



**BRENTWOOD  
BOROUGH COUNCIL**

# Five Year Housing Land Supply Statement as 1 April 2022

October 2022

DRAFT

1. Using the housing requirement for the five-year period 2022/23 to 2026/27 of 1,800 as set out in the adopted Local Plan (2022), the council has updated the calculation of its five-year housing land supply.
2. The below calculation accounts for shortfall (416) from the start of the plan period to 2021/22, which has been annualised over the remainder of the plan period (11 years) (2022/23 to 2032/33) this is known as the Liverpool approach and is the same approach as set out in the Local Plan.
3. The below calculation sets out the total five-year housing requirement with and without the inclusion of a 20% buffer.

	<b>Dwellings</b>
Local Plan housing requirement 2022/23 to 2026/27	1,800
Shortfall (2016/17 to 2021/22*) ÷ 11 years x 5 years	189
Total five-year requirement (with shortfall no buffer)	1,989
Annual five-year requirement (with shortfall no buffer) (1,989 ÷ 5)	<b>398</b>
20% additional buffer (Local Plan annual housing requirement + shortfall)	398
Total five-year requirement (with shortfall + 20% buffer)	2,387
Annual five-year requirement (with shortfall + 20% buffer) (2,387 ÷ 5)	<b>477</b>

\*Completions against housing requirement from 2016/17 to 2021/22 is -416

4. As set out in the Five Year Housing Supply Site Schedule April 2022 there is a supply of **3,306 dwellings**<sup>1</sup> forecast to be completed in the five-year period 2022/23 to 2026/27.
5. On the basis of the five-year housing requirement and the forecasted housing supply the council can demonstrate a suitable supply of deliverable sites for housing for the following number of years:
  - With no buffer applied = 8.3 years
  - With 20% buffer applied = **6.9 years**
6. The Housing Delivery Test 2021 measurement for Brentwood was below 85%, meaning a 20% buffer on the five-year land supply is required.
7. As at the 1 April 2022 the council can demonstrate a five-year land supply of **6.9 years**.

<sup>1</sup> This total accounts for a 10% non-implementation discount on all extant permissions

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