

# Adult Social Care Accommodation: District Profile for Dover

February 2026

# Summary

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## Areas where adult social care accommodation provision is strong

Older person residential care provision is good around Sandwich and the centre of the district. Working-age adult residential care provision is good across most of the district.

Supported living services are good in the south of the district.

Extra care provision is good around Dover and in the centre of the district.

## Areas where further provision is needed

Older person nursing care provision is poor in the north of the district.

Extra care provision is poor around Wingham.

## Conclusion

Overall, this profile highlights that while Dover benefits from generally strong provision in key areas—particularly older people’s residential care and working-age adult residential care across much of the district—there are notable and persistent gaps in provision that will require strategic attention.

The projected growth in the adult population, especially the significant increase in those aged 65 and over, is likely to place increasing pressure on existing services. This is particularly concerning in areas where provision is already limited, such as older people’s nursing care in the north and east of the district, supported living in the north, and extra care provision in parts of the district including around Wingham.

The spatial analysis further reinforces these challenges, identifying clear geographic inequalities in access to care, with cold spots indicating areas where residents may face reduced accessibility to appropriate accommodation-based support.

While planned developments will contribute additional capacity, they may not be sufficient on their own to address current and future demand. A targeted and place-based approach to commissioning will therefore be essential, prioritising investment in under-served areas and service types, particularly nursing care and provision in the north of the district.

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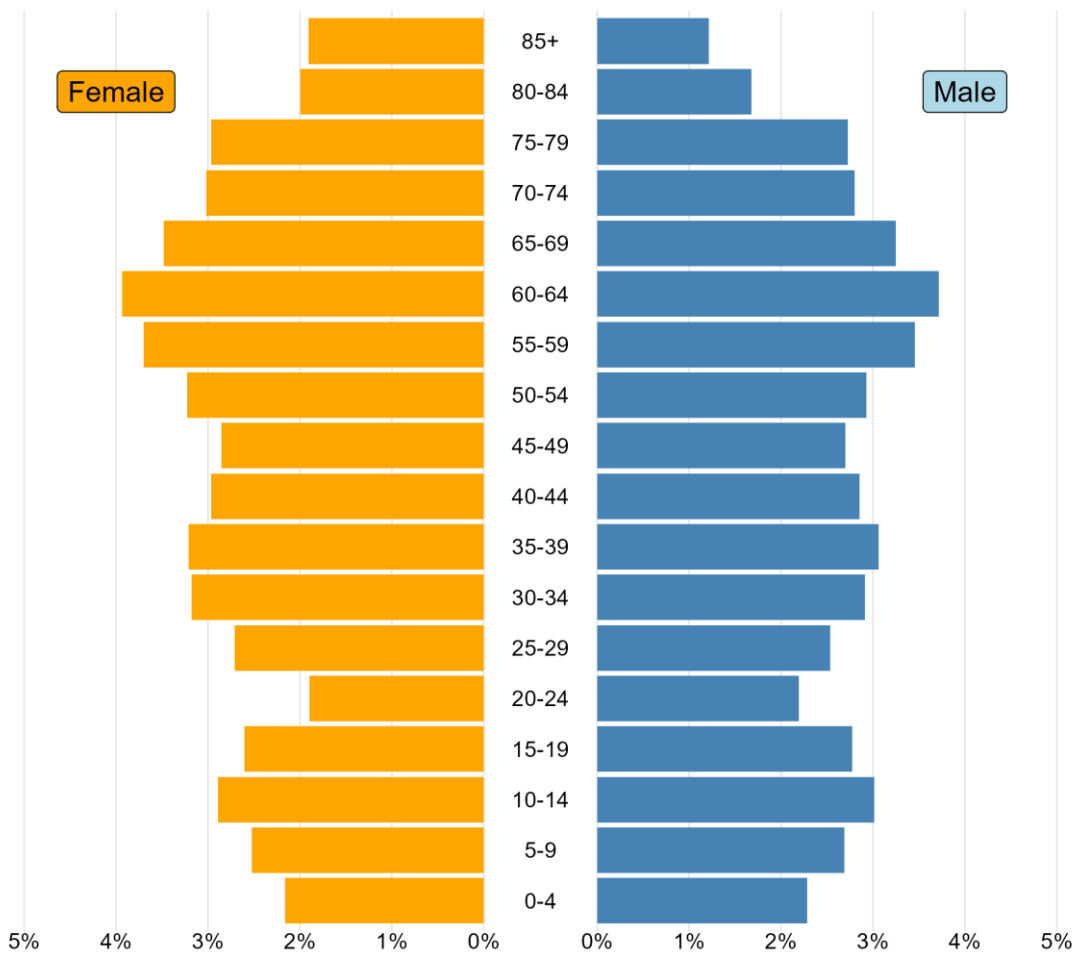
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# 1 About the area

## 1.1 Population and projections

Dover has a similar number of men and women overall. However, there are more women in the older age groups. The graph below shows the population by age and by sex.

Population pyramid for Dover by age and sex  
Total estimated population for Dover in 2025 is 120,300



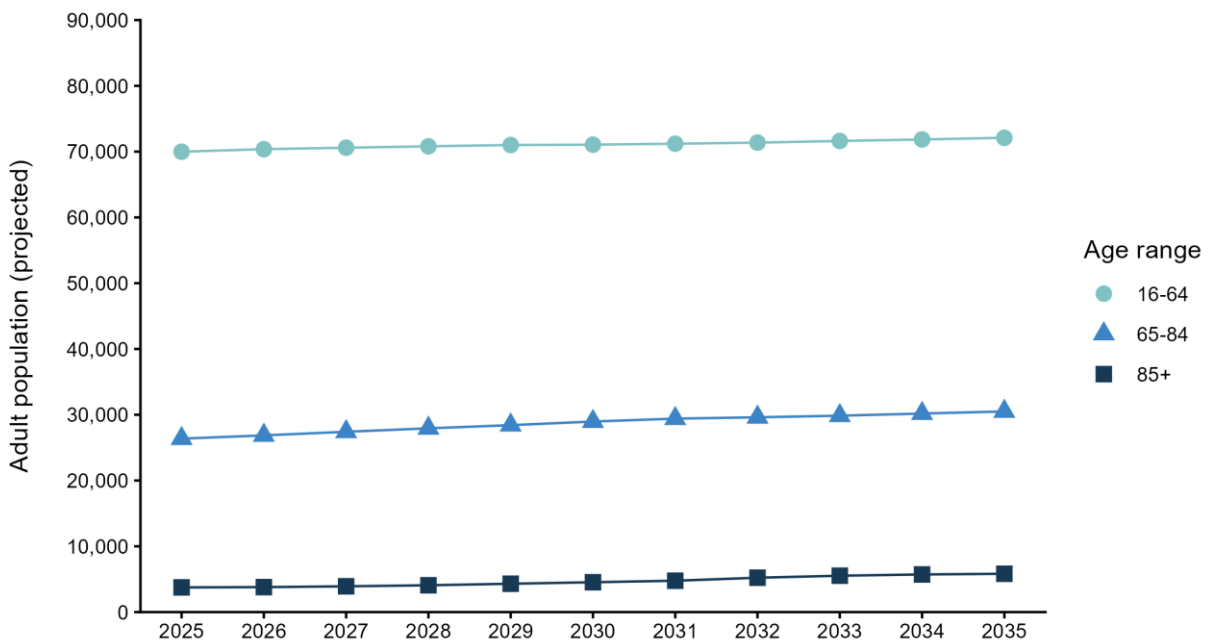
ONS subnational projections for England: 2022 based - Migration category variant (released June 2025)

Dover's adult population is expected to grow from 100,000 in 2025 to 108,000 by 2035. All adult age groups are expected to grow. However, the number of adults aged over 65 is projected to increase at a higher rate than the number of adults aged 16 to 64.

The graph below shows how the adult population of the district will change between 2025 and 2035, by age group.

### Adult population projection by age group to 2035 for Dover

Adult population in Dover is projected to increase from 100,000 to 108,000 by 2035.



ONS subnational projections for England: 2022 based - Migration category variant (released June 2025)

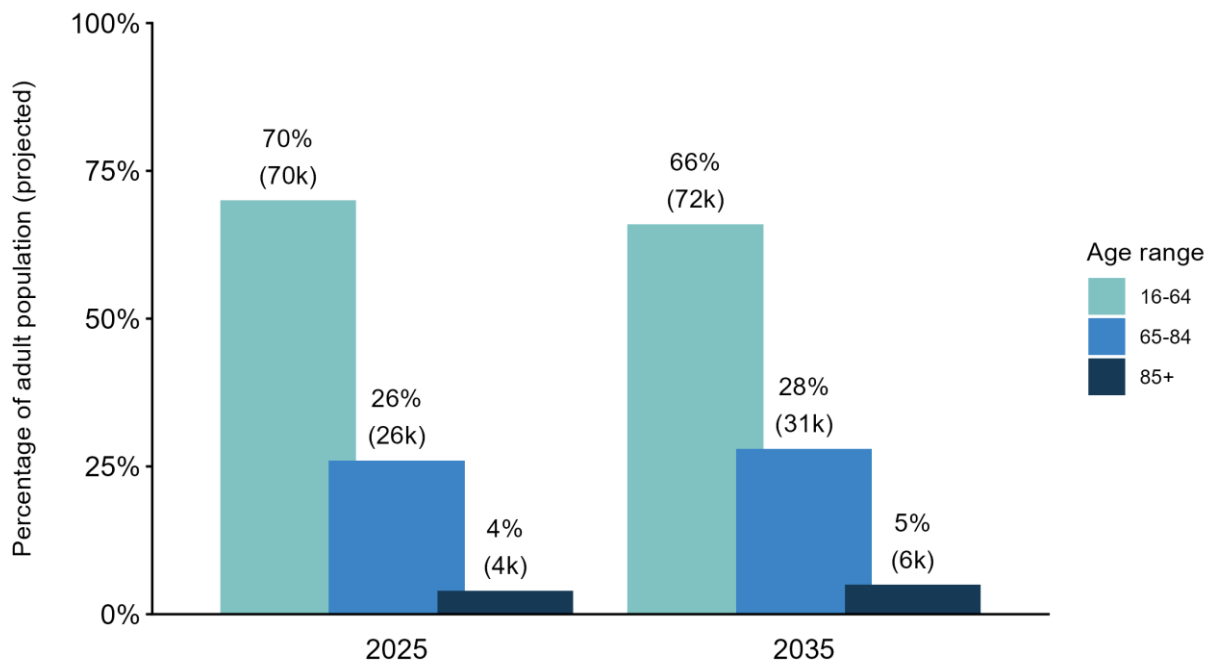
In 2025, about 30 out of every 100 adults in Dover are over 65. By 2035, this is expected to rise to 33 out of every 100 adults.

This is because the number of people aged over 65 is projected to increase by 23%, whilst the number of working age adults is projected to increase by 2.8%.

The graph shows the predicted share of adults in each age group, along with the projected number of people in those groups. Percentages may not add up to exactly 100% due to rounding.

### Projected adult population comparison 2025 and 2035 for Dover

Adult population in Dover is projected to increase from 100,000 to 108,000 by 2035.



ONS subnational projections for England: 2022 based - Migration category variant (released June 2025)

There is expected to be an increase in the number of working age adults with mental health needs (3.6% increase) and learning disabilities (5% increase) in Dover by 2035. There is expected to be a decrease in the number of working age adults with impaired mobility (0.7% decrease).

These predictions are based on PANSI (Projecting Adult Needs and Service Information) projections from the Institute of Public Care.



The number of working age adults with a mental health disorder in Dover is projected to **increase by 3.6%** from **22,830 in 2025** to **23,663 in 2035**.

*Based on 'Adult Psychiatric Morbidity Survey: Survey of Mental Health and Wellbeing, England, 2014' NHS Digital (2016)*



The number of working age adults with impaired mobility in Dover is projected to **decrease by 0.7%** from **4,378 in 2025** to **4,346 in 2035**.

*Based on 'Life Opportunities Survey', Office for Disability Issues (2011)*



The number of working age adults with learning disabilities in Dover is projected to **increase by 5%** from **101 in 2025** to **106 in 2035**.

*Based on 'Estimating Future Need/Demand for Supports for Adults with Learning Disabilities in England', Institute for Health Research (2004)*

*Source: PANSI projections for working age population aged 16 to 64*

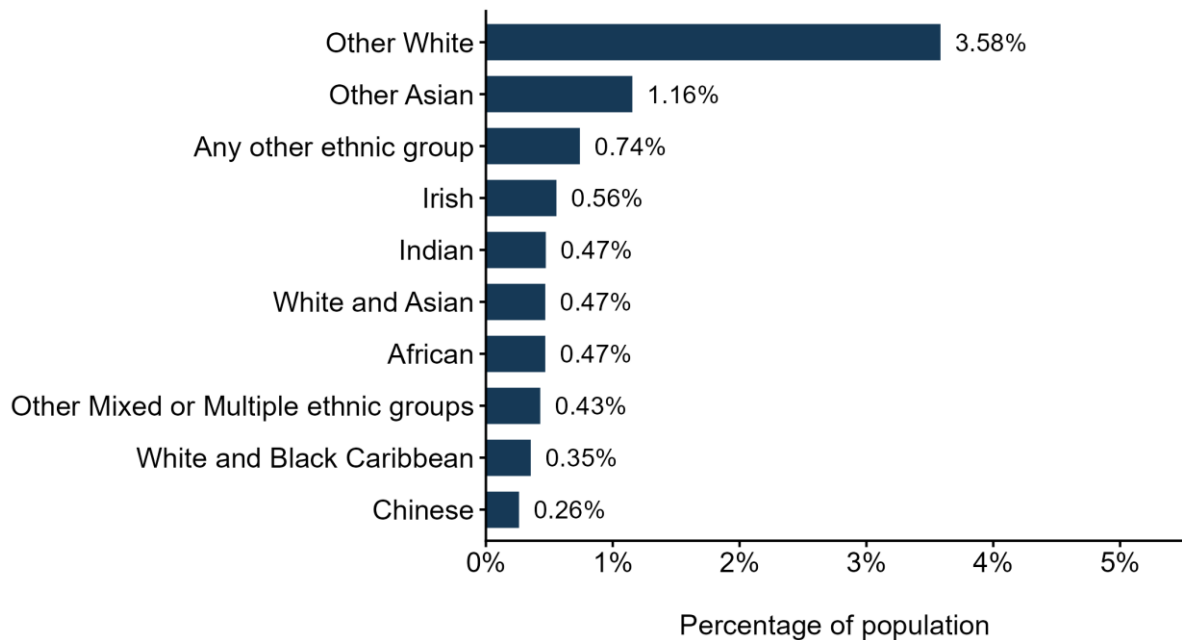
## 1.2 Ethnicity

The most common ethnicity in Dover is White British. The next largest groups are Other White groups and Other Asian groups.

The graph below shows the top 10 ethnic groups in the district that are not White British, and the share of the population they make up.

### Top 10 census ethnicities in Dover excluding White British

90.3% of people in Dover are white British (English, Welsh, Scottish, Northern Irish or British)



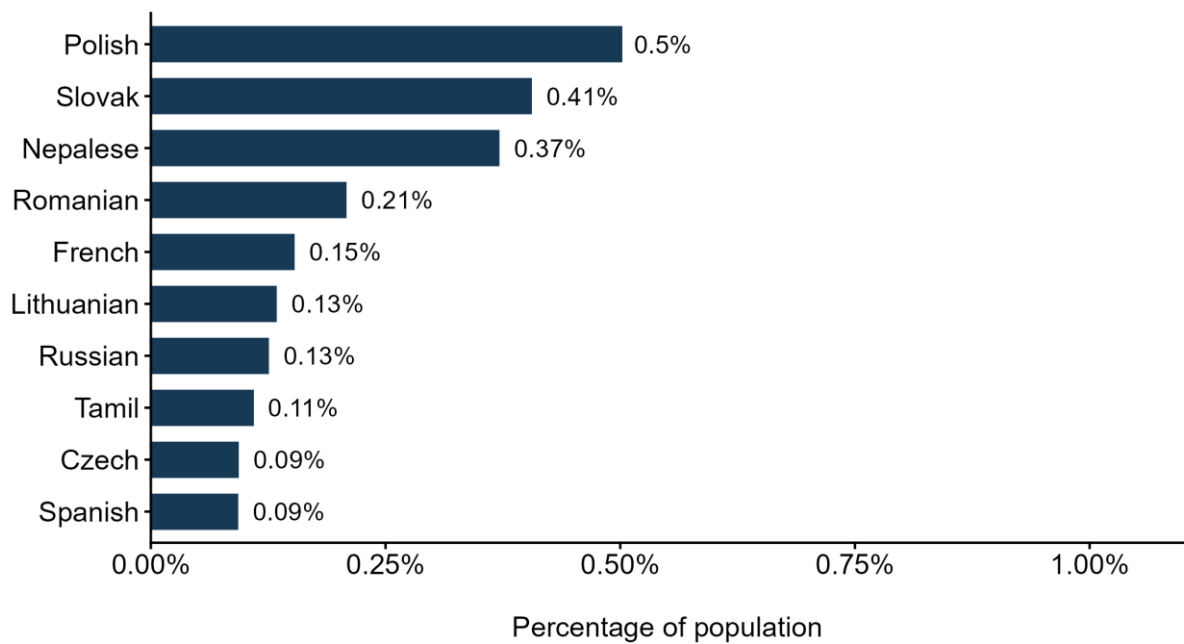
*Ethnic group, England and Wales: Census 2021 (released November 2022)*

The most common language spoken as a first language is English. The next most common languages are Polish and Slovak.

The graph below shows the top 10 first languages spoken in the district that are not English, and the share of the population who speak them.

### Top 10 first languages spoken in Dover excluding English

96.4% of people in Dover put English as their first or preferred language



*Language, England and Wales: Census 2021 (released November 2022)*

## 1.3 Deprivation

Lower Super Output Areas (LSOAs) are geographical areas created by the Office of National Statistics and usually contain a resident population of between 1000 and 3000 people<sup>1</sup>.

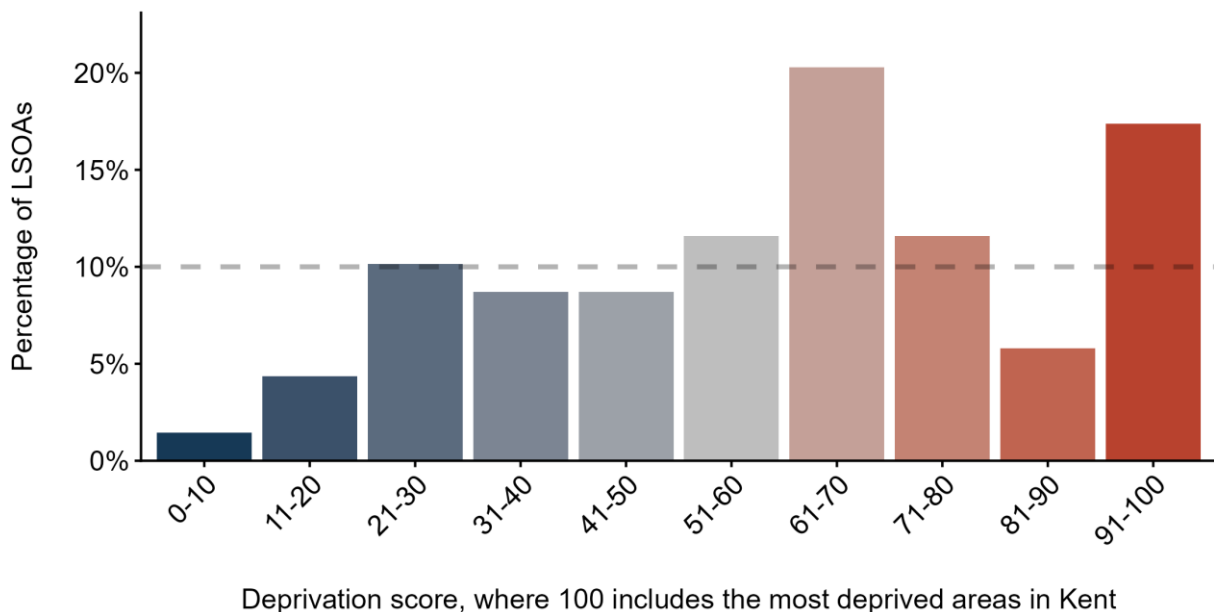
The graph below shows the distribution of LSOAs in Dover compared to the whole of Kent. This is broken down into deprivation scores. A higher score indicates that an area is more deprived. A score of 90-100 would mean these LSOAs are more deprived than 90% of all LSOAs in Kent.

35% of LSOAs in Dover are in the top 30% most deprived LSOAs in Kent. If deprivation was split evenly across the county then 10% of LSOAs would fall into each of the score groups.

A large percentage of areas in Dover are considered highly deprived compared to the Kent average.

### Lower Super Output Areas (LSOAs) in Dover by deprivation score

- 35% of areas in Dover are among the most deprived in Kent (score over 70)
- 16% of areas in Dover are among the least deprived in Kent (score under 30).



*English indices of deprivation 2025 (Released October 2025)*

<sup>1</sup> [Census 2021 geographies - Office for National Statistics](#)

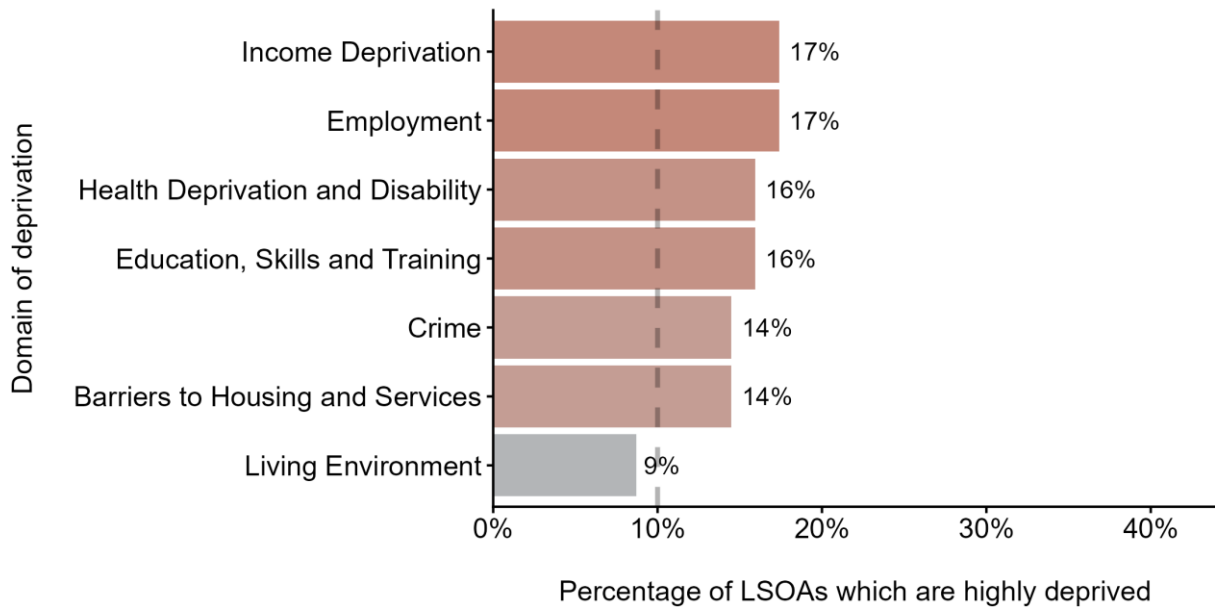
The graph below shows the percentage of LSOAs in Dover which are considered highly deprived in each area of deprivation.

LSOAs in Dover are most deprived in the income deprivation and employment domains<sup>2</sup>. These domains focus on the number of people with low earnings as well as the number of people who want to work but are unemployed.

Dover has an above average percentage of highly deprived areas for Kent across six of the seven deprivation domains.

### Percentage of LSOAs (Lower Super Output Areas) in Dover which are highly deprived, by deprivation domain.

'Highly deprived' defined as being more deprived than 90% of areas in Kent



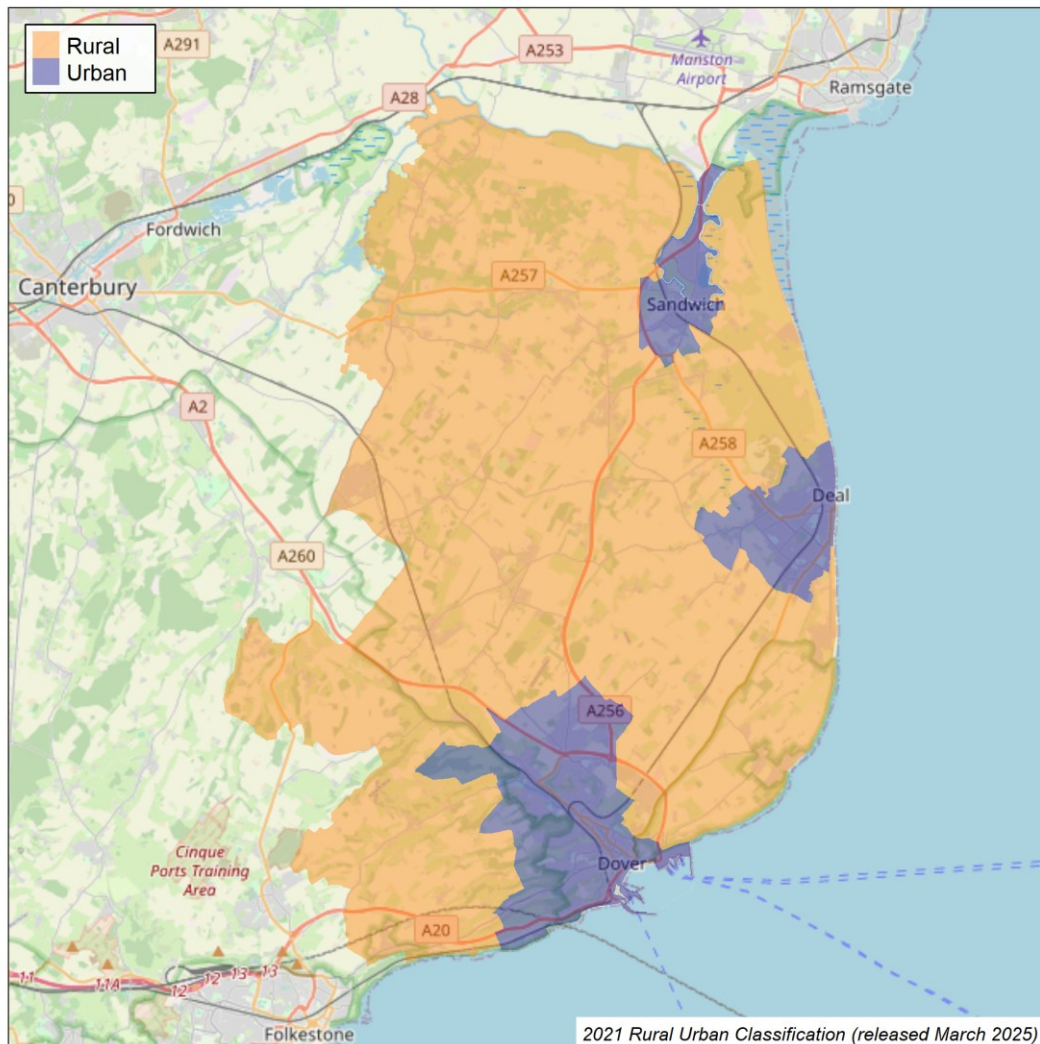
*English indices of deprivation 2025 (Released October 2025)*

<sup>2</sup> [English indices of deprivation 2025: technical report](#)

## 1.4 Rurality

The map below shows how each area in the district is classified as either rural or urban. These areas, called output areas, are created by the Office for National Statistics and usually contain between 100 and 625 people<sup>3</sup>. In Dover, 70% of output areas are classed as urban, whilst 30% are classed as rural. It might look like more of the district is rural than this, since rural output areas tend to be larger in size than urban ones.

Rural/Urban classification of Dover district  
(70% urban output areas, 30% rural output areas)



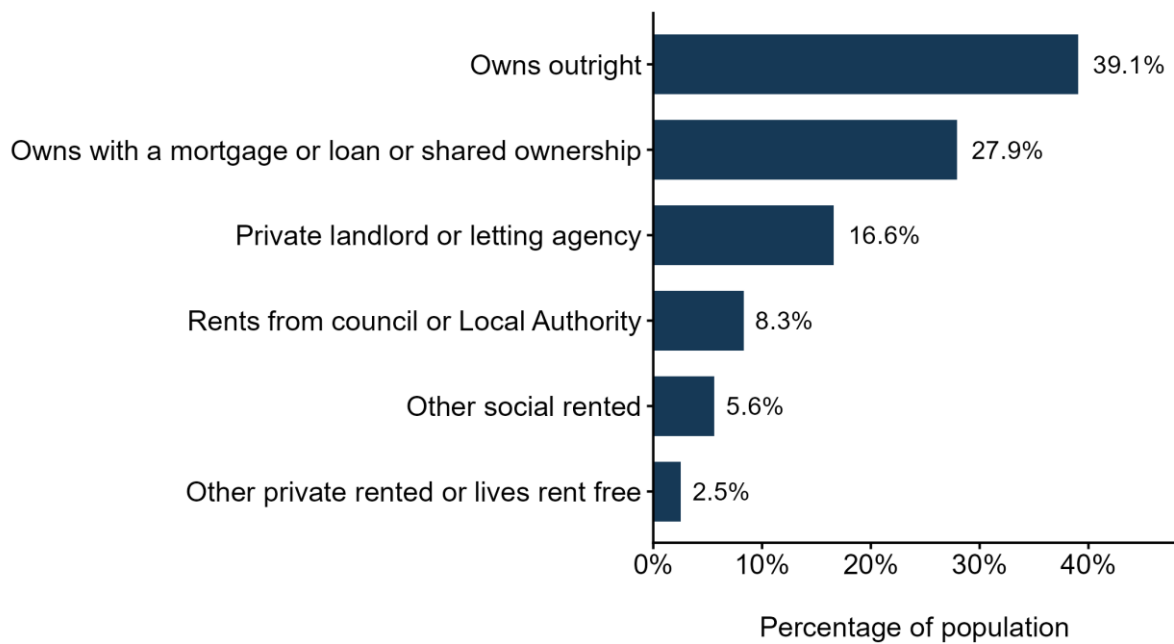
<sup>3</sup> [Census 2021 geographies - Office for National Statistics](#)

## 1.5 Household

Most houses in Dover (67%) are owned either outright or with a mortgage, followed by private rented (16.6%). The graph below shows the breakdown of housing tenures in Dover.

### Housing tenures in Dover

Approximately 67% of people in Dover own their home

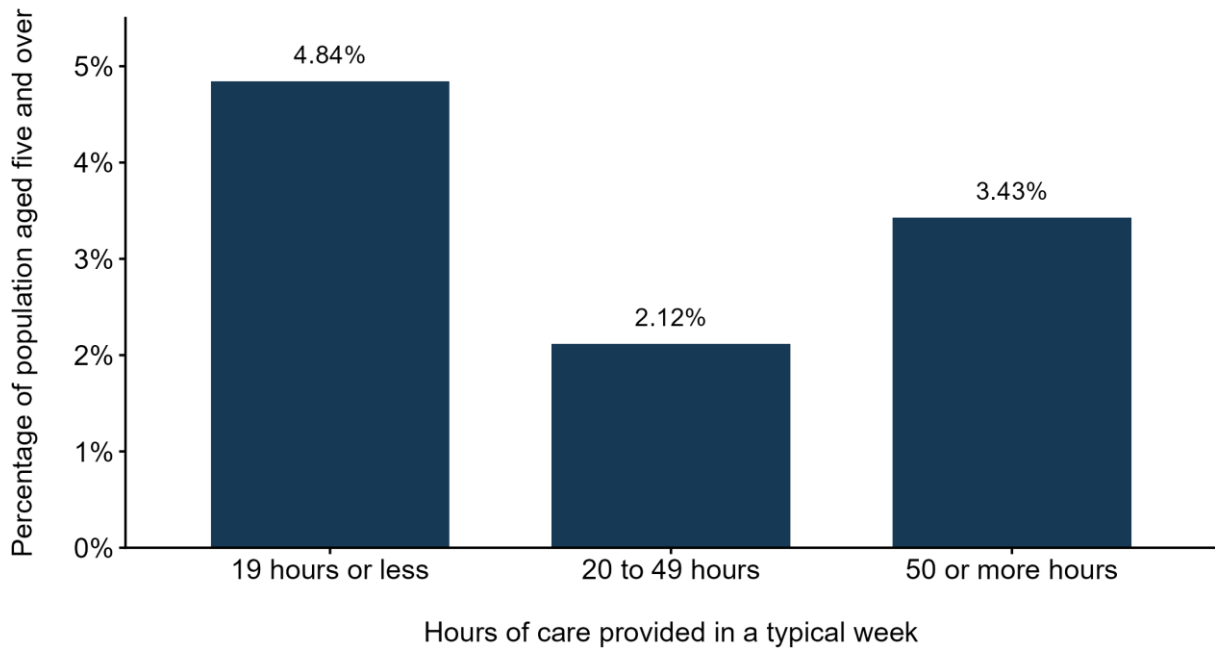


*Household tenure, England and Wales: Census 2021 (released November 2022)*

10.4% of the population of Dover say that they provide care for someone. This could include looking after someone most of the time. It might also mean helping a family member, friend or neighbour with specific tasks. For those who provide care, it is most common for people in Dover to provide 19 hours or less of care in a typical week.

### Percentage of population aged five and over in Dover who provide care

10.4% of people in Dover reported that they provide care in the 2021 census



*Unpaid care, England and Wales: Census 2021 (released November 2022)*

## 1.6 Local economy

The most common industry group in Dover is construction, followed by professional, scientific and technical. The graph below shows the percentage of businesses in Dover that are VAT or PAYE based enterprises by the industry group they belong to.

### Percentage of businesses in Dover by broad industry group

Includes all VAT or PAYE based enterprises

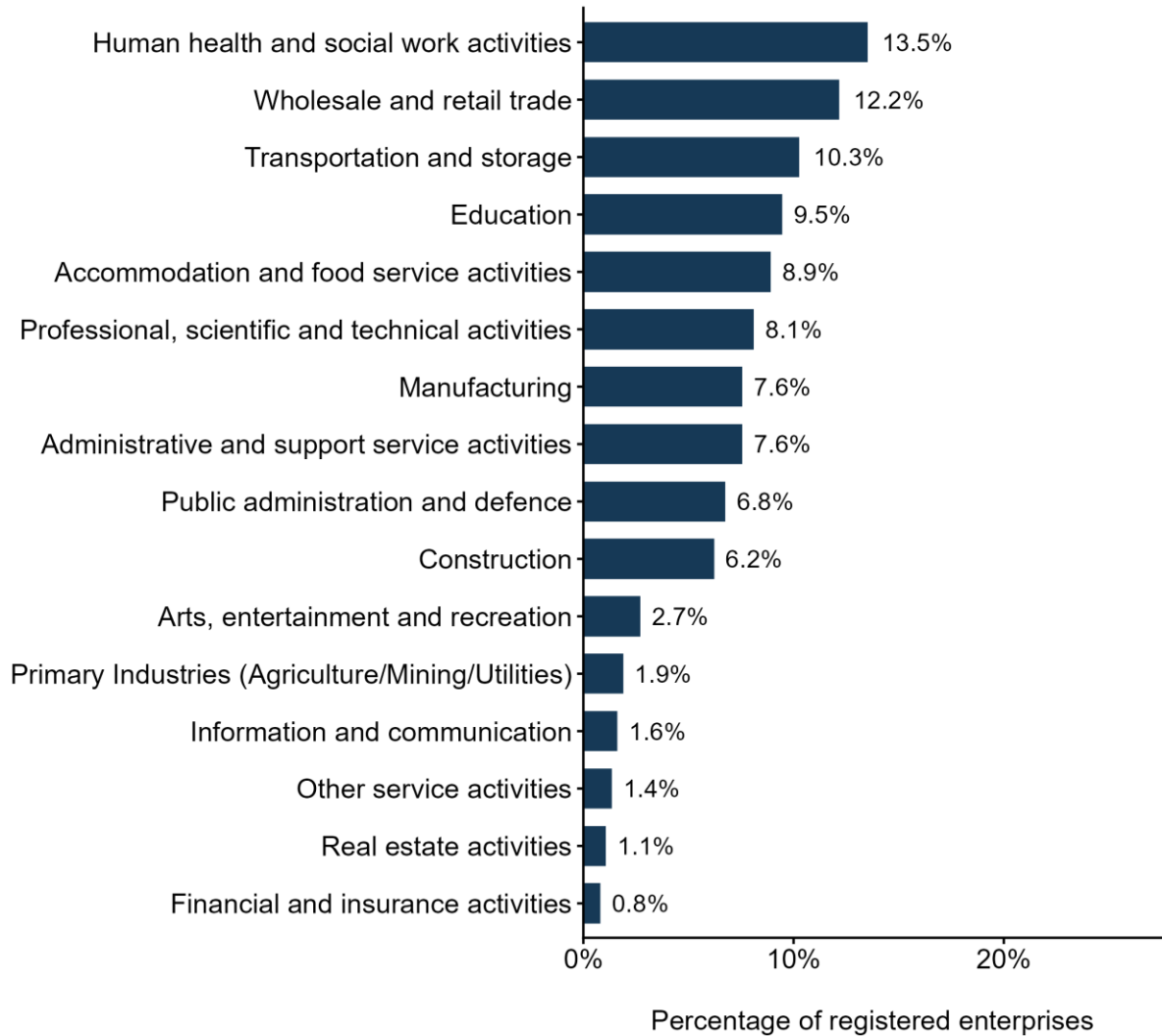


ONS UK Business Counts 2025 (released October 2025)

The industry that employs the most employees in Dover is human health and social work activities, followed by wholesale and retail trade, then transportation and storage. The graph below shows the percentage of employees in Dover by the industry group they work in.

### Percentage of employees in Dover by broad industry group

Based on responses to the Business Register and Employment Survey 2023



*Business Register and Employment Survey (BRES) 2023 (released November 2024)*

## 2 Overview of Existing Adult Social Care Accommodation

This section will outline the provision for adults accommodation already available in the borough and where more may be needed. Adult social care accommodation refers to housing settings that provide care and/or support to adults who are unable to live independently without assistance. This includes a range of provision such as residential care, nursing care, supported living and extra care housing, designed to meet different levels of need. The purpose of this accommodation is to enable people to live safely, maintain independence where possible, and achieve good health and wellbeing outcomes.

A methodology for how this analysis was produced can be found in the appendices. The data for this analysis is from July 2025 and reflects the services available at that time.

There are two main measures used in this analysis, these are:

### Service Coverage Scores

**What it shows:** The relative level of access for each area (LSOA) in the district, based on proximity to providers and total capacity.

**Question it answers:** How well-served is this specific area?

This score provides a localised view of access for each area, helping to identify individual areas with strong or weak provision.

### Hotspot and Cold Spot Patterns

**What it shows:** Areas where high or low scores cluster together, revealing broader geographic patterns.

We used a spatial clustering method to identify statistically significant patterns.

**Question it answers:** Are there regional clusters of good or poor coverage?

This analysis highlights where coverage issues are concentrated, beyond individual area scores.

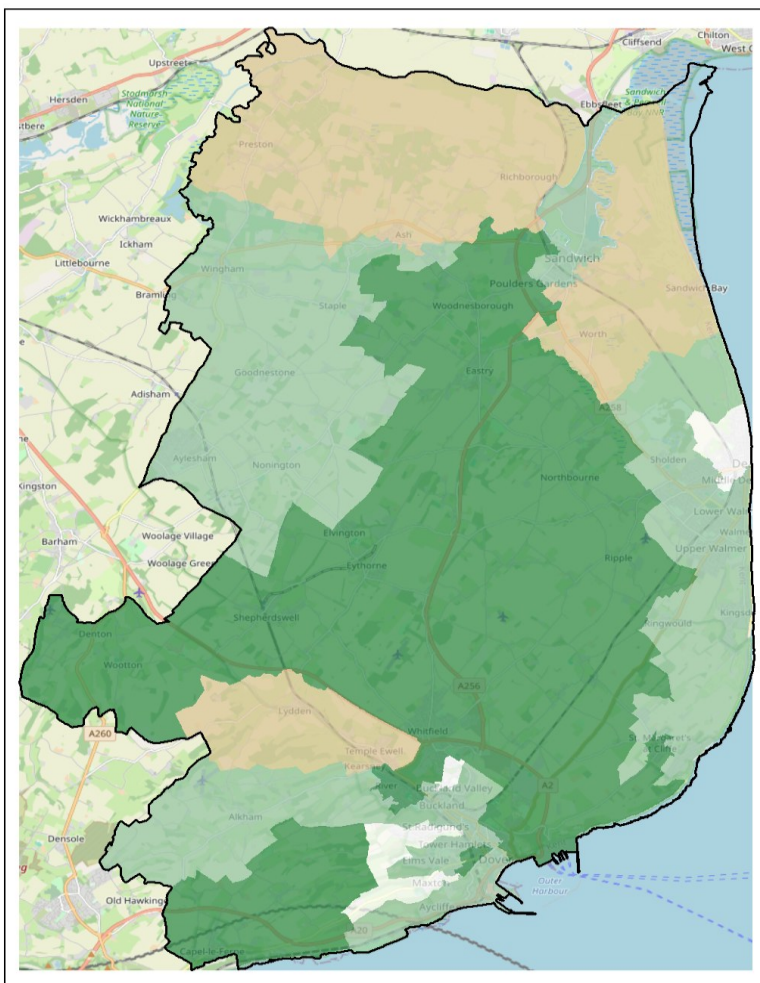
## 2.1 Residential care homes

There were 49 residential care homes registered with the CQC in Dover in July 2025, of which 30 are for older people and 30 for working aged adults.

### 3.1.1 Service Coverage Scores

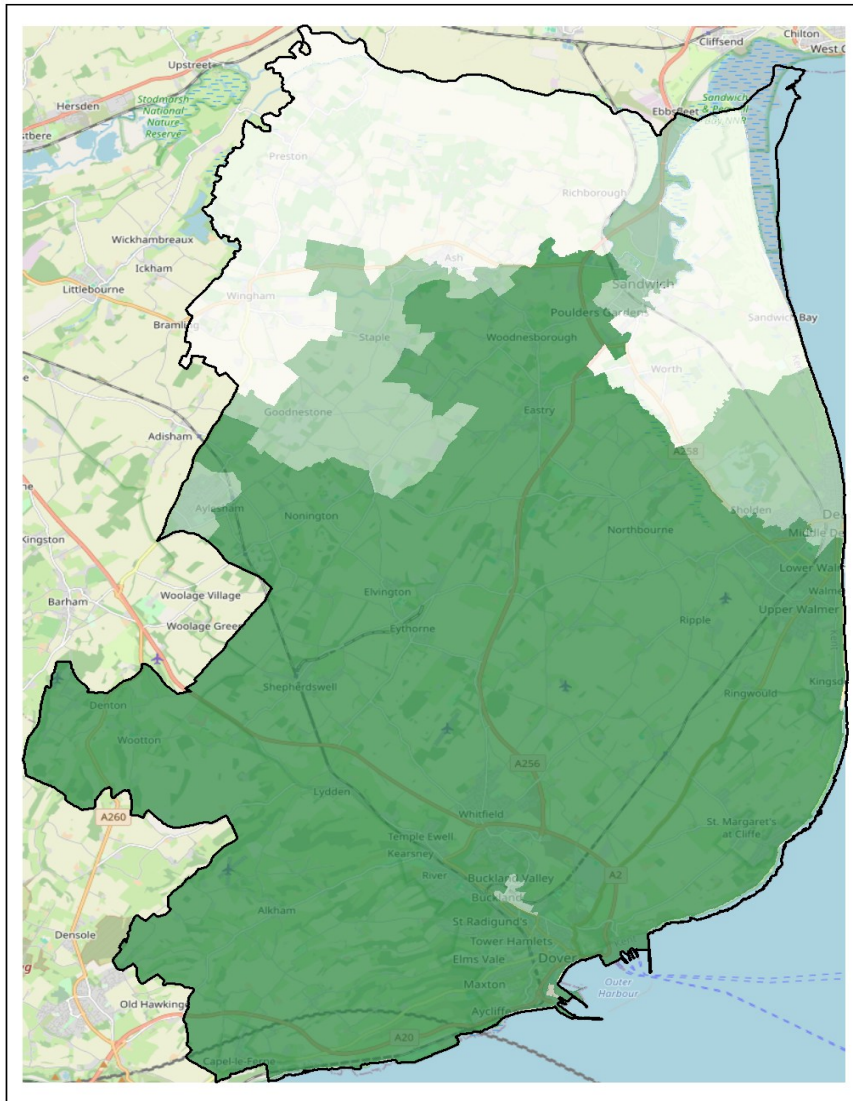
The map below shows the service coverage scores for older people residential care homes across Dover. These scores reflect both the proximity of providers (within a 15-minute drive) and their bed capacity, relative to the local population aged 65 and over. This shows that the provision of older people residential care compared to the local population aged 65 and over is good across most of Dover.

Service Coverage Scores for Residential Care Homes for Older People in Dover  
(green – good coverage orange- poor coverage)



The map below shows the service coverage scores for working aged adults residential care homes across Dover. These scores reflect both the proximity of providers (within a 15-minute drive) and their bed capacity, relative to the local population aged 18 to 64. This shows that the provision of working aged adult residential care compared to the local population aged 18 to 64 and over is good across most of Dover and sufficient in the north of the district.

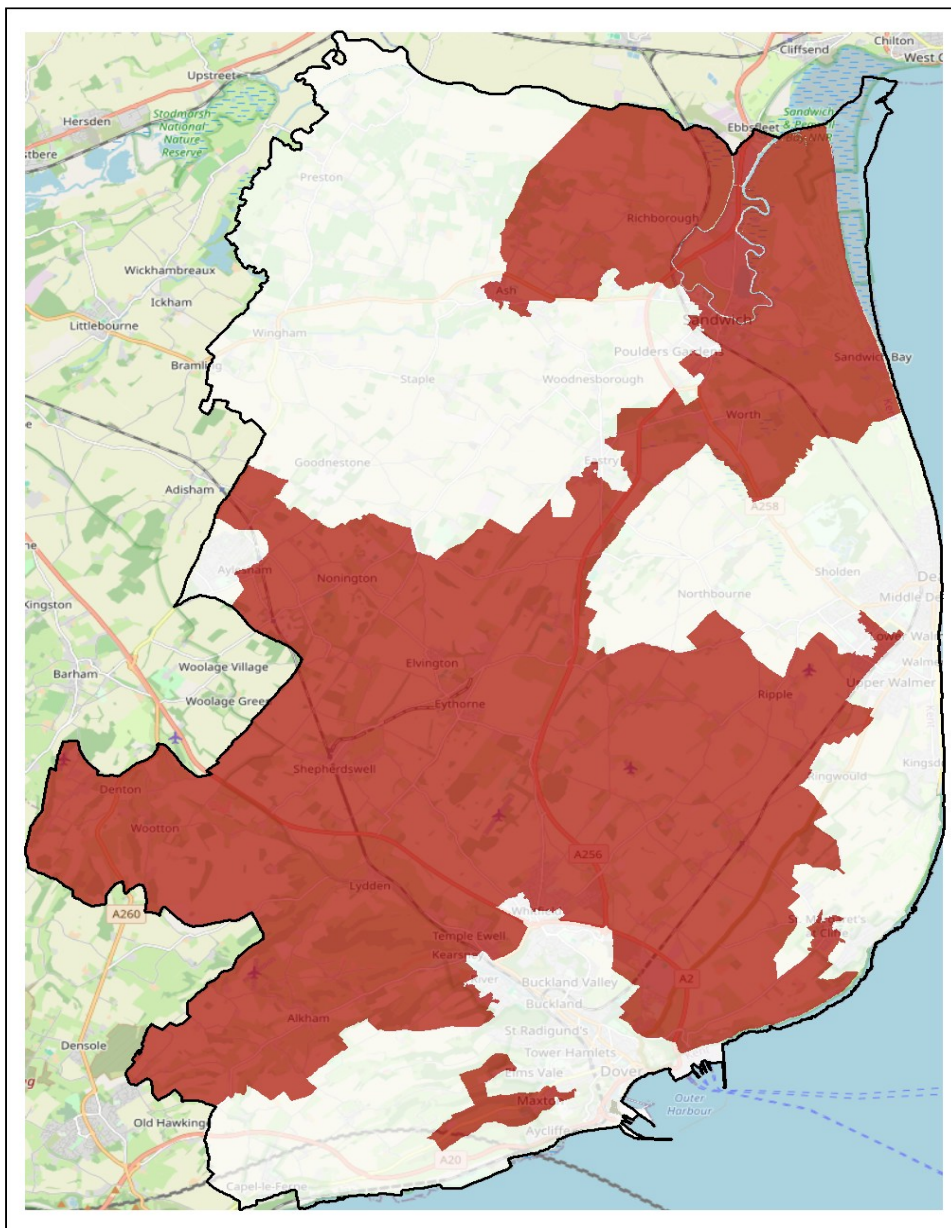
**Service Coverage Scores for Residential Care Homes for working aged adults in Dover**  
 (green – good coverage; orange- poor coverage)



### 3.1.2 Hot spots and cold spots

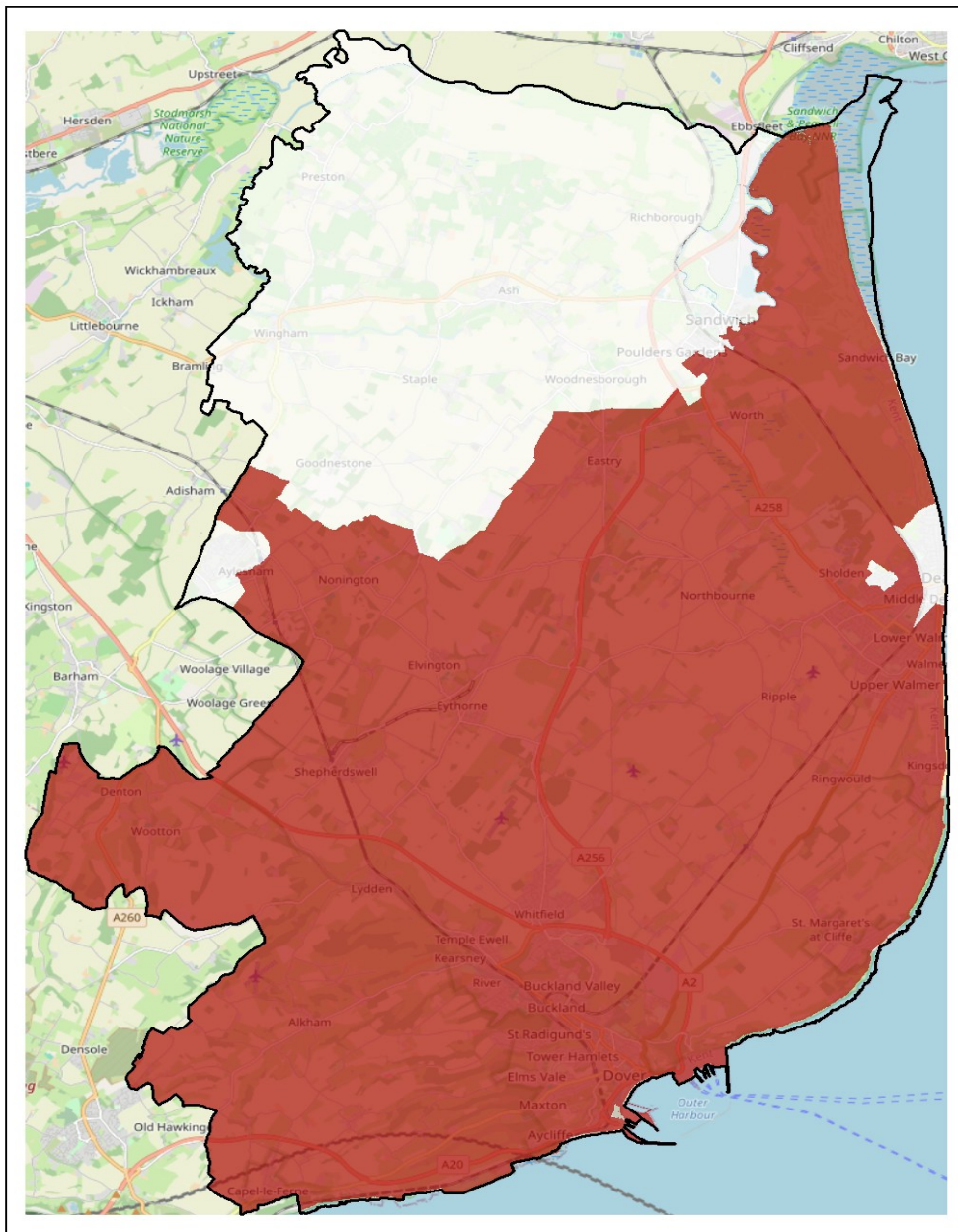
The map below shows areas where high or low coverage scores cluster together for older person residential care. This helps highlight regions that are consistently well-served (**hotspots**) and those that face gaps in residential care provision (**cold spots**). These are mapped below for older people residential care compared to the local population aged 65 and over and show a hotspot across most of Dover, particularly around Sandwich and the centre of the district.

Hotspots and Cold spots of coverage for Residential Care Homes for Older People in Dover  
(**red** – hotspots; **blue** - cold spots; white- neutral spots)



The map below shows areas where high or low coverage scores cluster together for working age adult residential care. This helps highlight regions that are consistently well-served (**hotspots**) and those that face gaps in residential care provision (**cold spots**). These are mapped below for working aged adult residential care compared to the local population aged 18 to 64 and over and show a hotspot across most of the district.

**Hotspots and Cold spots of coverage for Residential Care Homes for people aged 18-64 in Dover**  
(red – hotspots; blue - cold spots; white- neutral spots)



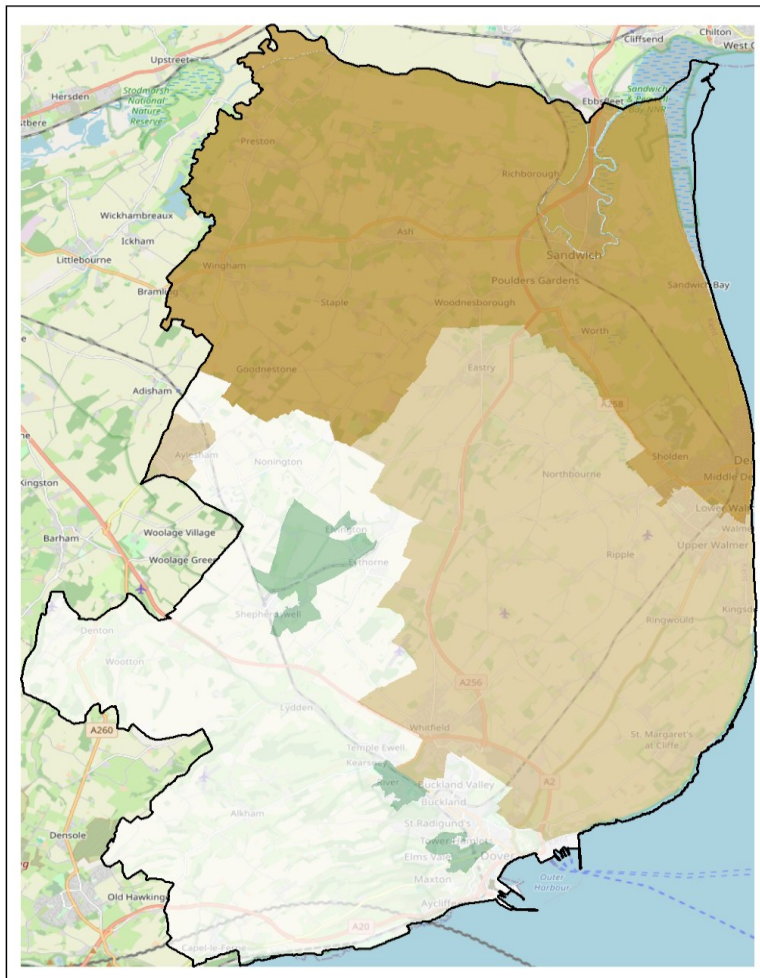
## 2.2 Nursing care homes

There were 9 nursing care homes registered with the CQC in Dover in July 2025 of which 8 were for older people .

### 3.2.1 Service Coverage Scores

The map below shows the service coverage scores for nursing care homes across Dover. These scores reflect both the proximity of providers (within a 15-minute drive) and their bed capacity, relative to the local population aged 65 and over. This shows that the provision of older person nursing care compared to the local population aged 65 and over is sufficient in the south west of the district but poor in the north and east of the district.

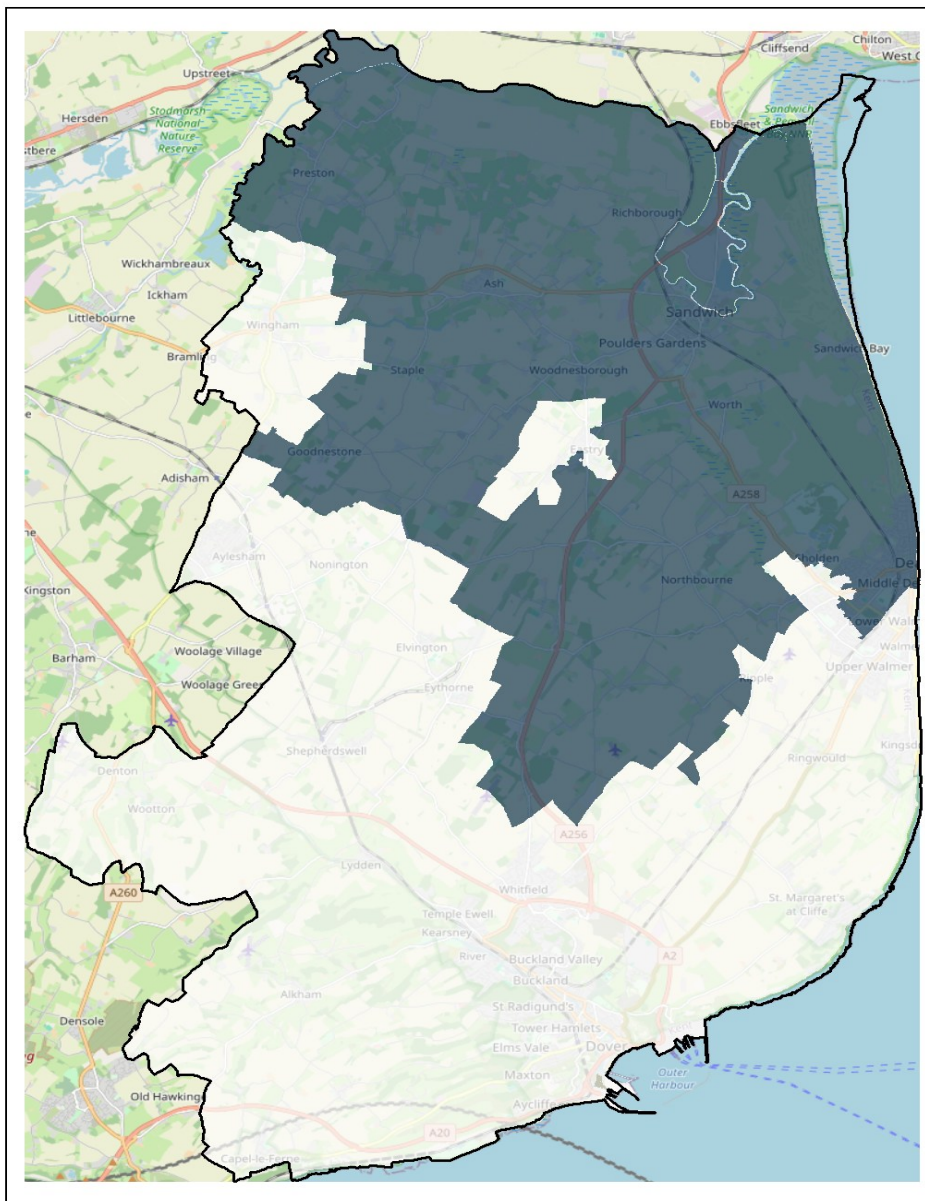
Service Coverage Scores for Nursing Care Homes for Older People in Dover  
(green – good coverage; orange- poor coverage)



### 3.2.2 Hot spots and cold spots

The map shows areas where high or low coverage scores cluster together for nursing care. This helps highlight regions that are consistently well-served (**hotspots**) and those that face gaps in nursing care provision (**cold spots**). These are mapped below for older people nursing care compared to the local population aged 65 and over and show cold spots in the north east of the district.

Hotspots and Cold spots of coverage for Nursing Care Homes for Older People in Dover (red – hotspots; blue - cold spots; white- neutral spots)



## 2.3 Supported living

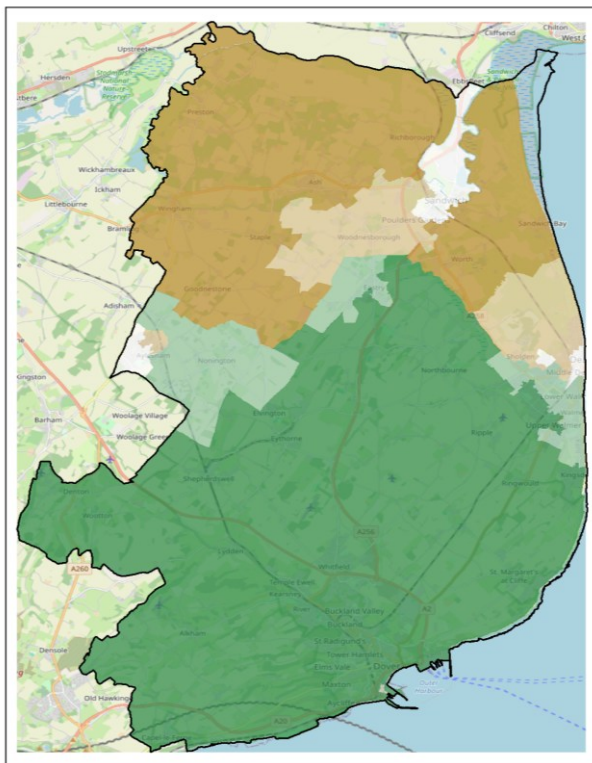
**Important Data Caveat** This analysis is based exclusively on supported living services that are commissioned through Kent's contractual framework, which introduces a key assumption: that this dataset reflects the full landscape of supported living provision. In reality, many supported living services operate outside of the contractual framework, including those commissioned by other authorities or funded privately.

There were 118 supported living accommodation on the ASCH contractual framework in Dover in September 2025

### 3.3.1 Service Coverage Scores

The map below shows the service coverage scores for supported living accommodation across Dover. These scores reflect both the proximity of providers (within a 15-minute drive) and their bed capacity, relative to the local population aged 18 and over. This shows that the provision of supported living services compared to the local population aged 18 and over is good in the south of Dover, but poor in the north of the district.

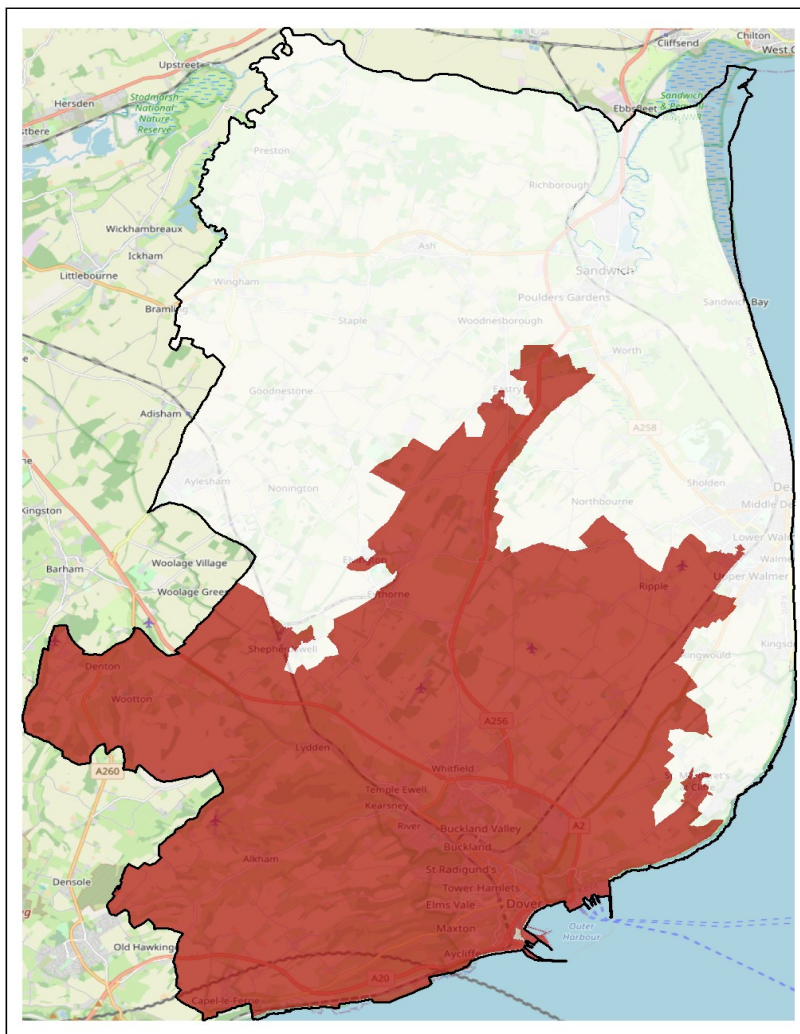
**Service Coverage Scores for Supported Living services for people in Dover**  
(**green** – good coverage; **orange**- poor coverage)



### 3.3.2 Hot spots and cold spots

The map shows areas where high or low coverage scores cluster together for supported living accommodation. This helps highlight regions that are consistently well-served (**hotspots**) and those that face gaps in supported living accommodation (**cold spots**). These are mapped below for supported living services compared to the local population aged 18 and over and shows a hotspot in the south of the district.

Hotspots and Cold spots of coverage for Supported Living services for people in Dover (red – hotspots; blue - cold spots; white- neutral spots)



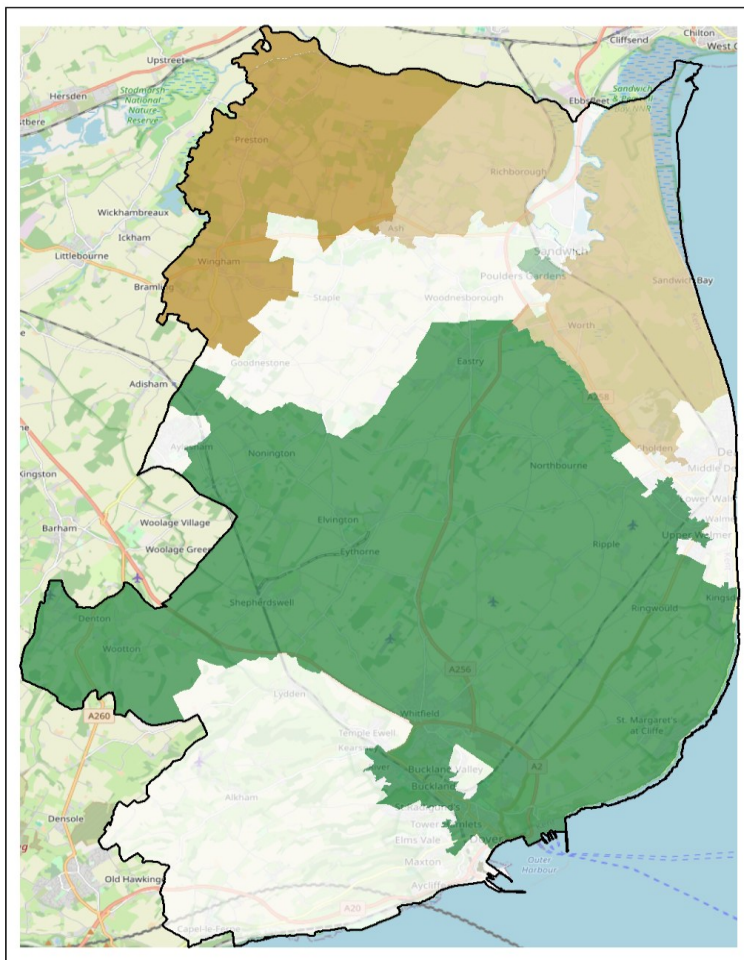
## 2.4 Extra care

There were 3 extra care facilities in Dover in August 2025.

### 3.4.1 Service Coverage Scores

The map below shows the service coverage scores for older person extra care facilities across Dover. These scores reflect both the proximity of providers (within a 15-minute drive) and their bed capacity, relative to the local population aged 65 and over. This shows that the provision of older person extra care compared to the local population aged 65 and over is good or sufficient across the south of Dover but poor in the north of the district.

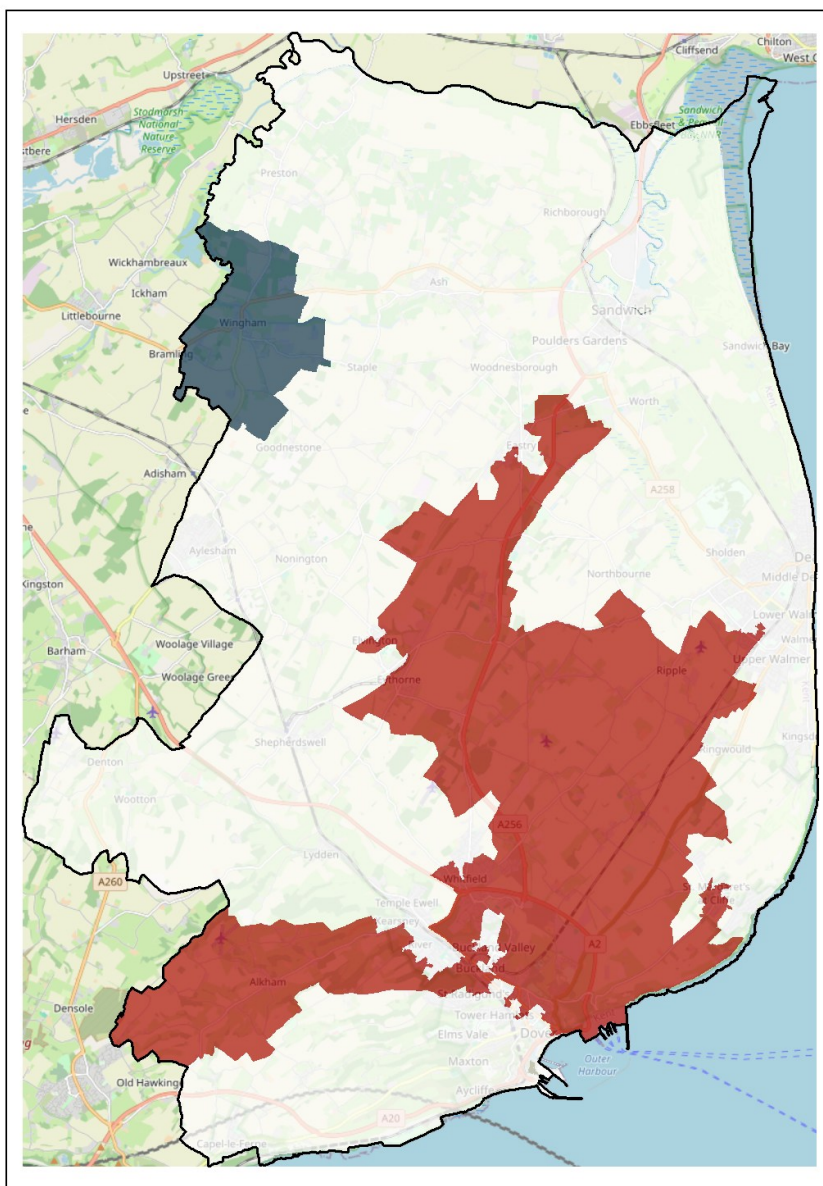
Service Coverage Scores for Extra care services for Older People in Dover  
(green – good coverage; orange- poor coverage)



### 3.4.2 Hot spots and cold spots

The map shows areas where high or low coverage scores cluster together for extra care facilities. This helps highlight regions that are consistently well-served (**hotspots**) and those that face gaps in extra care facilities (**cold spots**). These are mapped below for older person extra care compared to the local population aged 65 and over shows hotspots in the south of the district and a cold spot in the north west.

Hotspots and Cold spots of coverage for Extra care provision for Older People in Dover  
(red – hotspots; blue - cold spots; white- neutral spots)



## **2.5 Future provision**

Between January 2021 and February 2026, there have been 23 planning applications relating to accommodation based care approved or pending in Dover, which provide 301 more beds of accommodation based care.

# 3 Appendices

## 3.1 Methodology for existing provision analysis

### 4.1.1 Data Sources

#### Provider Data

We used the Care Quality Commission (CQC) provider dataset<sup>4</sup> from July 2025 to identify accommodation-based care services in Kent. This included:

- Service types: 237 older people residential care homes (6,978 beds) and 121 nursing care homes (7,029 beds)
- Location details: Name, address, and geocoded coordinates (latitude and longitude)
- Dormancy status to ensure only active providers were included
- Registered bed capacity for each location, as listed by CQC
- Service user type: Filtered for services for older people for care homes

We used an internal dataset to identify the services for working age adults from the CQC provider dataset.

We used an ASCH commissioning dataset to identify extra care housing units in Kent.

We also used an ASCH commissioning dataset to identify supported living accommodation that are part of the contractual framework. To support spatial analysis, we geocoded full addresses to generate longitude and latitude coordinates. Where full addresses didn't match, we used postcodes instead.

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<sup>4</sup> [Using CQC data - Care Quality Commission](#)

### Population Data (demand proxy)

To estimate potential demand for services, we used mid-year population estimates from the Office for National Statistics at the Lower Layer Super Output Area (LSOA) level<sup>5</sup>. Age-specific population counts were derived as follows:

- 18+ population for supported living services
- 18 to 64 population for working age adults residential care
- 65+ population for older person residential care, nursing care, and extra care housing

These population figures served as proxies for demand, allowing us to calculate supply-to-demand ratios for each service type.

1. Using CQC data - Care Quality Commission
2. Lower layer Super Output Area population estimates (supporting information) - Office for National Statistics

## **4.1.2 Service Coverage Score**

To understand how easily people can reach accommodation-based care, we used a method that combines travel time and service capacity. First, we mapped each care provider's drive-time catchment area, defined as the area that can be reached within a 15-minute drive. This ensures we account for real-world travel rather than simple straight-line distance.

Next, we applied a Two-Step Floating Catchment Area (2SFCA) approach, which balances supply and demand:

- For each provider, we calculated a ratio of available beds to the population living within its 15-minute catchment.
- For each local area (LSOA), we summed the ratios of all providers that fall within a 15-minute drive. This gives a score that reflects both how close services are and how much capacity they offer.

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<sup>5</sup> Lower layer Super Output Area population estimates (supporting information) - Office for National Statistics

We repeated this process for five different service types:

- Older person residential care homes
- Working aged adults residential care homes
- Nursing care homes
- Supported living services
- Extra care facilities

To reflect the population most likely to need each service, we used different population denominators:

- 18+ population for supported living
- 18-64 population for working aged adults residential care
- 65+ population for older person residential care, nursing care, and extra care

Finally, we rescaled these ratios to scores to make them easier to interpret. Higher scores indicate better access to care in that area, while lower scores highlight areas that may be under-served. This approach goes beyond simply counting facilities. The score captures the realistic accessibility of care, considering both distance and capacity for each type of service.

### **4.1.3 Hotspot Analysis**

After calculating Service Coverage Scores for each local area (LSOA) and service type, we used a spatial statistical technique called Getis-Ord  $G_i^*$  to identify patterns in these scores. This method detects clusters where values are significantly higher or lower than expected compared to surrounding areas.

- Hotspots represent areas with consistently high coverage scores, indicating strong service provision relative to need.
- Cold spots represent areas with consistently low coverage scores, highlighting potential “care deserts” where access is limited.

By applying this analysis, we move beyond individual area scores to reveal broader geographic trends

## Further Information

Kent Analytics  
Kent County Council  
Invicta House  
Maidstone  
Kent  
ME14 1XX

Email:

[KentAnalytics@kent.gov.uk](mailto:KentAnalytics@kent.gov.uk)

Phone: 03000 41 74 44

### Report writers

Dr Francesca Baylis, Analyst Manager  
William Race, Analyst Officer  
Dr Victoria Brunsdon, Research & Analytics  
Manager

