#

**North Tyneside Housing Land Supply Summary 2025**

**5 Year Supply:**

**2025/26 to 2029/30**

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Housing land availability and forecasts

The following tables summarise the available land supply identified within the North Tyneside 2025 Housing Land Assessment tables.

Table 1: Housing land delivery and forecast supply

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
|  | **Local Plan Requirement** | **Net delivery** | **Forecast net delivery** | **Cumulative requirement** | **Cumulative delivery** | **Balance** |
| 2011/12 | 550 | 391 |   |  550  | 391  | -159  |
| 2012/13 | 550 | 450 |   | 1,100  | 841  | -259  |
| 2013/14 | 550 | 379 |   | 1,650  | 1,220  | -430  |
| 2014/15 | 550 | 414 |   | 2,200  | 1,634  | -566  |
| 2015/16 | 550 | 543 |   | 2,750  | 2,177  | -573  |
| 2016/17 | 740 | 908 |   | 3,490  | 3,085  | -405  |
| 2017/18 | 740 | 965 |   | 4,230  | 4,050  | -180  |
| 2018/19 | 740 | 947 |   | 4,970  | 4,997  |  27  |
| 2019/20 | 740 | 546 |   | 5,710  | 5,543  | -167  |
| 2020/21 | 740 | 563 |   | 6,450  | 6,106  | -344  |
| 2021/22 | 938 | 444 |   | 7,388  | 6,550  | -838  |
| 2022/23 | 938 | 547  |   | 8,326  |  7,097  | -1,229 |
| 2023/24 | 938 | 425  |   | 9,264  |  7,522  | -1,742 |
| 2024/25 | 938 | 505  |   |  10,202  | 8,027  | -2,175 |
| 2025/26 | 938 |   | 576 |  11,140  |  8,603  | -2,537  |
| 2026/27 | 908 |   | 733 | 12,048  |  9,336  | -2,712  |
| 2027/28 | 908 |   | 866 | 12,956  |  10,202  | -2,754  |
| 2028/29 | 908 |   | 884 |  13,864  |  11,086  | -2,778  |
| 2029/30 | 908 |   | 805 |  14,772  |  11,891  | -2,881  |
| 2030/31 | 908 |  | 1,142 | 15,680 |  13,033  | -2,647  |
| 2031/23 | 908 |  | 1,507 | 16,588 |  14,540  | -2,048  |

Table 2: Forecast housing land supply from April 1 2025

|  | **Current delivery estimate** | **Next Five years** | **6-10 years** | **11-15 years** | **16+ years** |
| --- | --- | --- | --- | --- | --- |
| Permitted | 3,018  |  1,924  | 885  | 209  |  -  |
| Allocation | 4,706  |  1,105  |  2,686  | 915  |  -  |
| Total "committed supply" | 7,724  |  3,029  |  3,571  |  1,124  |  -  |
| Not permissioned\* | 3,216  |  -  |  1,830  |  1,311  |  75  |
| Small sites | 306 |  90  |  90  |  90  |  36  |
| Windfall | 1177 | 229  | 395  | 395  | 158  |
| Total "all sources" |  12,423  |  3,348  |  5,886  |  2,920  | 269  |

\*Please note: delivery estimate from non-permitted sources not indicative of policy support. Many sites defined as technically suitable for housing delivery conflict with wider Local Plan policy provision and would be unlikely to gain planning permission.

Table 3: Housing Delivery Test Result 2023 (published December 2024)

|  |  |  |
| --- | --- | --- |
| **Requirement** | **Delivery** | **Result** |
| **2020/21** | **2021/22** | **2022/23** | **Total** | **2020/21** | **2021/22** | **2022/23** | **Total** | **2023 measurement** | **Action required** |
| 493 | 799 | 800 | 2092 | 506 | 484 | 597 | 1587 | **76%** | **Buffer** |

[Housing Delivery Test: 2023 measurement - GOV.UK](https://www.gov.uk/government/publications/housing-delivery-test-2023-measurement): <https://www.gov.uk/government/publications/housing-delivery-test-2023-measurement>

Local Housing Need

Based on current Local Housing Need standard method

The calculation of Local Housing Need is as follows ([Housing and economic needs assessment - GOV.UK](https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments#housing-need))

**Baseline housing requirement**

Dwelling stock at 2024 = 101,192 ([LiveTable125.ods](https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fassets.publishing.service.gov.uk%2Fmedia%2F682df34d7fb7a7d9cd77519b%2FLiveTable125.ods&wdOrigin=BROWSELINK))

Dwelling stock multiplied by 0.8% = 809

**Adjustment to take account of affordability**

North Tyneside 5 Year average median workplace based earnings to house price ratio is 6.18.

([House price to workplace-based earnings ratio - Office for National Statistics](https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian))

* 6.176 minus 5 = 1.176
* 1.176 divided by 5 = 0.2352
* 0.2352\*0.95 = 0.22344
* 0.22344 + 1 = 1.22344

North Tyneside’s affordability adjustment factor is therefore **1.22344**

**Affordability adjusted Local Housing Need**

Baseline requirement of 809 multiplied by 1.22344 = **989 (rounded)**

n.b. On 22 May 2025 the Ministry of Housing Local Government and Communities published updated Housing Stock figures. This identified that the housing stock in North Tyneside has increased from 101,192 to 101,617. Recalculating North Tyneside’s Local Housing Need against this revised figure would give a housing need of 994 dwellings per annum. Further updates to both the Borough’s housing stock and affordability ratio can be expected prior to submission of the Local Plan, and therefore significant changes in Local Housing Need will be monitored and incorporated into future plan making.

5 Year Land Supply Assessment

Based on current Housing Land Need Assessment

1. 989 dwellings over 5 years = 4,945
2. 20% buffer required by Housing Delivery Test result = 989
3. 5 Year Housing Land Requirement = 5,934 dwellings
4. Forecast five year housing land supply = 3,348 dwellings

Supply in years = 2.82 years

Supply as percent of 5 Year Requirement = 56%

Based on current adopted Local Plan

1. Local Plan Requirement 2011/12 to 2024/25 = 10,202 dwellings
2. Actual Delivery 2011/12 to 2024/25 = 8,027 dwellings
3. Balance of delivery against requirements = -2,175 (shortfall)
4. Shortfall annualised against remaining seven years of Local Plan period to 2042 – adopted “Liverpool method” = 310
5. Shortfall to incorporate into 5 Year Land Supply Calculation = 1,550
6. Local Plan housing requirement 2025/26 to 2029/30 = 4,570
7. 20% buffer in accordance with Housing Delivery Test Result = 914
8. Five Year Housing Land Supply Requirement incorporating buffer and past shortfall 1550+4570+914 = 7,034
9. Forecast five-year housing land supply = 3,348 dwellings

Supply in years = 2.38 years

Supply as percent of 5 Year Requirement = 47.5%