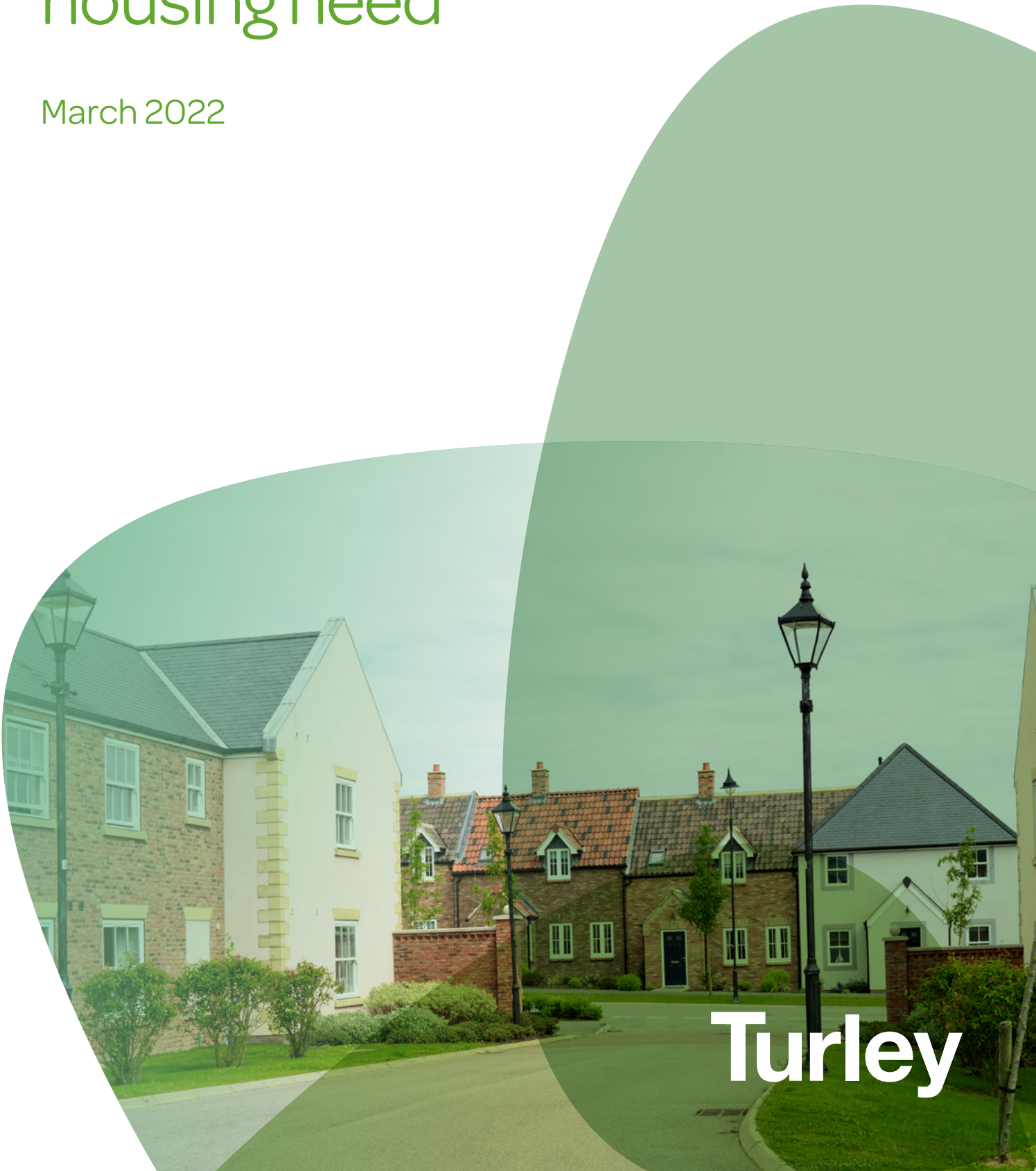


# The standard method of assessing housing need

March 2022



**Turley**

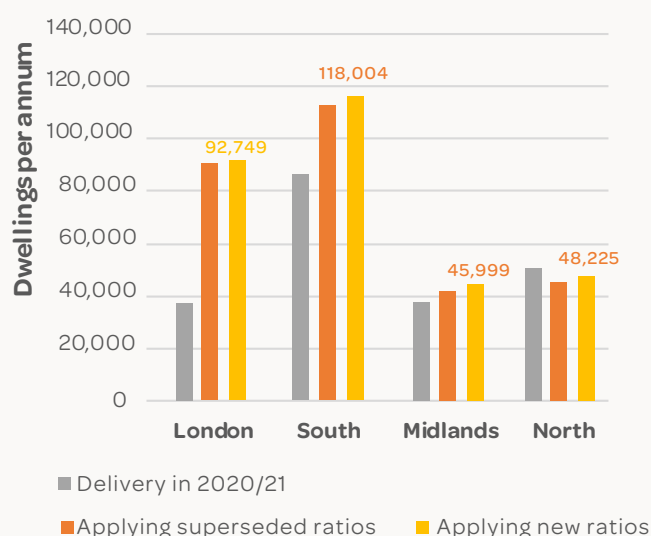
This document has been produced in collaboration with the Land Promoters and Developers Federation (LPDF) to confirm the minimum housing need currently implied for every local authority in England by the Government’s standard method, following the release of new affordability ratios on 23 March 2022.

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 speculated<sup>1</sup>. Comparison is made, for context, to figures calculated earlier this year using affordability ratios that have now been superseded, as well as to peak annual delivery since 2001 and existing housing requirements where applicable<sup>2</sup>. 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



<sup>1</sup> 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

<sup>2</sup> 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

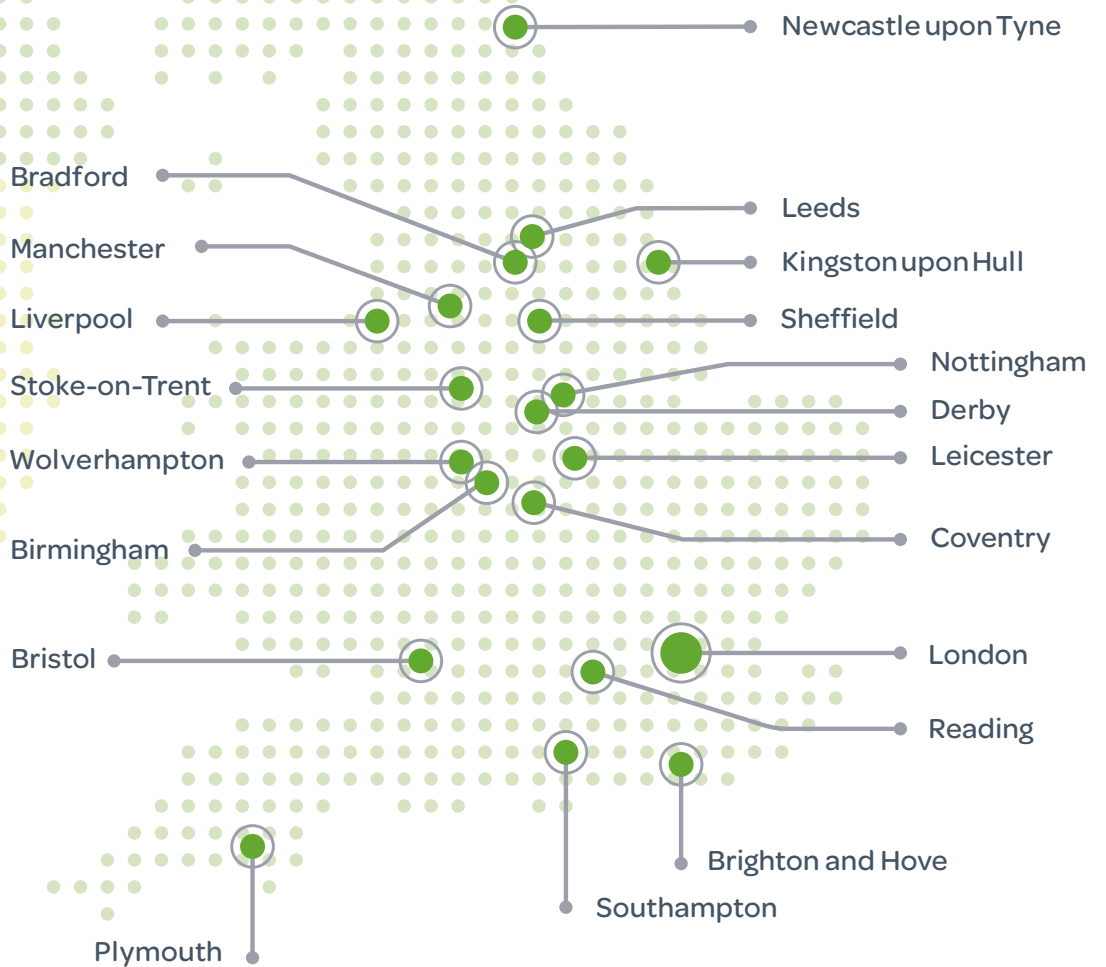
**304,976 homes**

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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