



The standard method of assessing housing need

May 2025

Turley

We have once again collaborated with the Land, Planning and Development Federation (LPDF) to provide its members and affiliates with this summary of the minimum housing need currently suggested for every local authority in England by the standard method.

Many will have become familiar with the ‘indicative’ figures released by the Government when it published its new National Planning Policy Framework (NPPF) in December, in doing so formally introducing a new stock-based method of assessing housing needs.

These figures are, however, designed to evolve over time. As previously, the new method contains an adjustment linked to affordability ratios that are released annually in March, albeit the shift towards using a five-year average does bring greater stability over time. This is though offset by a new variable, with the use of housing stock as the baseline for the new method causing its outcomes to change once again when this dataset is updated once a year, normally in May.

The release of this dataset on 22 May does, or at least should, now fix the figures generated by the standard method until affordability ratios are next updated in March 2026. This makes it an opportune moment to crunch the numbers.

Like earlier versions, this document estimates the outcome of the standard method for every local authority in England, as of 22 May 2025. Comparison is made, for context, to both the indicative figures published by the Government in December and those calculated in the last two months following the release of the latest affordability ratios on 24 March. Comparisons are also made to recent and peak delivery. Each of these metrics are colour coded to show, at a glance, whether the outcome of the method is now **higher** – signifying a positive increase in housing need – or **lower**.

Regions

► North East

► North West

► Yorkshire and the Humber

► East Midlands

► West Midlands

► East of England

► South East

► South West

► London

¹ MHCLG (2024) Table 122: housing supply; net additional dwellings by local authority district, England

² Castle Point (-1); City of London and the Isles of Scilly (both unchanged)

³ Average increases range from 0.8% in both London and the North, to 1.0% in the South. The Midlands lies within this range with a typical increase of 0.9%

⁴ Uttlesford (+3.3%); Preston (+2.5%); Newham (+2.3%); South Derbyshire (+2.1%); Tewkesbury (+2.1%); Mid Suffolk (+2.1%); Rushcliffe (+2.1%); and Salford (+2.0%)

⁵ South East, South West and the East of England

⁶ North West, North East and Yorkshire and the Humber

Impact of new housing stock data

All but three²

of England's 296 local authorities receive a higher housing need figure

11 homes added

each year, on average

0.9% increase

on average, with similar trend in all regions³

75 homes added

to the annual figure for Wandsworth, representing the biggest absolute change

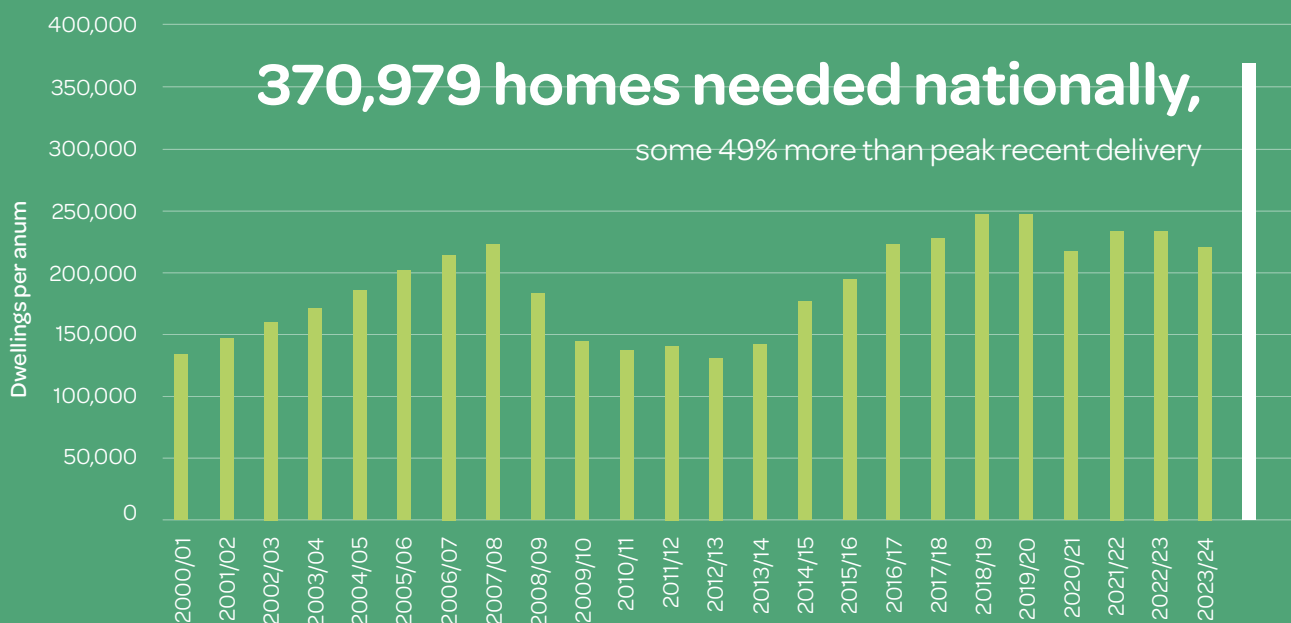
61%

of the authorities seeing increases add a maximum of 10 dwellings per annum

Eight authorities⁴

see their figures increase by more than 2.0%

Setting the resulting figures in context



London needs to deliver
89% more homes
than in its best recent year

58% boost

needed elsewhere in the South⁵

Smaller boosts needed
in the North⁶ **(15%)** and
Midlands **(18%)**

134 authorities

need to provide more homes
than they have delivered
in any year since 2001,
meaning that...

55%

have at least once delivered at
the required level, since 2001

21% in London

46% elsewhere in the South

73% in the North and Midlands

North East

Local authority	Current outcome of standard method	Indicative figure published in December	Most recent outcome incorporating latest affordability ratios	Recent delivery (2021-24)	Peak delivery since 2001
County Durham	2,021	2,011	2,011	1,509	2,868
Darlington	446	440	443	459	625
Gateshead	803	811	801	399	943
Hartlepool	366	361	361	483	585
Middlesbrough	526	522	522	572	645
Newcastle upon Tyne	1,224	1,206	1,218	1,104	2,290
North Tyneside	995	989	990	516	965
Northumberland	1,672	1,649	1,656	1,565	1,720
Redcar and Cleveland	577	559	573	459	540
South Tyneside	615	623	613	191	415
Stockton-on-Tees	767	746	761	536	1,236
Sunderland	1,066	1,059	1,059	941	986

North West

Local authority	Current outcome of standard method	Indicative figure published in December	Most recent outcome incorporating latest affordability ratios	Recent delivery (2021-24)	Peak delivery since 2001
Blackburn with Darwen	510	506	506	513	639
Blackpool	587	585	585	225	565
Bolton	1,236	1,184	1,230	640	1,305
Burnley	342	340	340	278	383
Bury	982	979	979	271	940
Cheshire East	2,508	2,461	2,480	2,357	3,151
Cheshire West and Chester	1,928	1,914	1,912	1,415	2,456
Chorley	557	564	554	277	703
Cumberland	1,112	1,105	1,105	848	1,151
Fylde	419	410	415	461	645
Halton	474	471	471	293	859
Hyndburn	303	301	301	218	253
Knowsley	608	600	602	642	1,222
Lancaster	627	619	625	286	777
Liverpool	1,864	1,847	1,847	1,827	2,944
Manchester	2,536	2,430	2,510	2,701	5,472
Oldham	928	910	925	441	848
Pendle	334	333	333	231	352
Preston	632	590	616	1,366	1,630
Ribble Valley	311	310	305	578	1,197
Rochdale	942	918	936	609	940
Rossendale	326	321	324	172	334
Salford	1,351	1,308	1,325	2,557	3,755
Sefton	1,368	1,368	1,360	714	903
South Ribble	498	489	492	598	701
St. Helens	744	718	742	304	816
Stockport	1,870	1,815	1,861	563	1,289
Tameside	1,130	1,124	1,123	507	869
Trafford	1,621	1,599	1,609	727	972
Warrington	1,067	1,064	1,060	937	1,791
West Lancashire	569	562	564	446	626
Westmorland and Furness	1,330	1,331	1,321	822	969
Wigan	1,452	1,418	1,441	1,296	1,931
Wirral	1,622	1,602	1,617	617	1,052
Wyre	599	582	592	690	731

Yorkshire and the Humber

Local authority	Current outcome of standard method	Indicative figure published in December	Most recent outcome incorporating latest affordability ratios	Recent delivery (2021-24)	Peak delivery since 2001
Barnsley	957	944	951	638	1,328
Bradford	1,845	1,828	1,834	1,255	2,337
Calderdale	843	854	840	395	1,311
Doncaster	1,235	1,198	1,224	1,291	1,745
East Riding of Yorkshire	1,968	1,924	1,941	1,941	3,006
Kingston upon Hull, City of	998	993	993	594	1,361
Kirklees	1,873	1,840	1,861	964	2,681
Leeds	3,896	3,811	3,851	3,421	4,327
North East Lincolnshire	622	623	618	469	625
North Lincolnshire	644	637	640	480	1,267
North Yorkshire	4,156	4,077	4,116	3,331	3,411
Rotherham	1,118	1,080	1,111	873	1,187
Sheffield	2,428	2,390	2,404	1,970	3,429
Wakefield	1,564	1,541	1,554	1,292	2,193
York	1,223	1,217	1,216	463	1,240

East Midlands

Local authority	Current outcome of standard method	Indicative figure published in December	Most recent outcome incorporating latest affordability ratios	Recent delivery (2021-24)	Peak delivery since 2001
Amber Valley	643	615	636	516	627
Ashfield	541	535	537	405	647
Bassetlaw	630	613	619	931	1,046
Blaby	539	542	534	354	681
Bolsover	360	353	357	464	537
Boston	354	356	351	317	580
Broxtowe	649	621	644	332	391
Charnwood	992	978	982	698	1,036
Chesterfield	501	500	497	359	528
Derby	917	906	906	892	1,345
Derbyshire Dales	575	580	573	222	380
East Lindsey	1,023	1,009	1,017	544	2,470
Erewash	515	523	514	201	701
Gedling	638	609	631	551	691
Harborough	734	723	723	891	1,026
High Peak	567	553	564	362	550
Hinckley and Bosworth	663	649	659	580	884
Leicester	1,587	1,557	1,580	1,030	1,645
Lincoln	404	413	403	148	603
Mansfield	493	495	489	377	530
Melton	369	362	363	374	390
Newark and Sherwood	691	707	683	675	807
North East Derbyshire	605	591	598	625	776
North Kesteven	640	652	632	648	982
North Northamptonshire	2,001	1,978	1,979	1,765	2,355
North West Leicestershire	617	595	610	755	987
Nottingham	1,306	1,247	1,288	1,893	2,015
Oadby and Wigston	389	382	384	258	335
Rushcliffe	873	830	856	1,079	1,150
Rutland	273	266	271	101	317
South Derbyshire	592	581	580	1,033	1,274
South Holland	552	542	543	680	840
South Kesteven	894	895	886	567	914
West Lindsey	504	487	497	626	811
West Northamptonshire	2,528	2,515	2,503	2,094	2,846

West Midlands

Local authority	Current outcome of standard method	Indicative figure published in December	Most recent outcome incorporating latest affordability ratios	Recent delivery (2021-24)	Peak delivery since 2001
Birmingham	4,513	4,448	4,468	3,595	4,546
Bromsgrove	714	713	712	161	695
Cannock Chase	527	518	524	415	913
Coventry	1,393	1,388	1,381	1,533	2,088
Dudley	1,478	1,462	1,470	421	901
East Staffordshire	616	602	607	808	935
Herefordshire, County of	1,364	1,363	1,347	935	1,060
Lichfield	758	745	746	738	756
Malvern Hills	646	651	643	271	563
Newcastle-under-Lyme	553	545	550	371	576
North Warwickshire	362	364	359	209	354
Nuneaton and Bedworth	756	737	743	943	1,016
Redditch	475	486	472	170	482
Rugby	636	618	625	1,037	1,475
Sandwell	1,374	1,346	1,367	549	1,332
Shropshire	2,025	1,994	2,005	1,482	1,761
Solihull	1,331	1,323	1,325	590	853
South Staffordshire	649	651	645	486	573
Stafford	749	751	744	520	920
Staffordshire Moorlands	482	454	480	219	444
Stoke-on-Trent	951	948	948	445	996
Stratford-on-Avon	1,112	1,126	1,096	1,343	1,572
Tamworth	445	445	442	347	558
Telford and Wrekin	881	857	873	1,393	1,632
Walsall	1,172	1,148	1,168	455	1,895
Warwick	1,085	1,062	1,071	874	1,007
Wolverhampton	1,115	1,086	1,108	921	1,315
Worcester	559	552	555	357	617
Wychavon	976	971	971	612	1,297
Wyre Forest	594	584	590	402	594

East of England

Local authority	Current outcome of standard method	Indicative figure published in December	Most recent outcome incorporating latest affordability ratios	Recent delivery (2021-24)	Peak delivery since 2001
Babergh	779	775	769	663	758
Basildon	1,285	1,287	1,281	302	870
Bedford	1,235	1,202	1,224	1,058	1,465
Braintree	1,120	1,115	1,101	1,106	1,148
Breckland	920	903	904	947	1,175
Brentwood	716	724	703	472	625
Broadland	871	868	858	822	923
Broxbourne	787	775	774	486	911
Cambridge	1,103	1,135	1,098	567	1,332
Castle Point	686	701	687	101	451
Central Bedfordshire	2,198	2,150	2,163	2,289	2,537
Chelmsford	1,436	1,454	1,419	901	1,240
Colchester	1,293	1,300	1,276	950	1,244
Dacorum	1,390	1,355	1,380	630	793
East Cambridgeshire	693	682	682	673	785
East Hertfordshire	1,263	1,265	1,239	1,009	1,261
East Suffolk	1,666	1,644	1,655	830	1,318
Epping Forest	1,275	1,299	1,265	281	594
Fenland	592	592	586	505	923
Great Yarmouth	540	525	537	350	684
Harlow	642	637	635	471	718
Hertsmere	1,010	1,034	1,006	185	599
Huntingdonshire	1,232	1,213	1,214	1,181	1,250
Ipswich	722	723	720	195	1,467
King's Lynn and West Norfolk	997	989	989	521	1,538
Luton	1,095	1,082	1,090	649	1,146
Maldon	583	569	575	391	443
Mid Suffolk	748	734	732	1,039	1,248
North Hertfordshire	1,043	1,018	1,035	403	687
North Norfolk	946	932	943	327	694
Norwich	779	779	774	351	1,049
Peterborough	1,031	1,006	1,021	873	1,453
Rochford	699	689	694	411	495
South Cambridgeshire	1,193	1,174	1,172	1,342	1,471
South Norfolk	941	943	928	1,005	1,226
Southend-on-Sea	1,399	1,405	1,396	334	749
St Albans	1,669	1,660	1,657	384	660
Stevenage	487	478	485	129	685
Tendring	1,063	1,034	1,051	808	1,025
Three Rivers	810	832	804	202	426
Thurrock	1,085	1,071	1,077	340	1,080
Uttlesford	812	804	786	592	983
Watford	815	831	801	762	772
Welwyn Hatfield	840	848	834	341	1,218
West Suffolk	1,194	1,195	1,187	779	1,250

South East

Local authority	Current outcome of standard method	Indicative figure published in December	Most recent outcome incorporating latest affordability ratios	Recent delivery (2021-24)	Peak delivery since 2001
Adur	549	558	547	108	236
Arun	1,458	1,476	1,439	865	1,005
Ashford	979	952	971	700	1,144
Basingstoke and Deane	1,153	1,127	1,143	807	1,604
Bracknell Forest	768	766	755	688	1,646
Brighton and Hove	2,488	2,498	2,465	1,117	1,260
Buckinghamshire	4,334	4,319	4,291	2,907	3,751
Canterbury	1,215	1,216	1,203	665	1,215
Cherwell	1,113	1,118	1,101	1,096	1,527
Chichester	1,323	1,305	1,307	793	916
Crawley	638	654	636	229	655
Dartford	727	712	718	638	1,109
Dover	749	746	740	629	719
East Hampshire	1,123	1,142	1,118	441	1,103
Eastbourne	714	702	710	182	833
Eastleigh	920	922	911	652	1,126
Elmbridge	1,584	1,562	1,574	470	768
Epsom and Ewell	871	889	867	191	489
Fareham	801	800	797	158	598
Folkestone and Hythe	852	859	846	427	1,339
Gosport	434	442	433	53	748
Gravesham	676	672	672	378	464
Guildford	1,168	1,170	1,155	718	795
Hart	771	750	763	530	709
Hastings	697	710	694	142	432
Havant	887	892	881	374	615
Horsham	1,338	1,357	1,329	512	1,358
Isle of Wight	1,050	1,062	1,046	370	1,622
Lewes	875	853	866	490	606
Maidstone	1,368	1,358	1,350	1,244	1,627
Medway	1,636	1,594	1,618	1,122	1,303
Mid Sussex	1,358	1,356	1,333	1,140	1,237
Milton Keynes	1,799	1,724	1,767	2,366	2,895
Mole Valley	833	833	830	211	608
New Forest	1,512	1,501	1,507	187	845
Oxford	1,087	1,087	1,080	432	804
Portsmouth	1,019	1,021	1,016	120	1,328
Reading	1,010	1,028	996	920	1,086

Local authority	Current outcome of standard method	Indicative figure published in December	Most recent outcome incorporating latest affordability ratios	Recent delivery (2021-24)	Peak delivery since 2001
Reigate and Banstead	1,295	1,306	1,285	627	829
Rother	912	932	908	266	455
Runnymede	639	626	632	479	752
Rushmoor	599	586	592	410	750
Sevenoaks	1,145	1,149	1,143	214	502
Slough	823	808	812	560	1,034
South Oxfordshire	1,234	1,242	1,216	1,076	1,422
Southampton	1,208	1,214	1,205	347	1,506
Spelthorne	793	793	788	253	518
Surrey Heath	687	684	682	365	419
Swale	1,064	1,048	1,052	855	1,065
Tandridge	826	843	821	261	417
Test Valley	933	934	928	508	1,005
Thanet	1,129	1,148	1,116	670	1,007
Tonbridge and Malling	1,097	1,096	1,090	445	1,105
Tunbridge Wells	1,113	1,098	1,100	588	695
Vale of White Horse	962	949	945	1,218	1,551
Waverley	1,458	1,481	1,440	802	966
Wealden	1,457	1,433	1,437	936	1,138
West Berkshire	1,067	1,070	1,057	678	1,052
West Oxfordshire	907	905	895	811	1,106
Winchester	1,147	1,157	1,128	1,054	1,141
Windsor and Maidenhead	1,418	1,449	1,400	487	857
Woking	791	794	786	427	628
Wokingham	1,316	1,336	1,302	1,044	1,596
Worthing	855	871	849	285	497

South West

Local authority	Current outcome of standard method	Indicative figure published in December	Most recent outcome incorporating latest affordability ratios	Recent delivery (2021-24)	Peak delivery since 2001
Bath and North East Somerset	1,501	1,471	1,489	570	1,254
Bournemouth, Christchurch and Poole	2,980	2,958	2,966	794	2,261
Bristol, City of	2,962	2,986	2,942	1,793	2,879
Cheltenham	821	824	817	234	791
Cornwall	4,455	4,421	4,417	2,650	3,453
Cotswold	1,056	1,036	1,047	358	900
Dorset	3,246	3,219	3,222	1,662	2,182
East Devon	1,156	1,188	1,147	881	1,126
Exeter	813	800	804	599	990
Forest of Dean	604	600	598	480	517
Gloucester	700	685	695	440	968
Isles of Scilly	34	-	34	0	33
Mid Devon	574	572	567	329	550
North Devon	794	803	788	522	858
North Somerset	1,580	1,593	1,568	917	1,717
Plymouth	1,279	1,290	1,277	324	1,540
Somerset	3,773	3,769	3,746	2,761	3,104
South Gloucestershire	1,700	1,702	1,679	1,675	1,785
South Hams	922	910	910	582	610
Stroud	846	820	839	616	771
Swindon	1,195	1,205	1,187	942	2,327
Teignbridge	1,087	1,090	1,078	567	883
Tewkesbury	630	614	617	1,019	1,181
Torbay	949	940	947	258	732
Torridge	536	526	530	306	668
West Devon	431	443	426	309	591
Wiltshire	3,488	3,525	3,472	2,018	3,131

London

Local authority	Current outcome of standard method	Indicative figure published in December	Most recent outcome incorporating latest affordability ratios	Recent delivery (2021-24)	Peak delivery since 2001
Barking and Dagenham	1,320	1,325	1,304	1,141	1,241
Barnet	4,090	4,057	4,028	2,240	2,475
Bexley	1,869	1,860	1,856	660	818
Brent	3,009	3,080	2,990	2,242	3,574
Bromley	2,906	3,001	2,903	229	1,022
Camden	3,059	3,137	3,042	502	1,322
City of London	163	170	163	146	439
Croydon	2,863	2,887	2,828	2,371	2,904
Ealing	3,311	3,407	3,277	1,449	2,141
Enfield	2,674	2,762	2,657	788	1,279
Greenwich	2,499	2,575	2,482	1,101	3,310
Hackney	2,659	2,796	2,650	930	2,388
Hammersmith and Fulham	2,769	2,783	2,727	1,725	2,300
Haringey	2,878	2,956	2,849	1,198	1,596
Harrow	2,298	2,294	2,280	613	1,320
Havering	1,942	1,979	1,931	760	1,322
Hillingdon	2,285	2,292	2,270	795	1,884
Hounslow	2,062	2,052	2,039	1,397	1,992
Islington	2,443	2,460	2,423	601	2,329
Kensington and Chelsea	4,757	5,107	4,744	236	1,057
Kingston upon Thames	1,569	1,589	1,546	547	1,041
Lambeth	3,222	3,327	3,209	485	1,762
Lewisham	2,565	2,644	2,557	377	1,989
Merton	2,060	2,081	2,053	579	920
Newham	2,301	2,358	2,249	2,742	3,653
Redbridge	2,377	2,407	2,369	282	1,022
Richmond upon Thames	2,492	2,513	2,487	154	942
Southwark	2,833	2,914	2,799	1,533	3,531
Sutton	1,643	1,654	1,636	460	778
Tower Hamlets	2,126	2,265	2,110	2,619	5,339
Waltham Forest	2,493	2,535	2,472	1,049	1,635
Wandsworth	4,404	4,383	4,329	2,254	2,720
Westminster	4,306	4,341	4,276	1,328	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.

turley.co.uk

linkedin.com/company/turley

Turley