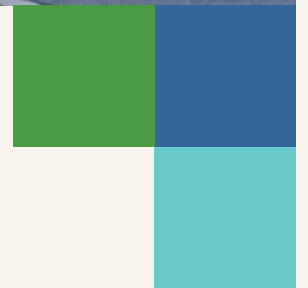




The standard method of assessing housing need



May 2026

 **LPDF**
Creating Places ■ Delivering Communities

Turley

We have collaborated again 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, as revised in December 2024.

Many will now be familiar with how the method, like its predecessor, has been designed to produce figures that evolve over time.

It incorporates an adjustment linked to affordability ratios that are released annually in March, albeit the use of a five-year average does bring greater stability than when this was previously based simply on the latest reported year.

The baseline of the method also changes each year, being based on estimates of an area's existing dwelling stock that are normally released in May.

The release of this dataset on 21 May 2026 should therefore now fix the figures generated by the standard method until affordability ratios are next updated in March 2027. 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 21 May 2026. Comparison is made, for context, to figures that would have been calculated in the last two months – since new affordability ratios were released on 26 March – and also to those generated over the prior ten months, which will likely be more familiar. Comparisons are also made to recent and peak delivery¹. Each of these metrics are colour coded to show, at a glance, whether the outcome of the standard method is now **higher** – signifying a positive increase in housing need – or **lower**.

Regions



¹ MHCLG (2025) Table 122: housing supply; net additional dwellings, by local authority district, England

Impact of new housing stock data

All but three²

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

0.8% increase

on average, rising to 0.9% when excluding London and the North

63% of authorities

now have higher figures than they have had for most of the last year³

10 homes added

each year, on average, with only 32% of authorities seeing a larger increase

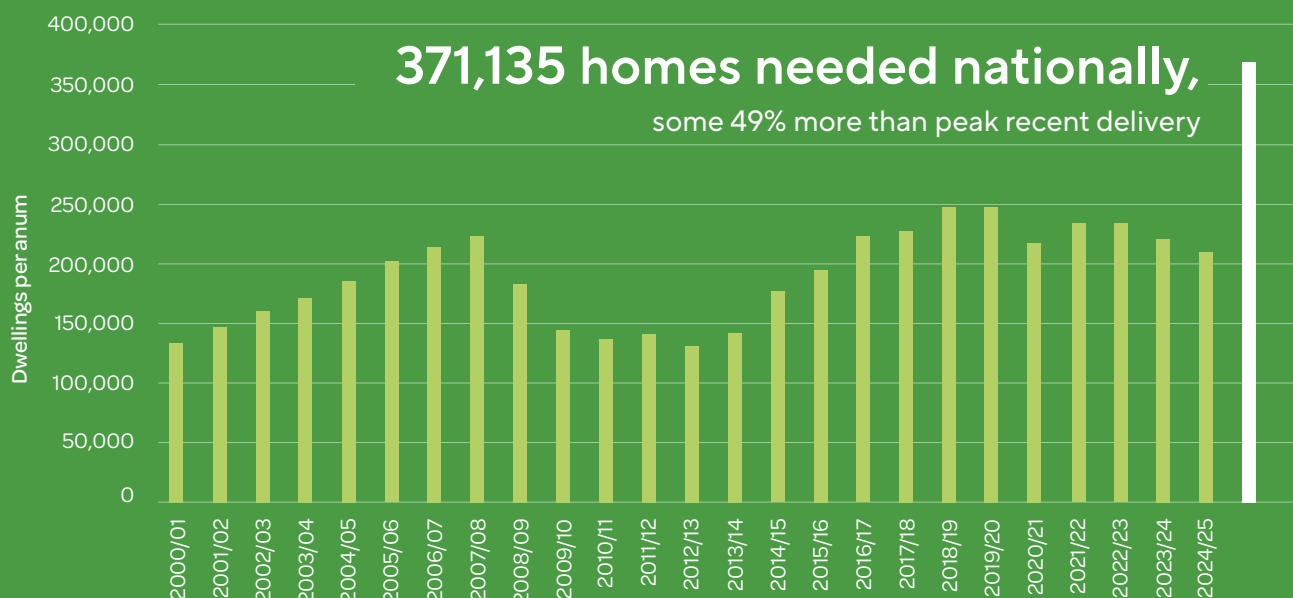
Six authorities⁴

see their figures increase by more than 2.0%

35% of the 173 areas

where need reduced in March now have higher figures than they did last year

Setting the resulting figures in context



London needs to deliver **86% more homes** than in its best recent year

58% boost needed elsewhere in the South⁵

Smaller boosts needed in the North⁶ (**16%**) and Midlands (**19%**)

89% of authorities need to increase delivery from the recent rate (2022-25)

130 authorities need to deliver more homes than in any year since 2001

56% of authorities have at least once delivered at the required level, since 2001

² Castle Point, the City of London and the Isles of Scilly all see no change, despite each growing their housing stock

³ Comparing to the more widely-used figures generated before affordability ratios were updated in March

⁴ Tewkesbury (+3.0%); Mid Suffolk (+2.7%); Telford and Wrekin (+2.2%); South Cambridgeshire (+2.1%); Salford (+2.1%); and Newham (+2.1%)

⁵ South East, South West and the East of England

⁶ North West, North East and Yorkshire and the Humber

North East

Local authority	Current outcome of standard method	Previous outcome since March 2026	Prior outcome for most of the last year	Recent delivery (2022-25)	Peak delivery since 2001
County Durham	2,035	2,021	2,021	1,536	2,868
Darlington	453	449	446	427	625
Gateshead	795	791	803	446	943
Hartlepool	370	366	366	523	585
Middlesbrough	528	526	526	440	645
Newcastle upon Tyne	1,246	1,237	1,224	967	2,290
North Tyneside	982	977	995	516	965
Northumberland	1,675	1,661	1,672	1,509	1,720
Redcar and Cleveland	575	571	577	457	540
South Tyneside	626	625	615	168	415
Stockton-on-Tees	778	772	767	674	1,236
Sunderland	1,072	1,066	1,066	874	986



Information is indicative and best available at time of publication.

North West

Local authority	Current outcome of standard method	Previous outcome since March 2026	Prior outcome for most of the last year	Recent delivery (2022-25)	Peak delivery since 2001
Blackburn with Darwen	514	510	510	541	639
Blackpool	589	587	587	219	565
Bolton	1,275	1,268	1,236	674	1,305
Burnley	344	342	342	255	383
Bury	999	995	982	279	940
Cheshire East	2,531	2,505	2,508	2,141	3,151
Cheshire West and Chester	1,930	1,916	1,928	1,315	2,456
Chorley	558	554	557	329	703
Cumberland	1,120	1,112	1,112	961	1,151
Fylde	417	414	419	427	645
Halton	485	482	474	371	859
Hyndburn	304	303	303	208	253
Knowsley	631	627	608	629	1,222
Lancaster	639	637	627	204	777
Liverpool	1,875	1,864	1,864	1,509	2,944
Manchester	2,601	2,569	2,536	2,458	5,472
Oldham	973	967	928	465	848
Pendle	335	334	334	178	352
Preston	642	636	632	1,232	1,630
Ribble Valley	310	307	311	517	1,197
Rochdale	970	963	942	642	940
Rossendale	331	330	326	177	334
Salford	1,397	1,368	1,351	2,528	3,755
Sefton	1,404	1,394	1,368	790	903
South Ribble	515	510	498	585	701
St. Helens	766	760	744	421	816
Stockport	1,901	1,896	1,870	484	1,289
Tameside	1,156	1,150	1,130	525	869
Trafford	1,621	1,616	1,621	680	972
Warrington	1,073	1,066	1,067	905	1,791
West Lancashire	589	583	569	491	626
Westmorland and Furness	1,323	1,316	1,330	726	969
Wigan	1,482	1,471	1,452	1,241	1,931
Wirral	1,630	1,624	1,622	608	1,052
Wyre	612	605	599	666	731

Information is indicative and best available at time of publication.

Yorkshire and the Humber



Local authority	Current outcome of standard method	Previous outcome since March 2026	Prior outcome for most of the last year	Recent delivery (2022-25)	Peak delivery since 2001
Barnsley	969	964	957	640	1,328
Bradford	1,872	1,861	1,845	1,250	2,337
Calderdale	852	847	843	414	1,311
Doncaster	1,258	1,252	1,235	1,148	1,745
East Riding of Yorkshire	1,997	1,974	1,968	2,130	3,006
Kingston upon Hull, City of	1,002	998	998	577	1,361
Kirklees	1,927	1,917	1,873	1,047	2,681
Leeds	3,963	3,918	3,896	3,753	4,327
North East Lincolnshire	622	617	622	489	625
North Lincolnshire	660	657	644	499	1,267
North Yorkshire	4,171	4,134	4,156	2,842	3,411
Rotherham	1,151	1,144	1,118	771	1,187
Sheffield	2,453	2,442	2,428	1,751	3,429
Wakefield	1,572	1,565	1,564	1,058	2,193
York	1,228	1,219	1,223	545	1,240

Information is indicative and best available at time of publication.



East Midlands

Local authority	Current outcome of standard method	Previous outcome since March 2026	Prior outcome for most of the last year	Recent delivery (2022-25)	Peak delivery since 2001
Amber Valley	669	661	643	629	819
Ashfield	554	550	541	418	647
Bassetlaw	643	633	630	966	1,046
Blaby	537	535	539	288	681
Bolsover	368	364	360	421	537
Boston	357	353	354	322	580
Broxtowe	658	653	649	369	413
Charnwood	1,000	992	992	694	1,036
Chesterfield	494	491	501	348	528
Derby	961	954	917	933	1,345
Derbyshire Dales	570	567	575	196	380
East Lindsey	1,049	1,041	1,023	572	2,470
Erewash	519	517	515	182	701
Gedling	669	663	638	586	691
Harborough	755	747	734	712	1,026
High Peak	580	577	567	301	550
Hinckley and Bosworth	667	660	663	611	884
Leicester	1,631	1,623	1,587	966	1,645
Lincoln	401	400	404	133	603
Mansfield	491	489	493	356	530
Melton	371	366	369	385	398
Newark and Sherwood	697	691	691	593	807
North East Derbyshire	608	601	605	625	776
North Kesteven	659	652	640	681	982
North Northamptonshire	2,029	2,002	2,001	1,979	2,355
North West Leicestershire	635	626	617	670	987
Nottingham	1,347	1,329	1,306	1,954	2,015
Oadby and Wigston	390	388	389	249	335
Rushcliffe	890	877	873	1,036	1,150
Rutland	269	266	273	115	317
South Derbyshire	595	585	592	1,015	1,274
South Holland	569	560	552	686	840
South Kesteven	899	890	894	633	914
West Lindsey	515	509	504	611	811
West Northamptonshire	2,535	2,511	2,528	1,954	2,846

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West Midlands

Local authority	Current outcome of standard method	Previous outcome since March 2026	Prior outcome for most of the last year	Recent delivery (2022-25)	Peak delivery since 2001
Birmingham	4,641	4,596	4,513	4,021	4,546
Bromsgrove	717	713	714	193	695
Cannock Chase	521	518	527	289	913
Coventry	1,392	1,386	1,393	1,148	2,088
Dudley	1,514	1,506	1,478	577	901
East Staffordshire	628	622	616	765	935
Herefordshire, County of	1,372	1,364	1,364	775	1,060
Lichfield	769	758	758	726	756
Malvern Hills	629	617	646	380	563
Newcastle-under-Lyme	559	555	553	312	576
North Warwickshire	367	362	362	277	439
Nuneaton and Bedworth	760	750	756	954	1,016
Redditch	464	462	475	185	482
Rugby	643	635	636	948	1,475
Sandwell	1,418	1,411	1,374	528	1,332
Shropshire	2,046	2,030	2,025	1,377	1,761
Solihull	1,290	1,286	1,331	435	853
South Staffordshire	648	644	649	393	573
Stafford	759	752	749	555	920
Staffordshire Moorlands	501	497	482	272	444
Stoke-on-Trent	955	951	951	448	996
Stratford-on-Avon	1,084	1,069	1,112	1,120	1,572
Tamworth	437	435	445	287	558
Telford and Wrekin	920	900	881	1,475	1,877
Walsall	1,214	1,207	1,172	497	1,895
Warwick	1,113	1,100	1,085	822	1,007
Wolverhampton	1,135	1,131	1,115	623	1,315
Worcester	555	553	559	284	617
Wychavon	964	956	976	496	1,297
Wyre Forest	616	610	594	474	594

Information is indicative and best available at time of publication.

East of England

Local authority	Current outcome of standard method	Previous outcome since March 2026	Prior outcome for most of the last year	Recent delivery (2022-25)	Peak delivery since 2001
Babergh	790	780	779	603	758
Basildon	1,289	1,284	1,285	258	870
Bedford	1,251	1,242	1,235	910	1,465
Braintree	1,132	1,117	1,120	1,056	1,148
Breckland	920	913	920	883	1,175
Brentwood	715	714	716	369	625
Broadland	875	864	871	872	923
Broxbourne	776	771	787	483	911
Cambridge	1,085	1,075	1,103	539	1,332
Castle Point	671	671	686	40	451
Central Bedfordshire	2,210	2,183	2,198	2,023	2,537
Chelmsford	1,448	1,434	1,436	883	1,240
Colchester	1,275	1,265	1,293	821	1,244
Dacorum	1,401	1,391	1,390	523	793
East Cambridgeshire	687	677	693	674	785
East Hertfordshire	1,237	1,223	1,263	970	1,265
East Suffolk	1,658	1,648	1,666	806	1,318
Epping Forest	1,244	1,234	1,275	333	594
Fenland	603	594	592	596	923
Great Yarmouth	548	544	540	333	684
Harlow	639	637	642	371	718
Hertsmere	975	970	1,010	165	599
Huntingdonshire	1,238	1,225	1,232	1,116	1,250
Ipswich	714	711	722	230	1,467
King's Lynn and West Norfolk	994	988	997	549	1,538
Luton	1,128	1,122	1,095	650	1,146
Maldon	586	578	583	415	443
Mid Suffolk	758	738	748	1,197	1,336
North Hertfordshire	1,036	1,027	1,043	475	687
North Norfolk	955	949	946	285	694
Norwich	774	772	779	304	1,049
Peterborough	1,044	1,030	1,031	947	1,453
Rochford	700	692	699	397	495
South Cambridgeshire	1,204	1,179	1,193	1,472	1,735
South Norfolk	939	927	941	1,002	1,226
Southend-on-Sea	1,409	1,406	1,399	233	749
St Albans	1,653	1,643	1,669	407	660
Stevenage	494	486	487	318	685
Tendring	1,069	1,056	1,063	836	1,025
Three Rivers	752	744	810	285	426
Thurrock	1,079	1,074	1,085	338	1,080
Uttlesford	818	805	812	739	983
Watford	817	804	815	738	772
Welwyn Hatfield	822	818	840	327	1,218
West Suffolk	1,185	1,176	1,194	705	1,250

Information is indicative and best available at time of publication.

South East

Local authority	Current outcome of standard method	Previous outcome since March 2026	Prior outcome for most of the last year	Recent delivery (2022-25)	Peak delivery since 2001
Adur	535	529	549	180	315
Arun	1,470	1,447	1,458	1,065	1,261
Ashford	986	976	979	692	1,144
Basingstoke and Deane	1,166	1,156	1,153	801	1,604
Bracknell Forest	788	782	768	593	1,646
Brighton and Hove	2,490	2,467	2,488	1,129	1,298
Buckinghamshire	4,344	4,318	4,334	2,524	3,751
Canterbury	1,199	1,178	1,215	846	1,235
Cherwell	1,131	1,119	1,113	963	1,527
Chichester	1,294	1,281	1,323	766	916
Crawley	641	640	638	131	655
Dartford	756	743	727	731	1,109
Dover	772	763	749	631	718
East Hampshire	1,118	1,105	1,123	468	1,103
Eastbourne	691	690	714	171	833
Eastleigh	921	912	920	604	1,126
Elmbridge	1,586	1,573	1,584	381	768
Epsom and Ewell	834	832	871	189	489
Fareham	779	774	801	248	598
Folkestone and Hythe	818	813	852	384	1,339
Gosport	440	438	434	87	748
Gravesham	687	679	676	419	546
Guildford	1,151	1,142	1,168	631	795
Hart	803	800	771	393	709
Hastings	686	680	697	222	432
Havant	883	879	887	393	615
Horsham	1,329	1,322	1,338	401	1,358
Isle of Wight	1,072	1,069	1,050	287	1,622
Lewes	855	851	875	454	606
Maidstone	1,373	1,361	1,368	928	1,627
Medway	1,666	1,657	1,636	971	1,305
Mid Sussex	1,343	1,327	1,358	1,033	1,237
Milton Keynes	1,832	1,798	1,799	2,495	2,895
Mole Valley	805	798	833	240	608
New Forest	1,507	1,503	1,512	227	845
Oxford	1,078	1,074	1,087	343	804
Portsmouth	1,023	1,022	1,019	95	1,328
Reading	987	975	1,010	933	1,086

Information is indicative and best available at time of publication.

Local authority	Current outcome of standard method	Previous outcome since March 2026	Prior outcome for most of the last year	Recent delivery (2022-25)	Peak delivery since 2001
Reigate and Banstead	1,281	1,276	1,295	469	829
Rother	895	891	912	259	455
Runnymede	640	634	639	446	752
Rushmoor	612	605	599	435	750
Sevenoaks	1,166	1,163	1,145	174	502
Slough	824	821	823	451	1,034
South Oxfordshire	1,208	1,194	1,234	1,018	1,422
Southampton	1,211	1,203	1,208	464	1,506
Spelthorne	795	792	793	207	518
Surrey Heath	699	696	687	301	419
Swale	1,070	1,061	1,064	728	1,065
Tandridge	819	816	826	240	417
Test Valley	928	923	933	323	1,005
Thanet	1,106	1,093	1,129	770	1,007
Tonbridge and Malling	1,117	1,103	1,097	519	1,105
Tunbridge Wells	1,100	1,087	1,113	621	695
Vale of White Horse	970	952	962	1,220	1,551
Waverley	1,418	1,402	1,458	788	966
Wealden	1,465	1,444	1,457	1,072	1,138
West Berkshire	1,080	1,074	1,067	573	1,052
West Oxfordshire	901	896	907	579	1,106
Winchester	1,127	1,111	1,147	954	1,141
Windsor and Maidenhead	1,408	1,398	1,418	538	857
Woking	803	798	791	390	628
Wokingham	1,316	1,305	1,316	770	1,596
Worthing	856	852	855	267	497



Information is indicative and best available at time of publication.

South West

Local authority	Current outcome of standard method	Previous outcome since March 2026	Prior outcome for most of the last year	Recent delivery (2022-25)	Peak delivery since 2001
Bath and North East Somerset	1,518	1,510	1,501	545	1,254
Bournemouth, Christchurch and Poole	2,958	2,941	2,980	928	2,261
Bristol, City of	2,963	2,945	2,962	1,398	2,879
Cheltenham	808	803	821	300	791
Cornwall	4,424	4,391	4,455	2,486	3,453
Cotswold	1,054	1,050	1,056	303	900
Dorset	3,272	3,245	3,246	1,589	2,182
East Devon	1,127	1,117	1,156	762	1,126
Exeter	821	812	813	575	990
Forest of Dean	598	593	604	425	517
Gloucester	707	702	700	425	968
Isles of Scilly	10	10	10	3	33
Mid Devon	569	563	574	370	550
North Devon	789	783	794	461	858
North Somerset	1,581	1,568	1,580	866	1,717
Plymouth	1,282	1,279	1,279	290	1,540
Somerset	3,784	3,756	3,773	1,957	3,104
South Gloucestershire	1,731	1,707	1,700	1,720	1,792
South Hams	929	918	922	597	610
Stroud	869	861	846	542	771
Swindon	1,203	1,192	1,195	873	2,327
Teignbridge	1,065	1,057	1,087	558	883
Tewkesbury	645	626	630	1,189	1,433
Torbay	972	968	949	243	732
Torrington	537	528	536	432	668
West Devon	427	422	431	326	591
Wiltshire	3,462	3,444	3,488	1,806	3,131

Information is indicative and best available at time of publication.

London

Local authority	Current outcome of standard method	Previous outcome since March 2026	Prior outcome for most of the last year	Recent delivery (2022-25)	Peak delivery since 2001
Barking and Dagenham	1,338	1,314	1,320	1,237	1,495
Barnet	4,046	3,993	4,090	2,291	2,475
Bexley	1,897	1,889	1,869	569	818
Brent	3,048	3,025	3,009	1,394	3,574
Bromley	2,881	2,868	2,906	400	1,022
Camden	2,935	2,908	3,059	655	1,322
City of London	157	157	163	5	439
Croydon	2,843	2,828	2,863	1,961	2,904
Ealing	3,276	3,242	3,311	1,607	2,141
Enfield	2,640	2,618	2,674	919	1,279
Greenwich	2,491	2,460	2,499	1,206	3,310
Hackney	2,473	2,457	2,659	677	2,388
Hammersmith and Fulham	2,703	2,663	2,769	1,445	2,300
Haringey	2,842	2,811	2,878	1,123	1,596
Harrow	2,258	2,236	2,298	793	1,320
Havering	1,947	1,938	1,942	721	1,322
Hillingdon	2,338	2,325	2,285	711	1,884
Hounslow	2,086	2,057	2,062	1,336	1,992
Islington	2,362	2,357	2,443	532	2,329
Kensington and Chelsea	4,526	4,505	4,757	309	1,057
Kingston upon Thames	1,551	1,541	1,569	596	1,041
Lambeth	3,051	3,042	3,222	507	1,762
Lewisham	2,547	2,502	2,565	1,032	2,399
Merton	2,050	2,046	2,060	328	920
Newham	2,277	2,230	2,301	2,581	3,653
Redbridge	2,417	2,404	2,377	383	1,022
Richmond upon Thames	2,464	2,461	2,492	125	942
Southwark	2,807	2,795	2,833	1,249	3,531
Sutton	1,652	1,646	1,643	389	778
Tower Hamlets	2,050	2,028	2,126	1,745	5,339
Waltham Forest	2,542	2,519	2,493	1,064	1,635
Wandsworth	4,243	4,202	4,404	2,125	2,720
Westminster	4,151	4,131	4,306	1,214	2,220

Information is indicative and best available at time of publication.



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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.