

The standard method of assessing housing need

March 2024



This document has been produced in collaboration with the Land, Planning and Development 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 25 March 2024.

These new ratios – released annually to reflect the situation in the previous year, in this case 2023 – 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 cities¹. 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 estimates the outcome of the method for every local authority as of March 2024, with these figures likely to remain largely unchanged through to the end of the year unless the method itself is revised². Comparison is made, for context, to figures calculated earlier this year using affordability ratios that have now been superseded, as well as to peak annual delivery since 2001 and existing housing requirements where applicable³. 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**.

Overview of the standard method

2014-based projection of household growth over the next decade, annualised

Adjustment linked to most recently published **affordability ratio**

Capped 40% above either the projection or an existing housing requirement, if higher and/or adopted in the last five years

35% uplift applied to the twenty largest **cities and urban centres**

Regions

¹ Birmingham, Bradford, Brighton and Hove, Bristol, Coventry, Derby, Kingston upon Hull, Leeds, Leicester, Liverpool, London, Manchester, Newcastle upon Tyne, Nottingham, Plymouth, Reading, Sheffield, Southampton, Stoke-on-Trent and Wolverhampton.

² Figures will only change where housing need is currently capped above an existing housing requirement that becomes more than five years old, or it becomes capped following adoption of a lower housing requirement after March 2024.

³ 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. Newly formed authorities are taken as having no adopted requirement, given our experience that few of their predecessors were generally affected by the cap. Past delivery in such areas has though been aggregated to the newly formed geographies, drawing upon data published by the Department for Levelling Up, Housing and Communities.

189 local authorities

have seen their affordability ratios improve since last year, by an average of **6%**

99 local authorities

are now facing a worse situation, with their ratios rising by an average of **5%**

305,503 homes now implied to be needed annually

when incorporating the new ratios into the standard method

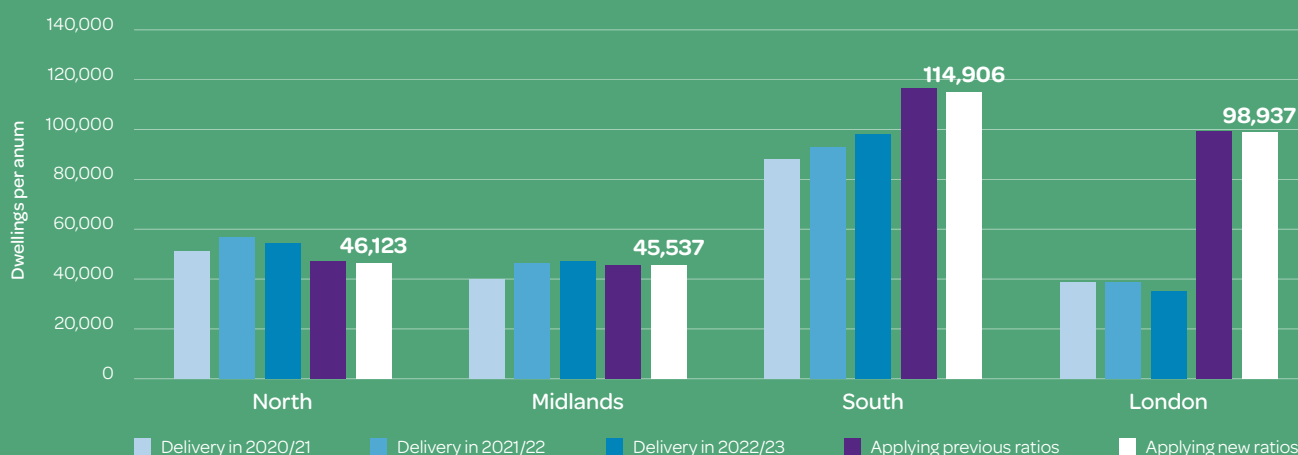
Only 1% less

than implied previously this year

Still 30% higher

than delivery in 2022/23

Small reductions in every region but the Midlands, but still implying a need to **markedly increase delivery** in London and the South



140 authorities see reductions when incorporating the new ratios

Average reduction of **22 dwellings per annum...**

...but **83** have changed by less than half as much...

...and **all** had relatively low figures to begin with⁴

81 areas see increases of **13 dwellings per annum** on average

75 areas see no change, largely but not only because uplifts are capped

13 areas benefit from recently adopted housing requirements, which replace the demographic baseline as the foundation for their cap

12 areas see no change because their new ratios are identical, or only fractionally different, to the ones they replaced

⁴ The average need in the 140 areas seeing reductions was originally around 891 dwellings per annum, 24% below the average in the areas seeing no change or an increase (1,171dpa)

North East

Local authority	Current outcome of standard method	Previous outcome in early 2024	Existing housing requirement	Peak delivery since 2001	Affordability ratio in 2022	Affordability ratio in 2023
County Durham	1,129	1,136	1,308	2,868	4.34	4.23
Darlington	152	150	492	625	4.66	4.96
Gateshead	417	414	425	943	4.86	4.97
Hartlepool	157	156	410	508	4.12	4.17
Middlesbrough	251	253	410	645	4.39	4.27
Newcastle upon Tyne	1,417	1,419	950	2,290	5.52	5.50
North Tyneside	745	750	790	965	5.91	5.80
Northumberland	549	535	885	1,720	5.69	6.15
Redcar and Cleveland	45	47	234	540	5.48	4.74
South Tyneside	306	305	168	415	5.02	5.05
Stockton-on-Tees	444	432	677	1,236	4.97	5.41
Sunderland	512	518	745	986	4.61	4.41

North West

Local authority	Current outcome of standard method	Previous outcome in early 2024	Existing housing requirement	Peak delivery since 2001	Affordability ratio in 2022	Affordability ratio in 2023
Blackburn with Darwen	134	137	447	639	4.57	4.27
Blackpool	147	152	280	565	4.80	4.35
Bolton	759	764	694	1,305	6.08	5.98
Burnley	51	53	194	383	4.59	3.73
Bury	596	607	n/a	940	7.64	7.30
Cheshire East	977	987	1,800	3,151	8.14	7.93
Cheshire West and Chester	532	529	1,100	2,456	7.29	7.41
Chorley	506	489	417	703	6.26	6.88
Cumberland	231	246	n/a	1,151	n/a	4.24
Fylde	257	269	415	645	6.47	5.69
Halton	203	205	350	859	4.68	4.56
Hyndburn	50	50	213	205	4.08	3.96
Knowsley	255	257	450	1,222	5.45	5.31
Lancaster	415	413	522	777	5.94	6.05
Liverpool	2,167	2,174	1,739	2,944	4.69	4.64
Manchester	3,579	3,689	3,333	5,472	6.75	6.19
Oldham	690	695	289	848	6.15	6.03
Pendle	124	126	298	352	4.81	4.44
Preston	269	269	507	1,405	5.33	5.33
Ribble Valley	113	119	280	1,197	6.94	6.07
Rochdale	501	510	460	940	6.13	5.80
Rossendale	179	181	188	334	6.29	6.07
Salford	1,399	1,435	n/a	3,755	6.82	6.35
Sefton	578	578	640	903	6.40	6.40
South Ribble	169	169	417	701	5.92	5.93
St. Helens	391	385	486	816	5.32	5.59
Stockport	1,097	1,116	495	1,289	9.02	8.66
Tameside	670	678	n/a	869	7.21	6.99
Trafford	1,399	1,399	578	972	10.64	11.19
Warrington	791	780	816	1,791	6.90	7.16
West Lancashire	166	164	324	626	6.22	6.39
Westmorland and Furness	107	234	n/a	969	n/a	6.83
Wigan	803	809	1,000	1,931	5.89	5.76
Wirral	728	731	n/a	1,052	6.75	6.67
Wyre	280	275	296	731	6.18	6.53

Yorkshire and the Humber

Local authority	Current outcome of standard method	Previous outcome in early 2024	Existing housing requirement	Peak delivery since 2001	Affordability ratio in 2022	Affordability ratio in 2023
Barnsley	831	858	1,134	1,328	5.40	4.85
Bradford	2,232	2,215	2,476	2,337	4.92	5.05
Calderdale	742	739	997	1,311	5.27	5.35
Doncaster	525	533	920	1,745	5.24	5.00
East Riding of Yorkshire	817	811	1,400	3,006	6.72	6.86
Kingston upon Hull, City of	536	545	620	1,361	4.45	4.17
Kirklees	1,595	1,567	1,730	2,681	5.82	6.14
Leeds	3,987	4,081	3,247	3,492	7.13	6.69
North East Lincolnshire	190	199	702	625	5.27	4.42
North Lincolnshire	359	359	754	1,267	5.29	5.27
North Yorkshire	1,348	1,346	n/a	3,411	n/a	8.79
Rotherham	544	551	958	1,187	5.74	5.52
Sheffield	3,036	3,018	1,352	3,429	6.18	6.29
Wakefield	923	941	1,400	2,193	5.98	5.63
York	1,020	1,019	n/a	1,240	8.78	8.80

East Midlands

Local authority	Current outcome of standard method	Previous outcome in early 2024	Existing housing requirement	Peak delivery since 2001	Affordability ratio in 2022	Affordability ratio in 2023
Amber Valley	351	352	n/a	627	6.65	6.60
Ashfield	446	435	n/a	647	5.73	6.15
Bassetlaw	260	264	350	1,046	6.97	6.67
Blaby	329	322	380	681	7.38	7.80
Bolsover	195	201	272	537	6.08	5.52
Boston	250	251	310	580	7.03	6.96
Broxtowe	384	384	362	336	7.87	7.90
Charnwood	1,115	1,087	820	1,036	7.59	8.10
Chesterfield	211	208	240	528	6.05	6.39
Derby	1,244	1,259	647	1,231	5.21	5.01
Derbyshire Dales	216	209	334	380	10.24	10.98
East Lindsey	437	444	558	2,470	7.53	7.19
Erewash	376	379	368	701	6.31	6.15
Gedling	460	458	426	691	6.91	7.02
Harborough	510	516	640	1,026	10.58	10.32
High Peak	243	235	350	550	7.88	8.51
Hinckley and Bosworth	432	454	450	884	8.55	7.56
Leicester	2,435	2,440	1,280	1,632	7.51	7.47
Lincoln	303	308	367	603	5.73	5.44
Mansfield	259	260	325	530	5.79	5.67
Melton	192	181	245	368	7.85	9.13
Newark and Sherwood	437	447	454	807	7.76	7.34
North East Derbyshire	224	216	330	776	7.31	8.03
North Kesteven	424	420	367	982	7.70	7.88
North Northamptonshire	1,865	1,828	1,750	2,355	7.82	8.22
North West Leicestershire	357	355	481	987	7.68	7.76
Nottingham	1,845	1,824	1,009	1,943	6.00	6.21
Oadby and Wigston	198	188	148	335	10.16	11.30
Rushcliffe	609	586	774	1,150	9.53	10.39
Rutland	123	121	150	317	9.12	9.53
South Derbyshire	507	511	742	1,274	7.21	7.06
South Holland	427	429	467	840	7.95	7.87
South Kesteven	687	689	650	914	8.55	8.47
West Lindsey	326	312	367	811	6.20	7.03
West Northamptonshire	2,125	2,155	1,788	2,846	8.81	8.52

West Midlands

Local authority	Current outcome of standard method	Previous outcome in early 2024	Existing housing requirement	Peak delivery since 2001	Affordability ratio in 2022	Affordability ratio in 2023
Birmingham	7,174	7,070	2,555	3,935	6.34	6.61
Bromsgrove	386	398	368	695	11.17	10.46
Cannock Chase	248	252	241	913	7.56	7.25
Coventry	3,081	3,220	1,230	2,088	6.36	5.57
Dudley	657	652	806	901	6.70	6.84
East Staffordshire	417	423	613	935	6.64	6.35
Herefordshire, County of	773	772	825	1,042	9.82	9.83
Lichfield	289	310	478	756	10.51	9.01
Malvern Hills	368	379	421	563	10.54	9.91
Newcastle-under-Lyme	330	340	285	576	5.99	5.45
North Warwickshire	163	165	267	354	7.79	7.58
Nuneaton and Bedworth	421	436	703	1,003	8.09	7.38
Redditch	143	149	337	482	8.68	7.85
Rugby	525	504	620	1,475	7.17	7.98
Sandwell	1,550	1,566	1,074	1,332	6.80	6.61
Shropshire	1,070	1,047	1,375	1,761	8.01	8.45
Solihull	866	797	n/a	853	7.74	9.44
South Staffordshire	223	227	175	573	9.00	8.63
Stafford	358	357	500	920	7.23	7.28
Staffordshire Moorlands	159	164	320	444	6.75	6.16
Stoke-on-Trent	704	705	570	996	4.58	4.57
Stratford-on-Avon	553	555	730	1,572	11.22	11.15
Tamworth	123	122	177	558	7.17	7.36
Telford and Wrekin	463	458	864	1,778	6.43	6.64
Walsall	906	907	629	1,895	6.36	6.34
Warwick	653	667	932	1,007	10.44	9.97
Wolverhampton	1,096	1,083	671	1,315	6.06	6.29
Worcester	339	334	283	617	7.07	7.38
Wychavon	486	479	479	1,297	9.75	10.04
Wyre Forest	211	220	276	594	8.10	7.27

East of England

Local authority	Current outcome of standard method	Previous outcome in early 2024	Existing housing requirement	Peak delivery since 2001	Affordability ratio in 2022	Affordability ratio in 2023
Babergh	396	413	325	758	12.64	11.62
Basildon	1,039	1,039	n/a	870	11.18	10.51
Bedford	1,310	1,300	970	1,465	9.52	9.69
Braintree	813	817	716	1,088	10.25	10.14
Breckland	625	652	612	1,155	9.25	8.37
Brentwood	490	490	350	426	13.65	12.36
Broadland	501	501	706	923	9.25	9.25
Broxbourne	634	622	454	911	11.88	12.34
Cambridge	687	707	700	1,332	13.25	12.52
Castle Point	349	349	n/a	451	12.22	11.20
Central Bedfordshire	2,239	2,289	1,968	2,537	10.60	10.11
Chelmsford	913	946	805	1,240	12.21	11.36
Colchester	1,043	1,050	920	1,244	9.73	9.57
Dacorum	1,016	1,016	430	793	13.86	13.12
East Cambridgeshire	583	582	600	785	10.58	10.60
East Hertfordshire	1,041	1,103	839	947	12.29	10.92
East Suffolk	886	880	839	1,318	8.35	8.48
Epping Forest	990	990	n/a	594	15.48	13.43
Fenland	508	521	550	923	7.91	7.40
Great Yarmouth	354	356	420	684	6.70	6.60
Harlow	514	531	418	718	10.76	10.06
Hertsmere	731	731	266	599	14.39	14.49
Huntingdonshire	874	901	804	1,250	9.39	8.75
Ipswich	466	463	460	1,467	7.20	7.31
King's Lynn and West Norfolk	554	554	660	1,538	8.64	8.63
Luton	1,463	1,444	425	1,146	8.84	9.11
Maldon	276	271	310	443	10.71	11.13
Mid Suffolk	510	521	430	1,248	10.28	9.81
North Hertfordshire	805	805	575	687	11.17	10.66
North Norfolk	556	553	400	694	10.64	10.77
Norwich	606	622	477	1,049	7.83	7.34
Peterborough	936	944	972	1,453	7.19	7.03
Rochford	356	356	250	495	12.23	11.66
South Cambridgeshire	1,039	1,036	975	1,500	10.46	10.53
South Norfolk	821	831	929	1,226	9.13	8.89
Southend-on-Sea	1,173	1,173	325	749	11.53	10.51
St Albans	885	885	n/a	660	18.44	17.61
Stevenage	470	479	380	685	8.41	8.04
Tendring	770	770	550	1,025	8.63	8.49
Three Rivers	640	640	180	426	13.17	12.11
Thurrock	1,158	1,165	925	1,080	9.97	9.84
Uttlesford	675	675	n/a	983	13.18	12.18
Watford	850	911	784	772	14.21	12.45
Welwyn Hatfield	910	932	670	1,218	11.43	10.88
West Suffolk	761	803	886	1,250	9.55	8.43

South East

Local authority	Current outcome of standard method	Previous outcome in early 2024	Existing housing requirement	Peak delivery since 2001	Affordability ratio in 2022	Affordability ratio in 2023
Adur	449	449	177	236	13.95	11.51
Arun	1,342	1,372	1,038	935	12.55	12.02
Ashford	997	956	1,093	1,144	10.24	11.20
Basingstoke and Deane	828	830	850	1,604	8.90	8.84
Bracknell Forest	563	554	557	1,646	8.73	9.08
Brighton and Hove	2,319	2,319	660	1,260	13.05	12.33
Buckinghamshire	2,827	2,827	n/a	3,718	11.66	11.60
Canterbury	1,141	1,141	800	1,215	10.46	10.96
Cherwell	706	703	1,142	1,527	9.55	9.67
Chichester	760	760	435	916	14.03	13.51
Crawley	739	751	340	655	9.27	8.91
Dartford	792	776	865	1,109	9.24	9.68
Dover	559	598	505	675	9.57	8.15
East Hampshire	575	568	492	1,103	12.70	13.03
Eastbourne	735	753	240	833	9.56	9.06
Eastleigh	645	655	729	1,126	9.94	9.60
Elmbridge	653	653	225	768	20.04	15.22
Epsom and Ewell	569	569	181	489	20.00	16.80
Fareham	498	513	597	598	10.43	9.77
Folkestone and Hythe	735	764	738	1,339	10.15	9.31
Gosport	339	344	170	748	8.25	7.95
Gravesham	661	699	363	464	10.31	9.10
Guildford	743	771	562	795	12.67	11.78
Hart	297	297	423	709	11.83	11.87
Hastings	490	490	200	432	10.96	10.99
Havant	508	513	315	615	9.99	9.80
Horsham	917	900	800	1,358	13.18	13.64
Isle of Wight	703	687	520	1,622	9.27	9.75
Lewes	777	777	275	606	12.40	11.81
Maidstone	1,220	1,215	883	1,627	11.63	11.72
Medway	1,658	1,664	n/a	1,142	8.65	8.58
Mid Sussex	1,039	1,076	964	1,122	12.95	12.09
Milton Keynes	1,728	1,793	1,767	2,895	9.10	8.33
Mole Valley	460	460	188	608	13.85	13.10
New Forest	729	729	521	845	11.74	11.40
Oxford	762	762	544	804	11.90	11.71
Portsmouth	897	894	584	1,328	7.31	7.38
Reading	878	873	689	1,086	8.52	8.63
Reigate and Banstead	644	644	460	829	14.38	13.77

Local authority	Current outcome of standard method	Previous outcome in early 2024	Existing housing requirement	Peak delivery since 2001	Affordability ratio in 2022	Affordability ratio in 2023
Rother	727	727	335	455	12.19	12.84
Runnymede	546	582	500	752	11.98	10.49
Rushmoor	265	270	436	750	9.55	9.11
Sevenoaks	704	704	165	502	15.39	14.58
Slough	856	816	313	1,034	8.62	9.65
South Oxfordshire	579	600	775	1,422	11.83	11.00
Southampton	1,473	1,498	815	1,506	7.37	7.05
Spelthorne	631	631	166	518	11.34	11.66
Surrey Heath	320	320	191	419	11.58	12.08
Swale	1,040	1,086	776	1,065	10.72	9.60
Tandridge	634	634	125	417	14.97	12.38
Test Valley	524	539	588	1,005	10.91	10.27
Thanet	1,146	1,152	857	1,007	10.77	10.64
Tonbridge and Malling	820	820	425	1,105	13.10	12.35
Tunbridge Wells	660	660	300	695	13.42	12.57
Vale of White Horse	633	619	1,028	1,551	9.15	9.64
Waverley	710	713	590	966	17.37	17.26
Wealden	1,186	1,186	450	1,138	13.25	12.15
West Berkshire	495	508	525	1,052	9.97	9.40
West Oxfordshire	549	562	660	1,106	11.17	10.63
Winchester	676	684	625	1,141	13.49	13.19
Windsor and Maidenhead	866	864	712	649	14.15	14.21
Woking	436	436	292	628	11.07	12.77
Wokingham	748	779	662	1,596	12.77	11.79
Worthing	321	321	230	497	11.26	11.30

South West

Local authority	Current outcome of standard method	Previous outcome in early 2024	Existing housing requirement	Peak delivery since 2001	Affordability ratio in 2022	Affordability ratio in 2023
Bath and North East Somerset	717	723	722	1,254	11.34	11.13
Bournemouth, Christchurch and Poole	2,766	2,771	1,723	2,261	10.27	10.23
Bristol, City of	3,378	3,370	1,530	2,879	9.64	9.69
Cheltenham	545	547	546	791	8.94	8.85
Cornwall	2,707	2,773	2,625	3,453	9.82	9.30
Cotswold	504	486	420	900	13.89	14.88
Dorset	1,843	1,883	1,463	2,182	11.52	11.03
East Devon	893	901	950	1,126	10.16	9.98
Exeter	642	636	600	990	8.97	9.14
Forest of Dean	330	317	310	517	8.54	9.38
Gloucester	663	672	718	968	7.70	7.44
Isles of Scilly	0	0	105	33	n/a	n/a
Mid Devon	346	367	393	550	10.61	9.27
North Devon	323	328	431	858	10.16	9.86
North Somerset	1,324	1,326	1,049	1,717	10.04	10.01
Plymouth	897	925	1,033	1,540	7.01	6.42
Somerset	2,654	2,643	n/a	3,104	n/a	9.20
South Gloucestershire	1,317	1,348	1,350	1,785	8.67	8.20
South Hams	326	326	233	591	12.79	13.09
Stroud	620	627	456	771	9.62	9.40
Swindon	1,005	995	1,467	2,327	7.24	7.44
Teignbridge	717	704	620	883	10.48	10.89
Tewkesbury	554	545	495	1,181	8.68	9.02
Torbay	599	602	495	732	9.63	9.50
Torrige	391	394	431	668	10.18	10.02
West Devon	283	282	233	591	9.90	9.91
Wiltshire	1,917	1,923	2,100	3,139	9.57	9.51

London

Local authority	Current outcome of standard method	Previous outcome in early 2024	Existing housing requirement	Peak delivery since 2001	Affordability ratio in 2022	Affordability ratio in 2023
Barking and Dagenham	2,897	2,897	1,190	1,241	11.52	11.04
Barnet	5,160	5,160	1,867	2,246	17.64	15.69
Bexley	1,295	1,295	685	818	11.79	11.53
Brent	3,305	3,305	1,100	3,574	13.08	16.33
Bromley	3,713	3,713	641	1,022	13.96	13.04
Camden	2,842	2,842	1,120	1,322	18.01	16.99
City of London	150	136	110	439	11.89	14.36
Croydon	4,511	4,511	1,645	2,904	10.76	10.72
Ealing	3,053	3,053	933	2,141	15.83	14.65
Enfield	4,286	4,286	733	1,279	12.62	13.21
Greenwich	4,077	4,086	2,595	3,310	13.34	13.28
Hackney	2,514	2,514	1,330	2,388	13.92	12.95
Hammersmith and Fulham	1,580	1,698	1,031	2,300	19.62	17.43
Haringey	3,431	3,431	1,320	1,596	18.03	16.63
Harrow	2,420	2,420	233	1,320	16.49	16.26
Havering	2,364	2,364	1,251	1,322	12.99	10.98
Hillingdon	3,541	3,541	425	1,884	13.86	13.63
Hounslow	3,148	3,148	822	1,992	12.53	12.74
Islington	2,956	2,956	1,264	2,329	14.78	13.80
Kensington and Chelsea	1,381	1,385	733	1,057	38.39	34.26
Kingston upon Thames	2,001	2,001	375	628	15.35	15.18
Lambeth	2,523	2,523	1,335	1,762	14.36	13.49
Lewisham	4,025	4,025	1,069	1,989	12.88	12.10
Merton	1,989	1,989	320	920	16.91	14.83
Newham	4,188	4,117	2,867	3,653	10.63	11.02
Redbridge	3,682	3,682	1,123	1,022	14.30	14.58
Richmond upon Thames	2,187	2,187	315	942	20.73	18.36
Southwark	4,065	4,019	2,736	3,531	12.42	12.70
Sutton	2,332	2,332	427	778	12.39	13.18
Tower Hamlets	5,190	5,583	3,659	5,339	10.07	8.52
Waltham Forest	3,711	3,932	2,250	1,635	16.52	14.92
Wandsworth	2,559	2,559	1,354	2,704	18.94	16.61
Westminster	1,862	1,862	985	2,220	22.04	19.72

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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