

Implications of proposed changes to the standard method of assessing housing need

August 2020



Turley

The Government is proposing a new standard method for assessing local housing need, to replace the current method that has been in place since 2018. The proposals¹ are subject to consultation until 1 October 2020.

This document – produced in collaboration with the Land Promoters and Developers Federation (LPDF) – confirms the level of housing need implied by the new method for every local authority in England, grouped by region and listed in alphabetical order². This is compared to the outcome of the current method³, the peak level of housing delivery achieved in any year since 2001⁴ and existing housing requirements where applicable⁵. These metrics are colour coded to show, at a glance, whether the outcome of the proposed standard method is **higher** or **lower**.

Regions

¹ Ministry of Housing, Communities and Local Government (August 2020) *Changes to the current planning system: consultation on changes to planning policy and regulations*

² Correct as of August 2020, but subject to change as new datasets are released

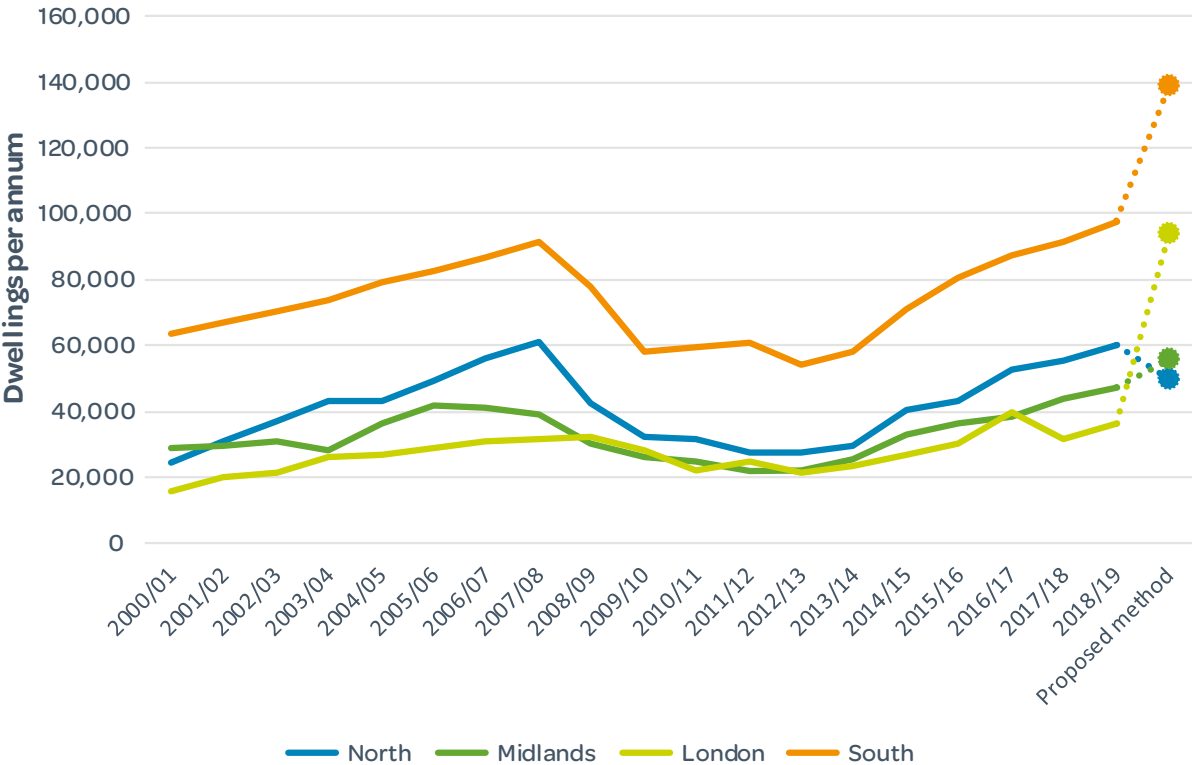
³ As of August 2020

⁴ Based on MHCLG data

⁵ Initially collated by MHCLG in September 2017, and since updated by Turley to reflect subsequently adopted requirements



A boost to past delivery, except in the north...



⁶ 11% have no adopted housing requirement according to MHCLG, and the residual 21% receive a figure lower than their existing requirement

North East

Local Authority	Outcome of proposed method	Outcome of current method	Existing housing requirement	Peak delivery since 2001
Darlington	253	165	482	625
Durham	1,140	1,266	-	1,528
Gateshead	494	445	425	943
Hartlepool	246	180	410	528
Middlesbrough	354	256	410	678
Newcastle upon Tyne	774	1,036	950	2,767
North Tyneside	884	803	790	965
Northumberland	1,172	651	-	1,802
Redcar and Cleveland	392	89	234	525
South Tyneside	435	341	168	450
Stockton-on-Tees	445	472	677	1,236
Sunderland	697	558	745	907

North West

Local Authority	Outcome of proposed method	Outcome of current method	Existing housing requirement	Peak delivery since 2001
Allerdale	320	106	304	480
Barrow-in-Furness	159	0	119	122
Blackburn with Darwen	346	154	625	639
Blackpool	303	121	280	368
Bolton	708	776	694	1,305
Burnley	224	62	194	335
Bury	673	601	-	940
Carlisle	286	193	565	678
Cheshire East	1,774	1,068	1,800	2,935
Cheshire West and Chester	1,659	584	1,100	2,546
Chorley	771	569	417	723
Copeland	154	11	277	242
Eden	133	95	242	660
Fylde	488	272	415	490
Halton	386	246	552	859
Hyndburn	165	56	213	196
Knowsley	415	261	450	840
Lancaster	417	410	700	628
Liverpool	1,154	1,558	-	3,485
Manchester	1,645	2,613	3,333	5,472
Oldham	805	693	289	529
Pendle	213	146	298	314
Preston	385	250	507	905
Ribble Valley	298	143	280	1,197
Rochdale	990	503	460	833
Rossendale	271	190	247	334
Salford	1,326	1,344	-	3,208
Sefton	695	623	640	606
South Lakeland	410	198	400	556
South Ribble	238	191	417	665
St. Helens	456	434	570	775
Stockport	1,098	1,079	495	738
Tameside	763	651	-	869
Trafford	1,239	1,369	578	953
Warrington	711	855	-	1,791
West Lancashire	277	193	324	543
Wigan	996	905	1,000	1,931
Wirral	898	779	-	1,052
Wyre	383	296	460	532

Yorkshire and the Humber

Local Authority	Outcome of proposed method	Outcome of current method	Existing housing requirement	Peak delivery since 2001
Barnsley	1,013	866	1,134	1,328
Bradford	1,211	1,704	2,476	2,337
Calderdale	587	800	-	1,311
Craven	224	150	230	461
Doncaster	961	546	1,230	1,745
East Riding of Yorkshire	1,221	908	1,400	1,982
Hambleton	349	196	260	546
Harrogate	579	364	637	659
Kingston upon Hull, City of	724	397	620	1,341
Kirklees	1,107	1,666	1,730	2,681
Leeds	2,387	2,787	3,247	3,427
North East Lincolnshire	470	211	702	625
North Lincolnshire	415	396	754	1,267
Richmondshire	124	12	180	375
Rotherham	736	566	958	1,187
Ryedale	357	184	200	321
Scarborough	339	172	450	825
Selby	589	342	450	869
Sheffield	1,733	2,131	1,352	3,429
Wakefield	1,982	970	1,600	2,114
York	763	1,026	-	1,296

East Midlands

Local Authority	Outcome of proposed method	Outcome of current method	Existing housing requirement	Peak delivery since 2001
Amber Valley	663	381	-	654
Ashfield	813	481	-	647
Bassetlaw	564	288	350	551
Blaby	1,148	345	380	743
Bolsover	446	224	272	366
Boston	443	249	310	580
Broxtowe	490	368	362	336
Charnwood	1,636	1,105	820	1,070
Chesterfield	323	229	380	528
Corby	799	506	460	691
Daventry	970	348	389	854
Derby	624	881	647	1,231
Derbyshire Dales	343	230	334	411
East Lindsey	819	423	558	999
East Northamptonshire	821	457	420	692
Erewash	344	392	368	701
Gedling	534	458	426	405
Harborough	1,238	550	640	729
High Peak	420	263	350	550
Hinckley and Bosworth	889	452	450	769
Kettering	853	526	520	801
Leicester	1,119	1,734	1,280	1,954
Lincoln	294	297	555	603
Mansfield	554	275	-	509
Melton	205	201	245	302
Newark and Sherwood	764	494	454	762
North East Derbyshire	419	252	-	507
North Kesteven	585	455	555	982
North West Leicestershire	1,153	359	481	971
Northampton	811	1,288	1,048	1,775
Nottingham	897	1,149	1,009	1,456
Oadby and Wigston	216	167	148	175
Rushcliffe	1,054	604	774	763
Rutland	307	122	150	317
South Derbyshire	1,209	548	742	1,218
South Holland	580	418	467	828
South Kesteven	839	732	650	914
South Northamptonshire	864	503	351	961
Wellingborough	535	348	350	448
West Lindsey	363	334	555	811

West Midlands

Local Authority	Outcome of proposed method	Outcome of current method	Existing housing requirement	Peak delivery since 2001
Birmingham	3,056	3,577	2,555	4,187
Bromsgrove	694	379	368	695
Cannock Chase	575	276	241	625
Coventry	2,676	1,722	1,230	1,499
Dudley	880	636	806	901
East Staffordshire	582	430	613	792
Herefordshire, County of	1,166	846	825	788
Lichfield	423	321	478	740
Malvern Hills	929	329	235	577
Newcastle-under-Lyme	395	355	285	570
North Warwickshire	439	171	203	337
Nuneaton and Bedworth	662	429	703	726
Redditch	368	174	337	482
Rugby	705	525	620	1,475
Sandwell	1,141	1,488	1,074	1,332
Shropshire	2,129	1,177	1,375	1,910
Solihull	1,011	807	-	836
South Staffordshire	364	254	175	371
Stafford	829	400	500	1,010
Staffordshire Moorlands	255	185	300	444
Stoke-on-Trent	684	500	570	1,008
Stratford-on-Avon	1,675	603	730	1,408
Tamworth	305	149	177	558
Telford and Wrekin	941	510	864	1,356
Walsall	823	882	629	1,895
Warwick	910	627	932	1,060
Wolverhampton	844	750	671	796
Worcester	290	362	283	611
Wychavon	1,396	497	442	1,288
Wyre Forest	353	231	200	594

East of England

Local Authority	Outcome of proposed method	Outcome of current method	Existing housing requirement	Peak delivery since 2001
Babergh	789	416	325	579
Basildon	820	1,001	-	816
Bedford	1,153	1,305	970	1,359
Braintree	776	857	273	835
Breckland	1,070	661	612	1,155
Brentwood	393	453	-	407
Broadland	922	517	706	772
Broxbourne	465	594	-	911
Cambridge	745	658	700	1,298
Castle Point	386	354	-	451
Central Bedfordshire	2,752	2,386	718	2,103
Chelmsford	1,557	946	700	1,256
Colchester	1,612	1,078	843	1,244
Dacorum	922	1,023	430	745
East Cambridgeshire	554	597	575	746
East Hertfordshire	1,122	1,145	839	917
East Suffolk	1,660	866	839	1,318
Epping Forest	868	953	-	564
Fenland	844	538	550	923
Great Yarmouth	373	357	420	407
Harlow	442	473	-	676
Hertsmere	668	716	266	630
Huntingdonshire	1,019	976	804	1,040
Ipswich	552	459	489	1,467
King's Lynn and West Norfolk	540	538	660	1,538
Luton	713	595	425	873
Maldon	623	289	-	317
Mid Suffolk	754	535	430	882
North Hertfordshire	625	973	-	687
North Norfolk	730	552	400	694
Norwich	502	598	477	1,049
Peterborough	1,282	926	972	1,342
Rochford	586	360	250	459
South Cambridgeshire	773	1,085	975	1,341
South Norfolk	1,832	893	929	1,212
Southend-on-Sea	1,324	1,181	325	749
St Albans	997	893	-	660
Stevenage	322	444	380	690
Tendring	1,141	770	550	915
Three Rivers	588	624	180	338
Thurrock	1,483	1,147	925	1,080
Uttlesford	1,231	706	-	983
Watford	533	787	260	712
Welwyn Hatfield	667	875	-	1,218
West Suffolk	743	800	886	1,250

South East

Local Authority	Outcome of proposed method	Outcome of current method	Existing housing requirement	Peak delivery since 2001
Adur	326	248	177	236
Arun	2,063	1,240	-	905
Ashford	1,211	970	1,093	1,022
Aylesbury Vale	2,197	1,398	-	1,758
Basingstoke and Deane	684	884	850	1,296
Bracknell Forest	805	614	557	755
Brighton and Hove	1,520	924	660	1,060
Canterbury	1,125	1,120	800	1,215
Cherwell	1,305	756	1,142	1,489
Chichester	1,120	753	435	690
Chiltern	619	343	139	353
Crawley	598	476	340	655
Dartford	1,441	776	865	1,162
Dover	1,279	596	505	745
East Hampshire	932	623	492	1,112
Eastbourne	486	675	240	833
Eastleigh	885	694	-	1,162
Elmbridge	774	633	225	444
Epsom and Ewell	604	577	181	517
Fareham	403	514	147	598
Folkestone and Hythe	1,043	752	350	1,339
Gosport	309	238	170	748
Gravesham	405	655	363	464
Guildford	733	787	562	605
Hart	512	286	423	705
Hastings	453	451	200	432
Havant	963	504	315	649
Horsham	1,715	920	800	1,392
Isle of Wight	1,045	688	520	1,622
Lewes	800	483	345	484
Maidstone	1,569	1,186	883	1,286
Medway	1,176	1,662	-	997
Mid Sussex	1,305	1,114	964	1,000
Milton Keynes	1,417	1,806	1,767	2,337
Mole Valley	563	453	188	608
New Forest	782	1,004	561	845
Oxford	656	762	400	804
Portsmouth	730	855	584	1,328

Local Authority	Outcome of proposed method	Outcome of current method	Existing housing requirement	Peak delivery since 2001
Reading	700	649	689	1,086
Reigate and Banstead	1,091	1,139	460	753
Rother	1,173	736	335	455
Runnymede	361	531	-	754
Rushmoor	401	260	436	586
Sevenoaks	820	711	165	502
Slough	597	863	313	1,034
South Bucks	433	431	125	569
South Oxfordshire	723	608	547	1,361
Southampton	832	1,002	815	1,616
Spelthorne	489	606	166	417
Surrey Heath	408	328	191	391
Swale	1,483	1,038	776	906
Tandridge	533	646	125	417
Test Valley	813	550	588	1,004
Thanet	1,023	1,085	-	1,007
Tonbridge and Malling	1,440	843	425	1,166
Tunbridge Wells	893	678	300	695
Vale of White Horse	1,447	661	1,028	1,615
Waverley	835	679	590	519
Wealden	1,199	1,225	450	864
West Berkshire	692	513	525	1,052
West Oxfordshire	653	563	660	839
Winchester	1,025	692	625	810
Windsor and Maidenhead	914	754	-	654
Woking	348	431	292	508
Wokingham	1,635	789	662	1,509
Worthing	871	885	200	482
Wycombe	889	764	546	814

South West

Local Authority	Outcome of proposed method	Outcome of current method	Existing housing requirement	Peak delivery since 2001
Bath and North East Somerset	1,216	648	722	1,245
Bournemouth, Christchurch and Poole	1,731	2,655	1,723	2,261
Bristol, City of	2,490	2,368	1,530	2,879
Cheltenham	528	531	546	791
Cornwall	4,054	2,820	2,625	3,427
Cotswold	1,209	487	420	911
Dorset	2,075	1,793	1,463	2,182
East Devon	1,614	928	950	1,089
Exeter	694	625	600	802
Forest of Dean	608	370	310	439
Gloucester	578	658	718	968
Isles of Scilly	0	0	-	0
Mendip	1,064	599	420	679
Mid Devon	641	367	340	550
North Devon	650	336	431	693
North Somerset	1,708	1,365	1,049	1,717
Plymouth	823	645	950	1,465
Sedgemoor	824	746	644	730
Somerset West and Taunton	1,231	691	995	1,082
South Gloucestershire	2,544	1,412	1,350	1,630
South Hams	769	355	385	551
South Somerset	612	685	725	1,058
Stroud	786	635	456	573
Swindon	1,466	1,030	1,467	2,327
Teignbridge	1,532	758	620	842
Tewkesbury	1,037	564	495	945
Torbay	635	586	495	623
Torridge	417	420	431	668
West Devon	278	321	385	591
Wiltshire	2,917	2,006	2,100	2,841

London

Local Authority	Outcome of proposed method	Outcome of current method	Existing housing requirement	Peak delivery since 2001
Barking and Dagenham	1,657	2,210	1,190	906
Barnet	5,744	3,971	1,867	2,209
Bexley	1,797	1,773	335	810
Brent	2,695	2,647	1,100	1,741
Bromley	2,487	897	641	952
Camden	5,604	1,568	1,120	1,208
City of London	116	114	110	437
Croydon	2,205	3,442	1,010	2,835
Ealing	2,247	2,362	933	1,754
Enfield	2,213	3,257	733	1,279
Greenwich	4,289	3,265	2,595	2,380
Hackney	5,031	3,004	1,160	2,388
Hammersmith and Fulham	2,289	1,286	1,031	1,531
Haringey	2,786	2,723	820	1,488
Harrow	1,336	1,880	233	1,229
Havering	1,975	1,910	535	1,012
Hillingdon	2,026	2,705	425	1,467
Hounslow	1,338	1,151	822	1,992
Islington	2,218	2,309	1,264	2,329
Kensington and Chelsea	3,285	998	733	984
Kingston upon Thames	1,526	1,510	375	537
Lambeth	2,341	1,673	1,195	1,558
Lewisham	3,735	3,095	1,069	1,798
Merton	1,333	1,519	320	648
Newham	3,644	3,616	2,867	2,505
Redbridge	3,084	1,572	1,123	1,022
Richmond upon Thames	2,247	441	315	942
Southwark	3,547	2,854	1,630	3,208
Sutton	1,233	598	427	697
Tower Hamlets	6,121	4,585	3,659	4,827
Waltham Forest	2,574	2,375	760	1,033
Wandsworth	3,059	2,414	1,724	2,738
Westminster	5,750	1,495	1,068	2,220

For more information or to set up a meeting please contact one of the team.

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