

**TITLE OF REPORT:**           **Housing Delivery Test results 2021/22**

**REPORT OF:**               **Anneliese Hutchinson, Service Director, Climate  
Change, Compliance, Planning and Transport**

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### **Purpose of the Report**

1. To inform Planning and Development Committee of the results of the Housing Delivery Test published on 19<sup>th</sup> December 2023.

### **Background**

2. The Housing Delivery Test (HDT) results have been published annually since 2018, but the latest results, for the year 2021-22, were delayed by the Department for Levelling Up, Housing and Communities (DLUHC) and published in mid-December 2023. There appears to be no information as to when the results for the year 2022-23 will be published, although if the usual timetable were to be returned to, they would be imminent, and DLUHC has had the raw data for completions, from local authorities, since October 2023.
3. The HDT measures net change in housing, at local authority level, against a 3-year rolling target, which is mainly based on the government figure for Local Housing Need but adjusted on the basis of an affordability ratio which varies between local authorities, and to allow for disruption in 2020 caused by the pandemic. This target differs from, and is substantially lower than, the target in the Core Strategy and Urban Core Plan (CSUCP).

### **Results and consequences of the 2021-22 HDT**

4. Gateshead has “failed” the Housing Delivery Test every year since it was introduced in 2018, but results have been progressively improving. For 2020-21 Gateshead delivered 87% of the net completions required (completions minus demolitions, taking account of net change through conversions). In 2021-22 our performance improved to 93%.
5. As a result of the measurement being below 95%, Gateshead is required to publish an updated Housing Delivery Test Action Plan (HDTAP) by 19<sup>th</sup> May 2024. The previous HDTAP was approved by Cabinet on 13<sup>th</sup> September 2022. The HDTAP details the actions which the Council will take to improve net housing delivery, and sets timescales for them to be carried out.

6. No other sanctions result from the measurement, but separately, as Gateshead continues to fall short of a five-year supply of housing sites considered available and deliverable according to the government's definitions, the "presumption in favour of sustainable development" continues to apply. This means that in some circumstances some of the council's planning policies would be considered out-of-date and unable to be applied to some applications.

### **Next steps**

6. A revised HDTAP, which would be subject to Cabinet approval, will be prepared in time for the deadline. However, if the results for 2022-23 are published in the meantime, this could remove the requirement to prepare one. Based on our improved 2022-23 completions, it is likely that the next results would show delivery of over 95%, which would not require any action. However, the result is not wholly predictable as it is not possible to forecast the affordability ratio which the government will apply to it, and potentially other adjustments, which could vary the outcome.

### **Recommendation**

7. It is recommended that Committee note this report for information.

**FINANCIAL IMPLICATIONS**

Nil

**RISK MANAGEMENT IMPLICATIONS**

Nil

**HUMAN RESOURCES IMPLICATIONS**

Nil

**EQUALITY AND DIVERSITY IMPLICATIONS**

Nil

**CRIME AND DISORDER IMPLICATIONS**

Nil

**SUSTAINABILITY IMPLICATIONS**

Nil

**HUMAN RIGHTS IMPLICATIONS**

Nil

**WARD IMPLICATIONS**

Nil

**BACKGROUND INFORMATION**

[Housing Delivery Test: 2022 measurement - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/107111/Housing-Delivery-Test-2022-measurement.pdf)

[Housing Delivery Test: 2022 measurement technical note - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/107112/Housing-Delivery-Test-2022-measurement-technical-note.pdf)