham East	London	27.87	11.9%	62	486	32	392	14,066
275	Buckingham and Bletchley	East of England	38.69	17.6%	217	332	23	756	19,538
276	North East Hampshire	South East	46.00	20.9%	333	216	22	1,005	21,849
277	Salisbury	South West	55.92	25.4%	468	81	38	1,342	24,000
278	Bristol Central	South West	18.75	7.5%	16	534	7	142	7,574
279	Smethwick	West Midlands	29.81	13.0%	88	462	29	465	15,598
280	Harrow East	London	38.46	17.4%	211	339	26	815	21,191
281	Stratford and Bow	London	17.13	6.9%	13	538	7	164	9,574
282	Epsom and Ewell	South East	42.61	19.1%	277	276	35	903	21,192
283	Meriden and Solihull East	West Midlands	47.92	21.6%	371	184	33	1,042	21,744
284	Northampton South	East Midlands	35.00	15.4%	149	410	19	619	17,686
285	East Hampshire	South East	60.32	25.8%	490	69	40	1,449	24,022
286	Feltham and Heston	London	28.53	11.7%	71	489	16	467	16,367
287	Leeds South West and Morley	Yorkshire and The Humber	38.76	17.4%	218	343	22	662	17,080
288	Norwich North	East of England	45.16	20.2%	316	245	30	928	20,547
289	Bassetlaw	East Midlands	48.99	21.7%	384	179	34	1,178	24,046

Priority rank	Constituency	Region	Beds/1k over-65	65+ share	Prov. rank	Elderly demand rank	Care homes	Care beds	Pop 65+
290	Keighley and Ilkley	Yorkshire and The Humber	47.58	21.3%	363	201	29	1,028	21,607
291	Chesterfield	East Midlands	51.12	22.5%	410	154	40	1,101	21,537
292	Bromley and Biggin Hill	London	41.96	18.3%	264	301	22	761	18,136
293	North Warwickshire and Bedworth	West Midlands	48.55	21.6%	380	185	35	1,014	20,886
294	Shrewsbury	West Midlands	53.52	23.5%	444	121	36	1,311	24,495
295	Sheffield Heeley	Yorkshire and The Humber	38.25	16.8%	204	363	21	713	18,639
296	Goole and Pocklington	Yorkshire and The Humber	53.73	23.5%	448	119	40	1,372	25,535
297	Wokingham	South East	42.34	18.5%	274	295	32	814	19,224
298	Wigan	North West	43.29	19.0%	287	283	24	898	20,745
299	Torbay	South West	64.09	26.4%	508	62	67	1,773	27,665
300	Normanton and Hemsworth	Yorkshire and The Humber	45.40	20.1%	325	246	35	974	21,452
301	Sherwood Forest	East Midlands	47.77	21.1%	367	204	37	1,083	22,672
302	Chipping Barnet	London	41.83	18.0%	259	313	25	874	20,892
303	East Ham	London	25.37	8.3%	46	527	9	288	11,353
304	Erith and Thamesmead	London	27.93	10.4%	64	509	18	404	14,464
305	Bootle	North West	41.26	17.7%	249	324	21	763	18,493
306	Pendle and Clitheroe	North West	45.29	20.0%	322	251	27	1,037	22,896
307	Ely and East Cambridgeshire	East of England	47.37	20.8%	354	219	33	1,101	23,241
308	Rushcliffe	East Midlands	50.06	21.8%	398	175	36	1,160	23,173
309	Leyton and Wanstead	London	29.46	11.4%	82	493	26	393	13,339
310	Edmonton and Winchmore Hill	London	35.43	14.8%	155	421	35	655	18,488
311	Hemel Hempstead	East of England	37.38	15.9%	185	392	17	642	17,173
312	Dudley	West Midlands	39.65	17.3%	231	346	26	718	18,107
313	Newcastle-under-Lyme	West Midlands	47.01	20.5%	349	228	28	929	19,763
314	West Lancashire	North West	49.82	21.6%	395	182	26	1,123	22,541

Priority rank	Constituency	Region	Beds/1k over-65	65+ share	Prov. rank	Elderly demand rank	Care homes	Care beds	Pop 65+
315	Knowsley	North West	39.62	17.0%	229	350	19	669	16,887
316	Carshalton and Wallington	London	35.17	14.4%	153	428	30	544	15,469
317	Oldham West, Chadderton and Royton	North West	34.83	14.1%	144	438	15	576	16,539
318	Brigg and Immingham	Yorkshire and The Humber	65.45	26.0%	514	68	53	1,581	24,157
319	Worthing West	South East	82.09	27.2%	537	46	80	2,299	28,007
320	St Helens South and Whiston	North West	45.53	19.8%	328	257	24	884	19,415
321	Harborough, Oadby and Wigston	East Midlands	49.62	21.4%	393	192	30	1,155	23,275
322	Harrow West	London	31.78	12.4%	109	477	22	505	15,889
323	Telford	West Midlands	37.87	15.9%	195	391	18	668	17,637
324	Ealing Central and Acton	London	31.04	11.6%	101	490	14	502	16,174
325	North West Hampshire	South East	41.97	17.7%	265	326	24	838	19,968
326	North West Cambridgeshire	East of England	37.77	15.7%	193	400	17	717	18,982
327	Amber Valley	East Midlands	52.62	22.3%	431	162	34	1,094	20,790
328	Worcester	West Midlands	43.74	18.2%	291	304	18	849	19,412
329	Luton South and South Bedfordshire	East of England	29.86	10.6%	89	507	24	423	14,168
330	Dagenham and Rainham	London	32.42	12.3%	116	480	14	511	15,761
331	Maidenhead	South East	44.16	18.4%	298	298	28	899	20,357
332	Sevenoaks	South East	51.45	21.7%	418	178	20	1,131	21,981
333	Beaconsfield	South East	52.87	22.2%	433	164	26	1,164	22,015
334	Horsham	South East	47.75	20.3%	366	234	24	1,055	22,096
335	Blyth and Ashington	North East	50.31	21.3%	401	200	30	1,136	22,580
336	Basingstoke	South East	38.37	15.9%	210	393	29	701	18,268
337	Chelmsford	East of England	40.50	16.7%	239	364	13	757	18,690
338	Southport	North West	83.47	26.3%	539	64	72	2,193	26,273
339	Stalybridge and Hyde	North West	43.11	17.8%	284	321	18	767	17,793
340	Southampton Itchen	South East	37.24	14.6%	180	426	25	620	16,651

Priority rank	Constituency	Region	Beds/1k over-65	65+ share	Prov. rank	Elderly demand rank	Care homes	Care beds	Pop 65+
341	Mitcham and Morden	London	34.11	12.5%	137	472	22	538	15,771
342	Birmingham Yardley	West Midlands	33.45	12.3%	130	482	21	484	14,468
343	Chatham and Aylesford	South East	39.20	16.0%	225	388	22	686	17,500
344	Tatton	North West	66.36	24.4%	515	99	30	1,637	24,669
345	Wolverhampton South East	West Midlands	36.92	14.1%	176	439	27	666	18,037
346	Enfield North	London	35.12	12.9%	152	464	20	578	16,460
347	Jarrow and Gateshead East	North East	48.28	20.2%	375	241	19	941	19,490
348	Thurrock	East of England	32.45	11.1%	117	500	18	449	13,836
349	Eastbourne	South East	74.14	24.9%	529	88	63	1,922	25,925
350	Wimbledon	London	38.28	15.4%	206	412	25	655	17,112
351	Bury St Edmunds and Stowmarket	East of England	60.07	23.2%	489	129	32	1,517	25,252
352	Mansfield	East Midlands	48.32	20.2%	377	242	36	1,044	21,607
353	Brent West	London	34.67	12.4%	142	478	30	623	17,967
354	Rawmarsh and Conisbrough	Yorkshire and The Humber	47.84	20.0%	370	250	31	925	19,334
355	Luton North	East of England	37.54	14.2%	187	434	15	636	16,944
356	Earley and Woodley	South East	38.05	14.6%	198	425	17	619	16,267
357	Brighton Pavilion	South East	33.73	11.6%	133	492	15	411	12,186
358	Doncaster Central	Yorkshire and The Humber	44.94	18.0%	313	312	32	961	21,384
359	Walthamstow	London	30.96	8.3%	100	526	12	322	10,400
360	Dorking and Horley	South East	57.26	22.6%	475	151	41	1,260	22,006
361	Chorley	North West	49.57	20.3%	392	235	28	1,048	21,141
362	Solihull West and Shirley	West Midlands	53.06	21.4%	436	193	22	1,090	20,542
363	Aldershot	South East	41.28	16.2%	250	380	23	835	20,226
364	Eastleigh	South East	50.77	20.6%	405	225	28	1,011	19,915
365	Bromsgrove	West Midlands	64.03	23.3%	507	125	40	1,515	23,662
366	Bermondsey and Old Southwark	London	30.51	7.4%	98	535	6	251	8,228

Priority rank	Constituency	Region	Beds/1k over-65	65+ share	Prov. rank	Elderly demand rank	Care homes	Care beds	Pop 65+
367	Bradford South	Yorkshire and The Humber	38.28	14.5%	207	427	16	622	16,249
368	Nuneaton	West Midlands	44.95	17.8%	314	322	27	842	18,733
369	Godalming and Ash	South East	55.71	21.8%	466	172	28	1,243	22,311
370	Southend East and Rochford	East of England	46.50	18.5%	344	296	37	878	18,882
371	Braintree	East of England	54.06	21.5%	451	189	37	1,259	23,288
372	Rochdale	North West	39.07	14.7%	222	423	26	619	15,844
373	Hastings and Rye	South East	63.72	22.9%	505	140	65	1,534	24,075
374	Hammersmith and Chiswick	London	36.59	12.5%	171	475	8	541	14,784
375	Hendon	London	35.61	11.8%	161	488	16	586	16,456
376	Dewsbury and Batley	Yorkshire and The Humber	38.15	13.4%	201	451	22	547	14,339
377	Maidstone and Malling	South East	43.35	16.6%	288	368	23	835	19,261
378	Canterbury	South East	51.40	20.2%	417	239	37	1,146	22,295
379	Taunton and Wellington	South West	64.14	22.7%	509	148	54	1,639	25,552
380	Witney	South East	50.99	20.0%	407	252	22	1,073	21,045
381	Chester North and Neston	North West	57.86	21.6%	476	183	31	1,228	21,222
382	Manchester Withington	North West	36.42	11.6%	170	491	14	393	10,790
383	Birmingham Hall Green and Moseley	West Midlands	37.15	12.2%	179	483	33	546	14,699
384	Barnsley North	Yorkshire and The Humber	49.69	19.4%	394	272	31	1,036	20,850
385	Hartlepool	North East	51.15	20.0%	414	253	27	1,005	19,648
386	Scunthorpe	Yorkshire and The Humber	53.81	20.8%	449	218	30	1,197	22,247
387	Liverpool Wavertree	North West	40.64	14.4%	240	429	15	631	15,526
388	Stevenage	East of England	44.65	16.7%	307	365	15	766	17,156
389	Barnsley South	Yorkshire and The Humber	49.13	18.8%	386	288	33	999	20,333

Priority rank	Constituency	Region	Beds/1k over-65	65+ share	Prov. rank	Elderly demand rank	Care homes	Care beds	Pop 65+
390	Harrogate and Knaresborough	Yorkshire and The Humber	75.52	22.8%	532	142	47	1,824	24,151
391	Chippenham	South West	53.09	20.3%	437	238	32	1,088	20,494
392	Lewisham North	London	34.91	8.0%	146	530	8	329	9,425
393	Stoke-on-Trent North	West Midlands	49.43	18.9%	391	286	30	976	19,744
394	Darlington	North East	54.60	20.7%	456	221	29	1,142	20,917
395	Ashford	South East	45.66	17.1%	329	349	31	879	19,250
396	Rossendale and Darwen	North West	50.59	19.1%	402	279	33	1,007	19,907
397	South Derbyshire	East Midlands	51.13	19.4%	412	271	30	1,025	20,048
398	Southgate and Wood Green	London	42.06	14.9%	266	419	30	798	18,973
399	Norwich South	East of England	44.63	16.2%	306	383	22	785	17,591
400	Newcastle upon Tyne North	North East	46.61	17.3%	345	344	27	906	19,436
401	Nottingham South	East Midlands	38.68	12.5%	216	474	18	541	13,987
402	Bethnal Green and Stepney	London	35.10	6.3%	151	540	8	299	8,519
403	Southend West and Leigh	East of England	54.17	20.2%	452	240	55	1,150	21,228
404	Bath	South West	46.43	17.0%	342	352	26	842	18,133
405	Wycombe	South East	41.84	14.1%	260	435	17	664	15,869
406	Rotherham	Yorkshire and The Humber	46.20	16.8%	337	358	36	891	19,287
407	Oxford West and Abingdon	South East	47.40	17.4%	355	340	21	902	19,030
408	Altrincham and Sale West	North West	52.30	19.4%	425	270	27	1,036	19,809
409	Sunderland Central	North East	52.90	19.6%	434	264	45	1,087	20,548
410	York Central	Yorkshire and The Humber	41.45	13.5%	252	448	16	642	15,487
411	Old Bexley and Sidcup	London	51.89	19.0%	421	280	16	1,021	19,677
412	Banbury	South East	53.43	19.7%	441	260	26	1,129	21,132
413	Nottingham North and Kimberley	East Midlands	44.28	15.7%	303	399	22	765	17,275
414	Wakefield and Rothwell	Yorkshire and The Humber	47.48	17.4%	361	341	25	916	19,292

Priority rank	Constituency	Region	Beds/1k over-65	65+ share	Prov. rank	Elderly demand rank	Care homes	Care beds	Pop 65+
415	East Surrey	South East	57.22	20.4%	474	229	40	1,198	20,935
416	Heywood and Middleton North	North West	47.83	17.5%	369	336	30	887	18,545
417	St Albans	East of England	46.01	16.5%	334	372	30	774	16,821
418	Corby and East Northamptonshire	East Midlands	48.39	17.7%	378	328	32	1,036	21,411
419	Esher and Walton	South East	48.80	17.7%	381	325	20	914	18,731
420	Gloucester	South West	45.47	16.2%	326	384	43	900	19,792
421	Sutton and Cheam	London	45.81	16.3%	332	378	38	798	17,421
422	Rugby	West Midlands	50.03	18.0%	396	316	31	1,051	21,008
423	Easington	North East	62.84	20.9%	501	211	37	1,264	20,116
424	Coventry North West	West Midlands	46.49	16.5%	343	373	32	855	18,392
425	Kettering	East Midlands	52.00	18.4%	422	299	37	1,099	21,135
426	Crewe and Nantwich	North West	52.60	18.6%	429	292	26	1,146	21,786
427	Weston-super-Mare	South West	74.89	21.4%	531	190	65	1,615	21,566
428	Portsmouth South	South East	42.10	13.2%	267	457	22	615	14,608
429	Farnham and Bordon	South East	72.78	21.3%	528	202	48	1,626	22,341
430	Richmond Park	London	47.43	16.4%	358	375	15	874	18,428
431	Hamble Valley	South East	61.28	20.3%	497	236	40	1,345	21,947
432	Kingston and Surbiton	London	44.10	14.1%	297	437	25	738	16,735
433	Oxford East	South East	41.19	11.9%	248	487	13	591	14,349
434	Loughborough	East Midlands	50.74	17.6%	404	333	30	923	18,190
435	Warrington South	North West	53.95	18.8%	450	289	30	1,074	19,909
436	Ealing Southall	London	42.12	12.6%	269	471	16	700	16,621
437	Romford	London	47.62	16.4%	364	376	24	891	18,712
438	Tunbridge Wells	South East	58.01	19.6%	477	263	27	1,246	21,479
439	Hitchin	East of England	51.14	17.7%	413	329	24	950	18,577
440	Twickenham	London	48.29	16.7%	376	367	34	878	18,181
441	Slough	South East	39.63	9.8%	230	514	14	563	14,207
442	Mid Sussex	South East	62.13	20.2%	500	244	34	1,300	20,924
443	Tooting	London	39.74	9.9%	234	511	11	425	10,694
444	Ipswich	East of England	48.22	16.5%	374	371	20	916	18,996
445	Woking	South East	50.05	17.1%	397	348	25	904	18,061

Priority rank	Constituency	Region	Beds/1k over-65	65+ share	Prov. rank	Elderly demand rank	Care homes	Care beds	Pop 65+
446	South West Hertfordshire	East of England	54.70	18.7%	460	290	25	1,036	18,939
447	Ashfield	East Midlands	68.00	20.4%	520	231	41	1,352	19,883
448	Birmingham Northfield	West Midlands	50.27	16.8%	400	356	30	925	18,400
449	Dunstable and Leighton Buzzard	East of England	48.98	16.4%	383	374	23	953	19,458
450	Wellingborough and Rushden	East Midlands	53.70	18.0%	446	311	42	1,132	21,081
451	Birmingham Edgbaston	West Midlands	46.23	14.8%	338	420	25	756	16,353
452	Kingston upon Hull West and Haltemprice	Yorkshire and The Humber	60.65	19.5%	494	267	37	1,298	21,400
453	Coventry South	West Midlands	43.52	12.5%	289	473	22	717	16,477
454	Pontefract, Castleford and Knottingley	Yorkshire and The Humber	54.39	18.1%	454	308	34	1,038	19,083
455	Salford	North West	40.89	9.1%	243	523	15	519	12,694
456	Southampton Test	South East	44.23	12.9%	300	466	23	649	14,672
457	Newcastle upon Tyne East and Wallsend	North East	47.52	15.6%	362	404	18	892	18,773
458	Leeds North East	Yorkshire and The Humber	51.55	17.2%	420	347	26	869	16,858
459	Burton and Uttoxeter	West Midlands	56.25	18.3%	471	300	49	1,216	21,616
460	Greenwich and Woolwich	London	41.03	8.2%	244	529	22	416	10,138
461	Oldham East and Saddleworth	North West	51.48	16.9%	419	354	28	973	18,899
462	Stockton North	North East	55.92	18.2%	469	305	32	1,067	19,081
463	Hyndburn	North West	54.95	18.0%	462	314	43	971	17,672
464	Peterborough	East of England	47.40	14.7%	356	422	26	925	19,515
465	Blackpool South	North West	60.56	18.9%	491	287	54	1,288	21,269
466	Birkenhead	North West	58.82	18.5%	483	297	35	1,193	20,282
467	Blackley and Middleton South	North West	45.67	13.4%	330	453	25	705	15,436
468	Liverpool West Derby	North West	55.19	17.8%	463	320	24	995	18,030

Priority rank	Constituency	Region	Beds/1k over-65	65+ share	Prov. rank	Elderly demand rank	Care homes	Care beds	Pop 65+
469	Gateshead Central and Whickham	North East	60.64	18.6%	493	291	28	1,153	19,014
470	Leicester East	East Midlands	47.35	14.2%	353	432	24	863	18,226
471	Surrey Heath	South East	89.52	20.1%	542	248	36	1,841	20,565
472	Cheltenham	South West	67.69	19.3%	519	273	32	1,343	19,841
473	Hertsmere	East of England	67.66	19.3%	518	275	27	1,405	20,766
474	Epping Forest	East of England	64.82	19.0%	513	282	24	1,291	19,918
475	Bournemouth West	South West	54.81	17.5%	461	335	29	1,077	19,649
476	Birmingham Hodge Hill and Solihull North	West Midlands	45.34	12.4%	323	479	21	705	15,550
477	Burnley	North West	58.86	17.8%	484	319	42	1,206	20,491
478	Bournemouth East	South West	62.01	18.1%	499	309	51	1,220	19,675
479	Hayes and Harlington	London	43.89	9.7%	294	515	14	600	13,671
480	Ilford South	London	43.92	9.6%	295	517	37	584	13,298
481	Didcot and Wantage	South East	58.53	17.7%	482	331	24	1,197	20,452
482	Leeds West and Pudsey	Yorkshire and The Humber	51.05	15.5%	409	409	20	812	15,905
483	Kingston upon Hull East	Yorkshire and The Humber	58.48	17.4%	480	338	35	1,064	18,194
484	Bury South	North West	53.23	16.2%	438	381	27	955	17,942
485	Runnymede and Weybridge	South East	71.78	18.5%	525	294	26	1,458	20,312
486	Reigate	South East	86.60	19.0%	541	281	55	1,871	21,606
487	Huddersfield	Yorkshire and The Humber	52.24	15.7%	424	401	43	975	18,665
488	Filton and Bradley Stoke	South West	49.17	13.6%	387	447	25	786	15,984
489	Kingston upon Hull North and Cottingham	Yorkshire and The Humber	52.66	15.5%	432	408	32	996	18,912
490	Aylesbury	South East	52.90	15.6%	435	406	26	960	18,147
491	Walsall and Bloxwich	West Midlands	49.42	13.4%	390	452	33	829	16,776
492	Milton Keynes Central	East of England	46.85	11.2%	347	496	20	720	15,367
493	Bolton South and Walkden	North West	48.83	12.9%	382	463	20	824	16,875

Priority rank	Constituency	Region	Beds/1k over-65	65+ share	Prov. rank	Elderly demand rank	Care homes	Care beds	Pop 65+
494	Hertford and Stortford	East of England	64.37	17.5%	511	337	22	1,255	19,498
495	Wolverhampton West	West Midlands	69.95	17.6%	523	334	46	1,466	20,958
496	Leeds Central and Headingley	Yorkshire and The Humber	45.22	6.9%	319	539	12	359	7,939
497	Croydon South	London	91.90	18.0%	543	315	68	1,750	19,042
498	Welwyn Hatfield	East of England	54.66	15.7%	459	402	32	1,002	18,331
499	Manchester Central	North West	46.09	8.0%	335	531	14	511	11,086
500	Bradford East	Yorkshire and The Humber	47.70	10.8%	365	504	14	639	13,395
501	Islington North	London	47.42	9.8%	357	513	12	515	10,860
502	Bristol North East	South West	54.63	15.3%	457	414	33	858	15,706
503	Bristol North West	South West	61.11	16.3%	495	377	31	1,124	18,392
504	Derby North	East Midlands	66.72	16.8%	516	357	39	1,224	18,346
505	Leeds East	Yorkshire and The Humber	56.54	15.7%	472	403	20	1,048	18,537
506	Exeter	South West	57.04	15.6%	473	405	29	945	16,566
507	Warwick and Leamington	West Midlands	69.76	16.8%	522	359	32	1,290	18,492
508	Stockport	North West	55.65	15.0%	465	418	23	904	16,244
509	Bristol East	South West	50.86	12.3%	406	481	25	716	14,078
510	Finchley and Golders Green	London	60.61	15.8%	492	397	29	1,243	20,507
511	Windsor	South East	79.33	16.9%	534	355	25	1,535	19,350
512	Bedford	East of England	63.86	16.1%	506	387	55	1,171	18,338
513	Dartford	South East	52.62	12.8%	430	469	18	790	15,014
514	Putney	London	50.69	11.1%	403	498	10	640	12,626
515	Stoke-on-Trent Central	West Midlands	58.98	14.7%	485	424	35	1,032	17,498
516	Tipton and Wednesbury	West Midlands	61.14	15.2%	496	415	33	1,094	17,892
517	Blackburn	North West	53.61	12.9%	445	467	25	820	15,295
518	Birmingham Selly Oak	West Midlands	58.51	14.3%	481	431	32	921	15,742
519	Lincoln	East Midlands	66.94	15.8%	517	395	35	1,265	18,897
520	Watford	East of England	54.65	13.1%	458	461	26	825	15,096

Priority rank	Constituency	Region	Beds/1k over-65	65+ share	Prov. rank	Elderly demand rank	Care homes	Care beds	Pop 65+
521	Colchester	East of England	58.99	14.0%	486	440	43	993	16,833
522	Hove and Portslade	South East	76.04	15.7%	533	398	53	1,245	16,374
523	Reading Central	South East	53.24	11.3%	439	494	23	741	13,919
524	Newcastle upon Tyne Central and West	North East	59.30	13.7%	487	446	34	1,140	19,223
525	Northampton North	East Midlands	63.48	13.9%	504	442	48	1,178	18,556
526	Derby South	East Midlands	59.57	13.1%	488	459	28	980	16,451
527	Preston	North West	58.18	12.6%	479	470	29	915	15,728
528	Cambridge	East of England	54.19	11.1%	453	499	15	766	14,135
529	Plymouth Sutton and Devonport	South West	72.00	14.2%	526	433	48	1,162	16,139
530	Birmingham Erdington	West Midlands	70.57	13.9%	524	441	44	1,238	17,543
531	Middlesbrough and Thornaby East	North East	81.84	14.4%	536	430	35	1,427	17,436
532	Sheffield Brightside and Hillsborough	Yorkshire and The Humber	80.93	14.1%	535	436	26	1,316	16,260
533	Birmingham Ladywood	West Midlands	53.45	5.7%	442	541	13	506	9,467
534	Liverpool Riverside	North West	55.87	9.7%	467	516	15	710	12,707
535	Streatham and Croydon North	London	64.34	12.1%	510	484	43	944	14,671
536	Manchester Rusholme	North West	54.58	5.6%	455	542	18	369	6,761
537	Leeds South	Yorkshire and The Humber	61.57	10.0%	498	510	23	817	13,270
538	Leicester South	East Midlands	64.65	10.6%	512	506	37	854	13,209
539	Leicester West	East Midlands	72.43	11.2%	527	497	36	1,100	15,188
540	Bradford West	Yorkshire and The Humber	74.77	10.5%	530	508	32	1,001	13,388
541	Nottingham East	East Midlands	68.55	9.4%	521	519	40	807	11,772
542	Croydon West	London	83.17	9.2%	538	520	32	1,013	12,180
543	Sheffield Central	Yorkshire and The Humber	85.67	7.9%	540	533	21	672	7,844

8. References

https://www.ons.gov.uk/peoplepopulationandcommunity/birthsdeathsandmarriages/ageing/articles/olderpeoplelivingincarehomesin2021andchangessince2011/2023-10-09

https://www.ons.gov.uk/peoplepopulationandcommunity/healthandsocialcare/socialcare/datasets/carehomeresidentpopulationenglandandwalescensus2021

https://www.ons.gov.uk/peoplepopulationandcommunity/birthsdeathsandmarriages/ageing/datasets/olderpeoplelivingincarehomesandchangesovertimeenglandandwalescensus2021

https://www.ons.gov.uk/peoplepopulationandcommunity/birthsdeathsandmarriages/ageing/articlesprofileoftheolderpopulationlivinginenglandandwalesin2021andchangessince2011/2023-04-03

https://www.cqc.org.uk/

https://www.data.gov.uk/dataset/c4c5ea9e-8327-4828-a2db-4518cf01bae4/care-quality-commission-care-directory

https://www.england.nhs.uk/long-read/providing-proactive-care-for-people-living-in-care-homes-enhanced-health-in-care-homes-framework/

https://www.gov.uk/government/statistics/adult-social-care-in-england-monthly-statistics-may-2025/adult-social-care-in-england-monthly-statistics-may-2025

https://www.gov.uk/government/statistics/adult-social-care-provider-statistics-england-quarterly-update-to-february-2026/adult-social-care-provider-statistics-england-quarterly-update-to-february-2026

https://www.nuffieldtrust.org.uk/resource/care-home-bed-availability

https://www.ageuk.org.uk/siteassets/documents/reports-and-publications/reports-and-briefings/health--wellbeing/age_uk_briefing_state_of_health_and_care_of_older_people_july2023.pdf

https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/bulletins/subnationalpopulationprojectionsforengland/2022based

0345 140 1000*

us@unity.co.uk

www.unity.co.uk

Follow us on **LinkedIn**

*Our call centre opening hours are 9:00am to 5:00pm, Monday to Friday, excluding bank and public holidays in England and Wales. Calls are charged at local rate.