

The Proposed Approach to Calculating Housing Need

Christopher Katkowski QC
Landmark Chambers

Introduction



- A great deal to be commended
 - In particular, extreme simplification
 - However, two stand out flaws
-

The Cap (Consultation para. 25)



- Nothing to do with identifying OAN
 - Fundamentally undermines OAN
 - Perverse outcomes
 - A political fix
-

Transitional arrangements (Consultation Table 1)



- Embedding under-delivery
 - Should be mandatory reviews
 - Should be limited “shelf life” for pre-methodology plans
-

Conclusion



- 300,000 net additional homes a year on average by the mid-2020s
- The cap in particular aided by the transitional arrangements guarantee that the Government's stated intention of meeting the need for housing will not be achieved

