

# Briefing Note on the Housing Delivery Test

## August 2018

1. The Government has introduced a new Housing Delivery Test (HDT) which local planning authorities will be subject to from November 2018. The HDT measures net additional dwellings provided in a local authority area against the homes required, using national statistics and local authority data. The Secretary of State will publish the Housing Delivery Test results for each local authority in England every November.
2. The HDT will operate alongside existing 'five-year housing land supply' requirements set out in the National Planning Policy Framework. The transitional arrangements for the introduction of the Housing Delivery Test from November 2018 are set out in Annex 1 of the revised National Planning Policy Framework, which are reproduced below:

*“The Housing Delivery Test will apply from the day following the publication of the Housing Delivery Test results in November 2018. For the purpose of footnote 7 in this Framework, delivery of housing which was substantially below the housing requirement means where the Housing Delivery Test results published in:*

*a) November 2018 indicate that delivery was below 25% of housing required over the previous three years;*

*b) November 2019 indicate that delivery was below 45% of housing required over the previous three years;*

*c) November 2020 and in subsequent years indicate that delivery was below 75% of housing required over the previous three years.”*

*[Footnote 7: This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years. Transitional arrangements for the Housing Delivery Test are set out in Annex 1.]*

3. Paragraph 75 of the revised National Planning Policy Framework also states that:

*“Where the Housing Delivery Test indicates that delivery has fallen below 95% of the local planning authority’s housing requirement over the previous three years, the authority should prepare an action plan in line with national planning guidance, to assess the causes of under-delivery and identify actions to increase delivery in future years.”*

4. At the present time, delivery of housing within Milton Keynes is below 95% of our housing requirement over the previous three years, and therefore Milton Keynes Council will be required to produce an action plan as required under paragraph 75 above.