

The standard method of assessing housing need

March 2023



Turley

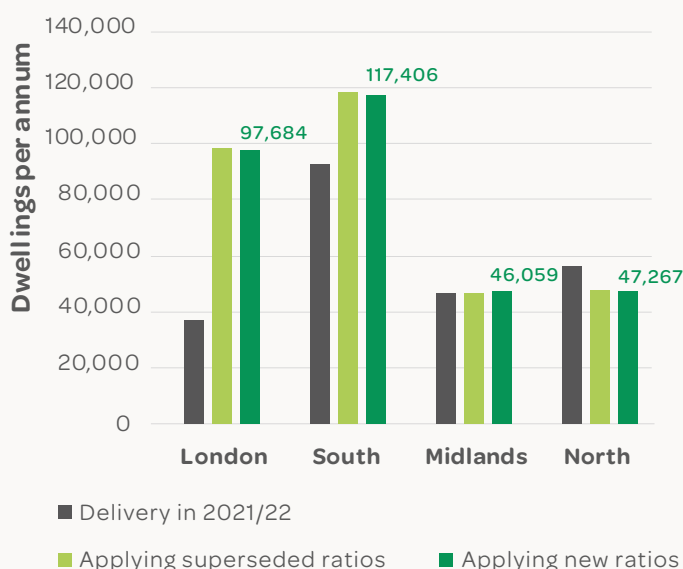
This document has been produced in collaboration with the Land Promoters and Developers Federation (LPDF) to confirm the minimum housing need currently implied for every local authority in England by the Government’s standard method, following the release of new affordability ratios on 22 March 2023.

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 2023, 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Comparison is made, for context, to figures calculated earlier this year using affordability ratios that have now been superseded, as well as to peak annual delivery since 2001 and existing housing requirements where applicable².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



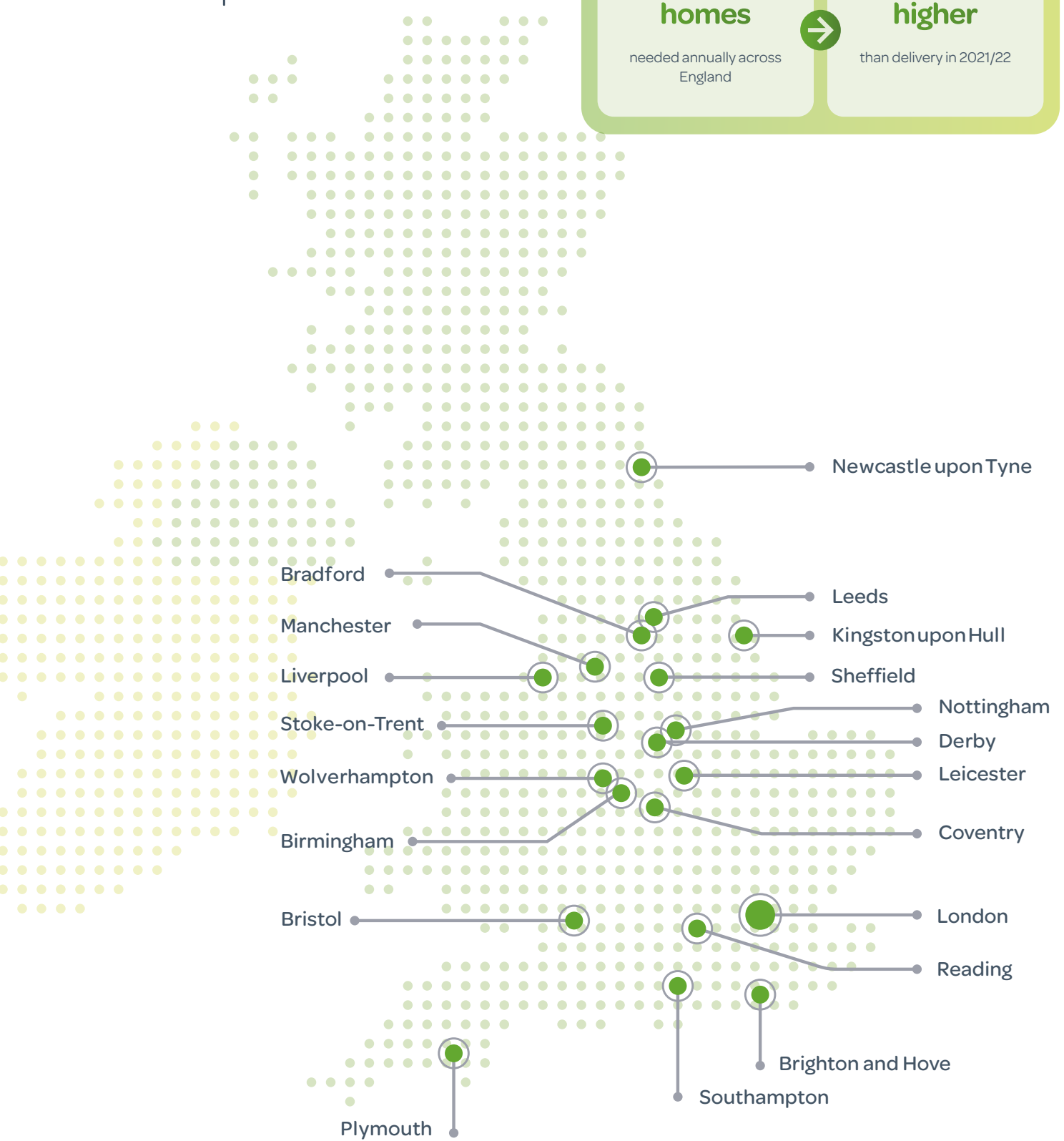
¹ Figures will only change where housing need is currently capped above an existing housing requirement that becomes more than five years old, or becomes capped where a lower housing requirement is adopted after March 2023

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

308,417 homes
needed annually across England

32% higher
than delivery in 2021/22



North East

Local authority	Current outcome of standard method	Previous outcome in early 2022	Existing housing requirement	Peak delivery since 2001	Affordability ratio in 2021	Affordability ratio in 2022
County Durham	1,172	1,201	1,308	2,868	4.96	4.34
Darlington	153	159	492	625	5.41	4.66
Gateshead	415	436	425	943	5.8	4.86
Hartlepool	159	164	410	528	4.76	4.12
Middlesbrough	254	265	410	678	5.38	4.39
Newcastle upon Tyne	1,429	1,460	950	2,767	6.06	5.52
North Tyneside	761	788	790	965	6.78	5.91
Northumberland	561	595	885	1,802	6.86	5.69
Redcar and Cleveland	59	59	234	525	5.84	5.48
South Tyneside	310	325	168	450	6.05	5.02
Stockton-on-Tees	443	453	677	1,236	5.51	4.97
Sunderland	528	539	745	974	5.22	4.61

North West

Local authority	Current outcome of standard method	Previous outcome in early 2022	Existing housing requirement	Peak delivery since 2001	Affordability ratio in 2021	Affordability ratio in 2022
Allerdale	81	85	304	480	6.6	5.66
Barrow-in-Furness	0	0	119	178	3.9	3.92
Blackburn with Darwen	143	145	625	639	5.08	4.57
Blackpool	144	141	280	368	4.4	4.8
Bolton	776	774	694	1,305	6.08	6.08
Burnley	55	55	194	335	5.06	4.59
Bury	614	610	n/a	940	7.69	7.64
Carlisle	177	183	565	678	5.72	4.78
Cheshire East	1,014	1,046	1,800	3,131	8.9	8.14
Cheshire West and Chester	548	544	1,100	2,546	7.43	7.29
Chorley	505	526	417	723	7.12	6.26
Copeland	0	0	277	242	2.84	2.87
Eden	83	84	242	660	8.44	7.96
Fylde	275	279	415	634	6.78	6.47
Halton	217	227	350	859	5.48	4.68
Hyndburn	51	52	213	227	4.55	4.08
Knowsley	259	255	450	1,097	5.76	5.45
Lancaster	423	432	522	701	6.4	5.94
Liverpool	2,184	2,232	1,739	3,485	5.14	4.69
Manchester	3,714	3,699	3,333	5,472	7	6.75
Oldham	703	697	289	728	6.17	6.15
Pendle	133	137	298	342	5.54	4.81
Preston	268	271	507	1,064	5.95	5.33
Ribble Valley	125	121	280	1,197	6.55	6.94
Rochdale	515	518	460	833	6.42	6.13
Rossendale	186	195	188	334	7.26	6.29
Salford	1,431	1,425	n/a	3,867	7.02	6.82
Sefton	587	599	640	729	6.76	6.4
South Lakeland	170	174	400	556	10.25	9.67
South Ribble	175	176	417	665	6.16	5.92
St. Helens	398	384	486	775	4.85	5.32
Stockport	1,125	1,178	495	1,299	10.06	9.02
Tameside	681	659	n/a	869	6.77	7.21
Trafford	1,407	1,400	578	1,081	10.14	10.64
Warrington	801	808	n/a	1,791	7.18	6.9
West Lancashire	173	185	324	616	7.92	6.22
Wigan	834	824	1,000	1,931	5.89	5.89
Wirral	750	769	n/a	1,052	7.27	6.75
Wyre	282	292	296	731	7.29	6.18

Yorkshire and the Humber

Local authority	Current outcome of standard method	Previous outcome in early 2022	Existing housing requirement	Peak delivery since 2001	Affordability ratio in 2021	Affordability ratio in 2022
Barnsley	872	852	1,134	1,328	5.24	5.4
Bradford	2,235	2,294	2,476	2,337	5.39	4.92
Calderdale	756	782	n/a	1,311	5.99	5.27
Craven	153	147	230	461	8.45	9.05
Doncaster	540	550	920	1,745	5.7	5.24
East Riding of Yorkshire	843	866	1,400	1,982	7.35	6.72
Hambleton	167	174	315	658	9.88	8.92
Harrogate	366	377	637	1,235	11.25	10.22
Kingston upon Hull, City of	548	546	620	1,341	4.49	4.45
Kirklees	1,592	1,659	1,730	2,681	6.76	5.82
Leeds	4,080	4,069	3,247	3,427	7.19	7.13
North East Lincolnshire	203	206	702	625	5.58	5.27
North Lincolnshire	372	375	754	1,267	5.44	5.29
Richmondshire	5	5	180	375	8.29	8.35
Rotherham	558	557	958	1,187	5.91	5.74
Ryedale	193	182	200	452	9.52	10.74
Scarborough	175	178	450	825	7.11	6.67
Selby	329	325	450	869	7.27	7.34
Sheffield	3,038	3,032	1,352	3,429	6.18	6.18
Wakefield	955	953	1,600	2,114	6.33	5.98
York	1,037	1,018	n/a	1,296	8.46	8.78

East Midlands

Local authority	Current outcome of standard method	Previous outcome in early 2022	Existing housing requirement	Peak delivery since 2001	Affordability ratio in 2021	Affordability ratio in 2022
Amber Valley	364	365	n/a	654	6.77	6.65
Ashfield	446	456	n/a	647	6.23	5.73
Bassetlaw	273	271	350	776	7.25	6.97
Blaby	328	340	380	743	8.23	7.38
Bolsover	211	211	272	537	6.34	6.08
Boston	252	260	310	580	7.64	7.03
Broxtowe	388	390	362	336	8.03	7.87
Charnwood	1,105	1,151	820	1,080	8.43	7.59
Chesterfield	216	221	240	528	6.64	6.05
Derby	1,266	1,256	647	1,231	5.09	5.21
Derbyshire Dales	217	217	334	435	10.45	10.24
East Lindsey	448	448	558	999	7.65	7.53
Erewash	384	383	368	701	6.29	6.31
Gedling	463	492	426	405	8.24	6.91
Harborough	525	528	640	1,026	10.89	10.58
High Peak	246	250	350	550	8.38	7.88
Hinckley and Bosworth	468	464	450	769	8.56	8.55
Leicester	2,459	2,466	1,280	1,954	7.64	7.51
Lincoln	313	317	555	603	6.05	5.73
Mansfield	264	270	325	509	6.43	5.79
Melton	185	226	245	365	12.4	7.85
Newark and Sherwood	456	462	454	807	8.02	7.76
North East Derbyshire	227	237	330	555	8.2	7.31
North Kesteven	430	440	555	982	8.2	7.7
North Northamptonshire	1,841	1,867	1,750	2,355	8.25	7.82
North West Leicestershire	362	368	481	987	8.25	7.68
Nottingham	1,826	1,807	1,009	1,806	5.9	6
Oadby and Wigston	188	188	148	215	10.62	10.16
Rushcliffe	595	616	774	976	10.01	9.53
Rutland	123	141	150	317	10.56	9.12
South Derbyshire	522	526	742	1,285	7.68	7.21
South Holland	430	442	467	828	8.54	7.95
South Kesteven	701	717	650	914	9.15	8.55
West Lindsey	319	331	555	811	7.2	6.2
West Northamptonshire	2,183	2,259	1,788	2,552	9.55	8.81

West Midlands

Local authority	Current outcome of standard method	Previous outcome in early 2022	Existing housing requirement	Peak delivery since 2001	Affordability ratio in 2021	Affordability ratio in 2022
Birmingham	7,090	7,148	2,555	4,187	6.57	6.34
Bromsgrove	402	406	368	695	11.2	11.17
Cannock Chase	264	252	241	930	7.02	7.56
Coventry	3,247	3,176	1,230	2,241	6.08	6.36
Dudley	655	651	806	901	6.68	6.7
East Staffordshire	426	444	613	792	7.75	6.64
Herefordshire, County of	801	817	825	1,042	10.27	9.82
Lichfield	319	320	478	743	10.48	10.51
Malvern Hills	386	409	421	577	11.81	10.54
Newcastle-under-Lyme	347	355	285	630	6.52	5.99
North Warwickshire	168	172	267	337	8.73	7.79
Nuneaton and Bedworth	442	434	703	809	8.23	8.09
Redditch	158	150	337	482	7.55	8.68
Rugby	506	514	620	1,475	7.5	7.17
Sandwell	1,567	1,515	1,074	1,332	6.32	6.8
Shropshire	1,085	1,141	1,375	1,910	9.32	8.01
Solihull	798	855	n/a	836	9.16	7.74
South Staffordshire	237	231	175	530	8.44	9
Stafford	371	380	500	1,010	7.75	7.23
Staffordshire Moorlands	174	172	320	444	6.62	6.75
Stoke-on-Trent	705	705	570	1,008	4.76	4.58
Stratford-on-Avon	569	554	730	1,570	10.79	11.22
Tamworth	127	137	177	558	8.87	7.17
Telford and Wrekin	475	477	864	1,632	7.2	6.43
Walsall	907	907	629	1,895	6.43	6.36
Warwick	670	678	932	1,060	10.95	10.44
Wolverhampton	1,080	1,086	671	1,315	6.26	6.06
Worcester	343	364	283	611	8.22	7.07
Wychavon	488	502	479	1,288	10.72	9.75
Wyre Forest	228	225	276	594	7.98	8.1

East of England

Local authority	Current outcome of standard method	Previous outcome in early 2022	Existing housing requirement	Peak delivery since 2001	Affordability ratio in 2021	Affordability ratio in 2022
Babergh	424	410	325	758	11.91	12.64
Basildon	1,043	1,041	n/a	816	10.36	11.18
Bedford	1,307	1,348	970	1,359	10.37	9.52
Braintree	831	844	716	1,081	11.08	10.25
Breckland	661	666	612	1,155	9.47	9.25
Brentwood	490	490	350	407	15.62	13.65
Broadland	509	505	706	772	9.25	9.25
Broxbourne	619	608	454	911	11.33	11.88
Cambridge	711	693	700	1,298	12.63	13.25
Castle Point	351	351	n/a	451	12.24	12.22
Central Bedfordshire	2,320	2,340	1,968	2,622	11.15	10.6
Chelmsford	955	938	805	1,256	11.91	12.21
Colchester	1,062	1,094	920	1,244	10.48	9.73
Dacorum	1,017	1,017	430	793	13.71	13.86
East Cambridgeshire	590	592	575	746	10.98	10.58
East Hertfordshire	1,112	1,127	839	955	12.65	12.29
East Suffolk	888	949	839	1,318	9.73	8.35
Epping Forest	981	981	n/a	564	15.39	15.48
Fenland	527	553	550	923	8.95	7.91
Great Yarmouth	359	360	420	436	6.84	6.7
Harlow	528	535	418	725	11.21	10.76
Hertsmere	726	726	266	630	15.53	14.39
Huntingdonshire	921	931	804	1,055	9.97	9.39
Ipswich	462	481	460	1,467	7.95	7.2
King's Lynn and West Norfolk	562	569	660	1,538	8.92	8.64
Luton	1,449	1,399	425	873	8.26	8.84
Maldon	279	309	310	467	13.54	10.71
Mid Suffolk	534	518	430	882	10.32	10.28
North Hertfordshire	805	805	575	687	11.3	11.17
North Norfolk	560	560	400	694	11.61	10.64
Norwich	631	608	477	1,049	7.16	7.83
Peterborough	946	953	972	1,342	7.42	7.19
Rochford	359	359	250	459	12.37	12.23
South Cambridgeshire	1,059	1,063	975	1,341	10.75	10.46
South Norfolk	850	847	929	1,212	9.19	9.13
Southend-on-Sea	1,176	1,176	325	749	11.07	11.53
St Albans	887	887	n/a	660	17.63	18.44
Stevenage	475	473	380	690	8.41	8.41
Tendring	770	770	550	915	9.46	8.63
Three Rivers	637	637	180	407	14.14	13.17
Thurrock	1,166	1,181	925	1,080	10.43	9.97
Uttlesford	684	684	n/a	983	13.52	13.18
Watford	911	850	784	754	12.32	14.21
Welwyn Hatfield	892	892	n/a	1,218	12.23	11.43
West Suffolk	810	808	886	1,250	9.56	9.55

South East

Local authority	Current outcome of standard method	Previous outcome in early 2022	Existing housing requirement	Peak delivery since 2001	Affordability ratio in 2021	Affordability ratio in 2022
Adur	448	448	177	236	13.61	13.95
Arun	1,374	1,352	1,038	905	12.13	12.55
Ashford	970	979	1,093	1,099	10.77	10.24
Basingstoke and Deane	850	864	850	1,574	9.25	8.9
Bracknell Forest	566	575	557	1,688	9.29	8.73
Brighton and Hove	2,333	2,333	660	1,260	12.72	13.05
Buckinghamshire	2,861	2,861	n/a	3,257	12.31	11.66
Canterbury	1,146	1,146	800	1,215	12.99	10.46
Cherwell	710	734	1,142	1,489	10.57	9.55
Chichester	764	764	435	701	14.46	14.03
Crawley	755	745	340	655	9	9.27
Dartford	776	762	865	1,162	9.08	9.24
Dover	609	600	505	745	9.25	9.57
East Hampshire	578	621	492	1,112	14.38	12.7
Eastbourne	751	746	240	833	9.41	9.56
Eastleigh	667	661	729	1,223	9.72	9.94
Elmbridge	650	650	225	768	18.05	20.04
Epsom and Ewell	573	573	181	517	17.58	20
Fareham	524	524	147	598	10.79	10.43
Folkestone and Hythe	769	805	738	1,339	11.36	10.15
Gosport	353	325	170	748	6.58	8.25
Gravesham	701	704	363	464	11.03	10.31
Guildford	779	787	562	863	13.2	12.67
Hart	299	294	423	705	11.51	11.83
Hastings	486	486	200	432	10.78	10.96
Havant	514	518	315	649	10.32	9.99
Horsham	911	938	800	1,392	14.17	13.18
Isle of Wight	700	724	520	1,622	9.98	9.27
Lewes	781	781	275	484	11.88	12.4
Maidstone	1,226	1,185	883	1,627	11.2	11.63
Medway	1,667	1,673	n/a	1,134	8.98	8.65
Mid Sussex	1,090	1,109	964	1,122	13.5	12.95
Milton Keynes	1,818	1,878	1,767	2,337	9.89	9.1
Mole Valley	459	459	188	608	13.48	13.85
New Forest	729	729	521	845	12.33	11.74
Oxford	762	762	544	804	12.16	11.9
Portsmouth	899	910	584	1,328	7.44	7.31
Reading	877	916	689	1,086	9.3	8.52

Local authority	Current outcome of standard method	Previous outcome in early 2022	Existing housing requirement	Peak delivery since 2001	Affordability ratio in 2021	Affordability ratio in 2022
Reigate and Banstead	644	644	460	801	13.57	14.38
Rother	733	733	335	455	13.69	12.19
Runnymede	587	548	500	754	10.39	11.98
Rushmoor	272	274	436	730	9.4	9.55
Sevenoaks	712	712	165	502	14.65	15.39
Slough	825	840	313	1,034	8.97	8.62
South Oxfordshire	605	636	775	1,429	13.24	11.83
Southampton	1,496	1,493	815	1,616	7.43	7.37
Spelthorne	625	625	166	508	11.89	11.34
Surrey Heath	321	321	191	391	11.58	11.58
Swale	1,087	1,072	776	989	10.31	10.72
Tandridge	639	639	125	417	15.87	14.97
Test Valley	550	542	588	1,004	10.58	10.91
Thanet	1,154	1,152	857	1,007	11.42	10.77
Tonbridge and Malling	830	830	425	1,166	13.36	13.1
Tunbridge Wells	667	667	300	695	15.62	13.42
Vale of White Horse	628	652	1,028	1,615	10.12	9.15
Waverley	719	742	590	710	18.24	17.37
Wealden	1,200	1,200	450	1,034	13.7	13.25
West Berkshire	515	509	525	1,052	9.82	9.97
West Oxfordshire	570	576	660	1,086	11.77	11.17
Winchester	692	710	625	1,141	13.84	13.49
Windsor and Maidenhead	870	905	712	654	15.03	14.15
Woking	437	437	292	508	12.6	11.07
Wokingham	795	766	662	1,555	11.76	12.77
Worthing	896	896	200	482	11.14	11.26

South West

Local authority	Current outcome of standard method	Previous outcome in early 2022	Existing housing requirement	Peak delivery since 2001	Affordability ratio in 2021	Affordability ratio in 2022
Bath and North East Somerset	725	751	722	1,245	12.12	11.34
Bournemouth, Christchurch and Poole	2,785	2,801	1,723	2,261	11.01	10.27
Bristol, City of	3,380	3,389	1,530	2,879	9.66	9.64
Cheltenham	547	589	546	791	10.53	8.94
Cornwall	2,830	2,982	2,625	3,453	11	9.82
Cotswold	493	528	420	911	15.63	13.89
Dorset	1,907	1,964	1,463	2,182	12.16	11.52
East Devon	910	939	950	1,089	10.62	10.16
Exeter	643	650	600	1,137	9.29	8.97
Forest of Dean	329	362	310	493	10.51	8.54
Gloucester	681	668	718	968	7.54	7.7
Isles of Scilly	0	0	105	33	n/a	n/a
Mendip	569	588	420	679	11.09	10.36
Mid Devon	374	352	393	550	9.44	10.61
North Devon	332	337	431	887	10.51	10.16
North Somerset	1,347	1,380	1,049	1,717	10.65	10.04
Plymouth	936	949	1,033	1,465	7.29	7.01
Sedgemoor	737	727	644	730	9.12	9.31
Somerset West and Taunton	708	719	995	1,082	9.31	8.83
South Gloucestershire	1,366	1,376	1,350	1,657	8.93	8.67
South Hams	326	326	233	551	12.44	12.79
South Somerset	675	694	725	1,093	8.69	8.24
Stroud	641	660	456	771	10.13	9.62
Swindon	999	1,023	1,467	2,327	7.83	7.24
Teignbridge	720	750	620	842	11.41	10.48
Tewkesbury	557	569	495	945	9.19	8.68
Torbay	613	592	495	623	8.84	9.63
Torridge	406	409	431	668	10.29	10.18
West Devon	291	318	233	591	12.67	9.9
Wiltshire	1,952	2,020	2,100	2,841	10.31	9.57

London

Local authority	Current outcome of standard method	Previous outcome in early 2022	Existing housing requirement	Peak delivery since 2001	Affordability ratio in 2021	Affordability ratio in 2022
Barking and Dagenham	2,924	2,911	1,190	1,206	10.31	11.52
Barnet	5,218	5,218	1,867	2,250	16.44	17.64
Bexley	2,434	2,434	335	810	13.36	11.79
Brent	3,374	3,374	1,100	3,574	15.61	13.08
Bromley	1,211	1,211	641	952	14.41	13.96
Camden	2,906	2,906	1,120	1,208	18.54	18.01
City of London	136	134	110	437	12	11.89
Croydon	4,544	4,544	1,645	2,835	11.89	10.76
Ealing	3,092	3,092	933	1,808	16.16	15.83
Enfield	4,315	4,315	733	1,279	14.93	12.62
Greenwich	4,150	4,151	2,595	3,052	13.36	13.34
Hackney	2,514	2,514	1,330	2,388	15.25	13.92
Hammersmith and Fulham	1,709	1,693	1,031	2,300	19.66	19.62
Haringey	3,492	3,492	1,320	1,511	16.93	18.03
Harrow	2,454	2,454	233	1,229	15.68	16.49
Havering	2,364	2,364	1,251	1,012	12.51	12.99
Hillingdon	3,577	3,577	425	1,646	13.18	13.86
Hounslow	3,206	3,206	822	1,992	11.99	12.53
Islington	2,992	2,992	1,264	2,329	15.38	14.78
Kensington and Chelsea	1,385	1,385	733	984	37.01	38.39
Kingston upon Thames	2,023	2,023	375	613	14.76	15.35
Lambeth	2,523	2,523	1,335	1,558	15.74	14.36
Lewisham	4,076	4,076	1,069	1,798	14.05	12.88
Merton	2,001	2,001	320	648	15.93	16.91
Newham	4,228	4,431	2,867	3,368	11.86	10.63
Redbridge	3,724	3,724	1,123	1,022	15.79	14.3
Richmond upon Thames	595	595	315	942	19.63	20.73
Southwark	4,066	4,248	2,736	3,208	13.46	12.42
Sutton	2,344	2,344	427	697	13.91	12.39
Tower Hamlets	5,697	5,937	3,659	4,827	11.89	10.07
Waltham Forest	3,122	3,122	760	1,415	15.55	16.52
Wandsworth	3,425	3,425	1,812	2,738	19.25	18.94
Westminster	1,862	1,862	985	2,220	19.29	22.04

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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