

The standard method of assessing housing need

March 2021



Turley

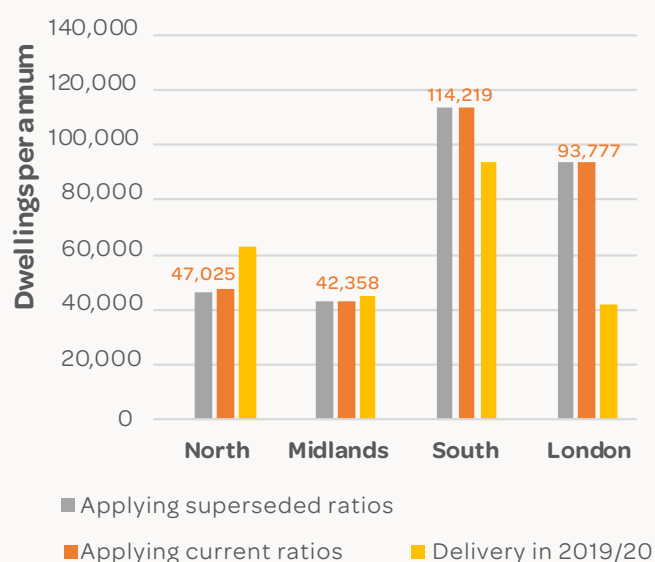
This document has been produced in collaboration with the Land Promoters and Developers Federation (LPDF) to confirm the minimum housing need currently implied for every local authority in England by the Government’s standard method, following the release of new affordability ratios on 25 March 2021.

These new ratios 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 2021, with these figures likely to remain largely unchanged through to the end of the year¹. Comparison is made, for context, to figures calculated earlier this year using the 2019 affordability ratios that have now been superseded, as well as the outcome of the now-abandoned method proposed last summer, existing housing requirements where applicable and peak annual delivery since 2001². These metrics are colour coded to show, at a glance, whether the current outcome of the method is **higher** or **lower**.

Regions

Regional outcomes



¹ Figures will only change where housing need is currently capped above an existing housing requirement that becomes over five years old, or becomes capped where a lower housing requirement is adopted in 2021

² Existing requirements initially collated by MHCLG in September 2017, and since periodically updated by Turley. Past completions data sourced from MHCLG

Cities and urban centres receiving a 35% uplift

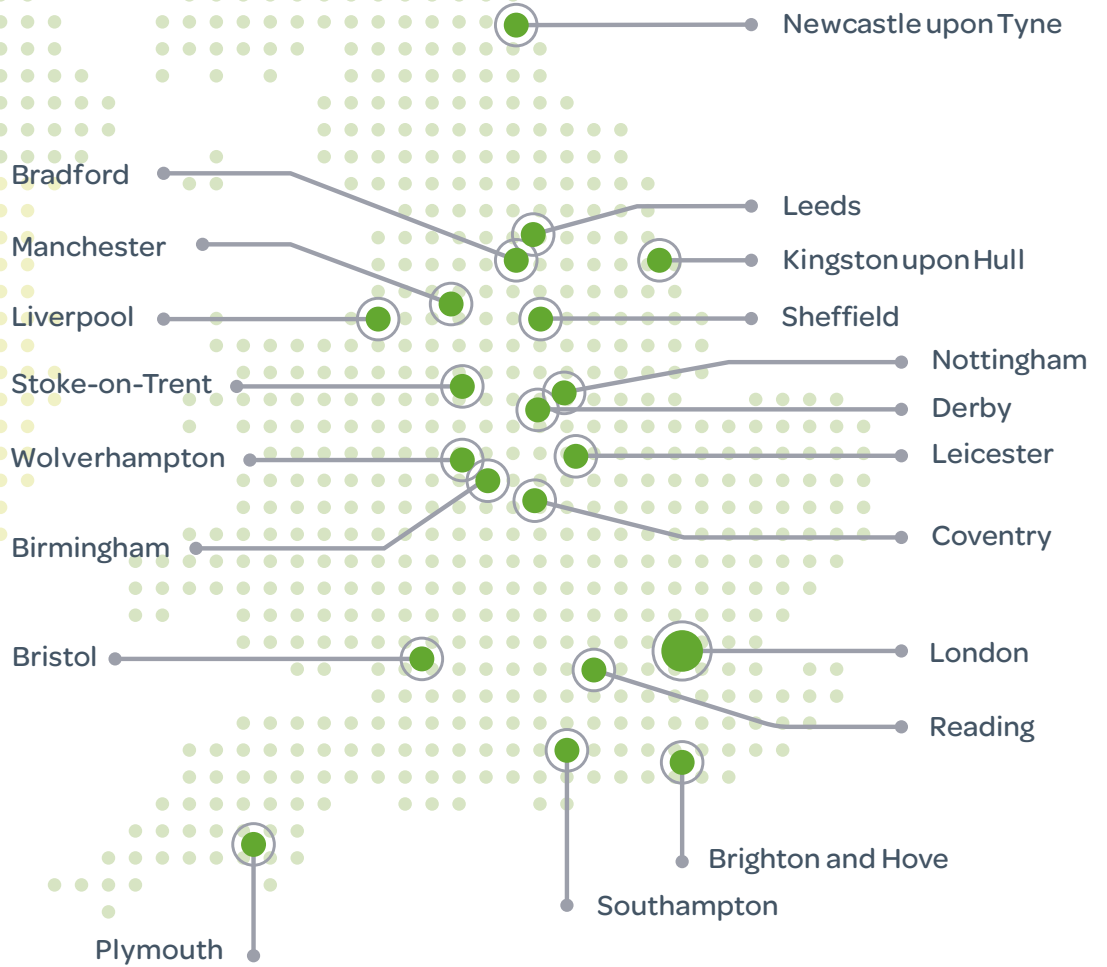
297,379 homes

needed annually across England



22% higher

than delivery in 2019/20



North East

Local authority	Current outcome of standard method	Previous outcome in early 2021	Outcome of dropped SM2	Existing housing requirement	Peak delivery since 2001
County Durham	1,229	1,238	1,140	1,308	1,628
Darlington	163	161	253	482	625
Gateshead	438	438	494	425	943
Hartlepool	170	174	246	410	528
Middlesbrough	257	259	354	410	678
Newcastle upon Tyne	1,402	1,417	774	950	2,767
North Tyneside	799	793	884	790	965
Northumberland	614	631	1,172	-	1,802
Redcar and Cleveland	78	78	392	234	525
South Tyneside	321	333	435	168	450
Stockton-on-Tees	459	464	445	677	1,236
Sunderland	533	546	697	745	907

North West

Local authority	Current outcome of standard method	Previous outcome in early 2021	Outcome of dropped SM2	Existing housing requirement	Peak delivery since 2001
Barrow-in-Furness	0	0	159	119	122
Blackburn with Darwen	153	151	346	625	639
Blackpool	130	128	303	280	368
Bolton	783	766	708	694	1,305
Burnley	58	59	224	194	335
Bury	591	596	673	-	940
Carlisle	184	190	286	565	678
Cheshire East	1,039	1,048	1,774	1,800	3,131
Cheshire West and Chester	579	567	1,659	1,100	2,546
Chorley	537	553	771	417	723
Copeland	8	8	154	277	242
Eden	88	91	133	242	660
Fylde	275	269	488	415	634
Halton	237	236	386	552	859
Hyndburn	54	54	165	213	196
Knowsley	244	258	415	450	1,097
Lancaster	409	413	417	522	701
Liverpool	2,075	2,096	1,154	-	3,485
Manchester	3,527	3,519	1,645	3,333	5,472
Oldham	677	687	805	289	728
Pendle	142	139	213	298	314
Preston	261	257	385	507	905
Ribble Valley	130	138	298	280	1,197
Rochdale	503	502	990	460	833
Rossendale	185	188	271	247	334
Salford	1,324	1,339	1,326	-	3,867
Sefton	610	614	695	640	656
South Lakeland	193	190	410	400	556
South Ribble	182	186	238	417	665
St. Helens	424	417	456	570	775
Stockport	1,087	1,072	1,098	495	1,299
Tameside	651	649	763	-	869
Trafford	1,377	1,368	1,239	578	953
Warrington	816	834	711	-	1,791
West Lancashire	185	189	277	324	616
Wigan	872	879	996	1,000	1,931
Wirral	760	760	898	-	1,052
Wyre	296	292	383	460	532

Yorkshire and the Humber

Local authority	Current outcome of standard method	Previous outcome in early 2021	Outcome of dropped SM2	Existing housing requirement	Peak delivery since 2001
Barnsley	864	856	1,013	1,134	1,328
Bradford	2,264	2,293	1,211	2,476	2,337
Calderdale	789	785	587	-	1,311
Craven	154	148	224	230	461
Doncaster	539	538	961	1,230	1,745
East Riding of Yorkshire	881	888	1,221	1,400	1,982
Hambleton	187	187	349	260	646
Harrogate	380	361	579	637	975
Kingston upon Hull, City of	527	532	724	620	1,341
Kirklees	1,641	1,646	1,107	1,730	2,681
Leeds	3,841	3,802	2,387	3,247	3,427
North East Lincolnshire	206	208	470	702	625
North Lincolnshire	383	386	415	754	1,267
Richmondshire	10	9	124	180	375
Rotherham	554	559	736	958	1,187
Ryedale	186	183	357	200	452
Scarborough	176	174	339	450	825
Selby	343	335	589	450	869
Sheffield	2,923	2,900	1,733	1,352	3,429
Wakefield	955	957	1,982	1,600	2,114
York	1,013	1,022	763	-	1,296

East Midlands

Local authority	Current outcome of standard method	Previous outcome in early 2021	Outcome of dropped SM2	Existing housing requirement	Peak delivery since 2001
Amber Valley	376	371	663	-	654
Ashfield	457	468	813	-	647
Bassetlaw	281	281	564	350	694
Blaby	329	344	1,148	380	743
Bolsover	209	217	446	272	439
Boston	249	248	443	310	580
Broxtowe	387	367	490	362	336
Charnwood	1,111	1,107	1,636	820	1,070
Chesterfield	226	223	323	240	528
Corby	479	505	799	460	691
Daventry	341	342	970	389	854
Derby	1,182	1,186	624	647	1,231
Derbyshire Dales	231	226	343	334	435
East Lindsey	427	427	819	558	999
East Northamptonshire	452	458	821	420	692
Erewash	386	387	344	368	701
Gedling	463	455	534	426	405
Harborough	516	544	1,238	640	906
High Peak	254	257	420	350	550
Hinckley and Bosworth	444	446	889	450	769
Kettering	513	520	853	520	801
Leicester	2,291	2,349	1,119	1,280	1,954
Lincoln	300	304	294	555	603
Mansfield	267	274	554	325	509
Melton	201	198	205	245	334
Newark and Sherwood	458	484	764	454	762
North East Derbyshire	246	243	419	-	507
North Kesteven	432	447	585	555	982
North West Leicestershire	368	358	1,153	481	971
Northampton	1,283	1,284	811	1,048	1,775
Nottingham	1,638	1,616	897	1,009	1,806
Oadby and Wigston	180	175	216	148	175
Rushcliffe	597	602	1,054	774	763
Rutland	130	123	307	150	317
South Derbyshire	533	540	1,209	742	1,285
South Holland	415	418	580	467	828
South Kesteven	703	721	839	650	914
South Northamptonshire	507	499	864	351	961
Wellingborough	340	348	535	350	448
West Lindsey	328	331	363	555	811

West Midlands

Local authority	Current outcome of standard method	Previous outcome in early 2021	Outcome of dropped SM2	Existing housing requirement	Peak delivery since 2001
Birmingham	4,829	4,829	3,056	2,555	4,187
Bromsgrove	383	381	694	368	695
Cannock Chase	269	269	575	241	930
Coventry	2,325	2,325	2,676	1,230	2,241
Dudley	635	640	880	806	901
East Staffordshire	433	428	582	613	792
Herefordshire, County of	815	829	1,166	825	907
Lichfield	317	313	423	478	740
Malvern Hills	413	404	929	421	577
Newcastle-under-Lyme	350	355	395	285	570
North Warwickshire	169	169	439	203	337
Nuneaton and Bedworth	429	423	662	703	726
Redditch	165	168	368	337	482
Rugby	510	523	705	620	1,475
Sandwell	1,466	1,487	1,141	1,074	1,332
Shropshire	1,147	1,149	2,129	1,375	1,910
Solihull	850	814	1,011	-	836
South Staffordshire	243	246	364	175	371
Stafford	388	392	829	500	1,010
Staffordshire Moorlands	184	180	255	320	444
Stoke-on-Trent	679	684	684	570	1,032
Stratford-on-Avon	567	593	1,675	730	1,408
Tamworth	145	144	305	177	558
Telford and Wrekin	491	494	941	864	1,356
Walsall	869	879	823	629	1,895
Warwick	625	624	910	932	1,060
Wolverhampton	1,041	1,020	844	671	818
Worcester	367	355	290	283	611
Wychavon	502	494	1,396	479	1,288
Wyre Forest	229	227	353	200	594

East of England

Local authority	Current outcome of standard method	Previous outcome in early 2021	Outcome of dropped SM2	Existing housing requirement	Peak delivery since 2001
Babergh	403	411	789	325	579
Basildon	1,006	997	820	-	816
Bedford	1,275	1,299	1,153	970	1,359
Braintree	831	850	776	716	884
Breckland	643	655	1,070	612	1,155
Brentwood	459	459	393	-	407
Broadland	501	512	922	706	772
Broxbourne	617	600	465	454	911
Buckinghamshire	2,910	2,910	4,139	-	3,257
Cambridge	662	671	745	700	1,298
Castle Point	355	355	386	-	451
Central Bedfordshire	2,335	2,353	2,752	718	2,622
Chelmsford	917	938	1,557	805	1,256
Colchester	1,061	1,065	1,612	920	1,244
Dacorum	1,020	1,020	922	430	745
East Cambridgeshire	616	592	554	575	746
East Hertfordshire	1,147	1,138	1,122	839	955
East Suffolk	895	871	1,660	839	1,318
Epping Forest	963	963	868	-	564
Fenland	517	535	844	550	923
Great Yarmouth	353	354	373	420	407
Harlow	477	478	442	418	725
Hertsmere	721	721	668	266	630
Huntingdonshire	951	957	1,019	804	1,040
Ipswich	456	462	552	489	1,467
King's Lynn and West Norfolk	547	536	540	660	1,538
Luton	595	595	713	425	873
Maldon	300	303	623	310	467
Mid Suffolk	513	526	754	430	882
North Hertfordshire	979	971	625	-	687
North Norfolk	531	550	730	400	694
Norwich	599	599	502	477	1,049
Peterborough	924	920	1,282	972	1,342
Rochford	362	362	586	250	459
South Cambridgeshire	1,083	1,066	773	975	1,341
South Norfolk	873	880	1,832	929	1,212
Southend-on-Sea	1,180	1,180	1,324	325	749
St Albans	892	892	997	-	660
Stevenage	452	448	322	380	690
Tendring	770	770	1,141	550	915
Three Rivers	630	630	588	180	407
Thurrock	1,137	1,147	1,483	925	1,080
Uttlesford	700	700	1,231	-	983
Watford	784	784	533	260	712
Welwyn Hatfield	878	880	667	-	1,218
West Suffolk	786	799	743	886	1,250

South East

Local authority	Current outcome of standard method	Previous outcome in early 2021	Outcome of dropped SM2	Existing housing requirement	Peak delivery since 2001
Adur	248	248	326	177	236
Arun	1,304	1,377	2,063	1,038	905
Ashford	990	959	1,211	1,093	1,022
Basingstoke and Deane	877	864	684	850	1,574
Bracknell Forest	572	602	805	557	1,688
Brighton and Hove	2,311	2,311	1,520	660	1,060
Canterbury	1,120	1,120	1,125	800	1,215
Cherwell	714	752	1,305	1,142	1,489
Chichester	759	759	1,120	435	690
Crawley	718	750	598	340	655
Dartford	750	774	1,441	865	1,162
Dover	557	591	1,279	505	745
East Hampshire	597	617	932	492	1,112
Eastbourne	693	685	486	240	833
Eastleigh	675	687	885	-	1,223
Elmbridge	641	641	774	225	444
Epsom and Ewell	577	577	604	181	517
Fareham	540	508	403	147	598
Folkestone and Hythe	785	754	1,043	350	1,339
Gosport	328	344	309	170	748
Gravesham	646	653	405	363	464
Guildford	776	779	733	562	605
Hart	286	284	512	423	705
Hastings	454	457	453	200	432
Havant	507	508	963	315	649
Horsham	897	915	1,715	800	1,392
Isle of Wight	668	685	1,045	520	1,622
Lewes	385	385	800	275	484
Maidstone	1,157	1,178	1,569	883	1,355
Medway	1,586	1,654	1,176	-	1,134
Mid Sussex	1,093	1,110	1,305	964	1,048
Milton Keynes	1,836	1,787	1,417	1,767	2,337
Mole Valley	456	456	563	188	608
New Forest	729	729	782	521	845
Oxford	762	762	656	544	804
Portsmouth	873	862	730	584	1,328
Reading	872	881	700	689	1,086

Local authority	Current outcome of standard method	Previous outcome in early 2021	Outcome of dropped SM2	Existing housing requirement	Peak delivery since 2001
Reigate and Banstead	644	644	1,091	460	753
Rother	740	740	1,173	335	455
Runnymede	533	533	361	500	754
Rushmoor	259	258	401	436	730
Sevenoaks	715	715	820	165	502
Slough	864	853	597	313	1,034
South Oxfordshire	620	608	723	961	1,429
Southampton	1,389	1,393	832	815	1,616
Spelthorne	611	611	489	166	417
Surrey Heath	327	327	408	191	391
Swale	1,048	1,033	1,483	776	906
Tandridge	644	644	533	125	417
Test Valley	541	546	813	588	1,004
Thanet	1,117	1,090	1,023	857	1,007
Tonbridge and Malling	839	839	1,440	425	1,166
Tunbridge Wells	677	677	893	300	695
Vale of White Horse	636	655	1,447	1,028	1,615
Waverley	703	681	835	590	595
Wealden	1,221	1,221	1,199	450	1,034
West Berkshire	509	512	692	525	1,052
West Oxfordshire	572	562	653	660	1,086
Winchester	665	692	1,025	625	810
Windsor and Maidenhead	752	752	914	-	654
Woking	429	433	348	292	508
Wokingham	768	774	1,635	662	1,555
Worthing	853	890	871	200	482

South West

Local authority	Current outcome of standard method	Previous outcome in early 2021	Outcome of dropped SM2	Existing housing requirement	Peak delivery since 2001
Bath and North East Somerset	676	661	1,216	722	1,245
Bournemouth, Christchurch and Poole	2,701	2,670	1,731	1,723	2,261
Bristol, City of	3,153	3,196	2,490	1,530	2,879
Cheltenham	542	534	528	546	791
Cornwall	2,823	2,794	4,054	2,625	3,427
Cotswold	506	490	1,209	420	911
Dorset	1,784	1,802	2,075	1,463	2,182
East Devon	918	932	1,614	950	1,089
Exeter	627	623	694	600	1,137
Forest of Dean	359	363	608	310	439
Gloucester	665	655	578	718	968
Isles of Scilly	0	0	0	-	14
Mendip	571	595	1,064	420	679
Mid Devon	365	364	641	393	550
North Devon	336	339	650	431	887
North Somerset	1,339	1,357	1,708	1,049	1,717
Plymouth	876	886	823	1,033	1,465
Sedgemoor	733	742	824	644	730
Somerset West and Taunton	693	688	1,231	995	1,082
South Gloucestershire	1,353	1,399	2,544	1,350	1,630
South Hams	326	326	769	233	551
South Somerset	690	677	612	725	1,058
Stroud	630	630	786	456	663
Swindon	1,000	1,024	1,466	1,467	2,327
Teignbridge	742	748	1,532	620	842
Tewkesbury	557	557	1,037	495	945
Torbay	559	581	635	495	623
Torridge	405	412	417	431	668
West Devon	289	315	278	233	591
Wiltshire	1,981	1,997	2,917	2,100	2,841

London

Local authority	Current outcome of standard method	Previous outcome in early 2021	Outcome of dropped SM2	Existing housing requirement	Peak delivery since 2001
Barking and Dagenham	2,879	2,965	1,657	1,190	906
Barnet	5,319	5,319	5,744	1,867	2,209
Bexley	2,404	2,404	1,797	335	810
Brent	3,507	3,507	2,695	1,100	2,433
Bromley	1,211	1,211	2,487	641	952
Camden	2,117	2,117	5,604	1,120	1,208
City of London	142	154	116	110	437
Croydon	3,108	3,108	2,205	1,645	2,835
Ealing	3,156	3,156	2,247	933	1,808
Enfield	4,373	4,373	2,213	733	1,279
Greenwich	4,159	4,344	4,289	2,595	3,052
Hackney	2,514	2,514	5,031	1,330	2,388
Hammersmith and Fulham	1,652	1,721	2,289	1,031	1,531
Haringey	2,495	2,495	2,786	1,320	1,488
Harrow	2,513	2,513	1,336	233	1,229
Havering	2,607	2,607	1,975	535	1,012
Hillingdon	3,630	3,630	2,026	425	1,666
Hounslow	3,321	3,321	1,338	822	1,992
Islington	3,064	3,064	2,218	1,264	2,329
Kensington and Chelsea	1,323	1,385	3,285	733	984
Kingston upon Thames	2,037	2,037	1,526	375	613
Lambeth	3,215	3,215	2,341	1,195	1,558
Lewisham	4,147	4,147	3,735	1,069	1,798
Merton	2,033	2,033	1,333	320	648
Newham	4,709	4,742	3,644	2,867	3,368
Redbridge	2,122	2,122	3,084	1,123	1,022
Richmond upon Thames	595	595	2,247	315	942
Southwark	4,099	4,399	3,547	2,736	3,208
Sutton	807	807	1,233	427	697
Tower Hamlets	5,895	6,070	6,121	3,659	4,827
Waltham Forest	3,182	3,182	2,574	760	1,033
Wandsworth	3,425	3,425	3,059	1,812	2,738
Westminster	2,019	2,019	5,750	1,068	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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