



Statement of Common Ground Housing Market Area & Housing Requirements

This is a Statement of Common Ground produced and agreed by the following parties:

Darlington Borough Council

Hartlepool Borough Council

Middlesbrough Borough Council

Redcar and Cleveland Borough Council

Stockton on Tees Borough Council

1 Introduction

Purpose of the Statement of Common Ground

- 1.1 This Statement of Common Ground has been produced and agreed by the Local Authorities who make up the Tees Valley Combined Authority.
- 1.2 Whilst this statement has been produced for the Stockton on Tees Local Plan examination in public, it is owned by all of the signatories. It is intended that this statement will assist all parties during the examination of respective Local Plans. Following the Local Plan examinations the document will be kept under review in order to respond flexibly to any key changes in circumstance.
- 1.3 The Statement of Common Ground is intended to provide a simple statement, which:
 - Clarifies housing market areas.
 - Provides an up-to-date position statement on housing requirements in Local Authorities across Tees Valley.
 - Explains how the Tees Valley Local Authorities achieve the Government's aim of boosting housing supply across the area.
 - Summaries the agreed approach to the relevant aspirations in the Strategic Economic Plan.
- 1.4 The Tees Valley Local Authorities have a long history of positive engagement with each other having regularly discussed strategic planning matters across a number of forums including:
 - Tees Valley Planning Managers
 - Development Plans Officer Groups

Status of Local Plans

- 1.5 At the time of writing of this Statement of Common Ground, three Local Plans are at the examination stage. These plans are Hartlepool Local Plan and Redcar & Cleveland Local Plan, both of which have been through the oral examination process, as well as Stockton Local Plan which was submitted towards the end of 2017. Only the Middlesbrough Local Plan was adopted in the last five years. However, this is currently under review.
- 1.6 Each Local Authority has progressed a Local Plan and accompanying evidence base independently. This approach stems from the approach to implementing Local Development Frameworks dating back to the before the revocation of the Regional Strategy. This has resulted in Local Authorities being at different stages in the plan making process for a considerable length of time. It has therefore been impractical to consider the production of Local Plans on a shared evidence base or timeframe. A Development Plans Officer Group meeting on the 2nd May 2014 set out the basis for this approach with agreement that *'varying Local Plan timescales made updating the SHMA difficult and for most authorities it will be easier to do work to update the assessment individually'*. A meeting on the 3rd July 2014 reiterated this stance and agreed that the findings of the Tees Valley SHMA did not provide NPPF/NPPG compliant housing requirements.

- 1.7 Following this resolution each Local Authority progressed independently with progress updates provided at Development Plans Officer Group meetings and key duty to cooperate workshops which considered the Housing Market Area, with an aspiration to produce a Statement of Common Ground.
- 1.8 Due to the varying approaches to plan making at the time, a consistent statement proved impractical. This has now been revisited at a point when Local Authorities have an established position statement and agreement. In the interim there has been significant engagement at key stages in the plan making process as detailed in Figure 2 below.

Figure 1 – Key Housing Duty to Cooperate Sessions

Date	Lead	Discussion	Key Agreement
02/05/2014	Development Plans	Duty to Cooperate / Housing Matters	See above
03/07/2014	Officers Group		
20/05/2015	Darlington BC	Housing Market Area and individual LA level findings	Darlington Borough is a suitable Housing Market Area.
04/04/2016	Stockton BC		Stockton on Tees Borough, Middlesbrough Borough and Redcar and Cleveland Borough authorities are a suitable Housing Market Area.
03/05/2016	Stockton BC		
09/02/2017	Middlesbrough BC		

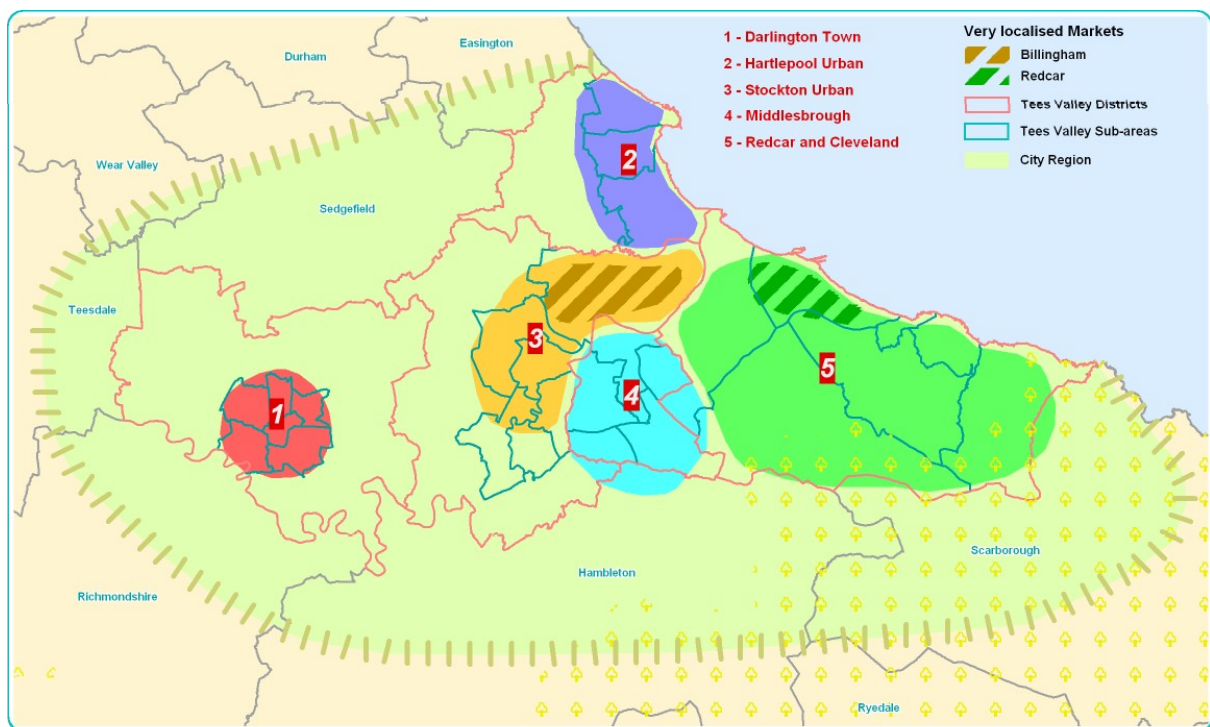
2 Housing Market Area

2.1 The first Tees Valley Strategic Housing Market Assessment (SHMA) in 2009 concluded that *'the pattern of housing markets in Tees Valley is complex'* and that the market included *'several layers of the market overlaying each other'* which can be summarised as:

- Tees Valley City Regional Market comprising the sub-region plus parts of North Yorkshire and County Durham. Rural areas, Ingleby Barwick and Yarm operate across the housing market of the city region;
- Largely self-contained local markets for all of Redcar and Cleveland, all of Middlesbrough, the main urban area of Stockton and Thornaby, the urban area of Hartlepool and most of Darlington town;
- Very localised markets in Billingham and Redcar.

2.2 Figure 1 below summarises the housing market evidence included in the SHMA, which was also reaffirmed in a 2012 SHMA update.

Figure 2 – Housing Market Area from Tees Valley SHMA (2009)



2.3 Subsequent SHMAs have reiterated that the housing market area could be assessed at a number of levels, but that it is appropriate for individual Local Authorities to progress Objective Assessments of Housing Need at local authority level. Furthermore, the Tees Valley Local Authorities note that the recent Government consultation on a housing Standardised Methodology identified housing growth at a Local Authority level. Notwithstanding the above, the five local authorities are also positioned within a wider Tees Valley functional economic area and it is appropriate to consider the Tees Valley Strategic Economic Plan when reviewing future economic growth in the Borough.

2.4 The following provides a summary of the Housing Market Area context for each Local Authority.

Darlington Borough Council

- 2.5 The Darlington SHMA (2015) was produced by Opinion Research Services (ORS). Part 1 of this document, which focused on the OAN figure, was updated in 2017 to reflect the latest 2014 based household projections.
- 2.6 The housing market area covering Darlington is complex with the south and west part of the authority containing the town of Darlington strongly linked to North Yorkshire, while the northern and eastern part of Darlington Borough is closely linked with areas of Stockton on Tees and County Durham.
- 2.7 Census data shows that in terms of residents currently living in Darlington (12 months prior to the census) 65% had moved there from another address within Darlington. The data also shows that those who previously lived in Darlington, 67.4% who moved stayed within the local authority. Travel to work areas indicate a close alignment between Darlington and the local authority boundary. Overall, this shows that 71.2% of people who live in Darlington also work in the area and 64.7% of those who work in Darlington also live there. Broad rental market areas indicate that there is one housing market area in Darlington, which also extends into relatively low populated areas of County Durham and Richmondshire.
- 2.8 The evidence suggests that it is sensible for Darlington to be considered as a HMA in itself. This view is consistent with the previous SHMA for Darlington and the inspectors at the Examinations in Public for the County Durham Local Plan and Richmondshire Local Plan did not seek to include Darlington in their HMA.

Hartlepool Housing Market Area

- 2.9 The Hartlepool Borough SHMA was produced by Arc⁴ consultants (2015) and was later augmented by an addendum (2016) document which presented evidence regarding the housing market area with reference to migration and commuting patterns. Hartlepool is a highly self-contained housing market area, with a supply-side¹ containment of 86.8% and a destination containment² of 87% based on 2011 census migration data. Regarding travel to work, 67.1% of residents in employment live and work in Hartlepool and 73.5% of residents in employment who work in Hartlepool also live in the Borough.
- 2.10 The evidence base of the other Tees Valley authorities has also found that they do not form a housing market area with Hartlepool Borough, and that it is appropriate for Stockton on Tees Borough to be considered as a HMA. This evidence would confirm that Hartlepool is an appropriate housing market area for the purposes of Local Plan policy making. No objections were made to the Hartlepool Local Plan from any neighbouring authorities to the stance that Hartlepool is its own housing market area.

¹**Supply side (origin):** moves within the area divided by all moves whose origin is in the area, excluding long-distance moves

²**Demand side (destination):** moves within the area divided by all moves whose destination is in the area, excluding long-distance migration

Middlesbrough Borough Housing Market Area

- 2.11 Middlesbrough Council has an up to date Housing Local Plan, adopted in 2014. This was prepared on the basis of Middlesbrough being a standalone HMA.
- 2.12 The Council has commenced a review of its Local Plan, and a new Middlesbrough Borough SHMA (2017) was produced by consultants ORS (who also prepared SHMAs for Darlington and Stockton).
- 2.13 In order to consider the appropriate HMA, the SHMA looked at the self-containment levels for both migration and commuting. This showed that, as a proportion of all moves, a 65.8% level of containment for residents whose origin was Middlesbrough, and a 66.8% level of containment for residents whose destination was Middlesbrough. For commuting, 60.3% of Middlesbrough residents also work in the area, and 52.3% of people who work in Middlesbrough also reside there. These are relatively low levels of self-containment were shown to be lower than in both Stockton and Redcar & Cleveland; a combined HMA with these neighbouring authorities would be considerably higher than for the individual local authorities.
- 2.14 With this in mind, the Middlesbrough SHMA identifies that there are three feasible options for future housing market areas, 1) Five separate HMAs based on each Local Authority; 2) A combined Stockton on Tees, Middlesbrough and Redcar and Cleveland HMA; or 3) A combined Stockton on Tees, Hartlepool, Middlesbrough and Redcar and Cleveland HMA. The SHMA concludes that, whilst it would be ideal to work at the combined level in option 2, it is also appropriate to progress on the basis of Middlesbrough Borough as the HMA.

Redcar and Cleveland Borough Housing Market Area

- 2.15 The Redcar & Cleveland SHMA was produced in two volumes in February 2016, with Volume 2 (produced by Peter Brett Associates) being updated in September 2016 in order to review the initial Objectively Assessed Housing Need findings in the light of more recent evidence being published and to provide further analysis of labour market alignment. The SHMA calculated migration containments for Redcar& Cleveland as 70% (origin) and 75% (destination), based upon data from the 2011 census.
- 2.16 The Redcar and Cleveland SHMA considered that a wider Tees Valley HMA would be justified, providing this included Middlesbrough as the local authority with the closest migration and commuting links to Redcar & Cleveland. However, it was also identified that, as both measures of containment for the borough equal or exceed the 70% benchmark, Redcar & Cleveland equally qualifies as a HMA in its own right.

Stockton on Tees Borough Housing Market Area

- 2.17 Like Darlington and Middlesbrough Borough Councils, the Stockton on Tees Borough SHMA (2016) was produced by ORS. This noted census figures that for all moves (including long distance moves) of people currently living in Stockton on Tees Borough 67.7% began in the Borough. The SHMA also notes that of those who previously lived in Stockton on Tees, 68.6% stayed in the area when they moved. It should also be noted that self-containment in Stockton on Tees further increases when long-distance moves are discounted.

- 2.18 Like Middlesbrough's SHMA the Stockton on Tees Borough SHMA identifies the same potential HMA options, but that it is also appropriate to progress on the basis of a Stockton on Tees Borough HMA.

Conclusion

- 2.19 Given the staggered nature of Local Plan timetables and the evidence in individual Local Authority SHMAs, the Tees Valley Local Authorities have produced individual studies based on Local Authority level housing market areas.

Agreed:

It is appropriate for each Local Authority to prepare Local Plans using their own evidence bases, which all conclude that the individual local authority areas are appropriate Housing Market Areas.

4 Housing Position Statement

- 4.1 This section provides a short summary of the figures produced for each Local Authorities emerging Objectively Assessed Need / Housing Requirement, which have all been produced in accordance with NPPF/NPPG compliant methodologies.

Darlington

- 4.2 The SHMA update (2017) identified fundamental flaws in national statistics for population and household growth in Darlington. For instance 2014 based population projections identified very little growth between 2011 and 2016 whilst local administrative data contradicted this. Deriving population and household projections for Darlington was therefore very difficult. ORS undertook modelling work on a range of scenarios to derive a more reliable and appropriate demographic projection. The chosen scenario was based on recent population data and long term migration trends.
- 4.3 The SHMA states that an appropriate Objectively Assessed Need figure over the twenty year period would be 422 net additional dwellings per annum. The figure includes an allowance for vacant and second homes, concealed families and homeless households and dwellings assumed to be vacated by people moving into care (C2 accommodation). This figure is to be utilised as a housing requirement over the plan period (2016 – 2036).
- 4.4 The SHMA also considered employment growth over the plan period and the implications for housing need. Based on previous economic performance, jobs growth of 7,000 full time equivalent jobs over the plan period is anticipated. The additional jobs growth resulted in a shortfall of 1,808 workers. If all of the additional workers were to be met by increased migration of workers to live in Darlington an additional 1,400 dwellings or 70 dwellings per annum would be required. This translates into a housing target figure of 492 net additional dwellings per annum or 9,840 dwellings over the plan period.
- 4.5 The above approach is slightly different to the other Tees Valley authorities in that there is a housing requirement and a housing target in the emerging Local Plan.

Hartlepool

- 4.6 The SHMA was based on Office for National Statistics (ONS) 2012 based Household Projections. Following the release of 2014-based population projections and comments at the Publication Stage an addendum to the SHMA was subsequently produced in 2016 which updated the objectively assessed housing need. In July 2017 the Council also published a Housing and Employment Topic Paper which was produced by Arc4 to provide further evidence to support the assumptions made within the Publication version of the Local Plan.
- 4.7 The SHMA states that an appropriate Objectively Assessed Need housing target would be approximately 290 net additional dwellings going forward over the next 15 years. Taking the SHMA housing target as a starting point the following issues need to be taken into consideration when looking at meeting future housing need, as set out in Table 1.

- 4.8 In calculating the housing requirement the Council has incorporated an uplift for historical backlog, for replacement of demolished properties and a 20% buffer uplift to allow for affordable housing.

Figure 3 – Hartlepool Borough, Local Plan Housing requirement

Housing Target Breakdown	Annual Dwellings	Total Dwellings Over 15 years
SHMA Housing Requirement using Target Breakdown	240	3,600
Historical Backlog from 2006 Local Plan	47	705
OAN Total Replacement	287	4,305
Replacement of Demolitions (Assuming 50% on site windfall replacement)	65	975
20% Affordable Housing Delivery Buffer	57	860
Annual Housing Target	410	6,150

Source: Hartlepool Local Plan, Proposed Modifications December 2017

Middlesbrough

- 4.9 The adopted Middlesbrough Housing Local Plan has a housing requirement of 410 dwellings per annum for the period 2012 – 2029.
- 4.10 The new Middlesbrough SHMA has reviewed the Objective Assessment of Housing Need (OAN) and concluded that, for the new plan period, the OAN is 7,600 dwellings between 2016 and 2034, an average of 422 dwellings per year. This figure was based on the 2014 population estimate, 10 year migration trends between 2004 and 2014; an allowance for vacant and second homes; amongst other things.
- 4.11 The Council has used the SHMA to determine the housing requirement for the new Local Plan, which will be 425 dwellings per annum for the period 2016 – 2034.

Redcar and Cleveland

- 4.12 The Redcar & Cleveland SHMA identified an Objective Assessment of Housing Need (OAN) equal to 132 dwellings per annum, giving a need for 2,256 net additional dwelling during the plan period to 2032. This number was based upon the CLG 2012 household projections plus a 10% uplift for market signals and past under-provision. The September 2016 SHMA update had considered the difference between the 2012 and 2014 based projections and demonstrated that the difference was insignificant and would not give rise to a meaningful change in the housing situation. The Council, therefore, took the decision to remain with the 2012 projections, which produced a slightly higher OAN.
- 4.13 In translating the OAN into a housing requirement for the borough, the Council applied an uplift to reflect the Council's strategy for population growth and reducing the projected gross out-migration from the borough. This strategy aims for an annual population growth of 250 above ONS projections. The resulting Housing Requirement for the borough is 234dpa and 3,978 in total between 2015/16 and 2031/32.

Stockton on Tees

- 4.14 The Stockton on Tees Borough SHMA established the Councils Objective Assessment of Housing Need (OAN) as a need for 11,061 dwellings between 2014 and 2032. This figure was based on the 2014 population estimate, 10 year migration trends between 2004 and 2014; an allowance for vacant and second homes; amongst other things.
- 4.15 The Council have translated the OAN into a draft housing requirement in accordance with NPPF and Planning Practice Guidance (PPG); in doing so the Council have applied an uplift to the OAN in order to address the needs of older people and backlog of housing needs which were not met by housing delivered between 2014/15 (the baseline for the projection) and 2016/17 (the start date of the plan period). Therefore the Housing Requirement between 2014 and 2032 equalled 12,790.
- 4.16 However, the draft requirement has been adjusted to take account of past delivery as the Council is able to calculate how many homes were built between 2014 and 2017. This equates to 1,729 dwellings, reducing the housing requirement between 2017 and 2032 to 10,150 homes. Planning permissions and allocations included within the emerging Local Plan are more than sufficient to meet this requirement.

Figure 4 – Stockton on Tees Borough Local Plan Housing Requirement

Requirement	Total	Average
a. OAN Backlog (2014 to 2017)	2,061	687
b. Delivery	1,729	576
c. Residual Backlog (a - b)	332	-
d. OAN (2017 – 2032)	9,000	600
e. Older People's Need	793	53
f. Housing Requirement (c + d + e)	10,125	675
Housing Requirement (Rounded)	10,150	675

Source: Stockton on Tees Borough Local Plan, Publication Draft September 2017.

Conclusion

- 4.17 Each local authority has prepared a robust method of assessing Objectively Assessed Needs and it is likely that there will be no unmet needs which will have to be met in adjoining Local Authorities. The local authorities have cooperated proactively and constructively in the preparation of evidence base, as well as setting and communicating housing requirements. During the production of the local plans no objections have been passed from one local authority to another.

Agreed:

That the objective assessment of housing needs identified in each of the local authorities' SHMAs will be fully met by each local authority through its own local plans. There is no need for other local authorities to accommodate housing needs arising elsewhere.

5 Tees Valley Housing Requirements

- 5.1 The Tees Valley Local Authorities agree that at the Combined Authority level, there is a shared ambition to accelerate the supply of good quality homes across the Tees Valley that are in excess of the respective CLG household projection figures.

Tees Valley Strategic Economic Plan

- 5.2 The refreshed SEP (2016) retains the ambition to create 25,000 jobs between 2016 and 2026 and £2.8 billion of increased GVA. The SEP highlights 6 priorities: Business Growth; Research, Development, Innovation & Energy; Education, Employment & Skills; Place; Culture; Transport & Infrastructure. The revised SEP includes a number of points which are of relevance to plan making including aspirations to:

- Create 25,000 jobs across a variety of key sectors and add £2.8 billion of additional Gross Value Add (GVA) (at 2016 prices) between 2016 and 2026 (p.4, 18 and 39).
- Population growth of 40,000 new residents 6% between 2016 and 2026 (p.18, 39).
- In excess of 22,000 new homes to be built, which is around 25% more than in the last ten.

- 5.3 The local authorities agree:

- i) The SEP is an aspirational document and the OANs constitute the Objective Assessment of Housing Need.
- ii) Between 2016 and 2026 Local Plan targets aim to provide over 22,000 homes and that as this is not a ceiling actual delivery may exceed this.
- iii) Housing delivery in Local Plans will not constrain the delivery of the aspirations of the Strategic Economic Plan.

Economically Active Population

- 5.4 The OANs for Hartlepool Borough and Redcar and Cleveland Borough job growth projections could be met by the projected population for that area.
- 5.5 On the basis of planned jobs growth in Darlington Borough, there is likely to be a shortfall of approximately 1,808 workers (as outlined above). If all of the additional workers were to be met by increased migration to attract more workers to live in Darlington an additional 70 dwellings per annum would be required over the plan period. Due to the job growth forecast, this uplift has been applied to the housing requirement to set a housing target for the plan period.
- 5.6 Within Stockton on Tees Borough SHMA the projected job growth exceeds the projected population by 2,100 people. However, the Middlesbrough Borough SHMA identified a surplus of working age residents who could theoretically meet these job projections. Given the close proximity between the populations of Stockton and Middlesbrough, and that existing commuting patterns demonstrate a high degree of movement between these areas, there is no requirement for a further boost housing supply in Stockton on Tees Borough.

Housing Requirement Summary

5.7 Appendix B provides a detailed summary of the emerging housing requirements for the Tees Valley Local Authorities by year and projection. The projections included in the document are:

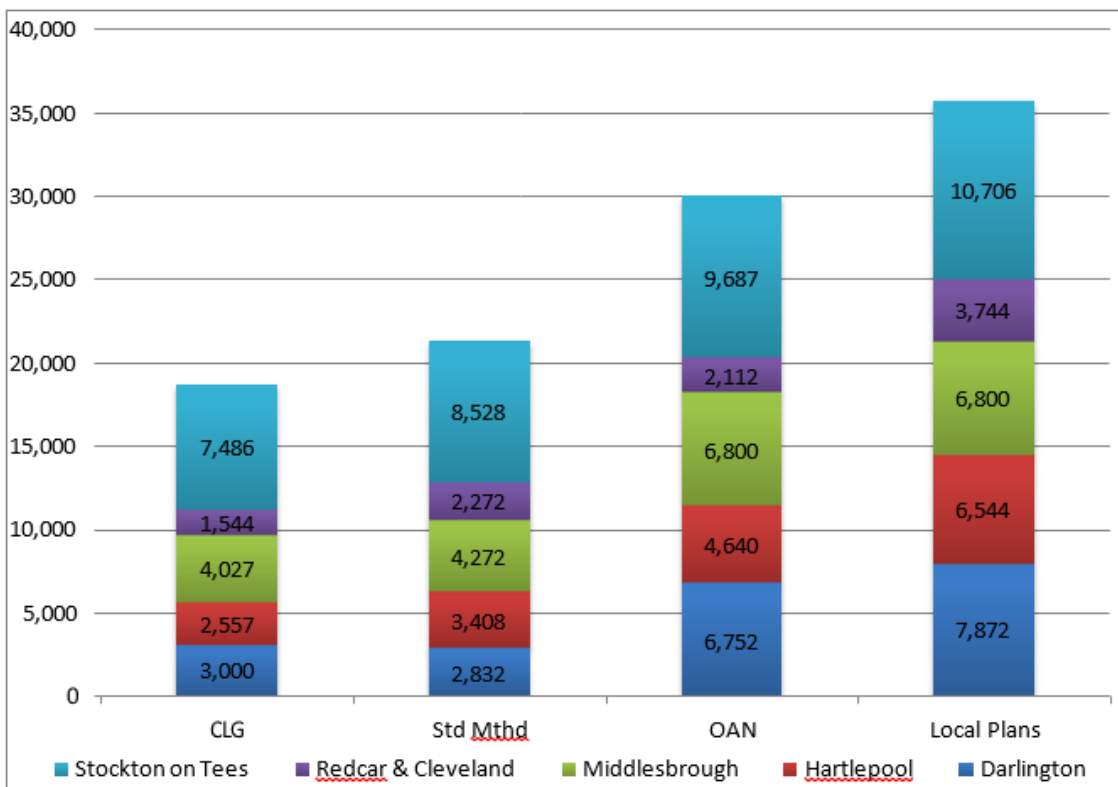
- 2014 Based CLG Household Projections
- 2014 Based Standardised Methodology
- Objectively Assessed Housing Needs
- Local Plans

5.8 Due to the differing start and end dates of OANs and Local Plans the figures for Local Plans and OANs have been presented on the basis of the 2016 to 2032 period. This is to allow consistency with the start date for the CLG projections as:

- Redcar & Cleveland Boroughs OANs / Local Plans are based on 2012 figures.
- Hartlepool Borough Council and Stockton on Tees Borough OAN / Local Plans is calculated from a 2014 base figure.
- Middlesbrough and Darlington Boroughs OAN is calculated from a 2016 base figure.

5.9 The figures set out below are produced on the basis that any unmet need in these areas between 2012 and 2014 will be met within those areas. Figure 5 below displays the step change in housing requirements.

Figure 5 – Housing projections and requirements for the Tees Valley (2016 – 2032)



- 5.10 Overall the figures included in emerging Local Plans / Objectively Assessed Needs across the Tees Valley area between 2016 and 2032 combined equate to about 35,000 homes, which, over the same period, is a 90%+ uplift on the CLG 2014 projections, a 67%+ uplift against the CLG Standardised Housing Methodology, a 19% uplift beyond identified Objectively Assessed Needs.

Unmet Housing Need

- 5.11 The above summaries show that each Local Authority is planning to set out a housing requirement greater than the Objectively Assessed Housing Need for their area and will collectively boost housing supply across the LEP area. In order to meet this supply there is adequate housing provision to meet the identified needs. There is, therefore, no requirement under the Duty to Cooperate for housing to be directed from one Local Authority to another, or for any additional uplift to the housing requirement of any of the Local Plans.

Conclusion

- 5.12 The local authorities agree that the approach to housing across Tees Valley will lead to a significant boost in housing supply which will assist in meeting the aspirations of the Tees Valley Strategic Economic Plan.

Agreed:

The Objectively Assessed Needs underpinning Local Plans provide sufficient future population to meet economic growth aspirations.

The level of housing being planned through the local authorities' Local Plans will not constrain the economic growth aspirations of the Tees Valley Strategic Economic Plan.

Middlesbrough Borough and Stockton on Tees Borough agree that, across the two local authority areas, there will be sufficient economically active residents to meet the jobs growth projections, as set out in the relevant SHMAs.

6 Monitoring and Review

- 6.1 This Statement of Common Ground and the Housing Requirement Tracker at Appendix B will be kept under regular review, and be specifically reviewed under the following circumstances:
- Where there are material changes to relevant legislation or National Planning Policy.
 - When CLG Household Projections are revised.
 - When CLG Standardised Methodology is revised.
 - Significant changes in local circumstances, including updating of Objective Assessments of Housing Need and other local / sub-regional policy documents;
 - As Local Plans progress through the preparation process and housing requirements are reviewed.
 - In accordance with Regulation 10A of the Town and Country Planning (Local Planning) England (Amendment) Regulations 2017, which requires that a review of a Local Plan must be completed every 5 years.
 - Delivery against housing requirements will continue to be a responsibility for the individual Local Authority. Therefore each LPA will consider the implications for five year supply of housing individually.
- 6.2 The Tees Valley Local Authorities will continue to work cooperatively in order to meet the development needs of the Tees Valley, and to fulfil the statutory requirements of the Duty to Cooperate. They will seek to work collaboratively wherever possible, for example through the preparation of joint plans and through the commissioning of joint studies in establishing future evidence bases.

Agreed

This Statement of Common Ground will be monitored throughout the production of the current round Local Plans and comprehensively reviewed prior to commencement of the next tranche of Local Plans.

7 Conclusion

Agreement

7.1 The signatories to this statement of common ground agree that:

- It is appropriate for each Local Authority to prepare Local Plans on the basis that the individual areas are an appropriate Housing Market Area
- The objective assessments of housing need and housing requirements included in individual local plans are appropriate policy responses to the policy issues in each area;
- The housing requirements do not raise any duty to co-operate issues between the authorities;
- Local Plans provide sufficient housing to contribute to achieving the aspirations of the Tees Valley Strategic Economic Plan.
- This Statement of Common Ground will be monitored throughout the production of the current round Local Plans and comprehensively reviewed prior to commencement of the next tranche of Local Plans.

Appendix A – Local Plan Progress at 1st April 2018

Local Authority	Current Plan	Emerging Local Plan					Plan Period
		Reg 18	Reg 19	Reg 22	Examination	Adoption	
Darlington	Core Strategy	June 2018	TBC	TBC	TBC	TBC	2016 - 36
Hartlepool	Local Plan (April 2006)	May 2014 and May 2016	Dec 2016	Mar 2017	Sep – Oct 2017	May 2018	2016 - 31
Middlesbrough	Core Strategy (February 2008) Regeneration DPD (Feb 2009) Housing Local Plan (2014)	Nov 2016 and May/ June 2018	Nov 2018	Jun 2019	Jun – Dec 2019	Early 2020	2016 – 34
Redcar & Cleveland	Core Strategy (July 2008) Development Policies DPD (July 2008)	May 2016	Nov 2016	April 2017	Sep – Oct 2017	May 2018	2015 - 32
Stockton on Tees	Core Strategy (March 2010) Saved Policies from Local Plan (1997 and 2006)	Nov 2016	Sep 2017	Dec 2017	Expected June 2018	End 2018	2017 - 32

Notes:

Table above does not include joint Minerals and Waste Plans prepared for all five authorities.

TBC = To be confirmed

Appendix B: Housing Figures

CLG Household Projection (2014 Base Date)

Area	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2016-2032	
																			Total	Average
Darlington	257	269	281	235	231	240	221	191	157	150	170	187	167	153	154	148	166	149	3,000	188
Hartlepool	147	195	195	160	187	176	184	171	140	155	149	161	156	151	142	148	146	136	2,557	160
Middlesbrough CLG	273	332	311	293	272	233	254	217	209	220	230	273	248	254	239	252	280	242	4,027	252
Redcar & Cleveland CLG	105	163	181	136	178	140	146	146	98	107	82	103	56	37	34	25	46	29	1,544	96
Stockton on Tees CLG	576	593	622	558	547	534	490	485	453	441	437	447	448	436	397	405	412	374	7,486	468
TV CLG Total	1,358	1,552	1,590	1,382	1,415	1,323	1,295	1,210	1,057	1,073	1,068	1,171	1,075	1,031	966	978	1,050	930	18,614	1,163

Standard Methodology, rolled forward to 2032

Area	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2016-2032	
																			Total	Average
Darlington	177	177	177	177	177	177	177	177	177	177	177	177	177	177	177	177	177	177	2,832	177
Hartlepool	213	213	213	213	213	213	213	213	213	213	213	213	213	213	213	213	213	213	3,408	213
Middlesbrough CLG	267	267	267	267	267	267	267	267	267	267	267	267	267	267	267	267	267	267	4,272	267
Redcar & Cleveland CLG	142	142	142	142	142	142	142	142	142	142	142	142	142	142	142	142	142	142	2,272	142
Stockton on Tees CLG	533	533	533	533	533	533	533	533	533	533	533	533	533	533	533	533	533	533	8,528	533
TV Standard Methodology	1,332	1,332	1,332	1,332	1,332	1,332	1,332	1,332	1,332	1,332	1,332	1,332	1,332	1,332	1,332	1,332	1,332	1,332	21,312	1,332

Objectively Assessed Need

Area	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2016-2032	
																			Total	Average
Darlington	-	-	422	422	422	422	422	422	422	422	422	422	422	422	422	422	422	422	6,752	422
Hartlepool	290	290	290	290	290	290	290	290	290	290	290	290	290	290	290	290	290	290	4,640	290
Middlesbrough OAN	-	-	425	425	425	425	425	425	425	425	425	425	425	425	425	425	425	425	7,650	425
Redcar & Cleveland OAN	132	132	132	132	132	132	132	132	132	132	132	132	132	132	132	132	132	132	2,112	132
Stockton on Tees OAN	687	687	687	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	9,687	605
TV OANs	-	-	1,956	1,869	1,869	1,869	1,869	1,869	1,869	1,869	1,869	1,869	1,869	1,869	1,869	1,869	1,869	1,869	29,991	1,874

Emerging Local Plans

Area	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2016-2032	
																			Total	Average
Darlington OAN	-	-	492	492	492	492	492	492	492	492	492	492	492	492	492	492	492	492	7,872	492
Hartlepool	409	409	409	409	409	409	409	409	409	409	409	409	409	409	409	409	409	409	6,544	409
Middlesbrough LP	-	-	425	425	425	425	425	425	425	425	425	425	425	425	425	425	425	425	6,800	425
Redcar & Cleveland LP	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234	3,744	234
Stockton on Tees LP	576	576	576	720	720	720	720	720	653	653	653	653	653	653	653	653	653	653	10,706	669
TV Housing Requirements	-	-	2,136	2,280	2,280	2,280	2,280	2,280	2,213	2,213	2,213	2,213	2,213	2,213	2,213	2,213	2,213	2,213	35,666	2,229

This statement has been signed on behalf of the Tees Valley Local Authorities by the following representatives:

 John Anderson on behalf of Ian Williams Director of Economic Growth (Darlington Borough Council) Date: 22/05/2018	 Denise Ogden Director of Regeneration & Neighbourhoods (Hartlepool Borough Council) Date: 22.05.18	 Richard Horniman (Director of Regeneration) (Middlesbrough Borough Council) Date: 18/05/2018
 Mark Ladyman Director of Economic Growth (Redcar & Cleveland Borough Council) Date: 21/05/2018	 Richard McGuckin Director of Economic Growth and Development (Stockton on Tees Borough Council) Date: 22.05.18	