

Housing Delivery Test—Result 2019



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The latest results for the annual Housing Delivery Test (HDT) were made available last week. The HDT requires councils to deliver a set number of houses in line with adopted requirements. Those who do not meet these targets incur penalties of increasing severity depending on the degree of their failure. Rapleys have reviewed the latest figures, and provide the following analysis.

The HDT requires councils to have met their cumulative housing requirement over the past three years, with the results recorded as a percentage (where 100% indicates that delivery is exactly equal to the requirement). Failure incurs consequences. Local authorities may be required to publish a Housing Delivery Action Plan (all results below 95%), apply a 20% buffer to their Five Year Housing Land Supply calculations (all results below 85%), or – in the most extreme circumstances – be subject to the presumption in favour of sustainable development (all results below 45%).

Last year's results, published in February 2019, did not apply the presumption to any Council. However, the stringency with which the HDT is applied has increased over the period 2019-2021; as the test becomes more demanding local authorities are finding it harder to keep heads above water. This year, eight authorities are subject to the presumption: Basildon, City of London, Eastbourne, Havering, New Forest, North Hertfordshire, Thanet and Three Rivers. In total, 81 authorities are required to apply a 20% buffer to their housing supply (including the eight authorities listed above).

For those who are subject to the presumption,

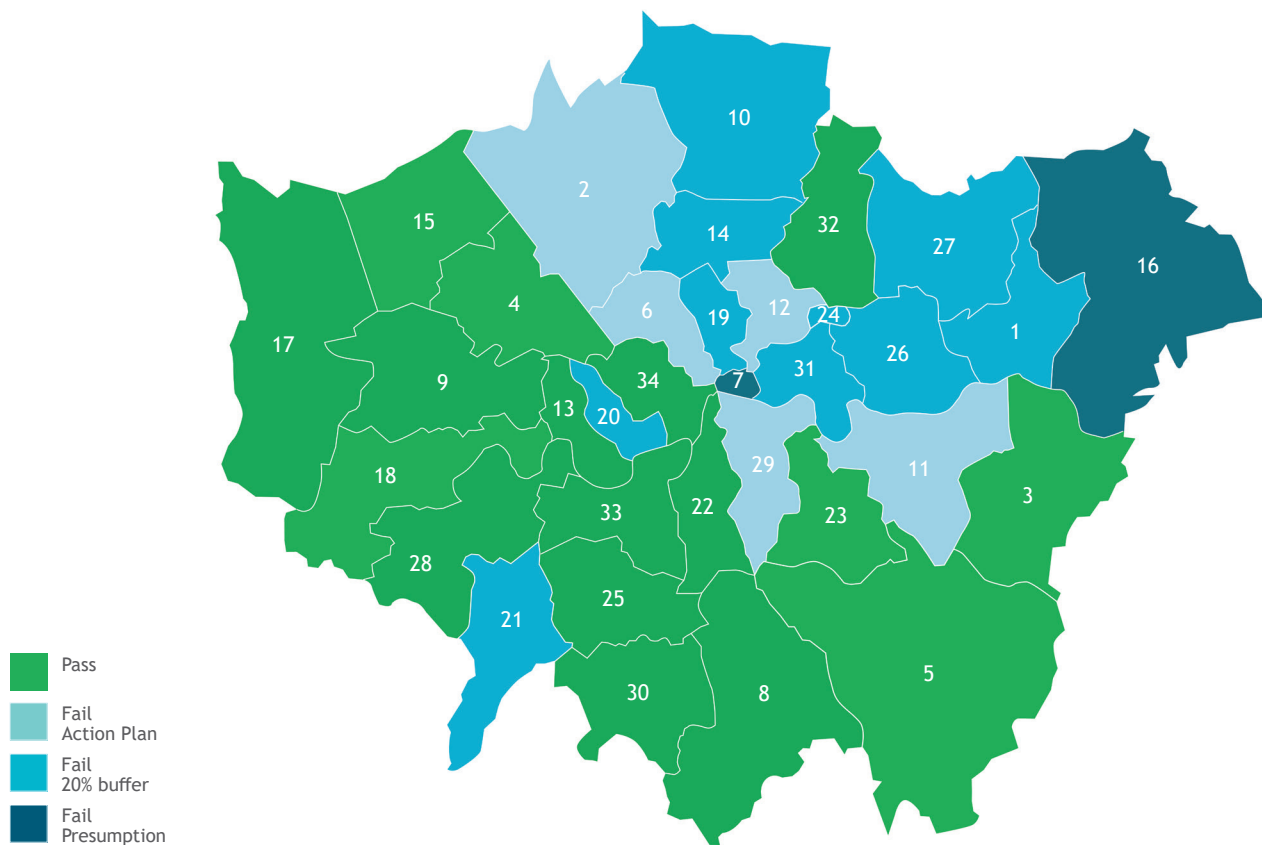
and therefore the 'tilted balance', it will be harder to justify refusal of planning applications. For those required to apply a 20% buffer to their supply calculations, they will find it harder to maintain a demonstrable five year supply. Authorities who are unable to demonstrate adequate levels of both delivery and supply, find themselves impaled by both of the presumption's twinned horns.

This year has certainly given teeth to the government's latest initiative to increase the rate of housebuilding across England and we expect next year's results to show a substantive increase in the number of authorities subject to the presumption as the bar will rise from 45% to 75%.

Rapleys has experience in providing detailed, evidence-based analyses of housing positions in authorities up and down the country. This expertise, taking into account the latest HDT results, is able to identify the severity of present circumstances (and likely future positions) for the next five year period and beyond. Using this research, we can help to advise you of promising opportunities in the short, medium and the long term.

HOUSING DELIVERY TEST - 2019 RESULTS

London Boroughs



No.	Council	Required	Delivered	Pass Rate	Consequence	No.	Council	Required	Delivered	Pass Rate	Consequence
1	Barking & Dagenham	3,708	1,902	51%	Buffer	18	Hounslow	2,466	2,571	104%	None
2	Barnet	6,832	6,139	90%	Action Plan	19	Islington	3,792	2,388	63%	Buffer
3	Bexley	1,239	1,608	130%	None	20	Kensington & Chelsea	1,234	703	57%	Buffer
4	Brent	4,575	4,890	107%	None	21	Kingston upon Thames	1,649	1,288	78%	Buffer
5	Bromley	1,923	2,174	113%	None	22	Lambeth	3,585	4,320	121%	None
6	Camden	3,360	2,924	87%	Action Plan	23	Lewisham	4,078	4,111	101%	None
7	City of London	275	88	32%	Presumption	24	London Legacy Development Corporation	4,415	3,032	69%	Buffer
8	Croydon	4,939	6,544	132%	None	25	Merton	1,207	1,330	110%	None
9	Ealing	3,525	4,214	120%	None	26	Newham	6,740	5,210	77%	Buffer
10	Enfield	2,394	1,839	77%	Buffer	27	Redbridge	3,370	2,017	60%	Buffer
11	Greenwich	6,432	5,775	90%	Action Plan	28	Richmond upon Thames	945	1,147	121%	None
12	Hackney	4,797	4,180	87%	Action Plan	29	Southwark	7,047	6,552	93%	Action Plan
13	Hammersmith & Fulham	2,174	3,676	169%	None	30	Sutton	1,281	2,013	157%	None
14	Haringey	4,506	2,488	55%	Buffer	31	Tower Hamlets	10,318	7,780	75%	Buffer
15	Harrow	1,565	2,646	169%	None	32	Waltham Forest	2,430	2,590	107%	None
16	Havering	3,510	1,167	33%	Presumption	33	Wandsworth	4,719	6,605	140%	None
17	Hillingdon	1,462	2,696	184%	None	34	Westminster	3,022	3,087	102%	None