



Standard Method Assessment of Housing Need

Update March 2024



This report, prepared by Stantec's Development Economics team, details the minimum housing need for each local authority in England according to the Government's standard method, following the release of new housing affordability ratios on 25 March 2024.

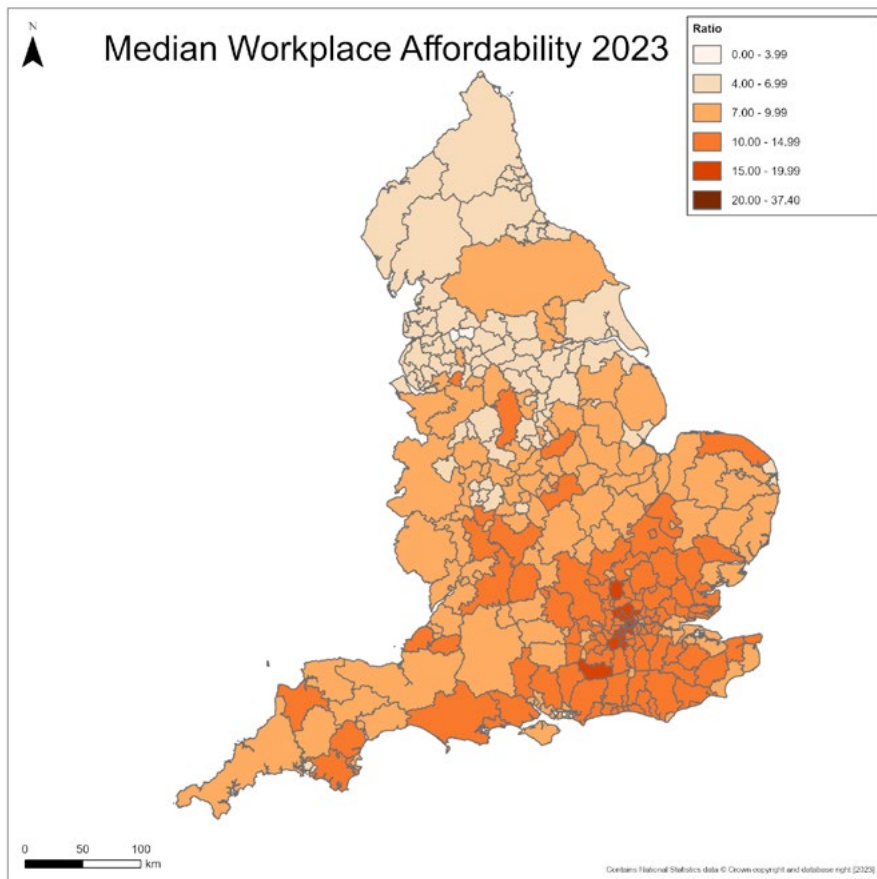
The affordability ratio is a measure of house prices to income. The latest affordability ratios for the year 2023 indicate that working people in England could expect to pay around 8.26 times their annual earnings on purchasing a home in 2023. This compares to 8.47 times in the previous year and 6.60 times 20-years prior. The latest ratios are likely to have been influenced by a period of high interest rates but nonetheless reveal that housing affordability continues to remain an issue.

Housing affordability is a nationwide issue, but affordability pressures are greatest in London and the South East, where the average housing affordability ratio in these regions is equivalent to 11.95 and 10.39 respectively.

Mortgage lenders will typically allow people to borrow up to 4 times their annual earnings.

Within the standard method calculation, an upward adjustment is made to the household projection baseline for any local authority where the affordability ratio is greater than 4. The adjustment applied increases in line with the ratio.

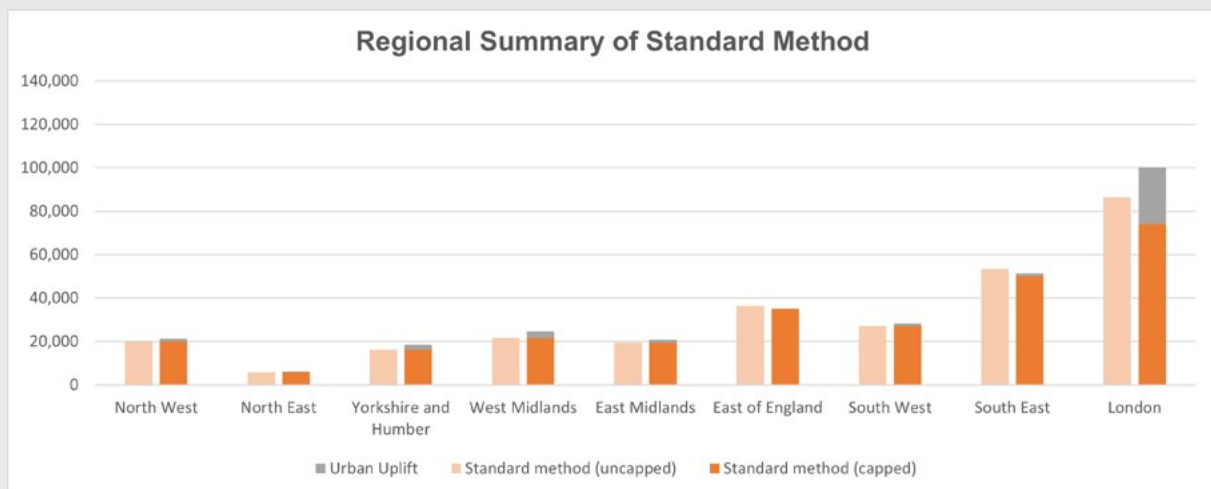
292 local authorities in England (99%) had house prices that were more than 4 times median workplace-based earnings requiring an upward adjustment to address affordability within the standard method calculation.



England and Regions

Incorporating the 2023 housing affordability ratios into the standard method calculation identifies a need for 306,501 homes per annum in England, higher than need of 303,800 homes per annum identified in March 2023 using the 2022 ratios.

The standard method local housing need figure for each local authority in England as of 25 March 2024 is presented in regional tables in the subsequent pages of this document.



North West

Local Authority	Affordability Ratio (2023)	Standard Method (uncapped need)	Standard Method (capped need)	Cities and urban centres uplift	Standard Method including Cities and Urban Centres Uplift
Blackburn with Darwen	4.27	134	134	0	134
Blackpool	4.35	147	147	0	147
Bolton	5.98	759	759	0	759
Burnley	3.73	50	50	0	50
Bury	7.30	596	596	0	596
Cheshire East	7.93	977	977	0	977
Cheshire West and Chester	7.41	532	532	0	532
Chorley	6.88	506	506	0	506
Cumberland	n/a	243	243	0	243
Fylde	5.69	257	257	0	257
Halton	4.56	203	203	0	203
Hyndburn	3.96	50	50	0	50
Knowsley	5.31	255	255	0	255
Lancaster	6.05	415	415	0	415
Liverpool	4.64	1606	1606	562	2167
Manchester	6.19	2651	2651	928	3579
Oldham	6.03	690	690	0	690
Pendle	4.44	124	124	0	124
Preston	5.33	269	269	0	269
Ribble Valley	6.07	113	113	0	113
Rochdale	5.80	501	501	0	501
Rossendale	6.07	179	179	0	179
Salford	6.35	1399	1399	0	1399
Sefton	6.40	578	578	0	578
South Ribble	5.93	169	169	0	169
St Helens	5.59	391	391	0	391
Stockport	8.66	1097	1097	0	1097
Tameside	6.99	670	670	0	670
Trafford	11.19	1448	1399	0	1399
Warrington	7.16	791	791	0	791
West Lancashire	6.39	166	166	0	166
Westmorland & Furness	n/a	234	234	0	234
Wigan	5.76	803	803	0	803
Wirral	6.67	728	728	0	728
Wyre	6.53	280	280	0	280
		20,013	19,964	1,490	21,453

North East

Local Authority	Affordability Ratio (2023)	Standard Method (uncapped need)	Standard Method (capped need)	Cities and urban centres uplift	Standard Method including Cities and Urban Centres Uplift
Darlington	4.96	152	152	0	152
Durham	4.23	1,129	1,129	0	1,129
Gateshead	4.97	417	417	0	417
Hartlepool	4.17	157	157	0	157
Middlesbrough	4.27	251	251	0	251
Newcastle on Tyne	5.50	1,050	1,050	367	1,417
North Tyneside	5.80	745	745	0	745
Northumberland	6.15	549	549	0	549
Redcar & Cleveland	4.74	45	45	0	45
South Tyneside	5.05	306	306	0	306
Stockton-on-Tees	5.41	444	444	0	444
Sunderland	4.41	512	512	0	512
		5,756	5,756	367	6,123



Yorkshire and the Humber

Local Authority	Affordability Ratio (2023)	Standard Method (uncapped need)	Standard Method (capped need)	Cities and urban centres uplift	Standard Method including Cities and Urban Centres Uplift
Barnsley	4.85	831	831	0	831
Bradford	5.05	1653	1653	579	2232
Calderdale	5.35	742	742	0	742
Doncaster	5.00	525	525	0	525
East Riding of Yorkshire	6.86	817	817	0	817
Kingston upon Hull	4.17	397	397	139	536
Kirklees	6.14	1595	1595	0	1595
Leeds	6.69	2953	2953	1034	3987
North East Lincolnshire	4.42	190	190	0	190
North Lincolnshire	5.27	359	359	0	359
North Yorkshire	n/a	1346	1346	0	1346
Rotherham	5.52	544	544	0	544
Sheffield	6.29	2249	2249	787	3036
Wakefield	5.63	923	923	0	923
York	8.80	1020	1020	0	1020
		16,145	16,145	2,538	18,684



West Midlands

Local Authority	Affordability Ratio (2023)	Standard Method (uncapped need)	Standard Method (capped need)	Cities and urban centres uplift	Standard Method including Cities and Urban Centres Uplift
Birmingham	6.61	5,314	5,314	1,860	7,174
Bromsgrove	10.46	386	386	0	386
Cannock Chase	7.25	248	248	0	248
Coventry	5.57	2,282	2,282	799	3,081
Dudley	6.84	657	657	0	657
East Staffordshire	6.35	417	417	0	417
Herefordshire	9.83	773	773	0	773
Lichfield	9.01	289	289	0	289
Malvern Hills	9.91	368	368	0	368
Newcastle under Lyme	5.45	330	330	0	330
North Warwickshire	7.58	163	163	0	163
Nuneaton and Bedworth	7.38	421	421	0	421
Redditch	7.85	143	143	0	143
Rugby	7.98	525	525	0	525
Sandwell	6.61	1,550	1,550	0	1,550
Shropshire	8.45	1,070	1,070	0	1,070
Solihull	9.44	866	866	0	866
South Staffordshire	8.63	223	223	0	223
Stafford	7.28	358	358	0	358
Staffordshire Moorlands	6.16	159	159	0	159
Stoke on Trent	4.57	522	522	183	704
Stratford on Avon	11.15	553	553	0	553
Tamworth	7.36	123	123	0	123
Telford and Wrekin	6.64	463	463	0	463
Walsall	6.34	906	906	0	906
Warwick	9.97	653	653	0	653
Wolverhampton	6.29	812	812	284	1,096
Worcester	7.38	339	339	0	339
Wychavon	10.04	486	486	0	486
Wyre Forest	7.27	211	211	0	211
		21,608	21,608	3,126	24,734

East Midlands

Local Authority	Affordability Ratio (2023)	Standard Method (uncapped need)	Standard Method (capped need)	Cities and urban centres uplift	Standard Method including Cities and Urban Centres Uplift
Amber Valley	6.60	351	351	0	351
Ashfield	6.15	446	446	0	446
Bassetlaw	6.67	260	260	0	260
Blaby	7.80	329	329	0	329
Bolsover	5.52	195	195	0	195
Boston	6.96	250	250	0	250
Broxtowe	7.90	384	384	0	384
Central Lincolnshire	n/a	1,054	1,054	0	1,054
Charnwood	8.10	1,115	1,115	0	1,115
Chesterfield	6.39	211	211	0	211
Derby	5.01	922	922	323	1,244
Derbyshire Dales	10.98	216	216	0	216
East Lindsey	7.19	437	437	0	437
Erewash	6.15	376	376	0	376
Gedling	7.02	460	460	0	460
Harborough	10.32	510	510	0	510
High Peak	8.51	243	243	0	243
Hinckley and Bosworth	7.56	432	432	0	432
Leicester	7.47	1,804	1,804	631	2,435
Mansfield	5.67	259	259	0	259
Melton	9.13	192	192	0	192
Newark and Sherwood	7.34	437	437	0	437
North East Derbyshire	8.03	224	224	0	224
North Northamptonshire	8.22	1,865	1,865	0	1,865
North West Leicestershire	7.76	357	357	0	357
Nottingham	6.21	1,367	1,367	478	1,845
Oadby and Wigston	11.30	198	198	0	198
Rushcliffe	10.39	609	609	0	609
Rutland	9.53	123	123	0	123
South Derbyshire	7.06	507	507	0	507
South Holland	7.87	427	427	0	427
South Kesteven	8.47	687	687	0	687
West Northamptonshire	8.52	2,125	2,125	0	2,125
		19,371	19,371	1,432	20,803

South West

Local Authority	Affordability Ratio (2023)	Standard Method (uncapped need)	Standard Method (capped need)	Cities and urban centres uplift	Standard Method including Cities and Urban Centres Uplift
Bath & North East Somerset	11.13	717	717	0	717
Bournemouth, Christchurch and Poole	10.23	2766	2766	0	2766
Bristol	9.69	2502	2502	876	3378
Cheltenham	8.85	545	545	0	545
Cornwall	9.30	2707	2707	0	2707
Cotswold	14.88	504	504	0	504
Dorset	11.03	1843	1793	0	1793
East Devon	9.98	893	893	0	893
Exeter	9.14	642	642	0	642
Forest of Dean	9.38	330	330	0	330
Gloucester	7.44	663	663	0	663
Isles of Scilly	n/a	0	0	0	0
Mid Devon	9.27	346	346	0	346
North Devon and Torridge	n/a	714	714	0	714
North Somerset	10.01	1324	1324	0	1324
Plymouth & South West Devon	n/a	1287	1287	232	1519
Somerset	n/a	2643	2643	0	2643
South Gloucestershire	8.20	1317	1317	0	1317
Stroud	9.40	620	620	0	620
Swindon	7.44	1005	1005	0	1005
Teignbridge	10.89	717	717	0	717
Tewkesbury	9.02	554	554	0	554
Torbay	9.50	599	599	0	599
Wiltshire	9.51	1917	1917	0	1917
		27,157	27,107	1,108	28,215

East of England

Local Authority	Affordability Ratio (2023)	Standard Method (uncapped need)	Standard Method (capped need)	Cities and urban centres uplift	Standard Method including Cities and Urban Centres Uplift
Babergh	11.62	396	396	0	396
Basildon	10.51	1,044	1,039	0	1,039
Bedford	9.69	1,310	1,310	0	1,310
Braintree	10.14	813	813	0	813
Breckland	8.37	625	625	0	625
Brentwood	12.36	511	402	0	402
Broadland	9.25	501	501	0	501
Broxbourne	12.34	634	634	0	634
Cambridge	12.52	687	687	0	687
Castle Point	11.20	362	349	0	349
Central Bedfordshire	10.11	2,239	2,239	0	2,239
Chelmsford	11.36	913	913	0	913
Colchester	9.57	1,043	1,043	0	1,043
Dacorum	13.12	1,139	1,016	0	1,016
East Cambridgeshire	10.60	583	583	0	583
East Hertfordshire	10.92	1,041	1,041	0	1,041
East Suffolk	8.48	886	886	0	886
Epping Forest	13.43	1,124	725	0	725
Fenland	7.40	508	508	0	508
Great Yarmouth	6.60	354	354	0	354
Harlow	10.06	514	514	0	514
Hertsmere	14.49	864	731	0	731
Huntingdonshire	8.75	874	874	0	874
Ipswich	7.31	466	466	0	466
Kings Lynn & West Norfolk	8.63	554	554	0	554
Luton	9.11	1,463	1,463	0	1,463
Maldon	11.13	276	276	0	276
Mid Suffolk	9.81	510	510	0	510
North Hertfordshire	10.66	989	910	0	910
North Norfolk	10.77	556	556	0	556
Norwich	7.34	606	606	0	606
Peterborough	7.03	936	936	0	936
Rochford	11.66	376	356	0	356

Local Authority	Affordability Ratio (2023)	Standard Method (uncapped need)	Standard Method (capped need)	Cities and urban centres uplift	Standard Method including Cities and Urban Centres Uplift
South Cambridgeshire	10.53	1,039	1,039	0	1,039
South Norfolk	8.89	821	821	0	821
Southend-on-Sea	10.51	1,179	1,173	0	1,173
St Albans	17.61	1,169	885	0	885
Stevenage	8.04	470	470	0	470
Tendring	8.49	891	770	0	770
Three Rivers	12.11	689	640	0	640
Thurrock	9.84	1,158	1,158	0	1,158
Uttlesford	12.18	729	675	0	675
Watford	12.45	850	850	0	850
Welwyn Hatfield	10.88	910	910	0	910
West Suffolk	8.43	761	761	0	761
		36,363	34,968	0	34,968



South East

Local Authority	Affordability Ratio (2023)	Standard Method (uncapped need)	Standard Method (capped need)	Cities and urban centres uplift	Standard Method including Cities and Urban Centres Uplift
Adur	11.51	472	449	0	449
Arun	12.02	1,342	1,342	0	1,342
Ashford	11.20	997	997	0	997
Basingstoke and Deane	8.84	828	828	0	828
Bracknell Forest	9.08	563	563	0	563
Brighton & Hove	12.33	1,866	1,718	601	2,319
Buckinghamshire	11.60	2,979	2,827	0	2,827
Canterbury	10.96	1,170	1,141	0	1,141
Cherwell	9.67	706	706	0	706
Chichester	13.51	866	760	0	760
Crawley	8.91	739	739	0	739
Dartford	9.68	792	792	0	792
Dover	8.15	559	559	0	559
East Hampshire	13.03	575	575	0	575
Eastbourne	9.06	735	735	0	735
Eastleigh	9.60	645	645	0	645
Elmbridge	15.22	793	653	0	653
Epsom and Ewell	16.80	732	569	0	569
Fareham	9.77	498	498	0	498
Folkestone and Hythe	9.31	735	735	0	735
Gosport	7.95	339	339	0	339
Gravesham	9.10	661	661	0	661
Guildford	11.78	743	743	0	743
Hart	11.87	297	297	0	297
Hastings	10.99	503	490	0	490
Havant	9.80	508	508	0	508
Horsham	13.64	917	917	0	917
Isle of Wight	9.75	703	703	0	703
Lewes	11.81	826	777	0	777
Maidstone	11.72	1,220	1,220	0	1,220
Medway	8.58	1,658	1,658	0	1,658
Mid Sussex	12.09	1,039	1,039	0	1,039
Milton Keynes	8.33	1,728	1,728	0	1,728
Mole Valley	13.10	515	460	0	460
New Forest	11.40	1,027	729	0	729
Oxford	11.71	839	762	0	762

Local Authority	Affordability Ratio (2023)	Standard Method (uncapped need)	Standard Method (capped need)	Cities and urban centres uplift	Standard Method including Cities and Urban Centres Uplift
Portsmouth	7.38	897	897	0	897
Reading	8.63	650	650	228	878
Reigate & Banstead	13.77	1,287	644	0	644
Rother	12.84	806	727	0	727
Runnymede	10.49	546	546	0	546
Rushmoor	9.11	265	265	0	265
Sevenoaks	14.58	836	704	0	704
Slough	9.65	856	856	0	856
South Oxfordshire	11.00	579	579	0	579
Southampton	7.05	1,091	1,091	382	1,473
Spelthorne	11.66	666	631	0	631
Surrey Heath	12.08	344	320	0	320
Swale	9.60	1,040	1,040	0	1,040
Tandridge	12.38	690	634	0	634
Test Valley	10.27	524	524	0	524
Thanet	10.64	1,146	1,146	0	1,146
Tonbridge and Malling	12.35	892	820	0	820
Tunbridge Wells	12.57	724	660	0	660
Vale of White Horse	9.64	633	633	0	633
Waverley	17.26	710	710	0	710
Wealden	12.15	1,278	1,186	0	1,186
West Berkshire	9.40	495	495	0	495
West Oxfordshire	10.63	549	549	0	549
Winchester	13.19	676	676	0	676
Windsor & Maidenhead	14.21	866	866	0	866
Woking	12.77	482	436	0	436
Wokingham	11.79	748	748	0	748
Worthing	11.30	931	322	0	322
		53,321	50,218	1,211	51,429

London

Local Authority	Affordability Ratio (2023)	Standard Method (uncapped need)	Standard Method (capped need)	Cities and urban centres uplift	Standard Method including Cities and Urban Centres Uplift
Barking & Dagenham	11.04	2,207	2,146	0	To be determined by the Mayor
Barnet	15.69	4,725	3,823	0	
Bexley	11.53	1,901	760	0	
Brent	16.33	3,097	2,929	0	
Bromley	13.04	3,074	2,750	0	
Camden	16.99	2,725	2,105	0	
City of London	14.36	111	111	0	
Croydon	10.72	3,389	3,341	0	
Ealing	14.65	2,690	2,261	0	
Enfield	13.21	3,573	3,175	0	
Greenwich	13.28	3,020	3,020	0	
Hackney	12.95	3,079	1,862	0	
Hammersmith & Fulham	17.43	1,171	1,171	0	
Haringey	16.63	3,248	2,541	0	
Harrow	16.26	2,261	1,792	0	
Havering	10.98	2,047	1,767	0	
Hillingdon	13.63	3,002	2,623	0	
Hounslow	12.74	2,575	2,332	0	
Islington	13.80	2,522	2,189	0	
Kensington & Chelsea	34.26	1,023	1,023	0	
Kingston Upon Thames	15.18	1,798	1,482	0	
Lambeth	13.49	2,656	1,869	0	
Lewisham	12.10	3,208	2,981	0	
Merton	14.83	1,765	1,473	0	
Newham	11.02	3,102	3,102	0	
Redbridge	14.58	3,236	2,727	0	
Richmond Upon Thames	18.36	2,195	1,620	0	
Southwark	12.70	3,011	3,011	0	
Sutton	13.18	1,942	1,728	0	
Tower Hamlets	8.52	3,845	3,845	0	
Waltham Forest	14.92	2,749	2,749	0	
Wandsworth	16.61	2,455	2,455	0	
Westminster	19.72	2,907	1,379	0	
		86,310	74,143	25,950*	100,093

*The cities and urban uplift is applied to London (not individual London Boroughs) and it is the responsibility of the Mayor to determine the distribution of housing need across London.





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