

**AFFORDABLE HOUSING STATEMENT OF COMMON
GROUND IN RESPECT OF AFFORDABLE HOUSING NEEDS
AND DELIVERY ACROSS TANDRIDGE - APPENDIX**

Housing Register

1. The total number of households on the Council's Housing Register on 31 March 2025.

1,956.

2. The average waiting times on 31 March 2025 for the following types of affordable property across the Authority:

Specific information on whether advertised properties were let at affordable rent or social rent is not held by the Council. Therefore, the figures below include properties let at both social and affordable rents.

- a. 1-bed affordable dwelling;

10% of 1-bed properties let during 2024/25 were allocated to applicants in Band A of the Council's Housing Register. The average waiting time in this band was 484 days.

38% of 1-bed properties let during 2024/25 were allocated to applicants in Band B. The average waiting time in this band was 402 days.

39% of 1-bed properties let during 2024/25 were allocated to applicants in Band C. The average waiting time in this band was 991 days.

2% of 1-bed properties let during 2024/25 were allocated to applicants in Band D. The average waiting time in this band was 660 days.

2% of 1-bed properties let during 2024/25 were allocated to applicants in Band E. The average waiting time in this band was 378 days.

- b. 2-bed affordable dwelling;

2% of 2-bed properties let during 2024/25 were allocated to applicants in Band A of the Council's Housing Register. The average waiting time in this band was 448 days.

96% of 2-bed properties let during 2024/25 were allocated to applicants in Band B. The average waiting time in this band was 807 days.

2% of 2-bed properties let during 2024/25 were allocated to applicants in Band C. The average waiting time in this band was 237 days.

- c. 3-bed affordable dwelling; and

5% of 3-bed properties let during 2024/25 were allocated to applicants in Band A of the Council's Housing Register. The average waiting time in this band was 19 days.

95% of 3-bed properties let during 2024/25 were allocated to applicants in Band B. The average waiting time in this band was 1459 days.

- d. A 4+ bed affordable dwelling.

No 4+ bedroom properties were let during 2024/25.

3. The average waiting times on 31 March 2024 for the following types of affordable property across the Authority:

- a. 1-bed affordable dwelling;

27% of 1-bed properties let during 2023/24 were allocated to applicants in Band A of the Council's Housing Register. The average waiting time in this band was 193 days. 37% of 1-bed properties let during 2023/24 were allocated to applicants in Band B. The average waiting time in this band was 532 days. 32% of 1-bed properties let during 2023/24 were allocated to

applicants in Band C. The average waiting time in this band was 969 days. 6% of 1-bed properties let during 2023/24 were allocated to applicants in Band D. The average waiting time in this band was 116 days.

- b. 2-bed affordable dwelling;
3% of 2-bed properties let during 2023/24 were allocated to applicants in Band A of the Council's Housing Register. The average waiting time in this band was 178 days.
96% of 2-bed properties let during 2023/24 were allocated to applicants in Band B. The average waiting time in this band was 794 days.
- c. 3-bed affordable dwelling; and
100% of 3-bed properties let during 2023/24 were allocated to applicants in Band B. The average waiting time in this band was 1387 days.
- d. A 4+ bed affordable dwelling.
100% of 4+-bed properties let during 2023/24 were allocated to applicants in Band B. The average waiting time in this band was 1387 days.

- 4. The total number of households on the Council's Housing Register on 31 March 2025 specifying Nutfield as their preferred choice of location:

Applicants are not requested to locations in order of preference but are requested to indicate the areas within the district that they would consider. However, 115 applicants have indicated that they would consider accommodation in Nutfield.

- 5. The number of properties advertised, and the average number of bids per property over the 2024/25 monitoring period for the following types of affordable property in the Nutfield area, as set out in the table below:

Type of affordable property	Nutfield	
	Number of properties advertised	Average bids per property
1-bed affordable dwelling	1	130
2-bed affordable dwelling	1	203
3-bed affordable dwelling	1	137
4+ bed affordable dwelling	0	N/A

- 6. Any changes the Council has made to its Housing Register Allocations Policy since 2022 including:
 - a. The date they occurred;
1 April 2023
 - b. What they entailed; and
These changes are detailed in Sections 17, 18 and 21 of the Housing Allocation Scheme Review presented to the Council's Housing Committee on 16 March 2023.
 - c. Copies of the respective documents
Please see attached PDFs.

Social Housing Stock

7. The total number of social housing dwelling stock on 31 March 2025 in Nutfield:
We can confirm, as of 31 March the Tandridge District Council stock numbers for Nutfield were 63 properties.
The number of Housing Association stock was 53 properties.

Social Housing Lettings

8. The number of social housing lettings in the period between 1 April 2024 and 31 March 2025; and between 1 April 2023 and 31 March 2024 in Nutfield:

Location	Social Housing Lettings	
	1 April 2024 to 31 March 2025	1 April 2023 to 31 March 2024
Nutfield	3	3

Temporary Accommodation

9. The number of households housed in temporary accommodation within and outside the Tandridge authority area on the following dates:

Households in Temporary Accommodation	31 March 2025	31 March 2024
Households Placed within Tandridge	46	47
Households Placed outside Tandridge	7	1
Total Households	53	48

10. The amount of money spent on temporary accommodation per household within the Tandridge authority area over the period 1 April 2024 to 31 March 2025:
Information regarding homelessness applications and invoices are held on separate IT systems. It is not, therefore, possible to extract the requested information from these systems electronically. Consequently, obtaining (and providing) the information would require analysis of each individual application. It is estimated that the work required for this question would be in excess of 25 hours.
11. The amount of money spent on temporary accommodation per household outside the Tandridge authority area over the period 1 April 2024 to 31 March 2025:
Information regarding homelessness applications and Temporary Accommodation invoices are held on separate IT systems. It is not, therefore, possible to extract the requested information from these systems electronically. Consequently, obtaining (and providing) the information would require analysis of each individual application. It is estimated that the work required for this question would be in excess of 25 hours.

Housing Completions

12. The number of NET housing completions in the Tandridge authority area broken down on a per annum basis for the period between 2006/07 and 2024/25.

Please note, the figure for 2024/25 has not yet been finalised.

Year	Total Per Year	Cumulative Total
April 2006 – March 2007	459	459
April 2007 – March 2008	285	744
April 2008 – March 2009	297	1,041
April 2009 – March 2010	172	1,213
April 2010 – March 2011	132	1,345
April 2011 – March 2012	261	1,606
April 2012 – March 2013	221	1,827
April 2013 – March 2014	256	2,083
April 2014 – March 2015	142	2,225
April 2015 – March 2016	322	2,547
April 2016 – March 2017	228	2,775
April 2017 – March 2018	332	3,107
April 2018 – March 2019	244	3,351
April 2019 – March 2020	262	3,613
April 2020 – March 2021	117	3,730
April 2021 – March 2022	238	3,968
April 2022 – March 2023	303	4,271
April 2023 – March 2024	238	4,509

13. The number of NET affordable housing completions in the Tandridge authority area broken down on a per annum basis for the period between 2006/07 and 2024/25.

Tandridge District Council only have records from 2013/14 onwards. Prior to that the information was not collected or has not been retained.

2013/14 : 57 units
2014/15 : 60 units
2015/16: 12 units
2016/17: 85 units
2017/18: 76 units
2018/19: 75 units
2019/20: 121 units
2020/21: 31 units
2021/22: 59 units
2022/23: 60 units
2023/24: 77 units
2024/25: 33 units.

14. The number of NET housing completions in the Nutfield local area broken down on a per annum basis for the period between 2006/07 and 2024/25.

15. The number of NET affordable housing completions in the Nutfield local area broken down on a per annum basis for the period between 2006/07 and 2024/25.

Data from 2013/14 onwards:

2013 to 2017: 0 units.

2018/2019: 10 units

2019 to 2023: 0 units

2024/25: 1 unit.