



# The Housing Delivery Test

4th March 2020 - EPOA Planning Skills

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- What is the Housing Delivery Test?
- How does it work?
- What do the results mean?
- What are the wider implications?
- How are people responding?

# What is the HDT

- 2019 NPPF introduces requirement for HDT to speed up plan-making and housing delivery
- The HDT assesses annually the last three years of completions to test whether housing delivery has matched need
- Where housing delivery is not matching need planning policy sanctions are imposed on Local Planning Authorities.

# The HDT Formula



## Housing Delivery Test (%)

=

Total net homes delivered over three year period

Total number of homes required over three year period

# What need numbers are used



## **No up-to-date Local Plan:**

Household projections used 2015-18 with standard methodology from 2018/2019

## **With up-to-date Local Plan**

Household projections used 2015-18 with Local Plan requirement number from adoption with transitional process

# Timing is key

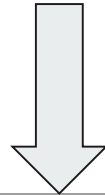


- Came into force in November 2018
- NPPF says HDT published by MHCLG annually in November
- Actual test results not published until in February 2019 and February 2020 - 3 months late
- Sanctions for not meeting HDT ramp up
- Predictions for November 2020

# HDT and 5YHLS



**Now**



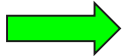



Looking backward 3yrs

Looking forward 5yrs

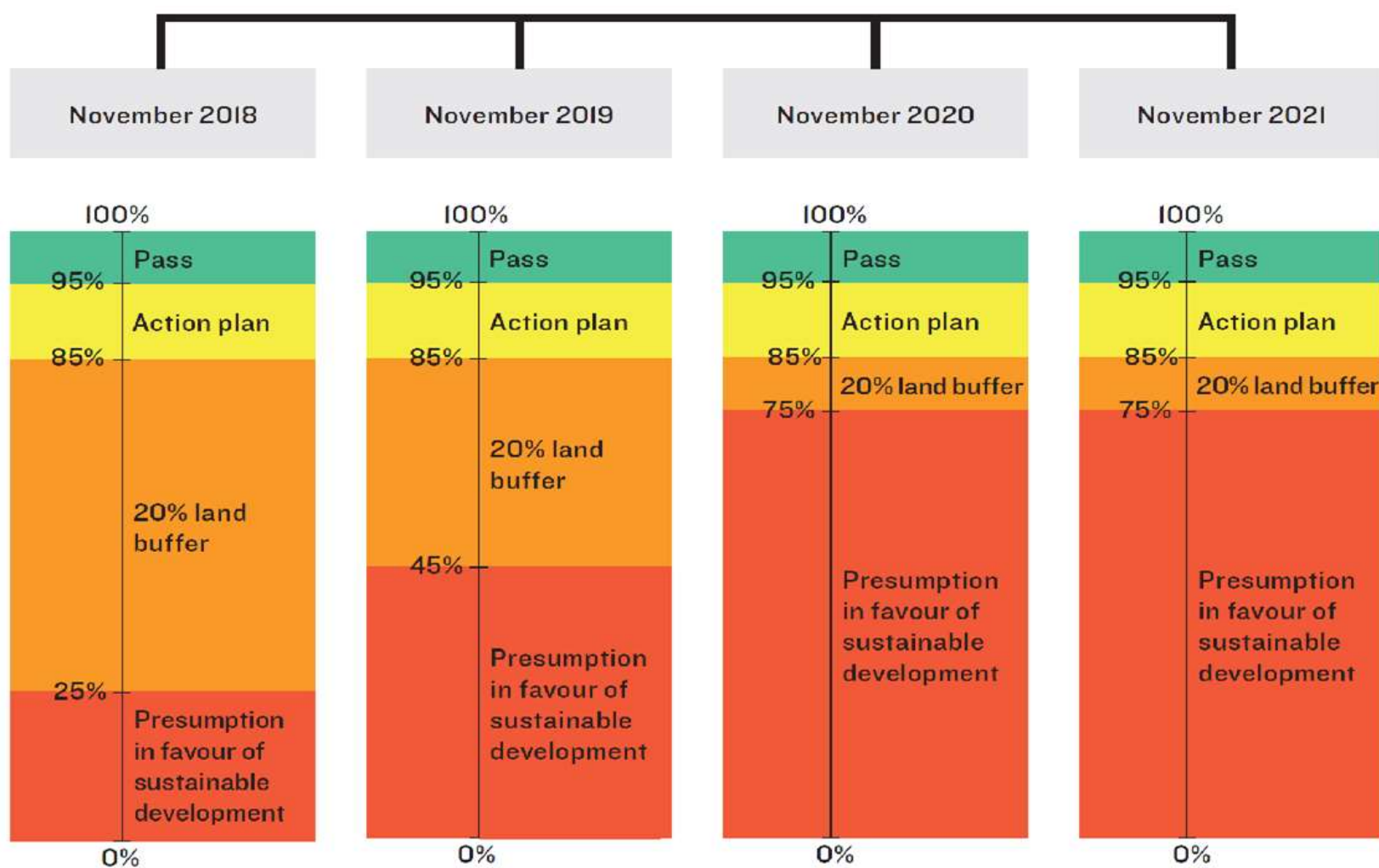
# How does it work?



Pass or Fail and ramping up the sanctions

95% or above		No Sanctions
85% - 95%		Produce an Action Plan
45% - 85%		Add 20% buffer to the 5YHLS
Below 45% (rising to 75% in Nov 2020)		Presumption in favour of Sustainable Development



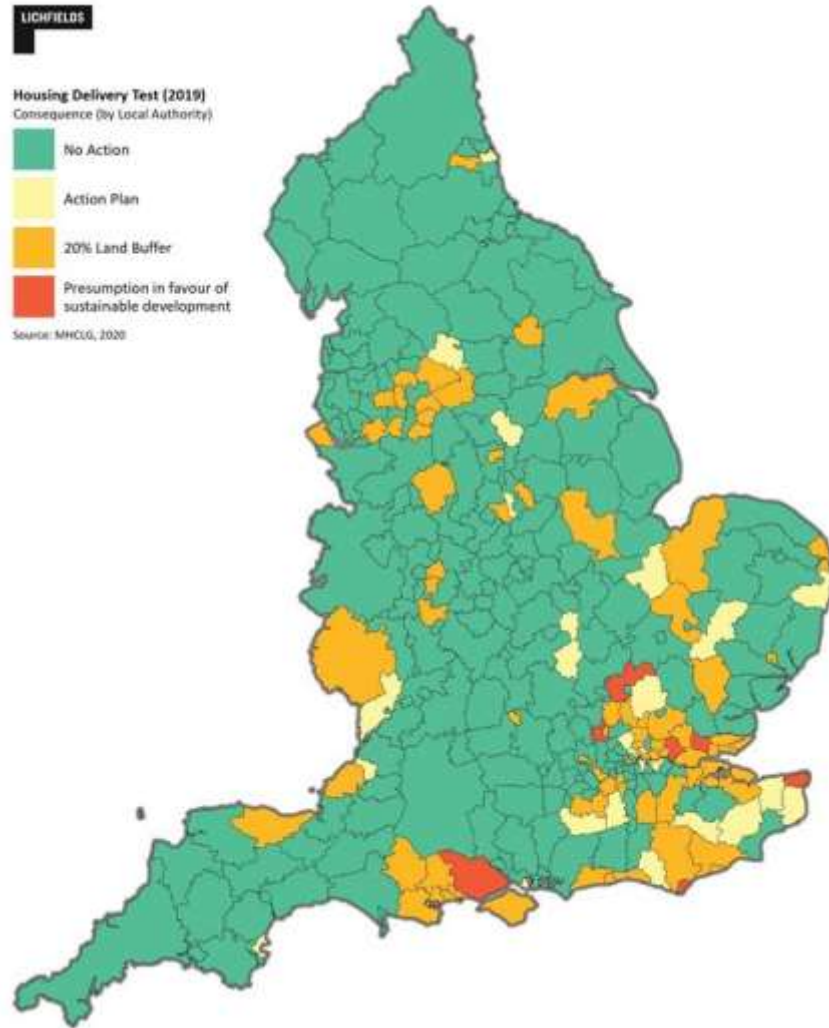


Source: MHCLG: Lichfields

**Housing Delivery Test (2019)**  
Consequence (by Local Authority)

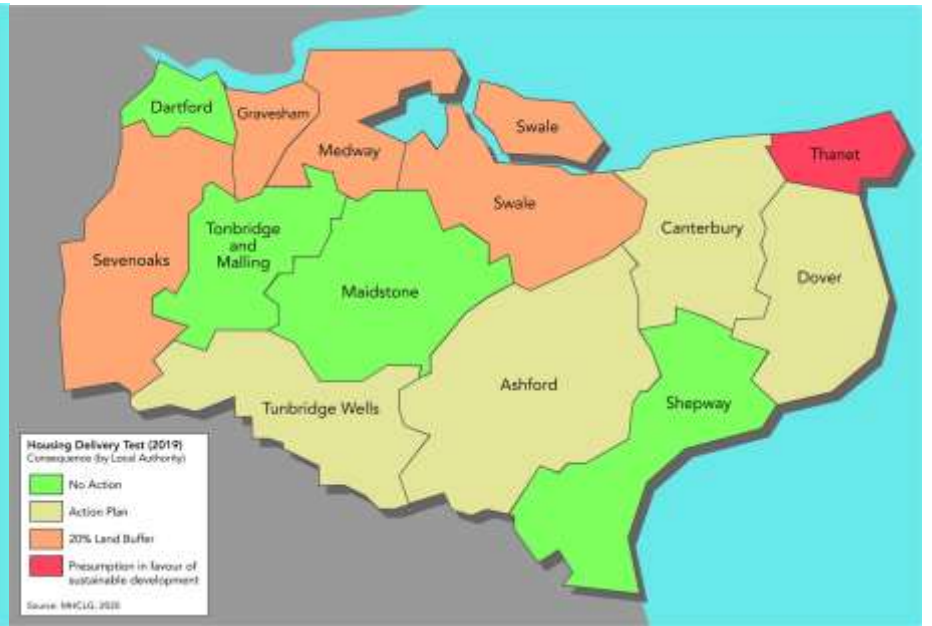
- No Action
- Action Plan
- 20% Land Buffer
- Presumption in favour of sustainable development

Source: MHCLG, 2020



# HDT 2019 Results

# Essex and Kent Results



# What are the implications?



- Action Plans - What they are and what they aren't.  
What's happened and happening? What are the tangible actions
- 20% Buffer - Is that a change for you? Does this tip you into presumption?
- Presumption - Throw your Local Plan away
- We're doomed, we're all doomed - but does that really matter?

# What are LPAs doing?



HDT is designed to be a 'wake up call'

LPA's are proactively engaging with delivery stakeholders

Producing an Action Plan (or broader land supply statement/AMR)

Good action plans

- addressing both general and site-specific issues/barriers and providing solutions tailored to those
- critical evaluation of current council led processes
- acknowledgement of issues that are outside of council's control but still attempting to influence
- providing estimated timelines for further steps
- communication with neighbouring local authorities with better HDT results for advice
- feedback gathering from the communities and developers

Preparing a  
Local Plan  
for Pendle



**South Holland District Council  
Housing Delivery Test -  
Action Plan**  
Based upon 2018 Measurement



Housing  
Delivery  
Action Plan

22 August 2019



Published August 2019



Bracknell Forest Council

Housing Delivery Test

Action Plan

August 2019

**HOUSING  
DELIVERY ACTION  
PLAN 2019**

GREAT YARMOUTH BOROUGH COUNCIL  
AUGUST 2019



**GREAT YARMOUTH  
BOROUGH COUNCIL**

# EPOA and KPOG

## What are Essex and Kent LPA's doing?



- Provide Government feedback on implementation
- Assessing consequences of HDT sanctions
- Collating Essex and Kent LPAs housing pipeline
- Using housing pipelines create accurate HDT Projections for each Essex and Kent LPA
- Gathering information on delivery performance by developers in Essex and Kent

# Questions?

