

Housing Supply – Housing Delivery Test results for 2024 and 2025

1. Introduction

- 1.1 The purpose of this note is to set out the Council’s position on the new Housing Delivery test (HDT) results for 2024 and 2025 and set out any implications for the examination of the Plan (taking account of the updated HDT Measurement Rulebook 2026).

2. Housing Delivery Test results – published 17th August 2026

- 2.1. The 2024 HDT score for Sheffield is **72%** and covers the period 2021 to 2024. The 2025 HDT score for Sheffield is **58%** and covers the period 2022 to 2025.

Scenario	Number of homes required			Total number of homes required	Number of homes delivered ¹			Total number of homes delivered	Housing Delivery Test: measurement	Housing Delivery Test: consequence
2024	2021-22	2022-23	2023-24	8221	2021-22	2022-23	2023-24	5951	72%	20% Buffer
	2165	3018	3038		1774	1667	2510			
2025	2022-23	2023-24	2024-25	9092	2022-23	2023-24	2024-25	5313	58%	20% Buffer
	3018	3038	3036		1667	2510	1136			

- 2.2. In both cases delivery falls below 75% of the requirement over the previous three years, the consequences is a 20% buffer to the identified supply of specific deliverable sites.

3. Appropriate Buffer

- 3.1. The September 2023 National Planning Policy Framework (NPPF) sets out that the supply of specific deliverable sites should include a buffer of 5% to ensure choice and competition, or 20% where there has been significant under delivery of housing over the previous three years, as measured against the HDT, where it shows delivery below 85%.
- 3.2. The Housing Supply Update Note (Sept 2025) (EXAM 140) in paragraphs 4.1.1 to 4.1.4, the Council has suggested that a 5% buffer should be applied when

¹ The number of homes delivered in 2023-24 and 2024-25 used to calculate the HDT are based on figures published [HDT_results_2025.ods](#) by MHCLG on 17 August 2026. The figures are marginally higher than those published in Live Table 122. The live tables show that in 2023-24, 2,468 net homes were built and in 2024-25, 1,119 net homes were built. The Council have requested a change to MHCLG. The use of these figures makes no significant change to the HDT measurement percentage.

calculating the housing supply workings for plan making. The reasons for this are set out in paragraph 4.1.3 of EXAM 140 and relate to paragraphs 17 and 18 of the Housing Delivery Test Rulebook, which states that the new housing requirement figure can be used to recalculate the Housing Delivery Test results during the year, in collaboration with MHCLG.

- 3.3. The NPPF sets out that the Housing Delivery Test (HDT) consequences will apply the day following publication. The 2024 and 2025 HDT were published on the 17th August 2026, and it is anticipated the Plan would be adopted in early 2027, therefore the 2025 HDT would apply.
- 3.4. The following table set out the workings for the 2025 HDT based on the Local Housing Need figures of 3,018, 3,038 and 3,036 dwellings, and the baseline housing requirement of 2,236 dwellings (scenario 1) and the proposed stepped housing requirement of 1,780 dwellings (scenario 2).

Scenario	Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	Housing Delivery Test: measurement	Housing Delivery Test: consequence
	2022-23	2023-24	2024-25		2022-23	2023-24	2024-25			
2025	3018	3038	3036	9092	1667	2510	1136	5313	58%	20% Buffer
1	2236	2236	2236	6708	1667	2510	1136	5313	79%	20% Buffer
2	1780	1780	1780	5340	1667	2510	1136	5313	99%	5% Buffer

- 3.5. The 2026 Housing Delivery Rulebook, paragraphs 16-18 are unchanged and continue to provide local planning authorities an opportunity to collaborate with MHCLG to have previous Housing Delivery test results recalculated, following the adoption of new housing requirement policies. The new adopted housing requirement will apply from the start of the relevant plan period, which would be 2022/23, and as set out in paragraph 17, may be earlier than the date of adoption of the strategic policies, which is anticipated to be early 2027.
- 3.6. Table 1 in the 2026 Housing Delivery Test Rulebook sets out the housing figure for the HDT, for a 'Local Plan' the **stepped housing requirement** should be used. In addition, the HDT: 2025 measurement technical note, sets out in paragraph 4 that for an authority with an 'up to date' local plan for the entire HDT period, the 'homes required' is based on the annual average from the **stepped requirement** corresponding to the relevant period. As set out in paragraph 3.3, the 2025 HDT

would apply and during the period 2022/23 to 2024/25, the annual average from the stepped requirement is 1,780 dwellings.

- 3.7. As set out in the table above, this means upon adoption, in collaboration with MHCLG, the recalculated HDT, using the stepped requirement of 1,780 dwellings results in a 99% HDT score and the application of a 5% buffer for the Council's five-year housing supply workings. **MM93 therefore remains unchanged.**