

Affordable Housing Update Note

Nutfield Green Park

Introduction

1. This Affordable Housing Update Note sets out the latest affordable housing position in Tandridge district as of July 2025. This follows the production of Tetlow King Planning's original Affordable Housing Statement in October 2023 and sets out the relevant updates since then. It should be noted that a Freedom of Information request has been submitted to Tandridge District Council and that a response is expected by the end of July, at which point an updated Affordable Housing Statement will be prepared.

The Development Plan and Related Policies

2. No change from the previous statement, save for the withdrawal of the Local Plan.
3. Changes to the NPPF in 2024 are likely to be relevant including the Golden Rules for Green Belt development – 15% points higher than the existing adopted policy requirement of 34% = 49% provision.
4. The proposed development is anticipated as including 50% onsite affordable housing provision.

Affordable Housing Needs

5. No change from the previous statement – the most recent assessment of affordable housing need is the 2018 Affordable Housing Needs Assessment which identifies a need for 391 affordable dwellings per annum from 2018/19 to 2022/23.

Affordable Housing Delivery

6. We are waiting for the Fol response to provide the latest delivery information from the Council's records.
7. Central government data indicates affordable housing completions of 59 dwellings in 2022/23 and 75 dwellings in 2023/24.
8. Alongside this, 2 dwellings were sold in 2022/23 under the Right to Buy, and another 4 dwellings were sold in 2023/24. Offset against this, 2 dwellings were purchased in 2022/23 with Right to Buy receipts and another 1 dwelling was purchased in 2023/24.

Acquisitions are accounted for in the Government's gross completions figures and so do not need to be 'added back' when accounting for the Right to Buy, unlike sales which are not reflected in completions data. On a net basis, the Council has added 57 dwellings in 2022/23 and 71 dwellings in 2023/24.

9. While there is no longer an up-to-date housing need figure against which to measure delivery, it is clear that the provision of affordable housing here remains insufficient.

Affordability Indicators

Housing Register

10. We are waiting for the Fol response to provide the latest Housing Register information for 2025.
11. MHCLG data indicates that on 31 March 2024, there were 1,835 households on the Housing Register, down slightly (-4%) from the 1,910 households on 31 March 2023.

Waiting Times, Bidding Data and Temporary Accommodation

12. We are waiting for the Fol response to provide the above data.

Lower Quartile Affordability Ratio

13. The lower quartile affordability ratio in Tandridge was 16.23 in 2022 and is now 14.75 in 2024, a slight improvement of 9%, but overall the ratio remains high. For instance, it is still 57% higher than the ratio in the South East (9.38) and 118% higher than in England (6.77).

Lower Quartile House Prices

14. The lower quartile house price in Tandridge was £365,000 in 2022 and is now £373,500 in 2024, an increase of 2%. This compares with an increase of 4% in the South East and 3% in England. Lower quartile prices in Tandridge are presently 36% higher than in the South East and 97% higher than in England.

Private Sector Rents

15. The median and lower quartile rental data set out in our 2023 report is no longer published; instead, mean average rental data is now available.
16. As of March 2025, the mean rent in Tandridge is £1,545 and has increased by £97 (7%) in the last year alone. The mean rent in Tandridge is 13% more than in the South East (£1,368), and 11% more than in England (£1,386).

Conclusions and Weight

17. Given the affordability and delivery challenges that persist in Tandridge, it is likely that we will continue to recommend that the proposed affordable housing carries very substantial weight in the planning balance.

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