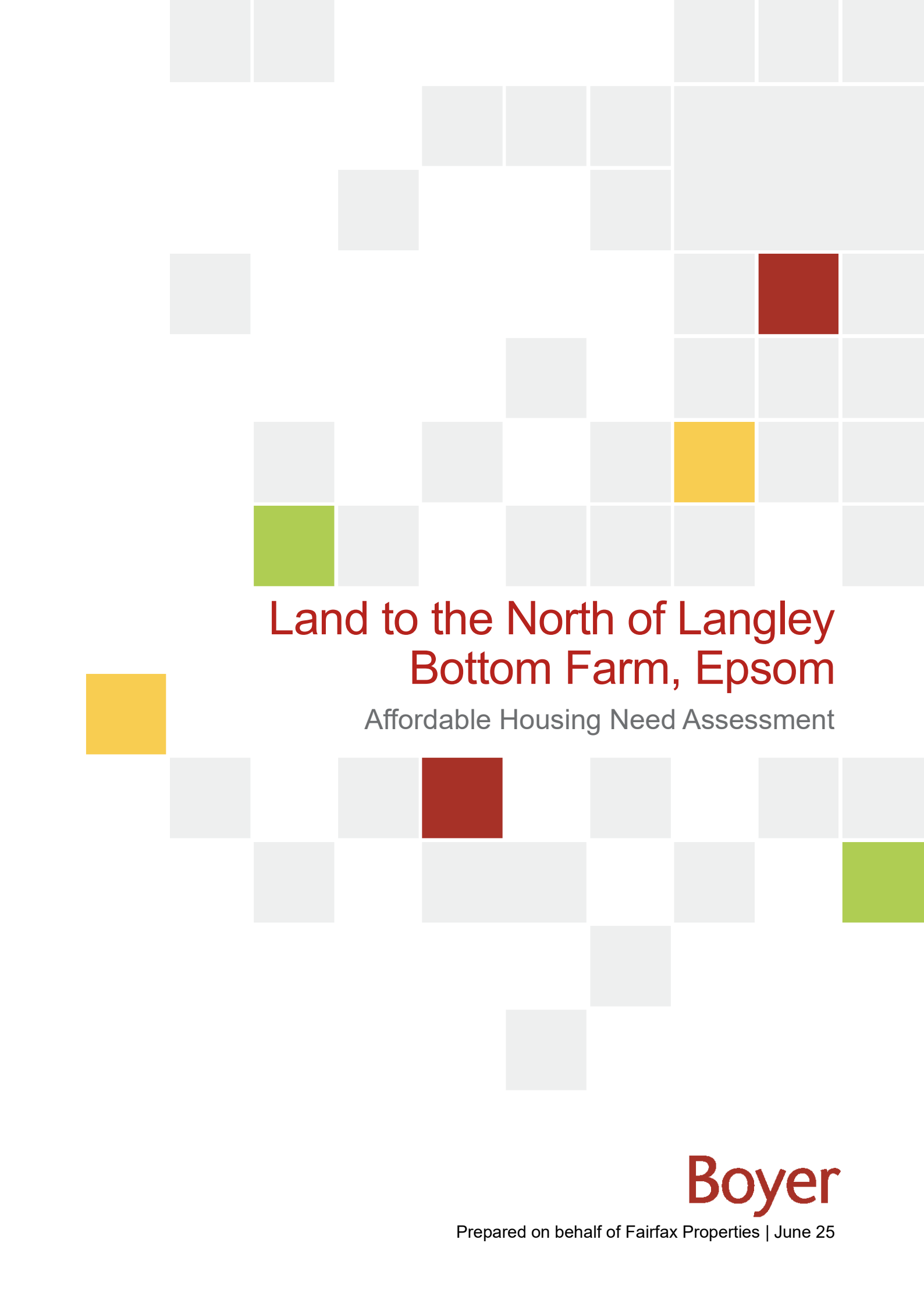




Land to the North of Langley Bottom Farm, Epsom

Affordable Housing Need Assessment

Boyer

Prepared on behalf of Fairfax Properties | June 25

REPORT CONTROL	
Project:	Land to the North of Langley Bottom Farm, Epsom
Client:	Fairfax Properties
Reference:	25.1021
Document and revision number	Document No. IMS-F-18, Revision 3
File Origin:	Click to add file location.
Primary Author	LB
Checked By:	SC

Issue	Date	Status	Checked by
1	23/06/2025	Draft	SC
2	26/06/2025	Final	SC

TABLE OF CONTENTS

1. Introduction	4
2. National Picture	6
3. Development Plan and Relevant Policies	10
4. Housing Affordability Indicators	16
5. Affordable Housing Needs	27
6. Affordable Housing Delivery	29
7. Summary and Conclusions	37

APPENDICES

Appendix 1. Site Location Plan

Appendix 2. Freedom of Information Response

1. INTRODUCTION

- 1.1 Boyer has prepared this Affordable Housing Need Assessment ('AHNA') on behalf of Fairfax Properties ('Fairfax'). The AHNA examines the extent of need for affordable housing within the Epsom and Ewell administrative area, wherein the application is located. The AHNA further examines the local need for affordable housing specifically in Woodcote and Langley Vale Ward.
- 1.2 The AHNA has been prepared in support of an Outline planning application for the development of up to 110 new homes (including 50% affordable housing) on Langley Bottom Farm. The Site Location Plan is provided at **Appendix 1: Site Location Plan**.
- 1.3 Significantly boosting the supply of housing in England comprises a key priority of the Government's National Planning Policy Framework ('NPPF') (2024). It remains essential to supporting the vitality and social well-being of communities nationally and is crucial to ensuring a thriving housing market that offers choice, flexibility, and delivers much-needed affordable homes.
- 1.4 This AHNA provides an assessment of the needs for affordable housing within Epsom and Ewell Borough.
- 1.5 In undertaking our assessment, the AHNA takes account of a wide range of national and local housing affordability indicators, alongside consideration of national planning policy, the Council's own objectives, and the performance of housing delivery against the adopted Local Plan's requirements.
- 1.6 In some areas of the analysis, reliance has also been placed upon data obtained through a Freedom of Information ('FoI') request, which was submitted to Epsom and Ewell Borough Council on 23 April 2025. The Council responded to the FOI request on 15 May 2025 and 2 June 2025. The responses to the FOI request are provided at **Appendix 2 – Freedom of Information Responses**.
- 1.7 Our AHNA sets out the assessment of affordable housing need over the following sections:
 - **Section 2:** Provides an overview of the affordable housing crisis across England;
 - **Section 3:** Reviews relevant Development Plan policies and other material considerations pertinent to the site;
 - **Section 4:** Reviews relevant housing affordability indicators;
 - **Section 5:** Provides analysis of affordable housing needs;
 - **Section 6:** Examines past affordable housing delivery performance; and
 - **Section 7:** Sets out the Statement's conclusions and recommendations.
- 1.8 Our analysis establishes an understanding and provides an assessment of the need for affordable housing within Epsom and Ewell Borough, and the contribution toward meeting this need that would arise from the proposed development. The AHNA concludes **there is an acute need for affordable housing in the Borough: and that the proposed**

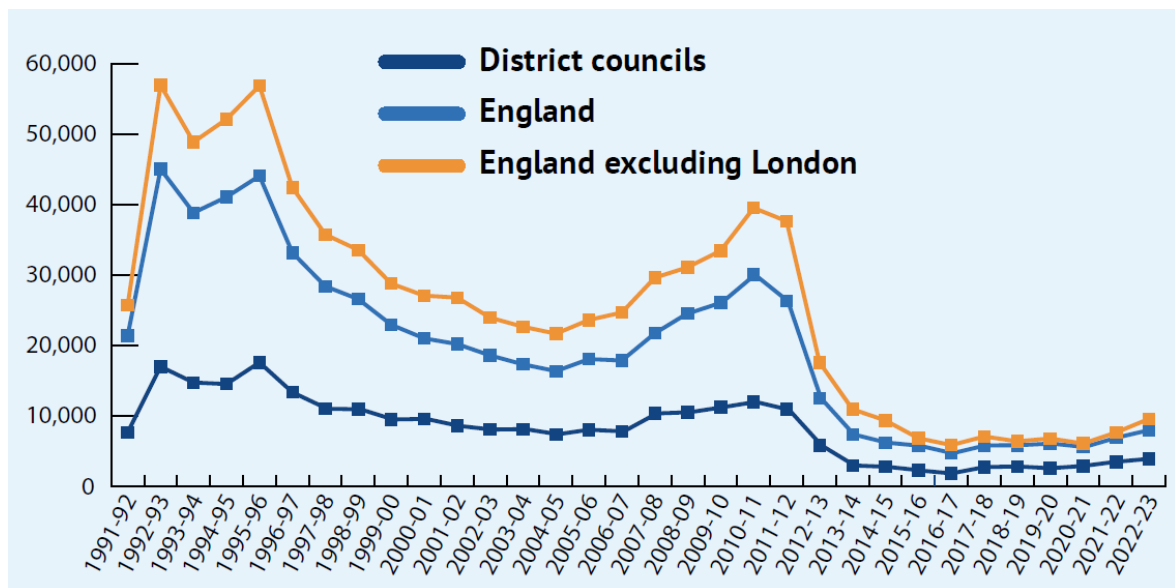
development on the application site would make a valuable contribution to addressing the Borough's affordable housing needs.

2. NATIONAL PICTURE

Introduction

- 2.1 England, as a Country, is facing a major housing crisis and has been for a number of decades. This housing crisis is widely understood, particularly in Local Government, and there is a significant amount of evidence which demonstrates the considerable consequences in which failing to meet affordable housing need can create on the population.
- 2.2 Over a decade ago, on the 24 October 2013, debate took place in the House of Commons regarding “the housing crisis”¹ where it was rightly discussed as being a highly pressing matter. It was acknowledged that housing need across England was ‘*intense*’, especially in the South East but also in urban pockets throughout the North and Midlands.
- 2.3 Nick Boles, the former Planning Minister, stated the average age for first time buyers was “*nudging 40 in many parts of the country*” and this provided a clear sign that affordability and accessibility to housing had become a critical national issue.
- 2.4 One major driver of this pressure has been the chronic undersupply of new social housing. Despite consistent population growth, housing delivery has failed to keep pace. This continues to remain a pertinent issue, as outlined within the ‘*A Blueprint to Tackle the Affordable Housing Crisis*’ (2025)² which shows the decreasing number of social housing completions since 1991 to 2023 – summary data reproduced below at Figure 2.1 for reference.

Figure 2.1 Number of Social Housing Completions across England from 1991/92 – 2022/23



¹ <https://publications.parliament.uk/pa/cm201314/cmhansrd/cm131024/halltext/131024h0002.htm> accessed 30/05/2025

² <https://www.districtcouncils.info/wp-content/uploads/DCN-Affordable-Housing-Blueprint-summary-report.pdf> accessed 30/05/2025

The Impacts of a National Housing Crisis

- 2.5 There is a considerable amount of evidence which highlights the impact of the *housing crisis* and how consistently failing to meet affordable housing need impacts the country and its communities.

Homelessness

- 2.6 UK Parliament published an article in November 2024 titled '*Homelessness and the supply of affordable housing*'³ which notes the undersupply of housing, and in particular affordable housing, has been identified as a key factor that can cause or increase someone's risk of experiencing homelessness.
- 2.7 In 2023/24, 146,430 households were assessed as being threatened with homelessness and therefore owed a prevention duty. This was a 3.1% increase from preceding 2022/23 year assessment.
- 2.8 Similarly, in 2023/24 there were 178,560 households assessed as homeless and therefore owed a relief duty. This was up 12.3% from 2022/23.
- 2.9 Homelessness charities such as Shelter and Crisis have stated that official statistics do not reflect the full extent of the number of people who are homeless and that in fact, official figures show a best-case scenario. As they do not include people who are homeless but have not approached the local authority for assistance for a multitude of reasons.

Temporary Accommodation

- 2.10 A recent paper published by the House of Commons titled '*England's Homeless Children: The crisis in temporary accommodation*' (2025)⁴ (EHC) states that over 164,000 homeless children are currently living in temporary accommodation across England. To date, this is the highest number on record.
- 2.11 The shortage of available social housing units means that local authorities have to rely heavily on Bed and Breakfasts (B&Bs), hotels, and other nightly paid accommodation to house homeless residents. This increasing reliance is demonstrated by **Figure 2.2**.
- 2.12 The Homeless Code of Guidance for Local Authorities explicitly states that local authorities should use B&Bs for households with children "...*only as a last resort and then only for a maximum of 6 weeks*"⁵. Despite this clear guidance, there has been a major increase in the overall use of B&Bs as temporary accommodation in recent years, many of which include households with children which unlawfully stay beyond the 6-week period.
- 2.13 It is not envisioned or indeed suggested that Local Authorities are purposefully going against national guidance. Rather this situation is a consequence of there being no other

³ <https://lordslibrary.parliament.uk/homelessness-and-the-supply-of-affordable-housing/#heading-8> accessed 30/05/2025

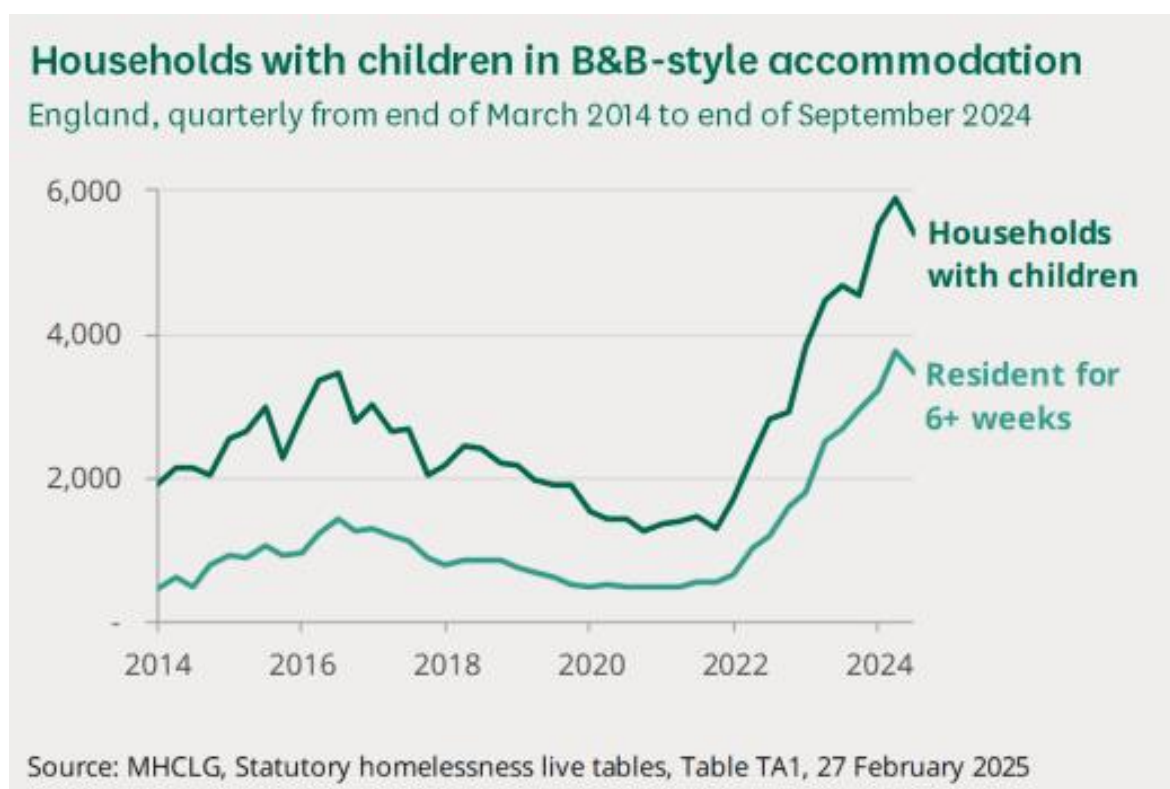
⁴ <https://committees.parliament.uk/publications/47349/documents/245409/default/> accessed 30/05/2025

⁵ <https://www.gov.uk/guidance/homelessness-code-of-guidance-for-local-authorities/chapter-17-suitability-of-accommodation> paragraph 17.35, accessed 30/05/2025

option than to keep households within temporary accommodation, which are deemed as a last resort, due to the significant lack of alternative and appropriate housing being available.

- 2.14 The EHC report concludes that the shortage of affordable housing across England means families face growing social housing waiting lists, with over 1.3 million households currently on local authority housing registers. Not only are we in a housing crisis, but we are also in a costly temporary accommodation crisis too.

Figure 2.2 Households with Children in B&B Style Accommodation 2014 – 2024



Depleting Housing Stock

- 2.15 Shelter published a report in July 2024 '*Brick by Brick: A Plan to Deliver the Social Homes We Need*'⁶ which highlights in many cases, renters are forced to choose between feeding their families and paying increasing rent prices. Shelter note that the solution lies in building more genuinely affordable social rent homes.
- 2.16 With the persistence of Right to Buy, between 2014 – 2024 there has been a net loss of 260,000 social rented homes, including 11,700 homes lost in 2022/23. Shelter note that since its introduction in 1980 over 2 million social homes have been sold via Right to Buy, with only 2% of these replaced⁷.

⁶ https://england.shelter.org.uk/professional_resources/policy_and_research/policy_library/brick_by_brick accessed 30/05/2025

⁷ https://england.shelter.org.uk/what_we_do/updates_insights_and_impact/bye_to_right_to_buy accessed 30/05/2025

- 2.17 *A Blueprint to tackle the affordable housing crisis* paper notes that Council housing stock has fallen dramatically from 5 million homes in 1980 to just 1.6 million today which results in a decrease of 68% which put those in need of affordable housing under immense pressure, with any Local Authority having to rely on other options, such as B&Bs as noted above.

Cost of Living Crisis

- 2.18 Even those who are in some form of accommodation, must also battle with the country's ongoing *cost of living crisis*. Analysis by the Homeless Charity *Crisis* found that those households on the lowest incomes are, on average, spending more than their income on housing, food and energy costs. This means they are at risk of debt, eviction and homelessness, even before further essential living costs have been accounted for.⁸
- 2.19 With rents rising at record rates, *Crisis*' research found that over half of low-income renters across Great Britain in November 2022 said their rent had increased: and nearly one in four households in receipt of housing benefit (24 per cent) were expecting to fall behind on housing payments over the winter. **Only 8% of properties listed in England over the last year were affordable on housing benefit rates.**⁹

Conclusion

- 2.20 England has faced a long history of undersupply of affordable housing and the consequence of this undersupply has led to severe impacts. The number of households on the Housing Register are at an all-time high. Homelessness, particularly regarding households with children, continues to grow which leads to drastic and unlawful measures being taken through the provision of temporary accommodation, many of which are unsuitable for their occupants.
- 2.21 Amongst the under delivery of affordable dwellings, those low-income households also have to face a cost of living crisis in which they have to sacrifice basic human needs such as heating and food in order to pay unaffordable rent prices.
- 2.22 The figures seen in the remainder of this report are real people and those in dire need. The National Housing Strategy¹⁰ requires urgent action to build new homes, including and specifically more affordable homes. Furthermore, it needs to be acknowledged the significant social consequences of failure to do so are not sustainable.

⁸ <https://www.crisis.org.uk/ending-homelessness/homelessness-knowledge-hub/housing-models-and-access/a-tale-of-two-crises-housing-and-the-cost-of-living/#:~:text=With%20rents%20rising%20at%20record.to%20fall%20behind%20on%20housing> accessed 30/05/2025

⁹ <https://www.crisis.org.uk/media/249008/a-tale-of-two-crises-housing-and-the-cost-of-living.pdf> accessed 30/05/2025

¹⁰ <https://www.housing.org.uk/news-and-blogs/news/Government-announces-plan-for-a-long-term-housing-strategy/> accessed 25/06/2025

3. DEVELOPMENT PLAN AND RELEVANT POLICIES

Introduction

- 3.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act (2004)¹¹, planning applications must be determined in accordance with the relevant Development Plan for the area, unless material considerations indicate otherwise.
- 3.2 The adopted Development Plan for Epsom and Ewell Borough Council (EEBC) comprises the Core Strategy (2007) and the Development Management Document (2015) with associated Supplementary Planning Documents and Guidance.
- 3.3 EEBC is in the process of developing its emerging Local Plan and adopted a new LDS (Local Development Scheme) on 13 December 2024. The Council undertook its Regulation 19 consultation commencing on 20 December 2024 lasting for 8 weeks until 5 February 2025. The emerging plan was submitted for Examination on 10 March 2025.
- 3.4 The Council's submitted plan seeks to deliver 4,914 homes across the plan period (18 years) equating to 273 dpa. This equates to 48% of the Borough's former standard methodology figure (10,242 homes at 569 dpa) and only 31% of the Council's revised standard methodology figure (15,678 homes at 871 dpa¹²).
- 3.5 At the time of writing, the policies of the emerging plan do not carry any substantive weight for the purpose of decision making. Nonetheless, the evidence base informing and underpinning the emerging plan can, if appropriate, be regarded as a material consideration.
- 3.6 Other material considerations that are relevant to the determination of this planning application comprise the National Planning Policy Framework ('NPPF') (2024), Planning Practice Guidance ('PPG'), and several of the Council's corporate documents.

Development Plan

Core Strategy (2007)

Policy CS9 – Affordable Housing and Meeting Housing Needs

- 3.7 The Policy requires that residential development of 15 or more dwellings should include at least 40% of dwellings as affordable. The Council will seek to ensure the affordable housing remains affordable to successive as well as initial occupiers through the use of planning conditions or obligations.

¹¹ Available online at: <https://www.legislation.gov.uk/ukpga/2004/5/section/38>.

¹² As of May 2025

Development Management Policies Document (2015)

- 3.8 The postamble to Policy DM21 (Meeting Local Housing Needs) states that evidence shows that family sized homes remain in demand and that there may be an insufficient supply to meet either market or affordable housing needs.
- 3.9 Evidence also demonstrates there continues to be high demand for affordable housing (rented accommodation) of a specific size. Paragraph 4.11 states there has been a 108% increase in demand for affordable homes with four or more bedrooms during the period 2007 – 2011. Demand for two-bedroom affordable homes also remained high, increasing by 103% during the same period.

Emerging Local Plan 2022 – 2040

Policy S6 – Affordable Housing

- 3.10 Policy S6 requires schemes of 10 or more new dwellings on greenfield sites to comprise of an on-site provision of 40% affordable housing of the gross number of dwellings.
- 3.11 The preferred mix for onsite affordable housing is 30% affordable home ownership and 70% affordable rented (with half to be secured as social rent).
- 3.12 The preamble text to Policy S6 (paragraph 5.5) notes that housing affordability is a significant issue for Epsom and Ewell and that affordable housing is a key priority for the Council. To help address the problem of affordability, the council is committed to enabling the provision of affordable housing for local people who cannot meet their housing needs on the open market.

Other Material Considerations

National Planning Policy Framework (2024)

- 3.13 The National Planning Policy Framework ('NPPF') comprises a material consideration in the determination of planning decisions. Updated most recently in December 2024, the NPPF sets out national planning policy in relation to the role of affordable housing delivery within the planning and decision-making processes.
- 3.14 In accordance with the NPPF, the purpose of the planning system is to contribute to the achievement of sustainable development. Sustainable development comprises the combination of three overarching aims, including an *economic, environmental, and social* objective, which need to be pursued in mutually supportive ways.
- 3.15 Fundamental to the achievement of the social objective is the need to '*...support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations*'¹³ (emphasis added).

¹³ National Planning Policy Framework (2024) Paragraph 8(b).

- 3.16 Furthermore, Chapter 5 of the NPPF (2024) focuses on delivering a sufficient supply of homes, in which the Government's objective of '*...significantly boosting the supply of homes*'¹⁴ is confirmed. Within this context, the NPPF confirms that Local Authorities should deliver a mix of housing sizes, types, and tenures, to meet the housing needs of different groups in the community, which includes '*...those who require affordable housing (including Social Rent)*'¹⁵.
- 3.17 The NPPF now places more emphasis on social rent housing over other tenures. Footnote 31 of the NPPF (2024) states that the requirement to deliver a minimum of 25% of affordable housing as First Homes, as set out in 'Affordable Homes Update' Written Ministerial Statement dated 24 May 2021, no longer applies. Delivery of First Homes can, however, continue where local planning authorities judge that they meet local need.
- 3.18 The NPPF (at Annex 2) defines Affordable Housing as comprising '*...housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions*':
- **Social Rent:** wherein the rent is set in accordance with the Government's rent policy for Social Rent, the landlord is a registered provider and it includes provision to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.
 - **Other affordable housing for rent:** wherein the rent is set in accordance with Government's policy for Affordable Rent, or is at least 20% below local market rents, the landlord is a registered provider, except where it is included as part of a Build to Rent scheme and it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
 - **Discounted market sales housing:** wherein properties are sold at a discount of at least 20% below local market value to eligible households, and
 - **Other affordable routes to home ownership:** including shared ownership schemes, relevant equity loans, other low-cost homes for sale (at least 20% below local market value) and rent to buy (which includes a period of intermediate rent).

Planning Practice Guidance

- 3.19 Planning Practice Guidance ('PPG') provides national guidance in relation to the implementation of the NPPF and elaborates on areas not specifically covered in detail

¹⁴ *Ibid.* Paragraph 61.

¹⁵ *Ibid.* Paragraph 63.

within the document. Of particular relevance to the provision of affordable housing is the PPG section covering Planning Obligations¹⁶.

Homelessness & Rough Sleeping Strategy 2022 – 2027 (2022)

- 3.20 Section 6.2 of the Homelessness & Rough Sleeping Strategy ('the Strategy') states the Borough (of Epsom and Ewell) is the most densely populated in Surrey and that there are 1,280 children living in poverty. Despite housing expansion, housing pressures remain due to high prices and low affordability. Rates of homelessness are an on-going concern.
- 3.21 It's stated that 7.5% (2,336) of households are estimated to experience fuel poverty.
- 3.22 There are approximately 32,240 dwellings in the Borough. Of these, 91.9% are private sector owned, 8.1% private registered provided (2600) and 0.1% are local authority owned (includes those owned by other local authorities). The percentage of social housing (or private registered provider) stands at 8.07% (2,600 actual), which is significantly lower than other areas in Surrey, such as Guilford which is 14.1%.
- 3.23 Epsom and Ewell ranks the third most expensive borough in Surrey: for the year ending December 2017 the median house price property for a home was £470,000. Updated figures can be found within **Section 4** of this report.
- 3.24 For those who work in Epsom and Ewell it is the least affordable place in Surrey to afford property. In 2017 local people could expect to pay 17.8 times their annual workplace-based earnings on purchasing a home. At the time of the report, those who work out of the Borough but live in Epsom and Ewell could expect to pay 13.07 times their annual salary to afford property. This affordability ratio is higher than the Surrey average of 11.86 and significantly higher when compared to the English (National) average 7.91.
- 3.25 In December 2021 there were a total of 235 homeless households accommodated by the Council in either in-borough temporary accommodation (155) or nightly paid accommodation (80). Of these, 161 households had dependent children, with a total of 302 children.
- 3.26 The average time a homeless household with children spends in temporary accommodation is stated to be 225 weeks or **4.3 years** (*Boyer emphasis*) before being offered permanent/settled social housing. This duration is increasing.
- 3.27 In February 2022 there were 1,159 housing applicants on the Council's Housing Needs Register. Fifty one percent (51%) of these applications were assessed as having urgent or high housing need.
- 3.28 It is recorded less than 90 Housing Association social rented properties become available a year. Over 50% of these vacancies are 1-bedroom and sheltered properties.

¹⁶ <https://www.gov.uk/guidance/planning-obligations>.

- 3.29 In 2020/21, of the 316 homeless approaches made to the Council, 176 were single people, of which 31 were identified as having a history of rough sleeping as a support need.
- 3.30 Within the Borough there is a limited supply of low-level supported accommodation and there is a significant lack of medium-high level supported accommodation for rough sleepers/single homeless people with multiple and complex needs.
- 3.31 Key Objective 3 of the Strategy notes the inability of households to access affordable housing as one of the main causal factors for homelessness in the Borough.
- 3.32 The Strategy states the limited supply of both affordable housing and supported accommodation has not only significantly increased the number of households living in temporary accommodation but also the length of time they spend there before a settled housing solution can be found. One of the key priorities is increasing the range and availability of affordable accommodation options across all sectors.
- 3.33 The Strategy sets out the Council will do the following in regard to Social Rented Housing:
- Address the housing needs of the Borough, including affordable housing needs, through the development of the new Local Plan;
 - Review of planning policies to be addressed through the Local Plan review to deliver more social/affordable, supported and temporary accommodation;
 - Work with Homes England to identify opportunities for the use of the Affordable Homes Programme 2021 to 2026 to fund Council developments of new affordable housing;
 - Identify opportunities for the development of social/affordable, supported and temporary accommodation on Council owned sites.
 - Purchase residential street properties to provide social/affordable, supported and temporary accommodation;
 - Explore opportunities for joint working with housing providers to create additional social/affordable, supported and temporary accommodation;
 - Develop a programme for the dispersal of s106 affordable housing funding to provide additional, social/affordable, supported and temporary accommodation;
 - Review nomination agreements; and
 - Investigate ways to assist and/or incentivise social housing tenants under occupying larger family homes to downsize.

Conclusions on the Development Plan and Related Material Considerations

- 3.34 The Development Plan for EEBC currently comprises the Core Strategy (2007) and the Development Management Document (2015).
- 3.35 Other material considerations relevant to the determination of the planning application include the National Planning Policy Framework (2024) and Planning Practice Guidance.

- 3.36 Other relevant documents, including Homelessness & Rough Sleeping Strategy 2022 – 2027, provide further context within which the determination of the planning application should be considered.
- 3.37 In the evidence set out in this section, it is clear the adopted and emerging policy, alongside a wide range of other plans and strategies pertinent to the Borough, there is a long-established commitment and need to deliver affordable homes given the cost of living within the Borough is one of the highest within Surrey and surrounding areas, combined with the borough having one of the lowest provisions of a social housing stock.
- 3.38 The proposed development subject to the planning application provides for a housing contribution which is in excess of the requirements in adopted Policy CS9 of the Core Strategy, and Policy S6 of the Emerging Local Plan.

4. HOUSING AFFORDABILITY INDICATORS

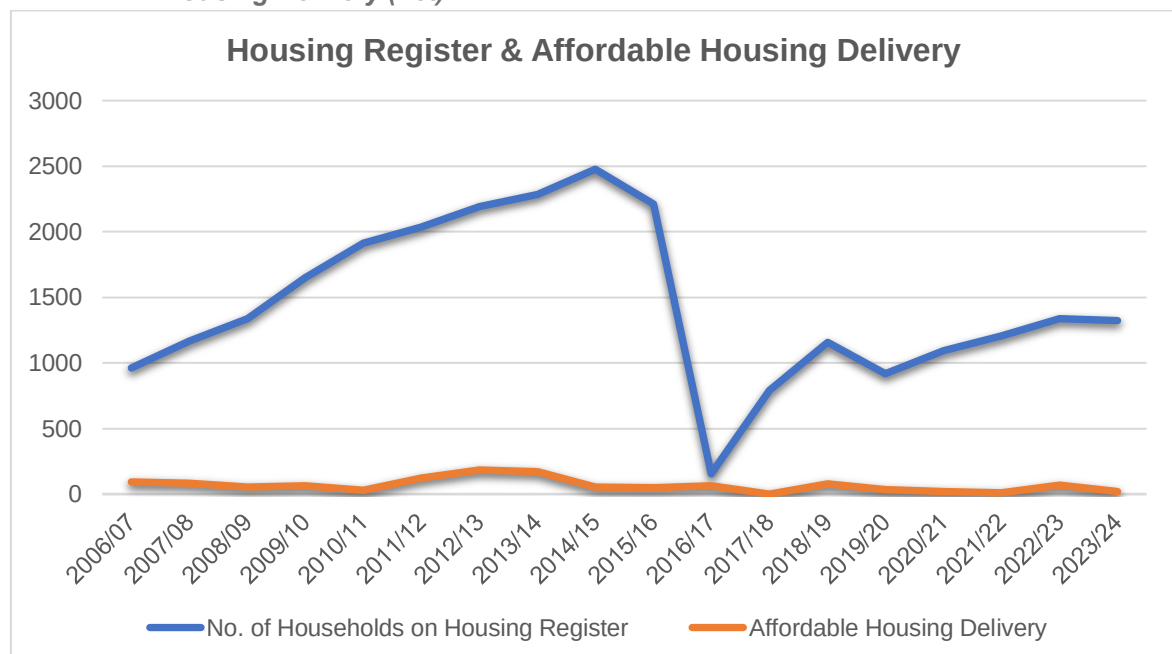
Market Signals

- 4.1 Planning Practice Guidance recognises the importance of giving due consideration to market signals as part of understanding affordability in the context of Plan making. This section sets out a range of affordability indicators for the Epsom and Ewell Borough Council area and Woodcote and Langley Vale Ward in particular.

Housing Register and Lettings

- 4.2 On 31 March 2024, the Council's Housing Register had 1,456 households, according to the Council's FOI response, which is provided at **Appendix 2**.
- 4.3 Government data confirms that as of 31 March 2024, there were 1,324 households on the Housing Register in EEBC, which was 132 households less than the Council's data. Taking this as the best-case position, this represents a 1.19% decrease in a single year from 1,340 households as of 31 March 2023. However, the March 2024 registered households comprises a 9.69% increase from the numbers of households (1,207) found on the register as of 31 March 2022.
- 4.4 **Figure 4.1** (below) provides a comparative analysis of the number of households on the Housing Register and the delivery of affordable housing (net) in the Borough since the start of the Plan Period in 2006.

Figure 4.1 *Number of Households on the Housing Register Compared with Affordable Housing Delivery (net)*



- 4.5 As **Figure 4.1** illustrates, affordable housing delivery has failed to keep pace with the identified need on the housing register by a considerable margin for every single year in the Borough since 2006/07.
- 4.6 Regarding the significant decrease in the number of registered households from 2,212 in 2015/16, to 155 in 2016/17 (a reduction of 92.99% [actual -2,057 households]; Footnote 3 of the Department for Levelling Up, Housing and Communities ('DLUHC') Live Table 600 illuminates that:
- 'The Localism Act 2011, which came into force in 2012, gave local authorities the power to set their own qualification criteria determining who may or may not go onto the housing waiting list. Previously, local authorities were only able to exclude from their waiting list people deemed guilty of serious unacceptable behaviour. The Localism Act changes have contributed to the decrease in the number of households on waiting lists since 2012' (emphasis added).*
- 4.7 Consequently, as a result of the Localism Act in 2012, many local authorities have been able to exclude applicants already on Housing Register waiting lists who no longer meet the new narrower criteria but who are still in need of affordable housing.
- 4.8 The effect of adopting narrower criteria appears evident in the acute fall of the number of individuals on EEBC Housing Register between 2015/16 and 2016/17.
- 4.9 On 11 December 2014 a special joint Social and Strategy and Resources committee approved the principles of a number of changes to the Council's previous Housing Allocation Policy. The revised Housing Allocation Policy was formally endorsed and implemented in June 2015¹⁷.
- 4.10 This New Housing Allocation Policy and criteria saw stronger restrictions on who can qualify for social housing such as local connection, financial resources and behaviour¹⁸.
- 4.11 Notwithstanding the adoption of narrower criteria at this juncture (and others), it is evident the number of registered households has since remained relatively high.
- 4.12 This evidences that registered needs are not improving and almost certainly the actual additional needs of households which are unable to access the register make the position worse. The recorded position is therefore very much the minimum, or best-case understanding.
- 4.13 In this context, it is important to iterate that the Housing Register comprises just one part of the equation relating to housing need. The Housing Register does not reflect the full definition of affordable housing need as set out in the NPPF, i.e. affordable rented, starter homes, discounted market sales housing and other affordable routes to home ownership

¹⁷ <https://democracy.epsom-ewell.gov.uk/ielIssueDetails.aspx?Id=11573&PlanId=0&Opt=3#AI9643> accessed 25/06/2025

¹⁸ <https://www.epsom-ewell.gov.uk/residents/housing/housing-needs-register/housing-allocation-policy> accessed 25/06/2025

including shared ownership, relevant equity loans, other low-cost homes for sale and rent to buy, provided to eligible households whose needs are not met by the market.

Housing Register Waiting Times

- 4.14 The Council's FOI response (**Appendix 2**) identifies the average waiting times for registered households in 2024/2025. These waiting times are outlined in **Table 4.1** for completeness.

Table 4.1 *Average Waiting Times for Households on the Housing Register*

Property Type	Average Waiting Time
1 bed affordable dwelling	2 years, 3 months, 3 weeks and 2 days
2 bed affordable dwelling	4 years, 10 months and 5 days
3 bed affordable dwelling	7 years, 2 months and 1 week
4 bed affordable dwelling	10 years, 3 months, 4 weeks and 1 day

- 4.15 As shown by **Table 4.1**, waiting times within the Borough are beyond significant, particularly for those households in need for larger family sized homes. Despite this being an established and long-standing trend in the Borough.
- 4.16 The Council's provided data demonstrates that for households seeking an affordable home in the Borough there is little prospect of having their needs met. Moreover, the larger the size of the home that is needed the greater the disparity arises between the opportunity to meet the needs arising presents.
- 4.17 Notably, the Housing Register comprises just one indicator of the level of housing need in an area. The NPPF includes a definition of 'Affordable Housing' in Annex 2: Definitions, which includes a broader understanding of affordable housing than would be represented on the Housing Register; including affordable rented, discounted market sales homes, shared ownership schemes, and other affordable routes to the provision of homes for lower cost sale and rent.
- 4.18 There remains a significant group of households that fall within the gap of not being able to afford a market property and not being eligible to enter the Housing Register, which are in need of affordable housing provision. The Government's definition of affordable housing is aimed toward assisting this group of households that fall within the worsening affordability gap.

Temporary Accommodation

- 4.19 The FOI response (**Appendix 2**) shows that within the Borough, between 1 April 2024 and 31 March 2025 there were 158 households being housed in temporary accommodation within the authority area, meaning those most in need of affordable housing are being housed in temporary accommodation.

- 4.20 The FOI response also notes that outside of London, Epsom & Ewell Borough has the 7th highest number of households in temporary accommodation (pro rata) in England.
- 4.21 Leading homelessness charity *Shelter* advises this type of accommodation should only be utilised as ‘...a last resort, where emergency accommodation is required at very short notice, or in rare cases where it is the best option for the applicant’¹⁹

Homelessness

- 4.22 DLUHC statutory homelessness data shows that in the 12 months between 1 April 2023 and 31 March 2024, the Council accepted 91 households in need of homelessness prevention duty²⁰, and a further 136 households in need of relief duty²¹ from the Council. Evidently, there is a pressing need to house vulnerable people within Epsom and Ewell.
- 4.23 Within the Council’s FOI response (**Appendix 2**) it is noted within the last 12 months, the Council have accepted 46 applications for Prevention Duty and 145 applications for Relief Duty. This represents a notably lessened number of households in need of prevention duty but a persistent and substantial level of relief duty required to house vulnerable people within the Borough.
- 4.24 The National Audit Office (‘NAO’) (2017) found that the single largest driver of statutory homelessness in England was the ending of private sector tenancies. The report also noted that ‘...the affordability of tenancies is likely to have contributed to the increase in homelessness’. There is therefore clearly a relationship between the general level of housing affordability within an area and the extent of statutory homelessness within that area.

Private Rental Market

Median Private Rents

- 4.25 Latest published data presented by the Valuation Office Agency (‘VOA’) and gathered by the Office for National Statistics (‘ONS’) demonstrates that median private rents in the Borough were £1,275 per month in the 2022/23 monitoring year. This was 28% higher than the South East regional average of £998 per month and 55% higher than the national average of £825 per month over the same period. These figures are demonstrated in **Table 4.2**.
- 4.26 For completeness, the 2022/23 datasets for private rental market data are the most up to date – the ONS having discontinued the collection and publication subsequently.

¹⁹ Shelter (Accessed 2025) Online Resource, available at: https://england.shelter.org.uk/professional_resources/legal/homelessness_applications/offers_and_suitability_of_accommodation_for_homeless_applicants/accommodation_standards_and_costs_for_homelessness_accommodation

²⁰ The Prevention Duty places a duty on housing authorities to work with people who are threatened with homelessness within 56 days to help prevent them from becoming homeless. The prevention duty applies when a local authority is satisfied that an applicant is threatened with homelessness and eligible for assistance.

²¹ The Relief Duty requires housing authorities to help people who are homeless to secure accommodation. The relief duty applies when a local authority is satisfied that an applicant is homeless and eligible for assistance.

Table 4.2 Median Private Sector Rents between 2013/14 and 2022/23²²

Geographic Area	Median Rent in 2013/14	Median Rent in 2022/23	% Change
Epsom & Ewell	£1,100	£1,275	+16%
South East	£750	£998	+33%
England	£595	£825	+39%

Lower Quartile Private Rents

- 4.27 Whereas median private rents demonstrate the average rental value in the authority area, the lower quartile private sector rents figures are representative of the 'entry level' element of the private rented sector. Lower quartile private rental values represent dwellings typically sought by households on lower incomes and those relying upon Local Housing Allowance to cover their housing costs.
- 4.28 For those seeking lower quartile properties, the average private sector monthly rent in the Borough was £1,029 per month, as demonstrated in **Table 4.3** (below). This figure is 27% higher than the equivalent figure for the South East region (which was £810 per month) and 65% higher than the national average at £625 per month, during the same monitoring period.

Table 4.3 Lower Quartile Private Sector Rents between 2013/14 and 2022/23²³

Geographic Area	Lower Quartile Rent in 2013/14	Lower Quartile Rent in 2022/23	% Change
Epsom & Ewell	£875	£1,029	+18%
South East	£600	£810	+35%
England	£465	£625	+34%

- 4.29 The disparity between local, regional and national rents at the lower quartile point, further demonstrates there is also increasing affordability pressure at the 'entry level' of the private rented sector in the Borough. Furthermore, it is evident the lower quartile private rented costs at 2022/23 were 25% higher than the national median private rent costs.

Median House Prices

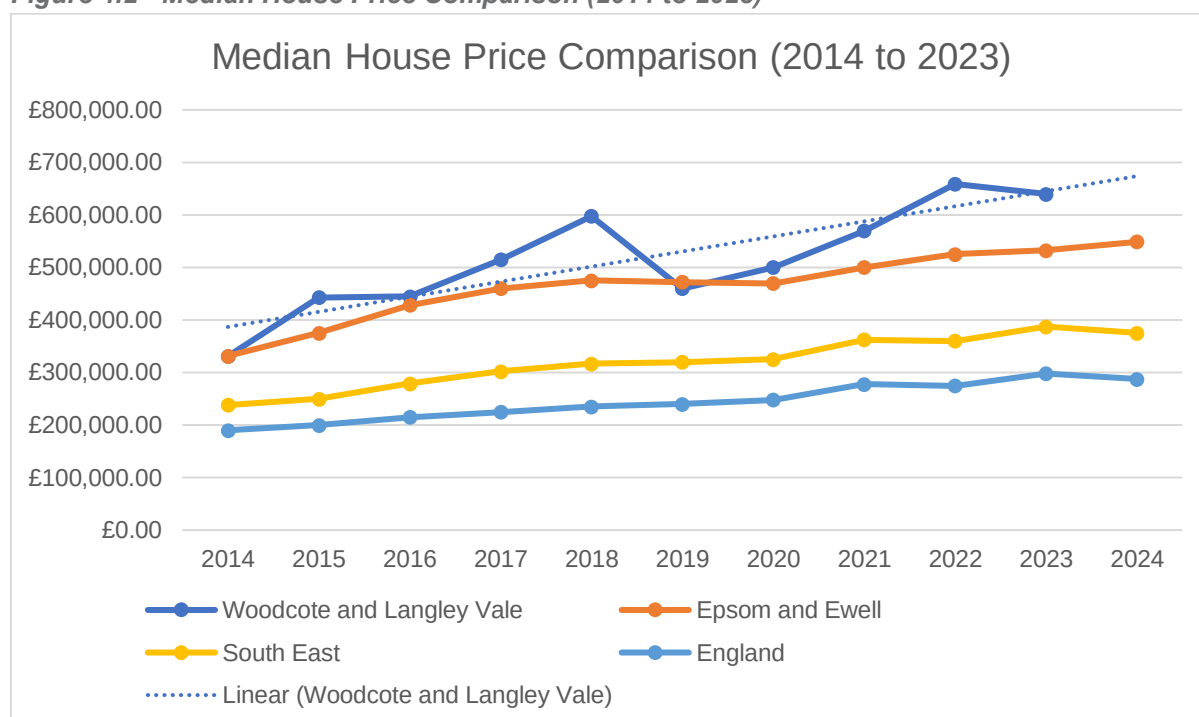
- 4.30 **Figure 4.2** demonstrates the median house sales prices for England, the South East, Epsom and Ewell Borough, and Woodcote and Langley Vale Ward (in which the application site is located).

²² Source: Valuation Office Agency and Office for National Statistics.

²³ Source: Valuation Office Agency and Office for National Statistics.

- 4.31 During the year 1 April 2022 to 31 March 2023, the median house price in Woodcote and Langley Vale Ward was £640,000 which is 20% higher than the Borough average of £532,500, 65% higher than the South East regional average of £387,500 and in excess of double (115% higher) than the national average of £297,995.
- 4.32 House prices in Woodcote and Langley Vale Ward and the Borough are therefore significantly higher than the rest of the region and country, further constraining opportunities for first time buyers to purchase a home in this area.

Figure 4.2 Median House Price Comparison (2014 to 2023)²⁴



Lower Quartile House Prices

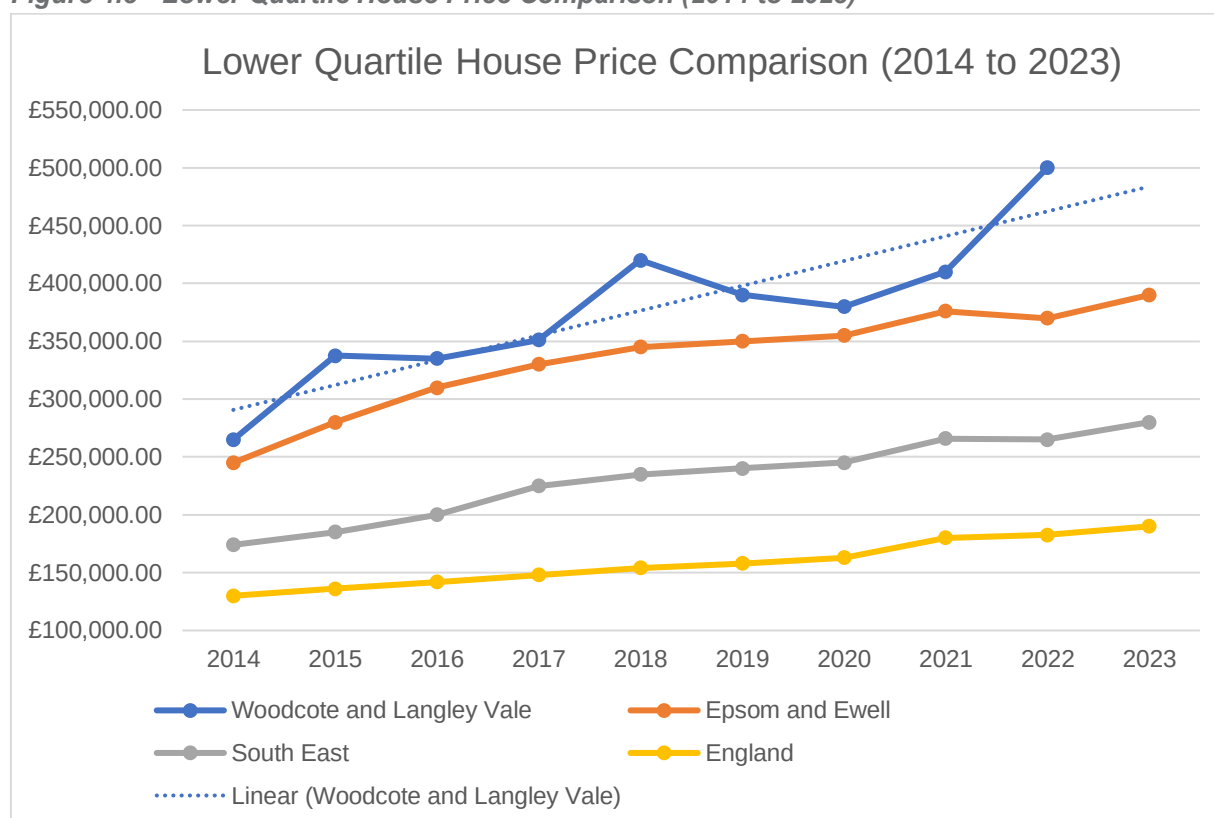
- 4.33 Lower quartile house prices are more representative of the entry level of the housing market. In terms of lower quartile house prices, as is demonstrated in **Figure 4.3**, within Woodcote and Langley Vale Ward the lower quartile house price has risen from £264,950 in 2014 to £500,000 in 2022; an increase of 89%.
- 4.34 As of March 2022, the lower quartile house price of £500,000 in Woodcote and Langley Vale Ward is 35% higher than the Epsom and Ewell Borough average of £370,000; 89% higher than the regional average (£265,000); and 174% higher than the national average (£182,500).
- 4.35 Data is not yet available for lower quartile house prices paid in Woodcote and Langley Vale Ward during the 2022/23 year. However, each of the other categories has seen a further (and significant) increase averaging at +5% from the 2021/22. If the same average is

²⁴ Source: ONS HPSSA Datasets 9 and 37.

applied to the prices paid in the Ward this would see the costs rise to £525,000 in the year ending 2023. Which in consequence would result in this the Ward's private lower quartile house prices standing at 176% more than the national average, for a **lower quartile** property.

- 4.36 Nonetheless, the 10-year trend line is indicative of average increases at the Ward level which have remained consistently above the Borough, Regional, and National prices.

Figure 4.3 Lower Quartile House Price Comparison (2014 to 2023)



Affordability Ratios

- 4.37 Data showing the actual value of housing in Epsom and Ewell Borough comprises just one element of understanding the affordability of housing within the area. Housing Affordability Ratios provide further context to understanding the level of affordability for members of the community of homes in the area.

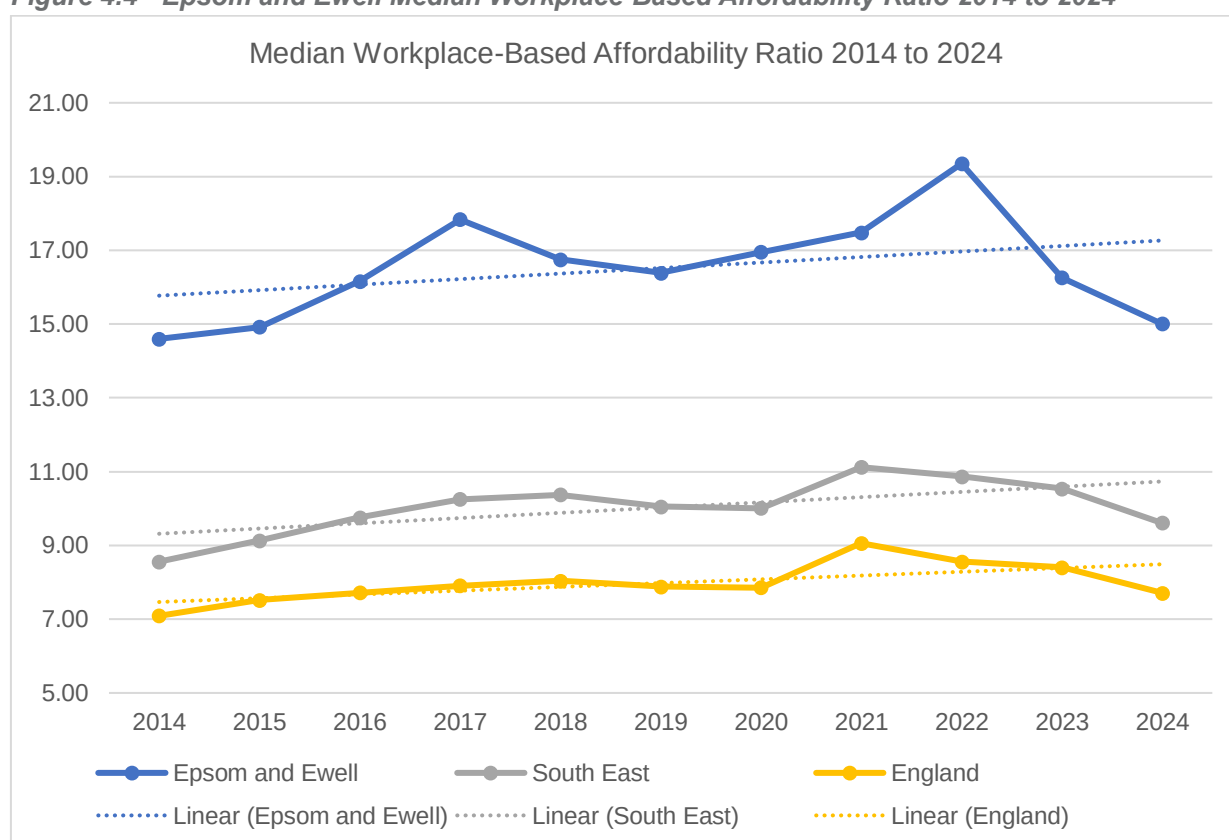
Median Values

- 4.38 The Median Workplace-Based Affordability Ratio of Epsom and Ewell Borough, which compares the average income of the authority's residents with the average house sale price, comprised 15.01 in 2024. The equivalent figure for 2014 stands at 14.60, comprising an increase of 3% over the 11-year period.
- 4.39 Whilst this means the average affordability of a home in Epsom and Ewell Borough has only increased by 3% since 2014. This demonstrates the average value of homes has

persistently remained well above the average earnings over the 10-year period. It can be seen from **Figure 4.4** that whilst the 2024 figure is relatively low in comparison to Epsom and Ewell's peak in 2022 (at 19.35), the trendline has seen a gradual increase across a 11-year period which is already a significantly high ratio, particularly against its regional and national comparable reference points.

- 4.40 Comparably, the ratio of median house prices to median incomes across the South East and England now stand at 9.61 and 7.71 respectively. Consequently, the median relative unaffordability of homes in Epsom and Ewell Borough is 56% higher than the South East Region and 95% higher than England as a whole.

Figure 4.4 Epsom and Ewell Median Workplace-Based Affordability Ratio 2014 to 2024



- 4.41 **Figure 4.4** shows that those on median incomes in Epsom and Ewell need to find 15 times their annual income to purchase a median priced property in the area. Given the data set out in **Figures 4.2 and 4.3** previously, it is reasonably likely that this may be even greater within Woodcote and Langley Vale Ward specifically.
- 4.42 It is worth noting that mortgage lenders typically offer based on up to a maximum of 4.5 times household earnings (subject to individual circumstances). In Epsom and Ewell, the affordability ratio is **more than three times higher** than this benchmark.

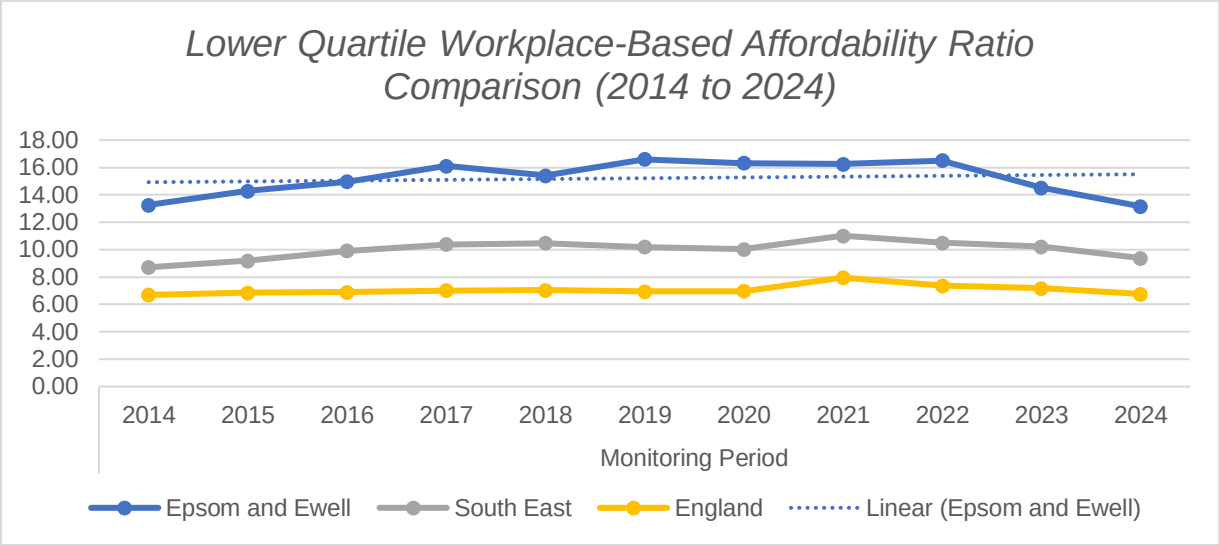
- 4.43 It is also worth noting, whilst house prices have decreased across England since a peak in 2021, the actual cost of borrowing via a mortgage has increased, making homes even less affordable in practical terms for many households. Throughout 2024, the majority of lenders have continued to increase mortgage rates, which has significantly increased the monthly cost of borrowing²⁵.

Lower Quartile

- 4.44 The ratio of Lower Quartile house prices to lower quartile household incomes more typically represents the context for those in need of affordable housing. In Epsom and Ewell Borough, the lower quartile ratio stood at 13.17 in 2024. In 2023 the ratio stood at 14.52. Whilst there has been a decrease from 14.52 in 2023 this trend can be seen across the regional and national positions. This is set out in **Figure 4.5**.
- 4.45 As demonstrated in **Figure 4.5** the relative affordability of lower quartile homes in the Borough is continually greater than the South East regional average (9.38 in 2024) and the national average (6.77 in 2024). This means that a lower quartile 'entry level' priced home in Epsom and Ewell is 95% less affordable than the national average for households on lower quartile workplace-based earnings.
- 4.46 In relation to typical mortgage lending rates, in Epsom and Ewell Borough the affordability ratio for lower quartile properties is therefore again over 2.5 (nearly 3) times higher than the maximum 4.5 times household earnings that lenders are typically able to offer to lower quartile earners.
- 4.47 Indeed, the recent decrease in house prices is again largely attributed to rising interest rates, which have seen the cost of mortgages rise considerably over the period, meaning that home ownership remains an unaffordable proposition for many households; particularly those on lower incomes.

²⁵ BBC News: Mortgage Costs Rise as Banks Confirm Higher Rates. Online Resource: <https://www.bbc.co.uk/articles/c72pnzq483vo>. Accessed 28/05/2025.

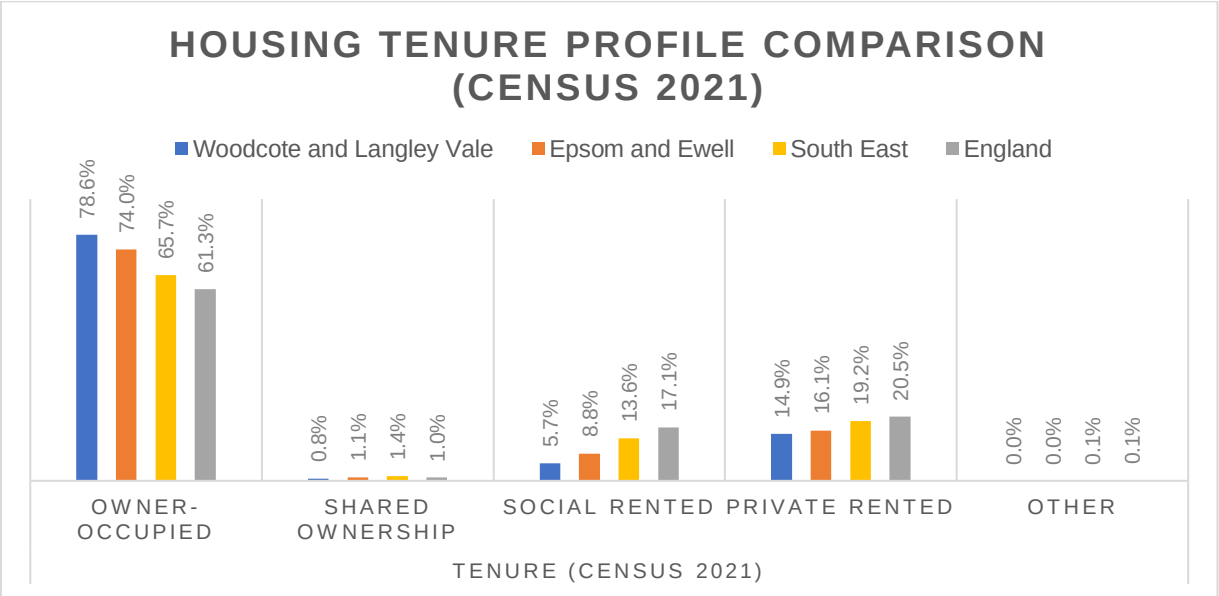
Figure 4.5 Lower Quartile Workplace-Based Affordability Ratio Comparison (2014 to 2024)



Tenure Profile

- 4.48 At the time of the 2021 Census, the tenure profile of Epsom and Ewell Borough and Woodcote and Langley Vale Ward consisted predominantly of home ownership. Across Woodcote and Langley Vale Ward, 78.6% of all dwellings were owner-occupied, compared to 74% at local authority level and the national average of 61.3%.
- 4.49 Conversely, shared ownership housing makes up just 0.8% of housing stock in Woodcote and Langley Vale Ward – this equates to just 18 shared ownership dwellings out of a total dwelling stock of 2,375 across the Ward. This compares to 1.1% across the Borough and 1.4% regionally.

Figure 4.6 Housing Tenure Profile Comparison (Census 2021)



- 4.50 The Census data demonstrates that the tenure profile of Woodcote and Langley Vale Ward in 2021 is clearly skewed towards owner occupation, and at the time of the Census there was very limited provision of shared ownership properties. It is considered this imbalance in local housing tenures is contrary to the NPPF's²⁶ objective of creating '*mixed and balanced communities*'.

Conclusions on Affordability Indicators

- 4.51 Our analysis of market signals has demonstrated that the Borough displays a persistent trend of poor housing affordability across the local authority area, which until very recently has worsened year-on-year on average. The trend is replicated at the even more local scale, with notable housing affordability pressures within Woodcote and Langley Vale Ward specifically.
- 4.52 Analysis of market signals indicates a retained unaffordability trend across the Local Authority area in relation to both median and lower quartile prices for rented accommodation. Similar worsening affordability trends are present in relation to median and lower quartile market house prices, wherein the affordability of lower quartile house prices in relation to lower quartile household incomes is even more acute than it is for the equivalent median ratio. Demonstrating housing unaffordability at the highly sensitive 'entry level' element of the housing market.
- 4.53 Our assessment clearly demonstrates there is an acute shortfall in the availability of affordable housing to meet the needs of those households already on the Housing Register, with the evidence suggesting that if there were no new households introduced to the Council's Borough wide Housing Register as of March 2024, it would still take over 25 years²⁷ to ensure that current registered households housing needs were met.

²⁶ NPPF (2024) Paragraph 64(b).

²⁷ Based on an average addition of 58 affordable housing per annum as per Table 6.1 of this report.

5. AFFORDABLE HOUSING NEEDS

Epsom and Ewell Borough Council's Affordable Housing - Local Plan Policy Position

- 5.1 Policy CS9 of the adopted development plan (Core Strategy) for Epsom and Ewell Borough states the overall target for new affordable dwellings was 35%: equating to 950 new affordable homes over the plan period of 2007 to 2022 (63dpa).
- 5.2 Paragraphs 3.12.14 - 15 of the CS acknowledge the Council had commissioned a housing needs survey in 2004 which identified an annual affordable housing shortfall of 518 units. When taking into account re-lets the net outstanding housing need each year was understood to be 395 affordable dwellings per annum.

Affordable Housing Needs Evidence Base

- 5.3 In considering the most up-to-date assessments of local housing need, it is important to consider the objectively assessed need ('OAN') for affordable housing within the Borough.
- 5.4 This evidence is contained within the *Strategic Housing Market Assessment (SHMA) Update*, published in 2019 and the *Housing and Economic Development Needs Assessment (HEDNA)* published in January 2023. The findings of these assessments are considered below.

Strategic Housing Market Assessment (SHMA) Update (2019)

- 5.5 The 2019 published SHMA identifies a need for approximately 579 dwellings per annum overall. In respect of affordable housing specifically, the SHMA identifies a net need of 349 affordable dwellings per annum, or 60.27% of the overall housing need.
- 5.6 The SHMA includes an assumption that the distribution of incomes and price/rents at the base year 2019 would remain broadly unchanged in the future. It can be seen from **Figures 4.2 and 4.3** this assumption is now out of date and that median house prices have risen by 39% since 2019: similarly, lower quartile properties have risen by 28%.

Over the 6-year period (from publication of the SHMA to the time of writing this report), the annualised need figure of +349 affordable dwellings per annum means that some 2,094 new affordable homes have been needed in the Borough up to 2024. As shown in the next section, it is clear the Council is already significantly behind on meeting these needs.

Housing and Economic Development Needs Assessment (HEDNA) (January 2023)

- 5.7 The HEDNA provides the most up to date published assessment of housing needs within the Borough from 2022 to 2040.
- 5.8 The assessment identifies a notable need for affordable housing, and it is clear that provision of new affordable housing is an important and pressing issue in the Borough. It was also recommended that the Council apply a flexible policy for the split between social and affordable rented housing.

- 5.9 In 2023, when the assessment was published, the total local housing need figure for the Borough, was identified to be +576 per annum, based upon the then standard method, set out in the Planning Practise Guidance. It is worth noting that this was a dated version of the standard method, as of 2019²⁸.
- 5.10 After assessing the objective annual requirement for affordable housing, the HEDNA identified an objectively assessed need for +652 affordable homes per annum, including 574 rental properties (88%) and 78 affordable home ownership properties (12%). This was calculated on a range of data inputs and includes a proportion of households that were already in housing.

Current Standard Method Assessment of Housing Need

- 5.11 In December 2024 the Government introduced a new standard method for assessing housing needs.
- 5.12 As of May 2024, the Borough's objectively assessed minimum housing need is identified to be 871 dwellings per annum.

²⁸ Paragraph: 002 Reference ID: 2a-002-20190220

6. AFFORDABLE HOUSING DELIVERY

Past Affordable Housing Delivery in Epsom and Ewell Borough

- 6.1 **Table 6.1** illustrates the recorded delivery of Affordable Housing ('AH') in Epsom and Ewell Borough since the start of the current Core Strategy plan period.

Table 6.1 Gross Additions to Affordable Housing Stock 2006/07 to 2023/24²⁹

Monitoring Period	Total Housing Completions (Net)	Additions to Affordable Housing Stock (Gross)	Affordable Housing as %age of Total Completions
2006/07	345	92	27%
2007/08	281	78	28%
2008/09	221	41	19%
2009/10	103	46	45%
2010/11	251	45	18%
2011/12	289	73	25%
2012/13	517	207	40%
2013/14	234	77	33%
2014/15	195	58	30%
2015/16	169	72	43%
2016/17	294	57	19%
2017/18	160	22	14%
2018/19	165	48	29%
2019/20	193	28	15%
2020/21	169	5	3%
2021/22*	117	7	6%
2022/23	317	67	21%
2023/24	139	22	16%
Total	4,159	1,045	25%
Average/Annum	231	58	25%

* The Core Strategy plan period expired in the 2021/22 year.

- 6.2 As illustrated above, between 2006/07 and 2023/24, a total of 4,159 dwellings were delivered in the Borough, based on the Council's latest Authority Monitoring Report published in September 2024 covering the period 1 April 2023 to 31 March 2024. This equates to an average of 231 per annum throughout the period. Of these, 1,045 dwellings

²⁹ Source: DLUHC Live Tables 122 and 1008c.

were delivered with affordable tenures, which equates to an average of 58 dwellings per annum.

- 6.3 Consequently, affordable housing delivery has comprised 25% of the total number of new homes delivered throughout the plan period plus an additional 2-years. This is -10% below the target sought by Policy CS9 that 35% of all net new dwellings should be affordable.
- 6.4 It is also salient to re-note, the Core Strategy itself set an affordable housing target that was assessed to be generating an unmet need of -395 affordable homes per annum (based on the 2004 commissioned assessment of local housing need).

Accounting for the Right to Buy

- 6.5 Notably, the gross delivery of affordable homes shown in **Table 6.1** (above) does not take account of any losses from the affordable housing stock through the Right to Buy ('RtB') sales of existing Council and Registered Providers³⁰ ('RP') affordable housing stock.
- 6.6 **Table 6.2** (below) illustrates the annual delivery of affordable housing adjusted to account for the loss of affordable housing stock through the RtB sales and associated acquisitions since 2013/14 (preceding data has not been obtainable at the time of writing).
- 6.7 The table demonstrates there were gross sales of 11 affordable homes over the period, which equates to 1% of the gross affordable housing completions over the same 18-year period. These properties were sold solely through Registered Provider RtB sales.
- 6.8 Once taken into account, the net delivery of affordable housing in the Borough falls to 1,034 new affordable homes over the 18-year period. This equates to an average of 57 affordable dwellings per annum (refer to **Table 6.2**).
- 6.9 At the national level, almost two million households have exercised the Right to Buy since its introduction in 1980. In July 2015, the Government published 'Fixing the Foundations: Creating a More Prosperous Nation', which confirmed their commitment to extending the Right to Buy to housing association tenants, noting that '*...since the Right to Buy for Council tenants was reinvigorated in the last Parliament, the number of sales has increased by nearly 320%*'.
- 6.10 Furthermore, the Government's Housing White Paper (2017) sets out the *reinvigoration* of the Right to Buy scheme in 2012, which increased associated purchase discounts significantly, has resulted in a further over 60,000 affordable homes being sold. This is equivalent to an average of 12,000 affordable homes lost per year, every year, on a national basis for the five-year period between 2012 and 2017.
- 6.11 Whilst the percentage of Right to Buy sales seems relatively low, in comparison to the already significant lack of affordable housing stock within the Borough, even one dwelling per annum would be a substantial loss to the already depleted stock. The extension of the

³⁰ RtB data on RP sales of affordable housing to tenants is contained in annual Statistical Data Returns ('SDR') data sets for the period 2011/12 to 2021/22 published by the Regulator of Social Housing. These figures have been combined on an annual basis to produce total Right to Buy sales. It should be noted that the Council does not hold its own affordable housing stock, so no losses have been recorded from Local Authority stock.

Right to Buy scheme to Housing Association tenants is considered likely to further increase the loss of the existing affordable housing stock both nationally and locally. Consequently, further pressure is placed on the need to deliver a greater number of net new affordable homes in the Borough in the immediate future.

- 6.12 Within **Table 6.2**, where datasets are not available these are marked with 'N/A' and account for zero within the calculations. This is a best-case scenario for the Borough in regards to affordable housing deliverability.
- 6.13 **Table 6.2** demonstrates that between 2006/07 and 2023/24, the Borough have benefitted from the addition of 57 affordable dwellings per annum, on average, resulting from the total net calculation of housing delivery, Right to Buy sales, and affordable housing stock acquisitions. Over the 18-year period , this equates to the delivery of only 25% of the total identified need.
- 6.14 The evidence set out by **Table 6.2** clearly demonstrates the exercise of Right to Buy sales (albeit very limited) have further reduced the low provision affordable housing stock across the Borough faster than the Council is able to replace the stock through acquisitions.

Table 6.2 Net of Affordable Housing Completions, Additions to Housing Stock, and Right to Buy Losses (2013/14 to 2023/24)³¹

Monitoring Period	Total housing completions (Net)	Additions to AH Stock (Gross)	LPA Acquisitions	LPA RtB sales	RP RtB sales	Additions to AH Stock (Net of RtB)	Additions to AH Stock (Net of RtB) as a %age of total completions
	A	B	C	D	E	F (B+C) – (D+E)	G (F / A) * 100
2006/07	345	92	N/A	0	N/A	92	27%
2007/08	281	78	N/A	0	N/A	78	28%
2008/09	221	41	N/A	0	N/A	41	19%
2009/10	103	46	N/A	0	N/A	46	45%
2010/11	251	45	N/A	0	N/A	45	18%
2011/12	289	73	N/A	0	0	73	25%
2012/13	517	207	N/A	0	0	207	40%
2013/14	234	77	0	0	1	76	32%
2014/15	195	58	0	0	1	57	29%
2015/16	169	72	0	0	2	70	41%
2016/17	294	57	0	0	3	54	18%
2017/18	160	22	0	0	2	20	13%
2018/19	165	48	0	0	0	48	29%
2019/20	193	28	0	0	2	26	13%
2020/21	169	5	0	0	0	5	3%
2021/22	117	7	0	0	0	7	6%
2022/23	317	67	0	0	0	67	21%
2023/24	139	22	0	0	0	22	16%
Total	4159	1045	0	0	11	1034	25%
Average / Annum	231	58	0	0	1	57	25%

³¹ Source: DLUHC Live Tables (122, 1008c, 693.c2, 691) and Private Registered Provider Social Housing Stock in England: Statistical Data Returns (2013/14 to 2020/21) / Epsom and Ewell Borough Council Authority Monitoring Report 1 April 2023 – 21 March 2024

Affordable Housing Delivery Compared to Objectively Assessed Need

Core Strategy

- 6.15 **Table 6.3** illustrates the net recorded affordable housing delivery compared to the target set by the Core Strategy.

Table 6.3 *Net Additions to Affordable Housing Stock Compared with Needs Identified in the 2007 Core Strategy³²*

Epsom and Ewell Core Strategy (2007)					
Monitoring Period	Additions to AH Stock (Net of RtB)	EECS (2007 - 22) AH Needs (Net)	Annual Surplus/ Shortfall	Cumulative Shortfall	Additions as a %age of Needs
2006/07	92	63	29	29	146%
2007/08	78	63	15	44	124%
2008/09	41	63	-22	22	65%
2009/10	46	63	-17	5	73%
2010/11	45	63	-18	-13	71%
2011/12	73	63	10	-3	116%
2012/13	207	63	144	141	329%
2013/14	76	63	13	154	121%
2014/15	57	63	-6	148	90%
2015/16	70	63	7	155	111%
2016/17	54	63	-9	146	86%
2017/18	20	63	-43	103	32%
2018/19	48	63	-15	88	76%
2019/20	26	63	-37	51	41%
2020/21	5	63	-58	-7	8%
2021/22	7	63	-56	-63	11%
2022/23	67	63	4	-59	106%
2023/24	22	63	-41	-100	35%
Total	1034	1134	-100	-100	91%
Average / Annum	57	63	-6		91%

³² Source: DLUHC Live Tables 122, 1008c, 691, 693c2; Private Registered Provider Social Housing Stock in England Statistical Data Returns / Epsom and Ewell Borough Council Authority Monitoring Report 1 April 2023 – 21 March 2024 and Epsom and Ewell Core Strategy (2007)

- 6.16 Since the start of the Plan Period, affordable housing completions (net of Right to Buy) have been 57 net affordable homes per annum on average, against an identified need of 63 net affordable homes per annum.
- 6.17 Consequently, there is presently a cumulative shortfall of -100 affordable homes within Epsom and Ewell over the 18-year period alone, equivalent to an average annual shortfall of -6 affordable homes.
- 6.18 It is therefore clear that, over this period, Epsom and Ewell has faced a persistent under provision of affordable homes.

SHMA 2019

- 6.19 **Table 6.4** illustrates the net recorded affordable housing delivery compared to the 2019 SHMA's Objectively Assessed Need ('OAN') for affordable housing. The SHMA (2019) identified an OAN of 349 net affordable dwellings per annum between 2019 and 2039.
- 6.20 **Table 6.4** illustrates the delivery of affordable housing within the Borough compared to the identified need for affordable housing within the SHMA over the assessment period to date, i.e. 2018/19 – 2023/24.

Table 6.4 Net Additions to Affordable Housing Stock Compared with Needs Identified in the 2019 SHMA³³

Monitoring Period	Additions to AH Stock (Net)	SHMA AH Needs (Net)	Annual Shortfall	Cumulative Shortfall	Additions as a %age of Needs
2018/19	48	349	-301	-301	14%
2019/20	26	349	-323	-624	7%
2020/21	5	349	-344	-968	1%
2021/22	7	349	-342	-1310	2%
2022/23	67	349	-282	-1592	19%
2023/24	22	349	-327	-1919	6%
Total	175	2,094	-1,919	-1,919	8%
Average / Annum	29	349	-320		8%

- 6.21 Since the SHMA assessment period to date (2019), affordable housing completions (net of Right to Buy) have been 29 net affordable homes per annum on average, against an identified need of 349 net affordable homes per annum.
- 6.22 Consequently, there is presently a cumulative shortfall of -1,919 affordable homes over this 6-year period alone, equivalent to an average annual shortfall of -320 affordable homes.

³³ Source: DLUHC Live Tables 122, 1008c, 691, 693c2; Private Registered Provider Social Housing Stock in England Statistical Data Returns / Epsom and Ewell Borough Council Authority Monitoring Report 1 April 2023 – 21 March 2024 and Epsom and Ewell SHMA (2019)

- 6.23 It is therefore clear that, over this period, the Borough has continued to face a chronic and persistent under provision of affordable homes

Housing and Economic Development Needs Assessment

- 6.24 **Table 6.5** illustrates the net recorded affordable housing delivery compared to the Objectively Assessed Need ('OAN') identified within the most up to date published assessment, the *Housing and Economic Development Needs Assessment* (HEDNA) (2023). The HEDNA (2023) identified an OAN of 652 net affordable dwellings per annum between 2022 and 2040.
- 6.25 **Table 6.5** illustrates the delivery of affordable housing within the Borough compared to the identified need for affordable housing within the HEDNA over the assessment period to date, i.e. 2021/22 – 2023/24.

Table 6.5 Net additions to Affordable Housing Stock Compared with Needs Identified in the 2023 HEDNA

HEDNA 2023					
Monitoring Period	Additions to AH Stock (Net)	AH Needs (Net)	Annual Surplus/ Shortfall	Cumulative Shortfall	Additions as a %age of Needs
2021/22	7	652	-645	-645	1%
2022/23	67	652	-585	-1,230	10%
2023/24	22	652	-630	-1,860	3%
Total	96	1,956	-1,860	-1,860	5%
Average / Annum	32	652	-620		5%

- 6.26 Since the HEDNA assessment period to date (2022), affordable housing completions (net of Right to Buy) have been 32 net affordable homes per annum on average, against an identified need of 652 net affordable homes per annum.
- 6.27 Consequently, there is already a cumulative shortfall of -1,860 affordable homes over this 3-year period alone, equivalent to an average annual shortfall of -620 affordable homes.
- 6.28 It is evident that across all assessment periods (Core Strategy, SHMA and HEDNA) there has been a persistent undersupply of affordable housing when compared to objectively assessed need. This has become increasingly worse as the years have progressed since the time of the Core Strategy being adopted.

Affordable Housing Delivery within Woodcote and Langley Ward

- 6.29 As per the Council's FOI Response dated 15 May 2025 (**Appendix 2**) **Table 6.6** below shows the delivery of affordable housing, specifically within the Woodcote and Langley Ward across the period of 2017/18 – 2023/24.

Table 6.6 *Gross Additions to Affordable Housing Stock within Woodcote and Langley Ward 2017/18 to 2023/24*

Monitoring Period	Number of Homes Completed (net)		
	Total Housing Completions (Net)	Additions to Affordable Housing Stock (Gross)	Affordable Housing as %age of Total Completions
2017/18	22	0	0%
2018/19	17	0	0%
2019/20	8	0	0%
2020/21	5	0	0%
2021/22	0	0	0%
2022/23	98	8	8%
2023/24	5	0	0%
Total	155	8	5%
Average / Annum	22	1	5%

6.30 **Table 6.6** further accentuates the need for affordable housing, particularly within the Ward of Woodcote and Langley, which over a 7-year period has only delivered, on average, 1 affordable home per annum.

Conclusions on Affordable Housing Delivery

- 6.31 The above evidence demonstrates that across Epsom and Ewell, the delivery of affordable housing has persistently fallen short of meeting identified needs.
- 6.32 Measured against the adopted requirements for affordable housing set out in the Core Strategy (2007), or the objective assessments of need set out in the SHMA (2019) and HEDNA (2023), it is clear the Borough has and continues to face a chronic and persistent under-provision of affordable homes over the relevant assessment metric and period.
- 6.33 Given the evidence set out above, it is clear a 'step change' in affordable housing delivery is needed to address these shortfalls and ensure the at least significantly more of the future authority-wide needs for affordable housing can be met.
- 6.34 In light of the identified level of need there can be no doubt the delivery of up to 55 affordable dwellings on the application site would make an important contribution to the Borough's acute affordable housing needs and more importantly, the Ward of Woodcote and Langley Vale - which in the last 7 year period has only seen 8 new affordable homes, which equates to 5% of the total housing stock within this Ward.

7. SUMMARY AND CONCLUSIONS

- 7.1 Boyer has prepared this AHNA on behalf of Fairfax Properties ("Fairfax"). Fairfax proposes the development of 110 new homes, including 55 (50%) affordable homes, on the Land to the North of Langley Bottom Farm, Epsom.
- 7.2 The AHNA has examined the context and extent of need for affordable housing within Epsom and Ewell Borough, and the Woodcote and Langley Vale Ward administrative areas, in which the Land to the North of Langley Bottom Farm ('the site') is located.
- 7.3 Account has been given to national, regional and local housing affordability indicators, alongside consideration of national and local planning policy, the Council's own corporate objectives, and the performance of affordable and general housing delivery against the adopted Development Plan's requirements and the Borough's objectively assessed needs.
- 7.4 To summarise the conclusions set out within the assessment, our analysis has identified that:
- a. There is a significant need for further affordable housing to be delivered both across Borough as a whole, and an identified preference for housing within Woodcote and Langley Vale Ward specifically.
 - b. There is an acute shortfall in delivery of affordable housing against both adopted planning policy targets and Objectively Assessed Needs for affordable housing across Epsom and Ewell over the adopted Local Plan period to date (2007 – 2022).
 - c. The evidence of need, cumulative delivery shortfall, and affordability indicators is sufficiently compelling to provide that; given the various market indicators showing levels of unaffordability in Epsom and Ewell Borough, and in Woodcote and Langley Vale Ward specifically, in addition to the clear identified need and preference for affordable housing in this location, the provision of those 55 affordable homes would be of **substantial** value to those in need.
- 7.5 In deriving these conclusions, our assessment has drawn on a significant range of data and sources. The following discussion provides a brief summary of the data and findings set out in the previous sections of this report.

Planning Policy Position

- 7.6 The adopted Development Plan for Epsom and Ewell Borough comprises the Core Strategy (2007) and the Development Management Document (2015) with associated Supplementary Planning Documents and Guidance.
- 7.7 There is currently no adopted neighbourhood plan for the area, nor are we aware that a neighbourhood plan is currently being prepared.
- 7.8 **Section 3** of this Statement has considered the adopted policy position in relation to the provision of affordable housing, alongside the wide range of other plans, strategies, and

guidance that clearly demonstrate the provision of affordable housing has long been a key priority for Epsom and Ewell Borough.

Affordable Housing Needs

- 7.9 The Core Strategy (2007) refers to an objectively identified annual need of +395 affordable dwellings per annum in Epsom and Ewell, for the 15-year period 2007 – 2022. A level of need having been identified in the Strategic Housing Market Assessment ('SHMA' Update (2019) at +349 dwellings per annum.
- 7.10 Subsequently, a more recent assessment of the objectively assessed need, published in the Council's Housing and Economic Development Needs Assessment (2023) identifies affordable housing need at +574 affordable dwellings per annum in the Borough over the 2022 – 2040 emerging plan period. This comprises the most recent assessment of affordable housing need.

Affordable Housing Delivery

- 7.11 Analysis of the Borough's affordable housing completions (net) over the past 18-year adopted Local Plan period to date (2006/07 to 2023/24), utilising data recorded by DLUHC, demonstrates a shortfall in the delivery of affordable homes of -100 against an objectively identified need of +1,143 over the same period. This equates to an average annual deficit of -6 affordable dwellings in the Borough over the period to date.
- 7.12 It is evident that Epsom and Ewell has faced a chronic and persistent under provision of affordable housing since 2007. This is more prevalent within the granular area of Woodcote and Langley Ward which has only delivered 5% of its total housing completions as affordable dwellings.
- 7.13 The development proposals at the Land North of Langley Bottom Farm presents an opportunity to assist the Council in achieving a 'step-change' in affordable housing delivery moving forward.

Affordability Indicators

- 7.14 In addition to the existing shortfall in the Borough's delivery of affordable homes against both objectively assessed need and adopted requirements, other indicators point to sustained affordability issues in Epsom and Ewell. Set out below are the key findings in respect of housing affordability across Epsom and Ewell, and Woodcote and Langley Vale Ward specifically:

Housing Needs

- a. As at 31st March 2024, there were 1,456 households on the Housing Register.
- i. Between 1 April 2024 and 31 March 2025, there were 158 households on the Housing Register being housed in temporary accommodation in the Borough.

- ii. Between April 2024 and April 2025, the Council accepted 46 households in need of homelessness prevention duty, and a further 145 households in need of relief duty from the Council.

House Prices

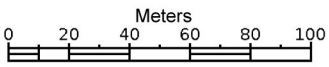
- a. The lower quartile workplace-based affordability ratio in Epsom and Ewell of 13.17 stands just above the South East average of 9.38 and the national average of 6.77.
 - b. In 2022, lower quartile house prices in Woodcote and Langley Vale Ward (of £500,000), were 35% higher than the equivalent average across Epsom and Ewell average of £370,000; 89% higher than the South East regional average of £265,000; and 174% higher than the national average of £182,500.
- 7.15 Taking all these factors into account evidences a challenging situation for anybody in need of affordable housing to rent or to buy in Woodcote and Langley Vale Ward, as well as in Epsom and Ewell more generally.

Conclusions

- 7.16 There is a serious and persistent affordable housing delivery shortfall (against assessed need) in Epsom and Ewell. This is exemplified by the affordability indicators, which show a sustained and poor affordability trend across the Borough.
- 7.17 It is the opinion of Boyer there is an acute housing crisis in Epsom and Ewell, with an average lower quartile house price to average income ratio of 13.17. Mortgage lending is typically offered with a maximum threshold of up to 4.5 times earnings (subject to individual circumstances). Therefore, the actual ratio of house prices to workplace-based income is almost 3 times higher than the maximum 4.5 times household earnings that lenders are typically able to offer to lower quartile earners.
- 7.18 The provision of 55 new affordable homes in this sustainable location will mean that 55 households needing affordable housing will spend less time on the waiting list and in potentially unsuitable accommodation. This will improve the lives of those real households who will benefit from the provision of high quality, affordable homes that meet their needs.
- 7.19 The affordable housing benefits of the application scheme are therefore:
- 50% of the proposed dwellings of the scheme provided as affordable housing;
 - A deliverable scheme which provides much needed affordable homes;
 - In a sustainable location;
 - With the affordable homes managed by a Registered Provider (currently subject to offer);
 - A trusted housebuilder that can deliver better quality affordable homes; and
 - Greater security of tenure than the private rented sector.

- 7.20 Given the conclusions set out in this analysis, there can be no doubt that the provision of 55 affordable dwellings on this site to help those most in need in Epsom and Ewell should be afforded at least significant, if not very significant, weight in the determination of any application.

APPENDIX 1. SITE LOCATION PLAN



1:2500

Supplied by: **Latitude Mapping Ltd**
Licence: © Crown Copyright and database rights 2017 OS
100038864
Reference: OI1189204
Centre coordinates: 520881 157435



Fairfax

FAIRFAX AQUISITIONS LTD

project:

LANGLEY BOTTOM FARM FIELD
LANGLEY VALE ROAD, EPSOM

title:

LOCATION PLAN

date: July '25 scale: 1:2500 @ A2

drawing number:	Rev.
2503/PL.01	B

Paul Hewett R.I.B.A.

CHARTERED ARCHITECT

Paul Hewett BA(Hons) DipArch(Hons) R.I.B.A.
CHARTERED ARCHITECT
51 Foxdale Drive : Angmering : West Sussex
BN16 4HF
Tel: 01903 778701
email: hewett439@btinternet.com

Copyright: Paul Hewett RIBA Chartered Architect - All Rights Reserved

APPENDIX 2. FREEDOM OF INFORMATION RESPONSE

23 April 2025
Our Ref: 25.1021

Epsom & Ewell Borough Council
The Old Town Hall
The Parade
Epsom
KT18 5BY

Crowthorne House
Nine Mile Ride
Wokingham
Berkshire
RG40 3GZ

T 01344 753220
F 01344 753221

Via email only: foidpa@epsom-ewell.gov.uk

Dear Sir/Madam,

Re: Freedom of Information Request

In accordance with the provisions of the Freedom of Information Act (2000), please provide appropriate data in response to the questions set out in this letter below.

To assist in directing this Freedom of Information request to the appropriate departments:

Questions 1 to 15 of this request relate to data held by the **Housing Department**
Questions 16 to 19 of this request relate to data held by the **Planning Department**
Questions 20 to 21 of this request relate to data held by the **Finance Department**

Questions Relating to the Housing Register

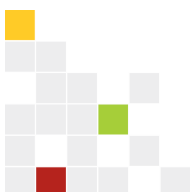
- 1) Please provide the total number of households on the Council's Housing Register as of **31 March 2025** (and/or the closest preceding alternative date – please specify which date).

Answer: **1456 applicants on the Housing Needs Register as at 31/03/24.**

- 2) Please provide the average waiting times as of **31 March 2025** (and/or the closest preceding alternative date – please specify which date) for the following types of affordable property across the Authority area:

This is the average waiting time for those households who have been housed in 2024/25 record in days.

Property Type	Answer
1-bed Affordable Dwelling	843 days
2-bed Affordable Dwelling	1765 day
3-bed Affordable Dwelling	2622 days
4-bed Affordable Dwelling	3769 days



- 3) Please provide the average waiting times as of **31 March 2025** (and/or the closest preceding alternative date – please specify which date) for the following types of affordable property across the Authority area:

This is the average waiting time for those households who have been housed in 2024/25 record in days.

Property Type	Answer
1-bed Affordable Dwelling	843 days
2-bed Affordable Dwelling	1765 day
3-bed Affordable Dwelling	2622 days
4+ bed Affordable Dwelling	3769 days

- 4) Please provide the total number of households on the Council's Housing Register as of **31 March 2025** (and/or the closest preceding alternative date – please specify which date) specifying the following areas as their preferred choice of location:

Pease note that we operate a choice based letting system and do not register applicants for specific or preference areas. Applicants can bid properties they are interested in. We do therefore do not hold this information for Parish to KT18 6AP (or Woodcote and Langley Vale Ward).

Location	Household Preferences (31 March 2025)
Woodcote and Langley Vale Ward	See comments above
Relevant Parish to KT18 6AP	

- 5) Please provide the total number of households on the Housing Register specifying the following sized properties, in the following locations, as of **31 March 2025** (and/or the closest preceding alternative date – please specify which date):

Pease note that we operate a choice based letting system and do not register applicants for specific or preference areas. Applicants can bid properties they are interested in. We do therefore do not hold this information for Parish to KT18 6AP (or Woodcote and Langley Vale Ward).

Type of Affordable Property	Household Preferences by Location (as of 31 March 2025)	
	Woodcote and Langley Vale Ward	Relevant Parish to KT18 6AP
1-bed Affordable Dwelling	See comments above	

2-bed Affordable Dwelling		
3-bed Affordable Dwelling		
4+ bed Affordable Dwelling		

6) Please provide the total number of households on the Council's Housing Register (and Shared Ownership Register), as of **31 March 2025** (and/or the closest preceding alternative date – please specify which date) specifying the following tenure as their preferred choice:

Please note that the Council operates one Housing Needs Register that combines both Social Rented & Affordable /Intermediate Rented and we do not distinguish between the two tenures.

Tenure	Household Preferences (31 March 2025)
Social Rented & Affordable /Intermediate Rented	1456
Shared Ownership	We do not operate a shared ownership register

7) Please provide the total number of bids made between **1 April 2024 – 31 March 2025** (and/or the closest preceding alternative date – please specify which date) for the following tenures of affordable property listed below:

Please note that the Council operates one Housing Needs Register that combines both Social Rented & Affordable /Intermediate Rented and we do not distinguish between the two tenures.

Tenure	Household Preferences (1 April 2024 - 31 March 2025)
Social Rented & Affordable/Intermediate Rented	1456
Shared Ownership	We do not operate a shared ownership register

- 8) Please provide the average number of bids per property between **1 April 2024 – 31 March 2025** (and/or the closest preceding alternative date – please specify which date) for the following types of affordable property in the locations listed below: **Unable to provide this information.**

Type of Affordable Property	Average Bids Per Property (1 April 2024 to 31 March 2025)	
	Woodcote and Langley Vale Ward	Relevant Parish to KT18 6AP
1-bed Affordable Dwelling		
2-bed Affordable Dwelling		
3-bed Affordable Dwelling		
4+ bed Affordable Dwelling		

- 9) Please provide the total number of households on the Housing Register at the following priority bands as of **31 March 2025** (and/or the closest preceding alternative date – please specify which date):

Please note that Band A is only used in very exceptional circumstances, and we would only expect one or two cases a year. Band B is the Council's made priority banding.

Type of Affordable Property	Household Preferences (as at 31 March 2025)			
	Priority Band 1(A)	Priority Band 2(B)	Priority Band 3(C)	Other Bands (4 to 5) (D&E)
1-bed Affordable Dwelling	0	118	334	149
2-bed Affordable Dwelling	2	297	147	30
3-bed Affordable Dwelling	0	252	41	12
4+ bed Affordable Dwelling	0	67	6	1

- 10) Please provide the total number of households on the Housing Register, who have specified a preference for housing within Relevant Parish to KT18 6AP (or Woodcote and Langley Vale Ward, depending on how data is stored), at the following priority bands, as at **31 March 2025** (and/or the closest preceding alternative date – please specify which date):

Pease note that we operate a choice based letting system and do not register applicants for specific or preference areas. Applicants can bid properties they are interested in. We do therefore do not hold this information for Parish to KT18 6AP (or Woodcote and Langley Vale Ward). Please see answer to question 9 above.

Type of Affordable Property	Household Preferences in Relevant Parish to KT18 6AP (or Woodcote and Langley Vale Ward) (as of 31 March 2025)			
	Priority Band 1	Priority Band 2	Priority Band 3	Other Bands (4 to 5)
1-bed Affordable Dwelling				
2-bed Affordable Dwelling				
3-bed Affordable Dwelling				
4+ bed Affordable Dwelling				

Social Housing Stock

- 11) Please provide the total number of social housing dwelling stock on **31 March 2025** (and/or the closest preceding alternative date – please specify which date) in the following locations:

All social housing in the borough is provided by a number of Housing Associations & Registered Social Landlords and we do not hold details of all their properties addresses.

Location	Total Social Housing Stock (On 31 March 2025)
Woodcote and Langley Vale Ward	See comments above
Relevant Parish to KT18 6AP	

Social Housing Lettings

- 12) Please provide the number of social housing lettings in the period from **1 April 2023 to 31 March 2024**; and from **1 April 2024 to 31 March 2025** (and/or the closest preceding alternative date – please specify which date), in the following locations:

Location	Social Housing Lettings	
	1 April 2023 to	1 April 2024 to

	31 March 2024	31 March 2025
Woodcote and Langley Vale Ward	2	1
Relevant Parish to KT18 6AP	0	0

- 13) Please provide the number of social housing lettings, in the period from **1 April 2023 to 31 March 2024**; and from **1 April 2024 to 31 March 2025** (and/or the closest preceding alternative date – please specify which date), made with the following tenures:

Please note that the Council operates one Housing Needs Register that combines both Social Rented & Affordable /Intermediate Rented and we do not distinguish between the two tenures.

Tenure	Lettings Made (1 April 2023 - 31 March 2024)	Lettings Made (1 April 2024 - 31 March 2025)
Social Rented & Affordable / Intermediate Rented	80	66
Shared Ownership	We do not allocate shared ownership properties	We do not allocate shared ownership properties

Temporary Accommodation

- 14) Please provide the number of households on the **Housing Register** housed in temporary accommodation, both within and outside the Epsom and Ewell Council area, between the following dates (and/or the closest preceding alternative date – please specify which date):

This is a snapshot of homeless households accommodated as at 31/03/2024. Please note that, outside of London, Epsom & Ewell Borough has the 7th highest number of households in temporary accommodation (pro rata) in England.

Location	Households in Temporary Accommodation	
	1 April 2023 to 31 March 2024	1 April 2024 to 31 March 2025
Within Epsom and Ewell	159	158
Outside of Epsom and Ewell	90	109

The Council does not routinely use Bed & Breakfast accommodation, instead we use self-contained nightly paid temporary accommodation. These figures are recorded in the placements made outside of Epsom & Ewell above.

Location	Households in Bed and Breakfast	
	1 April 2023 to 31 March 2024	1 April 2024 to 31 March 2025
Within Epsom and Ewell	See comments above	
Outside of Epsom and Ewell		

Homelessness

- 15) Please provide the number of homelessness applications within the last 12 months, which the Council has assessed as having:

Type of Application	Number of Applications Accepted
A Prevention Duty	46
A Relief Duty	145

Please specify which 12-month period has been used: 1 April 2024 to 31 March 2025

Housing Completions

- 16) Please provide the number of **net** housing completions within Epsom and Ewell District, per annum, between the period 2013/14 to 2024/25:

Monitoring Period	Number of Homes Completed (net)
2013/14	
2014/15	
2015/16	
2016/17	
2017/18	
2018/19	
2019/20	
2020/21	
2021/22	
2022/23	
2023/24	
2024/25	

- 17) Please provide the **net** number of affordable homes completed within Epsom and Ewell District, per annum, between the period 2013/14 to 2024/25:

Monitoring Period	Number of Affordable Homes Completed (net)
2013/14	
2014/15	
2015/16	
2016/17	
2017/18	
2018/19	
2019/20	
2020/21	
2021/22	
2022/23	
2023/24	
2024/25	

- 18) Please provide the **net** number of housing completions in the locations set out below, per annum, between the period 2013/14 and 2024/25:

Monitoring Period	Number of Homes Completed (net)	
	Woodcote and Langley Vale Ward	Relevant Parish to KT18 6AP
2013/14		
2014/15		
2015/16		
2016/17		
2017/18		
2018/19		
2019/20		
2020/21		
2021/22		
2022/23		
2023/24		
2024/25		

- 19) Please provide the **net** number of **affordable** housing completions in the locations set out below, per annum, between the period 2013/14 and 2024/25:

Monitoring Period	Number of Affordable Homes Completed (net)	
	Woodcote and Langley Vale Ward	Relevant Parish to KT18 6AP
2013/14		
2014/15		
2015/16		
2016/17		
2017/18		
2018/19		
2019/20		
2020/21		
2021/22		
2022/23		
2023/24		
2024/25		

Housing Budgets

- 20) How much (in £GBP) did the Council spend on housing people in Temporary Accommodation between 1 April 2024 and 31 March 2025 (and/or the closest preceding alternative date – please specify which date)?
-
- 21) What Percentage of the Council's Housing Budget was spent on Temporary Accommodation between 1 April 2024 and 31 March 2025 (and/or the closest preceding alternative date – please specify which date)?
-

In our view, compliance with this request for information is not anticipated to exceed the appropriate limit set for public authorities, which would excuse the Local Authority from responding to the request under Section 12(1) of the Freedom of Information Act (2000) (as amended).

However, if the Authority anticipates this would be the case and is seeking to enact Section 12(1) of the Freedom of Information Act (2000) (as amended), we kindly request that the Authority acts in good faith to provide the extent of information considered reasonably practicable to provide up to the appropriate limit.

Town Hall
The Parade
Epsom
Surrey
KT18 5BY
Main Number (01372) 732000
Text 07950 080202
www.epsom-ewell.gov.uk
DX 30713 Epsom

Date 15th May 2025

Your Ref

Our Ref **FOI-EIR 060.25 - Housing and Planning**

Dear Requester

Thank you for your email to Epsom and Ewell Borough Council dated 23rd April 2025, requesting information under the Freedom of Information Act 2000 and The Environmental Information Regulations 2004. The Council aims to respond to requests for information promptly and has done so within the statutory timeframe of twenty working days.

We hold the information requested:

Your request is in bold below followed by the Council's response.

You have requested

In accordance with the provisions of the Freedom of Information Act (2000), please provide appropriate data in response to the questions set out in this letter below.

To assist in directing this Freedom of Information request to the appropriate departments:

- **Questions 1 to 15 of this request relate to data held by the Housing Department**
This data falls under The Freedom of Information Act 2000.
Our Housing Department informs us that the information requested will take some time to collate therefore their reply will follow later. If an extension of time is needed to enable them to respond we will inform you of this.
- **Questions 16 to 19 of this request relate to data held by the Planning Department**
This data falls under The Environmental Information Regulations 2004. Please see our responses below.
- **Questions 20 to 21 of this request relate to data held by the Finance Department**
This data falls under The Freedom of Information Act 2000. Please see our responses below.

Housing Completions

Q16 - Please provide the number of net housing completions within Epsom and Ewell District, per annum, between the period 2013/14 to 2024/25:

Answer – the requested information is available from 2013/14 to 2023/24 in our latest AMR. See table 5 and table 6, middle column “Total Net”

<https://www.epsom-ewell.gov.uk/sites/default/files/documents/residents/planning/planning-policy/other-planning-documents/AMR%202023-24.pdf>

Note: We do not have final completions data for 2024/25 but this information will be published in our 2024/25 AMR later this year and as such is exempt from disclosure under Section 22 of The Freedom of Information Act 2000 as it is information due to be published at a future date.

Q17 - Please provide the net number of affordable homes completed within Epsom and Ewell District, per annum, between the period 2013/14 to 2024/25:

Answer - the requested information is available from 2013/14 to 2023/24 in our latest AMR. See table 8, 3rd column “Affordable Units (net)”

<https://www.epsom-ewell.gov.uk/sites/default/files/documents/residents/planning/planning-policy/other-planning-documents/AMR%202023-24.pdf> .

Note: We do not have final completions data for 2024/25 but this information will be published in our 2024/25 AMR later this year and as such is exempt from disclosure under Section 22 of The Freedom of Information Act 2000 as it is information due to be published at a future date.

Q18 - Please provide the net number of housing completions in the locations set out below, per annum, between the period 2013/14 and 2024/25:

Monitoring Period	Number of Homes Completed (net)	
	Woodcote and Langley Vale Ward	Relevant Parish to KT18 6AP
2013/14	Information not held	n/a
2014/15	Information not held	n/a
2015/16	Information not held	n/a
2016/17	Information not held	n/a
2017/18	22	n/a
2018/19	17	n/a
2019/20	8	n/a
2020/21	5	n/a
2021/22	0	n/a
2022/23	98	n/a
2023/24	5	n/a
2024/25	n/a	n/a

Note: We do not have final completions data for 2024/25 but this information will be published in our 2024/25 AMR later this year and as such is exempt from disclosure under Section 22 of The Freedom of Information Act 2000 as it is information due to be published at a future date.

There are no parishes in Epsom and Ewell which is why the second column states n/a.

Q19 - Please provide the net number of affordable housing completions in the locations set out below, per annum, between the period 2013/14 and 2024/25:

Monitoring Period	Number of Affordable Homes Completed (net)	
	Woodcote and Langley Vale Ward	Relevant Parish to KT18 6AP
2013/14	Information not held	n/a
2014/15	Information not held	n/a
2015/16	Information not held	n/a
2016/17	Information not held	n/a
2017/18	0	n/a
2018/19	0	n/a
2019/20	0	n/a
2020/21	0	n/a
2021/22	0	n/a
2022/23	8 (Woodcote Grove 19/00999/FUL)	n/a
2023/24	0	n/a
2024/25	n/a	n/a

Note: We do not have final completions data for 2024/25 but this information will be published in our 2024/25 AMR later this year and as such is exempt from disclosure under Section 22 of The Freedom of Information Act 2000 as it is information due to be published at a future date.

There are no parishes in Epsom and Ewell which is why the second column states n/a.

Housing Budgets

Q20 How much (in £GBP) did the Council spend on housing people in Temporary Accommodation between 1 April 2024 and 31 March 2025 (and/or the closest preceding alternative date – please specify which date)?

Q21 What Percentage of the Council's Housing Budget was spent on Temporary Accommodation between 1 April 2024 and 31 March 2025 (and/or the closest preceding alternative date – please specify which date)?

Answer

This information is due to be published In July 2025 and as such is exempt from disclosure under Section 22 of The Freedom of Information Act 2000 as it is data due to be published at a future date.

The questions asked above will be answered as part of the current work to close the accounts for the 2024/25 financial year. This information will be reported to the Council's Strategy & Resources Committee in July (and will be published on the Council's website in advance of this meeting). You are welcome to view this information at that time. Please find following link to the relevant webpage.

<https://democracy.epsom-ewell.gov.uk/ieListDocuments.aspx?CId=132&MId=1841>

Appeals Procedure

I trust that this information satisfies your request. The Council strives to be an open, transparent authority. Please note that the Council operates a review procedure, details of which can be found on the Council's website at:

<https://www.epsom-ewell.gov.uk/council/about-council/freedom-information>

If you are unhappy with the way the Council has dealt with your request, please set out in writing your grounds of appeal within 40 working days of this response and send it to:

FOIDPA@epsom-ewell.gov.uk

Please also note that if you have exhausted all internal Council review procedures and you are still not satisfied, you have the right to appeal to the Information Commissioner's Office to independently review the matter. Details of this procedure can be found on the ICO website:: <https://ico.org.uk/>

The Information Commissioner can also be contacted at: Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire, SK9 5AF Or by calling 0303 123 1113 (local rate) Monday to Friday 9am – 5pm.

Yours faithfully

Business Support Officer
Epsom & Ewell Borough Council

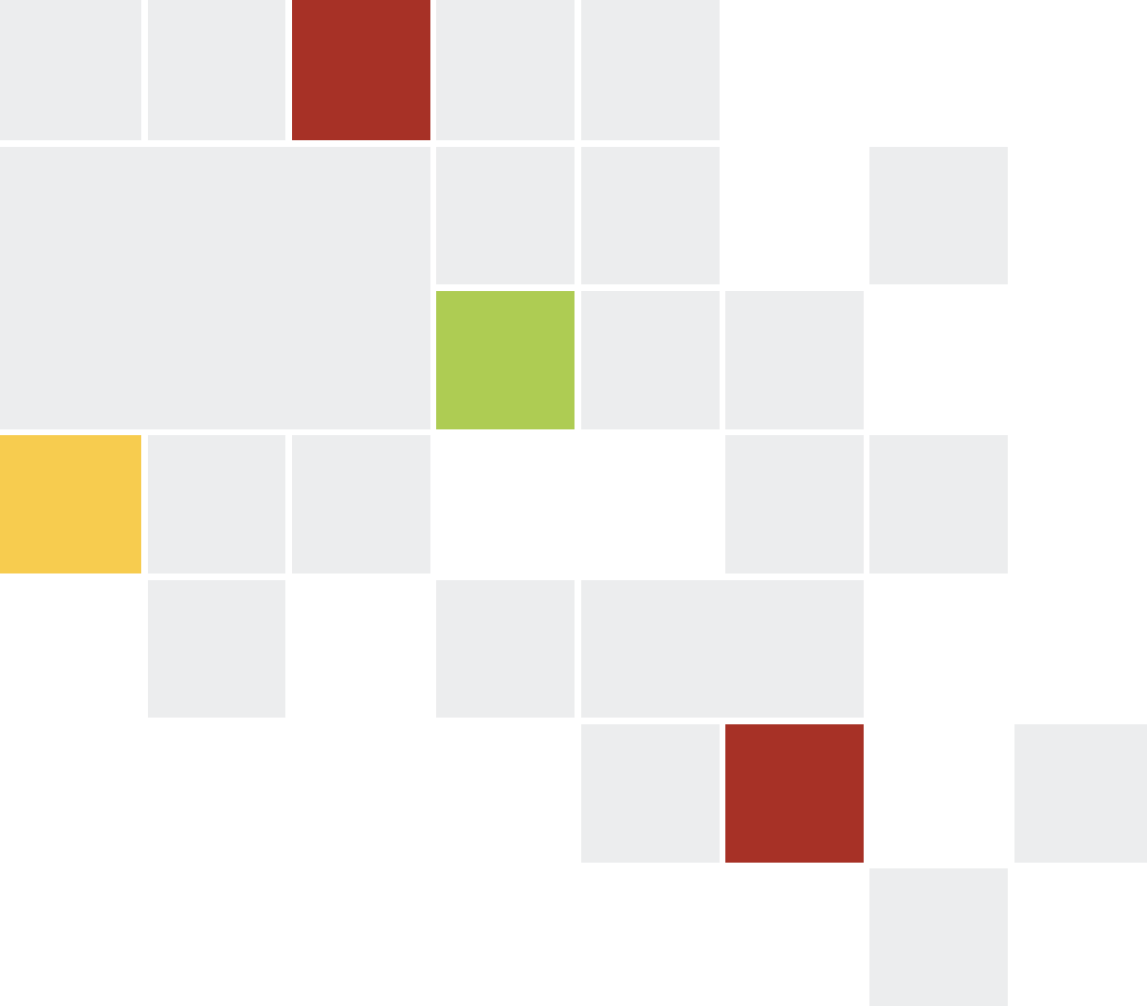
Copyright

The information supplied to you is subject to copyright protection under the Copyright, Designs and Patents Act 1988. You may use it (not including logos) for non-commercial purposes. You must re-use it accurately and not in a misleading context, and acknowledge us as your source. You do not own the copyright to any of the information we give you. Copyright may be owned by the Council or by a third party.

You are not allowed to:

- make a copy of the information
- use the information commercially or for direct marketing

If you want to copy or use the information in any way you should ask us for permission in writing first. If the information is from a third party, we cannot give permission for it to be used.



Crowthorne House, Nine Mile Ride, Wokingham, RG40 3GZ | 01344 753 220
wokingham@boyerplanning.co.uk | boyerplanning.co.uk

Boyer