

# Implications of the revised standard method of assessing housing need

December 2020



**Turley**

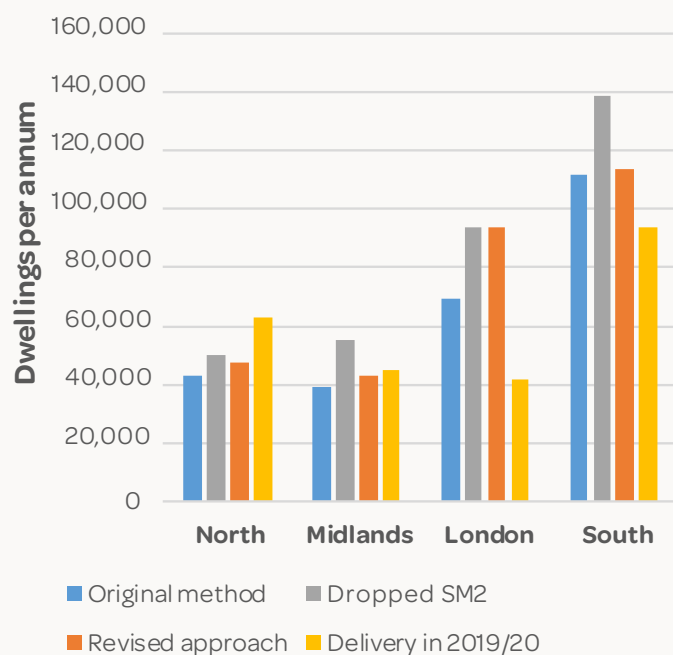
# The Government formally revised its standard method of assessing housing need on 16 December 2020, moving away from the approach proposed over the summer<sup>1</sup> and instead only slightly tweaking the existing method that has been in place since 2018.

This tweak introduces a new “cities and urban centres uplift”, which elevates the outcome of the method by 35% in all London boroughs and 19 other cities and towns. It is only these areas – shown opposite – that see an immediate change in the outcome of the existing method, although all authorities will shortly see modest changes in their figures when the calculation is necessarily rebased to 2021 in the new year<sup>2</sup>.

This document – produced in collaboration with the Land Promoters and Developers Federation (LPDF) – confirms the outcome of the tweaked method for every local authority in England, both at the time of its introduction and as of early 2021. These figures are compared, for context, to the outcomes of the now abandoned method proposed over the summer – widely referred to as “SM2” – as well as peak annual delivery since 2001<sup>3</sup> and existing housing requirements where applicable<sup>4</sup>. These metrics are colour coded to show, at a glance, whether the projected outcome of the new method in 2021 is **higher** or **lower**.

## Regions

### Regional outcomes



<sup>1</sup> Our summary of the proposed changes can be found [here](#).

<sup>2</sup> Figures will be valid until new affordability ratios are published in March 2021

<sup>3</sup> Based on MHCLG data

<sup>4</sup> Initially collated by MHCLG in September 2017, and since periodically updated by Turley

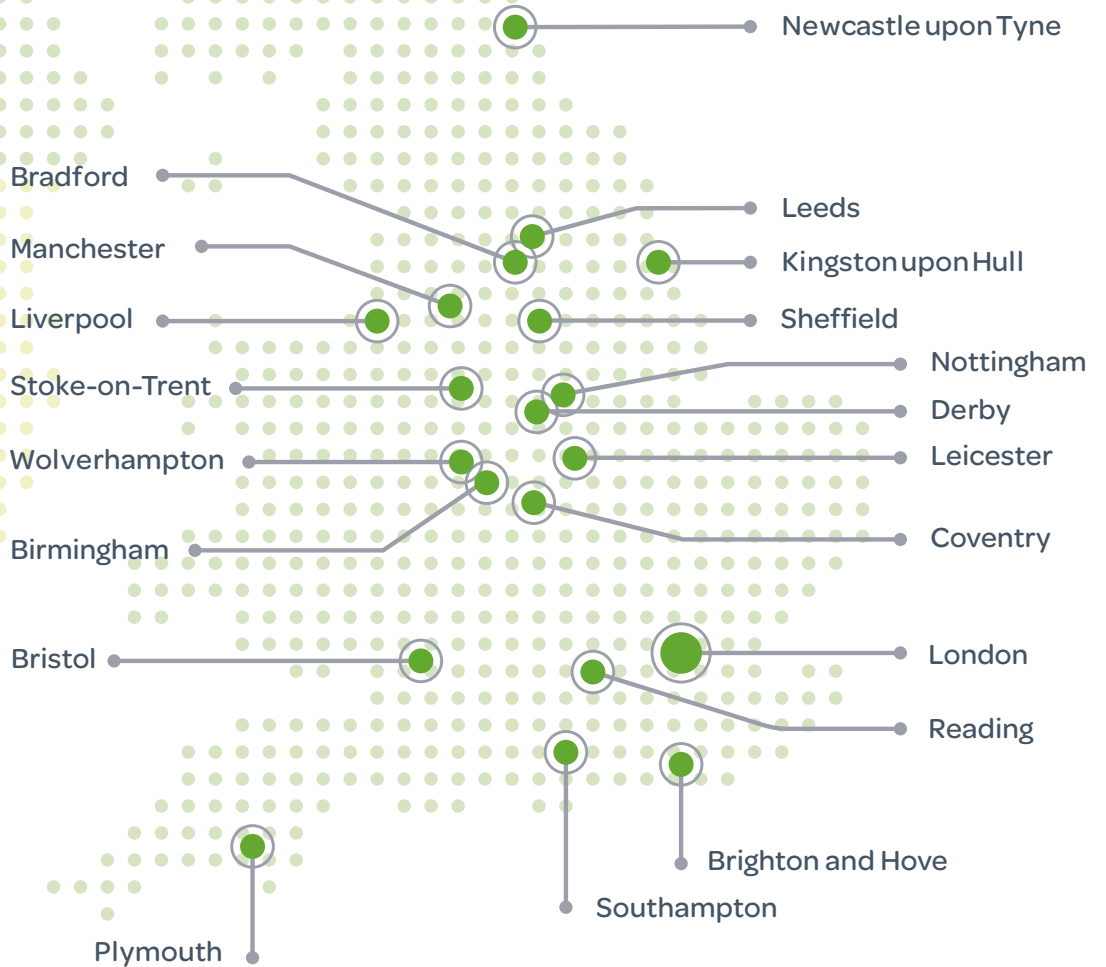
# Cities and urban centres facing a 35% uplift

**297,605 homes**

needed annually across England

**40,000 lower**

than implied by SM2



# North East

Local authority	Recent outcome of original method	Outcome of revised method, with additional step	Outcome of revised method as of early 2021	Outcome of dropped SM2	Existing housing requirement	Peak delivery since 2001
County Durham	1,266	1,266	1,238	1,140	1,308	1,628
Darlington	165	165	161	253	482	625
Gateshead	445	445	438	494	425	943
Hartlepool	180	180	174	246	410	528
Middlesbrough	256	256	259	354	410	678
Newcastle upon Tyne	1,036	1,399	1,417	774	950	2,767
North Tyneside	803	803	793	884	790	965
Northumberland	651	651	631	1,172	-	1,802
Redcar and Cleveland	89	89	78	392	234	525
South Tyneside	341	341	333	435	168	450
Stockton-on-Tees	472	472	464	445	677	1,236
Sunderland	558	558	546	697	745	907

# North West

Local authority	Recent outcome of original method	Outcome of revised method, with additional step	Outcome of revised method as of early 2021	Outcome of dropped SM2	Existing housing requirement	Peak delivery since 2001
Allerdale	106	106	101	320	304	480
Barrow-in-Furness	0	0	0	159	119	122
Blackburn with Darwen	154	154	151	346	625	639
Blackpool	121	121	128	303	280	368
Bolton	776	776	766	708	694	1,305
Burnley	62	62	59	224	194	335
Bury	601	601	596	673	-	940
Carlisle	193	193	190	286	565	678
Cheshire East	1,068	1,068	1,048	1,774	1,800	3,131
Cheshire West and Chester	584	584	567	1,659	1,100	2,546
Chorley	569	569	553	771	417	723
Copeland	11	11	8	154	277	242
Eden	95	95	91	133	242	660
Fylde	272	272	269	488	415	634
Halton	246	246	236	386	552	859
Hyndburn	56	56	54	165	213	196
Knowsley	261	261	258	415	450	1,097
Lancaster	410	410	413	417	522	701
Liverpool	1,558	2,103	2,096	1,154	-	3,485
Manchester	2,613	3,527	3,519	1,645	3,333	5,472
Oldham	693	693	687	805	289	728
Pendle	146	146	139	213	298	314
Preston	250	250	257	385	507	905
Ribble Valley	143	143	138	298	280	1,197
Rochdale	503	503	502	990	460	833
Rossendale	190	190	188	271	247	334
Salford	1,344	1,344	1,339	1,326	-	3,867
Sefton	623	623	614	695	640	656
South Lakeland	198	198	190	410	400	556
South Ribble	191	191	186	238	417	665
St. Helens	434	434	417	456	570	775
Stockport	1,079	1,079	1,072	1,098	495	1,299
Tameside	651	651	649	763	-	869
Trafford	1,369	1,369	1,368	1,239	578	953
Warrington	855	855	834	711	-	1,791
West Lancashire	193	193	189	277	324	616
Wigan	905	905	879	996	1,000	1,931
Wirral	779	779	760	898	-	1,052
Wyre	296	296	292	383	460	532

# Yorkshire and the Humber

Local authority	Recent outcome of original method	Outcome of revised method, with additional step	Outcome of revised method as of early 2021	Outcome of dropped SM2	Existing housing requirement	Peak delivery since 2001
Barnsley	866	866	856	1,013	1,134	1,328
Bradford	1,704	2,300	2,293	1,211	2,476	2,337
Calderdale	800	800	785	587	-	1,311
Craven	150	150	148	224	230	461
Doncaster	546	546	538	961	1,230	1,745
East Riding of Yorkshire	908	908	888	1,221	1,400	1,982
Hambleton	196	196	187	349	260	646
Harrogate	364	364	361	579	637	975
Kingston upon Hull, City of	397	536	532	724	620	1,341
Kirklees	1,666	1,666	1,646	1,107	1,730	2,681
Leeds	2,787	3,763	3,802	2,387	3,247	3,427
North East Lincolnshire	211	211	208	470	702	625
North Lincolnshire	396	396	386	415	754	1,267
Richmondshire	12	12	9	124	180	375
Rotherham	566	566	559	736	958	1,187
Ryedale	184	184	183	357	200	452
Scarborough	172	172	174	339	450	825
Selby	342	342	335	589	450	869
Sheffield	2,131	2,877	2,900	1,733	1,352	3,429
Wakefield	970	970	957	1,982	1,600	2,114
York	1,026	1,026	1,022	763	-	1,296



# East Midlands

Local authority	Recent outcome of original method	Outcome of revised method, with additional step	Outcome of revised method as of early 2021	Outcome of dropped SM2	Existing housing requirement	Peak delivery since 2001
Amber Valley	381	381	371	663	-	654
Ashfield	481	481	468	813	-	647
Bassetlaw	288	288	281	564	350	694
Blaby	345	345	344	1,148	380	743
Bolsover	224	224	217	446	272	439
Boston	249	249	248	443	310	580
Broxtowe	368	368	367	490	362	336
Charnwood	1,105	1,105	1,107	1,636	820	1,070
Chesterfield	229	229	223	323	240	528
Corby	506	506	505	799	460	691
Daventry	348	348	342	970	389	854
Derby	881	1,189	1,186	624	647	1,231
Derbyshire Dales	230	230	226	343	334	435
East Lindsey	423	423	427	819	558	999
East Northamptonshire	457	457	458	821	420	692
Erewash	392	392	387	344	368	701
Gedling	458	458	455	534	426	405
Harborough	550	550	544	1,238	640	906
High Peak	263	263	257	420	350	550
Hinckley and Bosworth	452	452	446	889	450	769
Kettering	526	526	520	853	520	801
Leicester	1,734	2,341	2,349	1,119	1,280	1,954
Lincoln	297	297	304	294	555	603
Mansfield	275	275	274	554	325	509
Melton	201	201	198	205	245	334
Newark and Sherwood	494	494	484	764	454	762
North East Derbyshire	252	252	243	419	-	507
North Kesteven	455	455	447	585	555	982
North West Leicestershire	359	359	358	1,153	481	971
Northampton	1,288	1,288	1,284	811	1,048	1,775
Nottingham	1,149	1,551	1,616	897	1,009	1,806
Oadby and Wigston	167	167	175	216	148	175
Rushcliffe	604	604	602	1,054	774	763
Rutland	122	122	123	307	150	317
South Derbyshire	548	548	540	1,209	742	1,285
South Holland	418	418	418	580	467	828
South Kesteven	732	732	721	839	650	914
South Northamptonshire	503	503	499	864	351	961
Wellingborough	348	348	348	535	350	448
West Lindsey	334	334	331	363	555	811

# West Midlands

Local authority	Recent outcome of original method	Outcome of revised method, with additional step	Outcome of revised method as of early 2021	Outcome of dropped SM2	Existing housing requirement	Peak delivery since 2001
Birmingham	3,577	4,829	4,829	3,056	2,555	4,187
Bromsgrove	379	379	381	694	368	695
Cannock Chase	276	276	269	575	241	930
Coventry	1,722	2,325	2,325	2,676	1,230	2,241
Dudley	636	636	640	880	806	901
East Staffordshire	430	430	428	582	613	792
Herefordshire, County of	846	846	829	1,166	825	907
Lichfield	321	321	313	423	478	740
Malvern Hills	404	404	404	929	421	577
Newcastle-under-Lyme	355	355	355	395	285	570
North Warwickshire	171	171	169	439	203	337
Nuneaton and Bedworth	429	429	423	662	703	726
Redditch	174	174	168	368	337	482
Rugby	525	525	523	705	620	1,475
Sandwell	1,488	1,488	1,487	1,141	1,074	1,332
Shropshire	1,177	1,177	1,149	2,129	1,375	1,910
Solihull	807	807	814	1,011	-	836
South Staffordshire	254	254	246	364	175	371
Stafford	400	400	392	829	500	1,010
Staffordshire Moorlands	185	185	180	255	320	444
Stoke-on-Trent	500	675	684	684	570	1,032
Stratford-on-Avon	603	603	593	1,675	730	1,408
Tamworth	149	149	144	305	177	558
Telford and Wrekin	510	510	494	941	864	1,356
Walsall	882	882	879	823	629	1,895
Warwick	627	627	624	910	932	1,060
Wolverhampton	750	1,013	1,020	844	671	818
Worcester	362	362	355	290	283	611
Wychavon	497	497	494	1,396	479	1,288
Wyre Forest	231	231	227	353	200	594



# East of England

Local authority	Recent outcome of original method	Outcome of revised method, with additional step	Outcome of revised method as of early 2021	Outcome of dropped SM2	Existing housing requirement	Peak delivery since 2001
Babergh	416	416	411	789	325	579
Basildon	1,001	1,001	997	820	-	816
Bedford	1,305	1,305	1,299	1,153	970	1,359
Braintree	857	857	850	776	273	884
Breckland	661	661	655	1,070	612	1,155
Brentwood	453	453	459	393	-	407
Broadland	517	517	512	922	706	772
Broxbourne	594	594	600	465	454	911
Cambridge	658	658	671	745	700	1,298
Castle Point	354	354	355	386	-	451
Central Bedfordshire	2,386	2,386	2,353	2,752	718	2,622
Chelmsford	946	946	938	1,557	805	1,256
Colchester	1,078	1,078	1,065	1,612	843	1,244
Dacorum	1,023	1,023	1,020	922	430	745
East Cambridgeshire	597	597	592	554	575	746
East Hertfordshire	1,145	1,145	1,138	1,122	839	955
East Suffolk	866	866	871	1,660	839	1,318
Epping Forest	953	953	963	868	-	564
Fenland	538	538	535	844	550	923
Great Yarmouth	357	357	354	373	420	407
Harlow	473	473	478	442	-	725
Hertsmere	716	716	721	668	266	630
Huntingdonshire	976	976	957	1,019	804	1,040
Ipswich	459	459	462	552	489	1,467
King's Lynn and West Norfolk	538	538	536	540	660	1,538
Luton	595	595	595	713	425	873
Maldon	308	308	303	623	310	467
Mid Suffolk	535	535	526	754	430	882
North Hertfordshire	973	973	971	625	-	687
North Norfolk	552	552	550	730	400	694
Norwich	598	598	599	502	477	1,049
Peterborough	926	926	920	1,282	972	1,342
Rochford	360	360	362	586	250	459
South Cambridgeshire	1,085	1,085	1,066	773	975	1,341
South Norfolk	893	893	880	1,832	929	1,212
Southend-on-Sea	1,181	1,181	1,180	1,324	325	749
St Albans	893	893	892	997	-	660
Stevenage	444	444	448	322	380	690
Tendring	866	866	880	1,141	550	915
Three Rivers	624	624	630	588	180	407
Thurrock	1,147	1,147	1,147	1,483	925	1,080
Uttlesford	706	706	700	1,231	-	983
Watford	787	787	784	533	260	712
Welwyn Hatfield	875	875	880	667	-	1,218
West Suffolk	800	800	799	743	886	1,250

# South East

Local authority	Recent outcome of original method	Outcome of revised method, with additional step	Outcome of revised method as of early 2021	Outcome of dropped SM2	Existing housing requirement	Peak delivery since 2001
Adur	248	248	248	326	177	236
Arun	1,368	1,368	1,377	2,063	1,038	905
Ashford	970	970	959	1,211	1,093	1,022
Aylesbury Vale	1,398	1,398	1,381	2,197	-	1,758
Basingstoke and Deane	884	884	864	684	850	1,574
Bracknell Forest	614	614	602	805	557	1,688
Brighton and Hove	924	1,247	1,247	1,520	660	1,060
Canterbury	1,120	1,120	1,120	1,125	800	1,215
Cherwell	756	756	752	1,305	1,142	1,489
Chichester	753	753	759	1,120	435	690
Chiltern	343	343	349	619	139	357
Crawley	751	751	750	598	340	655
Dartford	776	776	774	1,441	865	1,162
Dover	596	596	591	1,279	505	745
East Hampshire	623	623	617	932	492	1,112
Eastbourne	675	675	685	486	240	833
Eastleigh	694	694	687	885	-	1,223
Elmbridge	633	633	641	774	225	444
Epsom and Ewell	577	577	577	604	181	517
Fareham	514	514	508	403	147	598
Folkestone and Hythe	752	752	754	1,043	350	1,339
Gosport	344	344	344	309	170	748
Gravesham	655	655	653	405	363	464
Guildford	787	787	779	733	562	605
Hart	286	286	284	512	423	705
Hastings	451	451	457	453	200	432
Havant	504	504	508	963	315	649
Horsham	920	920	915	1,715	800	1,392
Isle of Wight	688	688	685	1,045	520	1,622
Lewes	385	385	385	800	275	484
Maidstone	1,186	1,186	1,178	1,569	883	1,355
Medway	1,662	1,662	1,654	1,176	-	1,134
Mid Sussex	1,114	1,114	1,110	1,305	964	1,048
Milton Keynes	1,806	1,806	1,787	1,417	1,767	2,337
Mole Valley	453	453	456	563	188	608
New Forest	729	729	729	782	521	845

Local authority	Recent outcome of original method	Outcome of revised method, with additional step	Outcome of revised method as of early 2021	Outcome of dropped SM2	Existing housing requirement	Peak delivery since 2001
Oxford	762	762	762	656	544	804
Portsmouth	855	855	862	730	584	1,328
Reading	649	876	881	700	689	1,086
Reigate and Banstead	644	644	644	1,091	460	753
Rother	736	736	740	1,173	335	455
Runnymede	531	531	533	361	500	754
Rushmoor	260	260	258	401	436	730
Sevenoaks	711	711	715	820	165	502
Slough	863	863	853	597	313	1,034
South Bucks	431	431	432	433	125	569
South Oxfordshire	608	608	608	723	547	1,429
Southampton	1,002	1,353	1,393	832	815	1,616
Spelthorne	606	606	611	489	166	417
Surrey Heath	328	328	327	408	191	391
Swale	1,038	1,038	1,033	1,483	776	906
Tandridge	646	646	644	533	125	417
Test Valley	550	550	546	813	588	1,004
Thanet	1,085	1,085	1,090	1,023	857	1,007
Tonbridge and Malling	843	843	839	1,440	425	1,166
Tunbridge Wells	678	678	677	893	300	695
Vale of White Horse	661	661	655	1,447	1,028	1,615
Waverley	679	679	681	835	590	595
Wealden	1,225	1,225	1,221	1,199	450	1,034
West Berkshire	513	513	512	692	525	1,052
West Oxfordshire	563	563	562	653	660	1,086
Winchester	692	692	692	1,025	625	810
Windsor and Maidenhead	754	754	752	914	-	654
Woking	431	431	433	348	292	508
Wokingham	789	789	774	1,635	662	1,555
Worthing	885	885	890	871	200	482
Wycombe	764	764	764	889	546	814

# South West

Local authority	Recent outcome of original method	Outcome of revised method, with additional step	Outcome of revised method as of early 2021	Outcome of dropped SM2	Existing housing requirement	Peak delivery since 2001
Bath and North East Somerset	648	648	661	1,216	722	1,245
Bournemouth, Christchurch and Poole	2,655	2,655	2,670	1,731	1,723	2,261
Bristol, City of	2,368	3,196	3,196	2,490	1,530	2,879
Cheltenham	531	531	534	528	546	791
Cornwall	2,820	2,820	2,794	4,054	2,625	3,427
Cotswold	487	487	490	1,209	420	911
Dorset	1,793	1,793	1,802	2,075	1,463	2,182
East Devon	928	928	932	1,614	950	1,089
Exeter	625	625	623	694	600	1,137
Forest of Dean	370	370	363	608	310	439
Gloucester	658	658	655	578	718	968
Isles of Scilly	0	0	0	0	-	14
Mendip	599	599	595	1,064	420	679
Mid Devon	367	367	364	641	393	550
North Devon	336	336	339	650	431	887
North Somerset	1,365	1,365	1,357	1,708	1,049	1,717
Plymouth	645	871	886	823	1,033	1,465
Sedgemoor	746	746	742	824	644	730
Somerset West and Taunton	691	691	688	1,231	995	1,082
South Gloucestershire	1,412	1,412	1,399	2,544	1,350	1,630
South Hams	326	326	326	769	233	551
South Somerset	685	685	677	612	725	1,058
Stroud	635	635	630	786	456	663
Swindon	1,030	1,030	1,024	1,466	1,467	2,327
Teignbridge	758	758	748	1,532	620	842
Tewkesbury	564	564	557	1,037	495	945
Torbay	586	586	581	635	495	623
Torridge	420	420	412	417	431	668
West Devon	321	321	315	278	233	591
Wiltshire	2,006	2,006	1,997	2,917	2,100	2,841

# London

Local authority	Recent outcome of original method	Outcome of revised method, with additional step	Outcome of revised method as of early 2021	Outcome of dropped SM2	Existing housing requirement	Peak delivery since 2001
Barking and Dagenham	2,210	2,983	2,965	1,657	1,190	906
Barnet	3,971	5,361	5,319	5,744	1,867	2,209
Bexley	1,773	2,394	2,404	1,797	335	810
Brent	2,647	3,574	3,507	2,695	1,100	2,433
Bromley	897	1,211	1,211	2,487	641	952
Camden	1,568	2,117	2,117	5,604	1,120	1,208
City of London	114	154	154	116	110	437
Croydon	2,302	3,108	3,108	2,205	1,645	2,835
Ealing	2,362	3,188	3,156	2,247	933	1,808
Enfield	3,257	4,397	4,373	2,213	733	1,279
Greenwich	3,265	4,408	4,344	4,289	2,595	3,052
Hackney	1,862	2,514	2,514	5,031	1,330	2,388
Hammersmith and Fulham	1,286	1,736	1,721	2,289	1,031	1,531
Haringey	1,848	2,495	2,495	2,786	1,320	1,488
Harrow	1,880	2,538	2,513	1,336	233	1,229
Havering	1,910	2,579	2,607	1,975	535	1,012
Hillingdon	2,705	3,651	3,630	2,026	425	1,666
Hounslow	2,504	3,381	3,321	1,338	822	1,992
Islington	2,309	3,117	3,064	2,218	1,264	2,329
Kensington and Chelsea	998	1,347	1,385	3,285	733	984
Kingston upon Thames	1,510	2,038	2,037	1,526	375	613
Lambeth	2,414	3,259	3,215	2,341	1,195	1,558
Lewisham	3,095	4,178	4,147	3,735	1,069	1,798
Merton	1,519	2,051	2,033	1,333	320	648
Newham	3,616	4,882	4,742	3,644	2,867	3,368
Redbridge	1,572	2,122	2,122	3,084	1,123	1,022
Richmond upon Thames	441	595	595	2,247	315	942
Southwark	3,299	4,453	4,399	3,547	2,736	3,208
Sutton	598	807	807	1,233	427	697
Tower Hamlets	4,585	6,190	6,070	6,121	3,659	4,827
Waltham Forest	2,375	3,206	3,182	2,574	760	1,033
Wandsworth	2,537	3,425	3,425	3,059	1,812	2,738
Westminster	1,495	2,019	2,019	5,750	1,068	2,220

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

[turley.co.uk](https://www.turley.co.uk)

 [@turleyplanning](https://twitter.com/turleyplanning)

 [linkedin.com/company/turley](https://www.linkedin.com/company/turley)

# Turley