



**MANCHESTER
CITY COUNCIL**

Five-year Housing Land Supply Statement:

**Analysis of Strategic Housing Land Availability
Assessment Data**

Base date 1 April 2025

1.0 Introduction

- 1.1. Paragraph 78 of the National Planning Policy Framework (NPPF) Dec 2024 update states Local Planning Authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies¹, or against their local housing need where the strategic policies are more than five years old². The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:
- a) 5% to ensure choice and competition in the market for land; or
 - b) 20% where there has been significant under delivery³ of housing over the previous three years, to improve the prospect of achieving the planned supply; or
 - c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework⁴, and whose annual average housing requirement⁵ is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.
- 1.2. Having regard to NPPF, in order to identify whether there is a five-year housing land supply it is necessary to:
- 1) Identify the housing requirement for the five-year period
 - 2) Identify the appropriate buffer
 - 3) Identify the scale of housing that it is estimated will be delivered over the next five years
 - 4) Calculate whether the identified supply of housing is sufficient to meet the five-year requirement with the appropriate buffer

¹ The delivery of large scale developments may need to extend beyond an individual plan period, and the associated infrastructure requirements may not be capable of being identified fully at the outset. Anticipated rates of delivery and infrastructure requirements should, therefore, be kept under review and reflected as policies are updated

² Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning practice guidance.

³ This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement

⁴ Or the housing requirement is more than five years old and the relevant strategic policies have been reviewed and found not to require updating.

⁵ Defined as the total housing requirement, divided by the number of years in the plan period. For joint local plans, the percentage should be applied in aggregate across the joint local plan area.

- 1.3. The latest identification of the five-year housing land supply in Manchester has a base date of 1 April 2025 and covers the period up to 31 March 2030. The [SHLAA](#) is published by the City Council.
- 1.4. Analysis of the identified supply has been carried out in line with National Planning Policy Framework and Planning Practice Guidance published at the time of writing (Nov 2025).

2.0 Five-year housing requirement

- 2.1. Manchester adopted the Joint Development Plan, Places for Everyone, in March 2024 which set housing delivery in Manchester to 2039.
- 2.2. Places for Everyone Policy JP-H1: Scale, Distribution and Phasing of New Housing Development sets out in Table 7.2 the minimum delivery rate for Manchester as 3,533 units per year. The first year of Places for Everyone is 2022/23 when 1,891 net units were completed in Manchester, Year 2 is 2023/24 when 2,962 net units were completed and Year 3 is 2024/25 when 3,138 net units were completed. The undersupply for the three years since 2022 is 2,608 units.
- 2.3. Manchester's housing requirement, therefore, from 1st April 2025 to 31 March 2030 is 17,665 units plus the undersupply of 2,608 units. Total requirement for the next 5 years is 20,273 dwellings.

3.0 Supply buffer and requirement

- 3.1. The most recent Housing Delivery Test measurement was published in December 2024 and was for the year 2023. It shows Manchester had delivered 129% of the required housing over the past three years. Having regard to paragraph 78 of the NPPF, a 5% buffer should be applied.
- 3.2. Manchester's final total Manchester's housing requirement, therefore, from 1st April 2025 to 31 March 2030 is **21,287 or 4,257 per year**.

4.0 Supply of deliverable sites between 1 April 2025 and 31 March 2030

- 4.1. Manchester carried out its 2025 [Strategic Housing Land Availability Assessment](#) (SHLAA) between April and July 2025.
- 4.2. The definition of deliverable in the National Planning Policy Framework (Annex 2 Glossary) is:-

“To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
 - b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.
- 4.3. Annex 1 to this document shows a full list of all schemes considered deliverable at 1st April 2025.
- 4.4. At the base date of 1 April 2025, the five-year supply of specific deliverable sites totals 32,670 units.

Demolitions

- 4.5. Annex 1 takes into account residential units lost as part of a conversion. In addition to conversions, a total of 906 demolitions are planned to take place in the next 5 years. The final net 5-year land supply figure is therefore **31,764 units**.

Assumptions for start date and build out rate

- 4.6. For major schemes (10+ units) with planning permission and/or with an identified developer partner, an expected start on site date has been assumed based upon timescales received directly from developers. These are reviewed on an ongoing basis as new intelligence is received.
- 4.7. Once a start date is established for major schemes where the entirety of the development / phase is expected to complete at the same time (primarily apartment led schemes), the expected year of completion is allocated based on the timescales received directly from developers (where available) or the average build period for a similar scale/type of development.
- 4.8. Where major schemes are expected to record completions across more than one financial year (traditional housing schemes or mixed developments), annual completions are forecast based on the timescales received directly from developers (where available) or the average annual build rate across similar schemes in that locality or within the developers existing portfolio of sites. Build out rates are therefore considered on a scheme-by-scheme basis rather than any general assumptions applied.
- 4.9. It has been assumed that sites granted planning permission for minor schemes (under ten units) between 1st April 2024 and 31st March 2025 will be completed in

2026/27 year. However, delivery has been assumed to be 2025/26 if the Council has reason to believe schemes will be completed sooner (i.e. they are under construction by 1 April 2025). These assumptions would not be applied if the Council has been given specific information (e.g. delivery has been agreed with a registered provider).

4.10. Minor schemes are assumed to be completed within one year of starting on site.

5.0 Manchester's five-year housing land supply position

5.1. Having regard to Manchester's housing requirement set in Places for Everyone and to the five-year supply of deliverable sites identified in Annex 1 the five-year land supply position in Manchester over the period 1 April 2025 to 31 March 2030 has been assessed as **7.5 years**.