



Ministry of Housing,  
Communities &  
Local Government

# Housing Delivery Test Draft Measurement Rule Book

Draft methodology to calculating the Housing Delivery Test



© Crown copyright, 2018

*Copyright in the typographical arrangement rests with the Crown.*

You may re-use this information (not including logos) free of charge in any format or medium, under the terms of the Open Government Licence. To view this licence visit

<http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

This document/publication is also available on our website at [www.gov.uk/mhclg](http://www.gov.uk/mhclg)

If you have any enquiries regarding this document/publication, complete the form at

<http://forms.communities.gov.uk/> or write to us at:

Ministry of Housing, Communities and Local Government

Fry Building

2 Marsham Street

London

SW1P 4DF

Telephone: 030 3444 0000

For all our latest news and updates follow us on Twitter: <https://twitter.com/mhclg>

March 2018

ISBN: 978-1-4098-5209-4

1. The Housing Delivery Test (HDT) is the annual measurement of housing delivery performance in a plan-making authority area (non-metropolitan districts, development corporations with plan making and decision taking powers, metropolitan boroughs and London boroughs). The HDT does not apply to National Park Authorities or to development corporations without full plan making and decision making powers. The consequences of failing the HDT are set out in the revised NPPF<sup>1</sup>.
2. The HDT is the percentage measurement of the number of **net homes delivered** (Table 1) against the **number of homes required** in a plan-making authority area.

$$\text{Housing Delivery Test (\%)} = \frac{\text{Total net homes delivered over three year period}}{\text{Total number of homes required over three year period}}$$

<b>Table 1. Net homes delivered over a rolling three year period is the total of:</b>	
Net additional dwellings	National Statistic for annual net additional dwellings in England <sup>2</sup>
Student communal accommodation	Apply a nationally set ratio based on average number of students in a student household from England Census data against the number of bedrooms provided in student communal accommodation.
Other communal accommodation	Apply a nationally set ratio of the average number of adults in a household from England Census data against the number of bedrooms provided in communal accommodation.

3. Table 2 sets out detailed arrangements for what figure will be used for the number of homes required. In summary, where the latest adopted housing requirement figure<sup>3</sup> for the plan period has been tested by PINS through the examination process, is less than 5 years old, or has been reviewed, the **figure for the number of homes required** used for the HDT measurement is the lower of:
  - The *latest adopted housing requirement<sup>4</sup> figure*; or
  - The *local housing need figure (projected household growth for financial years 2014-15 to 2017-2018) and unmet neighbours' need figure*.
4. If the housing requirement figure is more than 5 years old and needs revising, the local housing need figure (or projected household growth for 2014-15 to 2017-2018), will be applied to each year of the HDT period.

<sup>1</sup> Paragraphs 74, 75 & 77 of the revised NPPF

<sup>2</sup> <https://www.gov.uk/government/collections/net-supply-of-housing>

<sup>3</sup> As collected by MHCLG from local planning authorities on an annual basis.

<sup>4</sup> Where applicable, the housing requirement for gypsies & travellers under the PPTS will be added to the NPPF requirement. Plan-making authorities should inform MHCLG of their housing requirement for gypsies and travellers under the PPTS through the annual HDT data collection.

5. When a new housing requirement figure is adopted within the HDT three-year period then the new housing requirement will be used for the HDT calculation from the start date of the strategic plan period. The HDT can be updated any time during the year to reflect these changes with immediate effect. If a new housing requirement figure is adopted between November measurements the HDT figures will be updated.
  
6. Where a housing requirement figure becomes out of date during the HDT period, the figure will be used for the HDT measurement up to the fifth anniversary of the plan's adoption. If the figure has not been reviewed, or requires revision, the HDT measurement will be based on local housing need from that point onwards, as per Table 2.

**Table 2. Housing figure for the HDT, depending on type and age of the strategic housing policies in a plan-making authority:**

Plan Area	A housing requirement that is less than five years old or a plan that is more than 5 years old but the review has confirmed the housing figure does not need revising <sup>5</sup> .	A housing requirement figure that is more than five years old and has not been revised
<i>Local Plan</i>	<p><b>Stepped housing requirement*</b> in Local Plan (or <b>annual average</b> where there is not a stepped requirement).</p> <p>If a range has been used the HDT will measure against the lower end of the range (if this reflects local housing need and any agreed need from neighbouring authorities); or the middle point of the range if it does not.</p>	<p><b>Local housing need figure</b> (projected household growth for years 2014-15 to 2017-2018)</p>
<i>Joint Local Plan</i>	<p><b>Apportioned housing requirement figure</b>, as set out in the joint plan. If no apportioned housing requirement figure is available, the plan provides for joint measurement, then the <b>joint housing requirement figure</b> will be used. In these instances, any consequences will apply to all authorities covered by the plan.</p>	
<i>Development Corporations<sup>6</sup> with full plan making and decision taking powers</i>	<p><b>Housing requirement</b> in the Development Corporation's Local Plan.</p>	<p><b>Apportioned housing requirement</b> in a borough/ district plan, or a LHN-compliant spatial development strategy (SDS), that is less than five years old, or <b>apportionment of local housing need figure<sup>7</sup></b> (projected household growth for years 2014-15 to 2017-2018) if the Local Plan or SDS is more than five years old, or when plan-making powers were not exercised.</p>
Areas covered by a <i>Spatial Development Strategy</i>	<p><b>Housing requirement</b> in the Local Plan.</p>	<p><b>Apportioned housing requirement</b> in an up to date, SDS which uses LHN to calculate its housing requirement or the <b>local housing need figure</b> (projected household growth for years 2014-15 to 2017-2018).</p>

\*The stepped requirement set out in the plan will be used for the HDT measurement. We will keep under review whether the stepped requirement should be based on minimum 5 year intervals.

<sup>5</sup> A link to the published review should be provided to MHCLG through DELTA as part of the HDT data collection.

<sup>6</sup> Housing delivery for Urban and Mayoral Development Corporations without full plan making and decision taking powers will be included as part of the local planning authorities' HDT measurements.

<sup>7</sup> Relevant local planning authorities should provide an appropriate number based on apportioning part of their local housing need. Local authorities should indicate what the appropriate figure is to MHCLG annually, in advance of the November measurement.