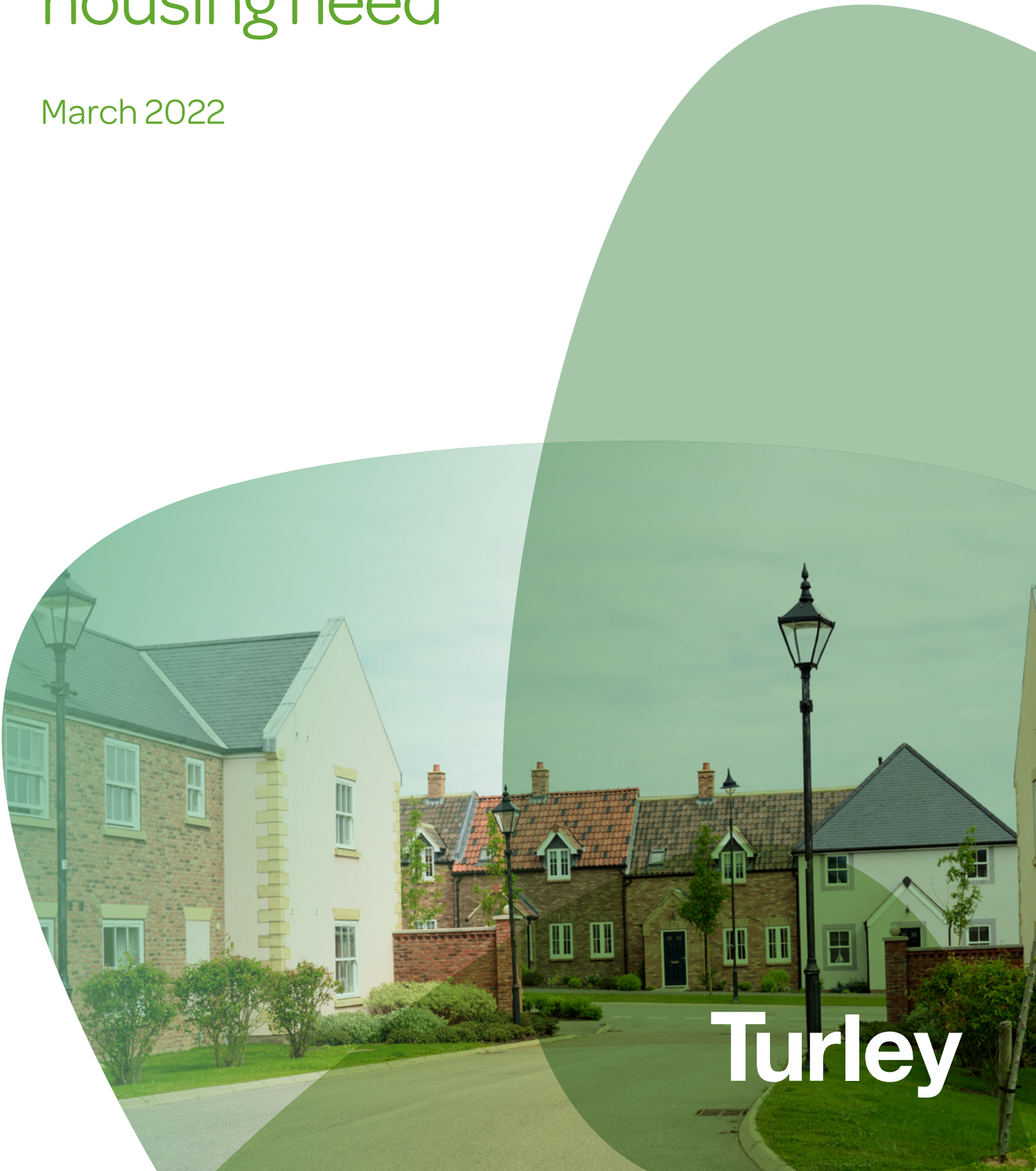


The standard method of assessing housing need

March 2022



Turley

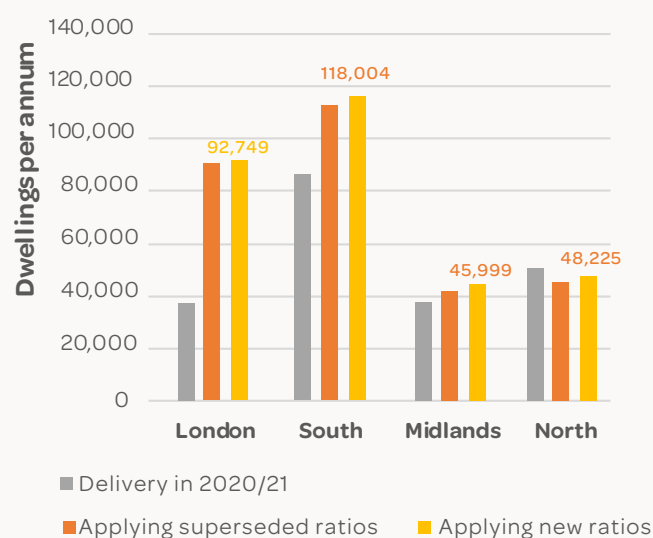
This document has been produced in collaboration with the Land Promoters and Developers Federation (LPDF) to confirm the minimum housing need currently implied for every local authority in England by the Government’s standard method, following the release of new affordability ratios on 23 March 2022.

These new ratios – released annually – alter the scale of the affordability uplift applied to the baseline at the second step of the standard method, before the resultant figure is capped in some cases and a 35% uplift is then applied to England’s twenty largest towns and cities which are shown opposite. It is important to note that the cap may well negate the impact of the new affordability ratios in some instances, where they continue to imply a need for uplifts larger than the permitted 40% and the minimum need is therefore unchanged.

This document confirms the outcome of the method for every local authority as of March 2022, with these figures likely to remain largely unchanged through to the end of the year unless the method itself is revised as speculated¹. Comparison is made, for context, to figures calculated earlier this year using affordability ratios that have now been superseded, as well as to peak annual delivery since 2001 and existing housing requirements where applicable². These metrics are colour coded to show, at a glance, whether the current outcome of the method is **higher** – signifying a positive increase in housing need – or **lower**.

Regions

Regional outcomes



¹ Figures will only change where housing need is currently capped above an existing housing requirement that becomes more than five years old, or becomes capped where a lower housing requirement is adopted after March 2022

² Existing requirements initially collated by the former Department for Communities and Local Government in September 2017, and since periodically updated by Turley based on the Planning Inspectorate’s monitoring of adopted Local Plans. Past completions data sourced from annual monitoring by the Department for Levelling Up, Housing and Communities

Cities and urban centres receiving a 35% uplift

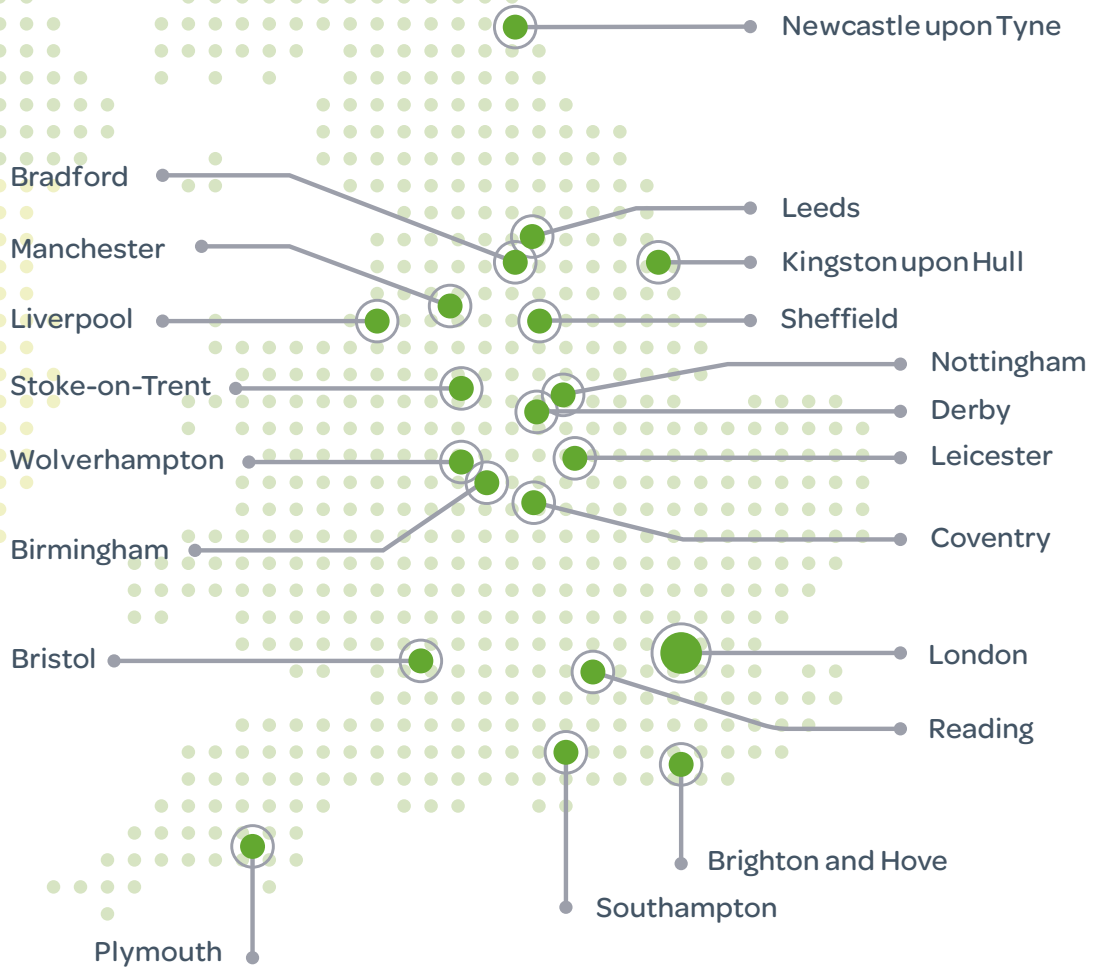
304,976 homes

needed annually across England



41% higher

than delivery in 2020/21



North East

Local authority	Current outcome of standard method	Previous outcome in early 2022	Existing housing requirement	Peak delivery since 2001
County Durham	1,228	1,204	1,308	2,868
Darlington	160	159	492	625
Gateshead	439	433	425	943
Hartlepool	166	166	410	528
Middlesbrough	262	259	410	678
Newcastle upon Tyne	1,451	1,421	950	2,767
North Tyneside	800	786	790	965
Northumberland	616	591	-	1,802
Redcar and Cleveland	68	66	234	525
South Tyneside	333	315	168	450
Stockton-on-Tees	461	448	677	1,236
Sunderland	547	528	745	907

North West

Local authority	Current outcome of standard method	Previous outcome in early 2022	Existing housing requirement	Peak delivery since 2001
Allerdale	92	89	304	480
Barrow-in-Furness	0	0	119	122
Blackburn with Darwen	149	149	625	639
Blackpool	132	136	280	368
Bolton	786	773	694	1,305
Burnley	58	56	194	335
Bury	614	587	-	940
Carlisle	187	180	565	678
Cheshire East	1,070	1,018	1,800	3,131
Cheshire West and Chester	560	564	1,100	2,546
Chorley	542	521	417	723
Copeland	4	4	277	242
Eden	88	82	242	660
Fylde	283	269	415	634
Halton	236	227	552	859
Hyndburn	53	53	213	196
Knowsley	258	242	450	1,097
Lancaster	433	413	522	701
Liverpool	2,228	2,099	1,739	3,485
Manchester	3,702	3,552	3,333	5,472
Oldham	705	670	289	728
Pendle	140	136	298	342
Preston	266	266	507	909
Ribble Valley	127	125	280	1,197
Rochdale	520	502	460	833
Rossendale	200	181	188	334
Salford	1,419	1,322	-	3,867
Sefton	609	598	640	721
South Lakeland	184	182	400	556
South Ribble	181	176	417	665
St. Helens	399	410	570	775
Stockport	1,186	1,078	495	1,299
Tameside	658	648	-	869
Trafford	1,407	1,370	578	1,081
Warrington	828	793	-	1,791
West Lancashire	190	177	324	616
Wigan	848	845	1,000	1,931
Wirral	785	743	-	1,052
Wyre	297	289	460	576

Yorkshire and the Humber

Local authority	Current outcome of standard method	Previous outcome in early 2022	Existing housing requirement	Peak delivery since 2001
Barnsley	860	859	1,134	1,328
Bradford	2,306	2,258	2,476	2,337
Calderdale	798	774	-	1,311
Craven	151	151	230	461
Doncaster	554	534	920	1,745
East Riding of Yorkshire	895	854	1,400	1,982
Hambleton	183	178	315	658
Harrogate	383	372	637	975
Kingston upon Hull, City of	540	533	620	1,341
Kirklees	1,686	1,616	1,730	2,681
Leeds	4,044	3,887	3,247	3,427
North East Lincolnshire	208	204	702	625
North Lincolnshire	386	372	754	1,267
Richmondshire	6	6	180	375
Rotherham	564	548	958	1,187
Ryedale	185	183	200	452
Scarborough	181	175	450	825
Selby	333	335	450	869
Sheffield	3,018	2,960	1,352	3,429
Wakefield	961	944	1,600	2,114
York	1,028	1,009	-	1,296

East Midlands

Local authority	Current outcome of standard method	Previous outcome in early 2022	Existing housing requirement	Peak delivery since 2001
Amber Valley	376	366	-	654
Ashfield	467	445	-	647
Bassetlaw	279	272	350	776
Blaby	341	327	380	743
Bolsover	216	202	272	446
Boston	259	249	310	580
Broxtowe	390	386	362	336
Charnwood	1,156	1,115	820	1,080
Chesterfield	228	220	240	528
Derby	1,255	1,188	647	1,231
Derbyshire Dales	225	225	334	435
East Lindsey	450	428	558	999
Erewash	386	383	368	701
Gedling	497	460	426	405
Harborough	534	510	640	974
High Peak	260	247	350	550
Hinckley and Bosworth	472	441	450	769
Leicester	2,464	2,313	1,280	1,954
Lincoln	316	308	555	603
Mansfield	272	266	325	509
Melton	231	198	245	334
Newark and Sherwood	470	447	454	767
North East Derbyshire	247	239	330	507
North Kesteven	451	423	555	982
North Northamptonshire	1,875	1,778	1,750	2,355
North West Leicestershire	372	366	481	971
Nottingham	1,773	1,708	1,009	1,806
Oadby and Wigston	188	181	148	215
Rushcliffe	622	593	774	763
Rutland	142	130	150	317
South Derbyshire	536	525	742	1,285
South Holland	442	414	467	828
South Kesteven	727	690	650	914
West Lindsey	336	325	555	811
West Northamptonshire	2,275	2,118	1,788	2,552

West Midlands

Local authority	Current outcome of standard method	Previous outcome in early 2022	Existing housing requirement	Peak delivery since 2001
Birmingham	7,136	6,785	2,555	4,187
Bromsgrove	407	384	368	695
Cannock Chase	259	259	241	930
Coventry	2,325	2,325	1,230	2,241
Dudley	647	634	806	901
East Staffordshire	446	431	613	792
Herefordshire, County of	843	793	825	907
Lichfield	329	310	478	740
Malvern Hills	414	411	421	577
Newcastle-under-Lyme	358	350	285	630
North Warwickshire	176	167	267	337
Nuneaton and Bedworth	435	427	703	726
Redditch	156	160	337	482
Rugby	516	507	620	1,475
Sandwell	1,515	1,465	1,074	1,332
Shropshire	1,178	1,115	1,375	1,910
Solihull	852	859	-	836
South Staffordshire	241	235	175	413
Stafford	391	379	500	1,010
Staffordshire Moorlands	179	177	320	444
Stoke-on-Trent	700	691	570	1,008
Stratford-on-Avon	564	554	730	1,408
Tamworth	141	140	177	558
Telford and Wrekin	492	475	864	1,356
Walsall	909	868	629	1,895
Warwick	675	627	932	1,060
Wolverhampton	1,080	1,050	671	818
Worcester	371	358	283	611
Wychavon	508	497	479	1,288
Wyre Forest	232	224	200	594

East of England

Local authority	Current outcome of standard method	Previous outcome in early 2022	Existing housing requirement	Peak delivery since 2001
Babergh	417	394	325	579
Basildon	1,041	1,004	-	816
Bedford	1,355	1,270	970	1,359
Braintree	852	821	716	884
Breckland	672	636	612	1,155
Brentwood	463	463	-	407
Broadland	511	498	706	772
Broxbourne	604	623	454	911
Buckinghamshire	2,910	2,910	-	3,257
Cambridge	685	679	700	1,298
Castle Point	352	352	-	451
Central Bedfordshire	2,369	2,306	1,968	2,622
Chelmsford	945	906	805	1,256
Colchester	1,100	1,054	920	1,244
Dacorum	1,018	1,018	430	751
East Cambridgeshire	600	612	575	746
East Hertfordshire	1,135	1,138	839	955
East Suffolk	951	892	839	1,318
Epping Forest	973	973	-	564
Fenland	556	516	550	923
Great Yarmouth	361	352	420	436
Harlow	528	483	418	725
Hertsmere	724	724	266	630
Huntingdonshire	950	931	804	1,041
Ipswich	475	457	489	1,467
King's Lynn and West Norfolk	576	544	660	1,538
Luton	595	595	425	873
Maldon	315	296	310	467
Mid Suffolk	529	501	430	882
North Hertfordshire	978	978	-	687
North Norfolk	562	528	400	694
Norwich	609	603	477	1,049
Peterborough	950	926	972	1,342
Rochford	360	360	250	459
South Cambridgeshire	1,084	1,064	975	1,341
South Norfolk	864	856	929	1,212
Southend-on-Sea	1,177	1,177	325	749
St Albans	890	890	-	660
Stevenage	469	457	380	690
Tendring	770	770	550	915
Three Rivers	633	633	180	407
Thurrock	1,181	1,137	925	1,080
Uttlesford	692	692	-	983
Watford	781	781	260	712
Welwyn Hatfield	888	887	-	1,218
West Suffolk	811	782	886	1,250

South East

Local authority	Current outcome of standard method	Previous outcome in early 2022	Existing housing requirement	Peak delivery since 2001
Adur	248	248	177	236
Arun	1,352	1,310	1,038	905
Ashford	992	976	1,093	1,099
Basingstoke and Deane	880	860	850	1,574
Bracknell Forest	586	564	557	1,688
Brighton and Hove	2,328	2,328	660	1,060
Canterbury	1,120	1,120	800	1,215
Cherwell	742	709	1,142	1,489
Chichester	763	763	435	690
Crawley	748	718	340	655
Dartford	762	751	865	1,162
Dover	611	547	505	745
East Hampshire	632	586	492	1,112
Eastbourne	738	703	240	833
Eastleigh	671	665	-	1,223
Elmbridge	647	647	225	444
Epsom and Ewell	576	576	181	517
Fareham	533	533	147	598
Folkestone and Hythe	781	781	350	1,339
Gosport	328	328	170	748
Gravesham	707	644	363	464
Guildford	787	771	562	863
Hart	295	286	423	705
Hastings	481	458	200	432
Havant	516	509	315	649
Horsham	948	891	800	1,392
Isle of Wight	730	665	520	1,622
Lewes	783	783	275	484
Maidstone	1,193	1,149	883	1,377
Medway	1,675	1,582	-	1,134
Mid Sussex	1,119	1,085	964	1,098
Milton Keynes	1,902	1,821	1,767	2,337
Mole Valley	458	458	188	608
New Forest	729	729	521	845
Oxford	762	762	544	804
Portsmouth	906	881	584	1,328
Reading	907	883	689	1,086
Reigate and Banstead	644	644	460	801

Local authority	Current outcome of standard method	Previous outcome in early 2022	Existing housing requirement	Peak delivery since 2001
Rother	737	737	335	455
Runnymede	549	536	500	754
Rushmoor	276	257	436	730
Sevenoaks	714	714	165	502
Slough	847	856	313	1,034
South Oxfordshire	641	615	775	1,429
Southampton	1,471	1,430	815	1,616
Spelthorne	618	618	166	508
Surrey Heath	324	324	191	391
Swale	1,078	1,040	776	906
Tandridge	642	642	125	417
Test Valley	553	533	588	1,004
Thanet	1,151	1,120	857	1,007
Tonbridge and Malling	835	835	425	1,166
Tunbridge Wells	672	672	300	695
Vale of White Horse	661	630	1,028	1,615
Waverley	744	703	590	666
Wealden	1,212	1,212	450	1,034
West Berkshire	513	506	525	1,052
West Oxfordshire	582	568	660	1,086
Winchester	715	665	625	810
Windsor and Maidenhead	911	884	712	654
Woking	435	431	292	508
Wokingham	781	754	662	1,555
Worthing	894	857	200	482

South West

Local authority	Current outcome of standard method	Previous outcome in early 2022	Existing housing requirement	Peak delivery since 2001
Bath and North East Somerset	741	695	722	1,245
Bournemouth, Christchurch and Poole	2,798	2,718	1,723	2,261
Bristol, City of	3,376	3,187	1,530	2,879
Cheltenham	587	547	546	791
Cornwall	3,025	2,791	2,625	3,453
Cotswold	533	505	420	911
Dorset	1,977	1,783	1,463	2,182
East Devon	946	915	950	1,089
Exeter	650	630	600	1,137
Forest of Dean	374	350	310	439
Gloucester	670	663	718	968
Isles of Scilly	0	0	105	33
Mendip	588	561	420	679
Mid Devon	358	360	393	550
North Devon	340	334	431	887
North Somerset	1,392	1,324	1,049	1,717
Plymouth	945	895	1,033	1,465
Sedgemoor	735	725	644	730
Somerset West and Taunton	726	689	995	1,082
South Gloucestershire	1,388	1,340	1,350	1,641
South Hams	326	326	233	551
South Somerset	708	677	725	1,093
Stroud	671	622	456	749
Swindon	1,024	998	1,467	2,327
Teignbridge	764	728	620	842
Tewkesbury	578	549	495	945
Torbay	600	552	495	623
Torrige	419	396	431	668
West Devon	326	282	233	591
Wiltshire	2,041	1,963	2,100	2,846

London

Local authority	Current outcome of standard method	Previous outcome in early 2022	Existing housing requirement	Peak delivery since 2001
Barking and Dagenham	2,935	2,863	1,190	1,048
Barnet	5,275	5,275	1,867	2,250
Bexley	2,422	2,422	335	810
Brent	3,445	3,445	1,100	2,433
Bromley	1,211	1,211	641	952
Camden	2,117	2,117	1,120	1,208
City of London	134	141	110	437
Croydon	3,108	3,108	1,645	2,835
Ealing	3,128	3,128	933	1,808
Enfield	4,344	4,344	733	1,279
Greenwich	4,213	4,110	2,595	3,052
Hackney	2,514	2,514	1,330	2,388
Hammersmith and Fulham	1,706	1,646	1,031	1,531
Haringey	2,495	2,495	1,320	1,488
Harrow	2,490	2,490	233	1,229
Havering	2,364	2,364	1,251	1,012
Hillingdon	3,609	3,609	425	1,646
Hounslow	3,267	3,267	822	1,992
Islington	3,028	3,028	1,264	2,329
Kensington and Chelsea	1,385	1,385	733	984
Kingston upon Thames	2,035	2,035	375	613
Lambeth	2,523	2,523	1,335	1,558
Lewisham	4,118	4,118	1,069	1,798
Merton	2,015	2,015	320	648
Newham	4,547	4,597	2,867	3,368
Redbridge	2,122	2,122	1,123	2,441
Richmond upon Thames	595	595	315	1,362
Southwark	4,294	4,060	2,736	3,208
Sutton	807	807	427	697
Tower Hamlets	6,057	5,788	3,659	4,827
Waltham Forest	3,159	3,159	760	1,263
Wandsworth	3,425	3,425	1,812	2,738
Westminster	1,862	1,862	985	2,220

The figures presented in this document are accurate to the best of our knowledge, but we would advise readers to obtain professional advice before acting on the basis of this analysis.

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

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