



Ministry of Housing,  
Communities &  
Local Government

**Ministry of Housing, Communities &  
Local Government**

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30/04/2025

**Letter from MHCLG regarding recalculation of your 2023 Housing Delivery Test  
score**

Dear Ellen,

You previously contacted us regarding the use of census-adjusted net additions figures in the 2023 Housing Delivery Test (HDT). In your correspondence to us, you provided us with evidence that the census-adjusted net additions figure for the 2020/21 year does not reflect the on-the-ground delivery in Tunbridge Wells, and that the use of this figure has affected your HDT consequence.

Following discussions with the ONS, it has been brought to our attention that methodological changes to the way certain types of accommodation are counted, made between the 2011 and 2021 census, may have resulted in significant changes to total stock counts in your area.

While we continue to rely on the census dwelling count as the baseline for the net additional dwelling statistics, as it is one of the most reliable National Statistics produced and subject to intensive validation processes/address matching, we understand that use of the adjusted figures for the 2020/21 measurement year has resulted in a different HDT consequence in your area than would have been the case compared to if the non-adjusted figures were used. After investigations of the data, including the evidence you submitted to us, we believe that in this specific instance the adjusted figures are not appropriate to use in the HDT.

We are therefore able to recalculate your 2023 HDT score using non-adjusted net additions figures.

We have produced a revised score using the non-census-adjusted net additions figures for the 2020/21 measurement year. We are therefore able to confirm that Tunbridge Wells's revised 2023 HDT measurement is as follows:

Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	Housing Delivery Test: 2023 measurement	Housing Delivery Test: 2023 consequence
2020 -21	2021 -22	2022 -23	1800	2020 -21	2021 -22	2022 -23	1844	102%	None
451	677	672		690	518	636			

For the avoidance of doubt, this letter supersedes the measurement for your local authority area which was published on 12 December 2024. To provide clarity, you should publish this on your website.

The revised Housing Delivery Test measurement for Tunbridge Wells takes effect upon receipt of this letter, as will any consequences that apply as a result of the measurement.

The consequence shown above will remain in place until the next full publication of the Housing Delivery Test measurement.

Kind regards,

**Planning Policy Team**

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