

North Norfolk District Council

# Background Paper 7

## Housing Construction Standards

A review of evidence to support optional policy requirements in respect of access, water, nationally described space standards and energy & carbon reduction.

Published to support Regulation 18 First Draft Local Plan (Part 1) consultation.  
**May 2019**

<b>Background Paper No 7</b>	<b>Housing Construction Standards</b>
National Legislation and Guidance	National Planning Policy Framework. July 2018 National Planning Policy Guidance Written Ministerial Statement March 27 <sup>th</sup> 2017 Nationally Described Space Standards Town and Country Planning Acts Building Regulations Document M: Volume 1 – Access to and use of Dwellings, 2015
Related Evidence	Census information 2011 Sub-National Population projections 2014 & 2016 English Housing Survey 2014/ 2015 Housing Standards Review: Final impact assessment Housing Standards Review detailed implementation consultation: impact assessment Housing Standards Technical Review – EC Harris Anglian River Basin District River Basin Management Plan Water stressed areas – final classification- Environment Agency 2013 Chances of a lifetime: the impact of bad housing on children’s lives (Shelter 2006) Case for Space RIBA Homewise report 2015 RIBA Housing Health and Safety Rating System - Guidance for Landlords and Property Related Professionals May 2006 Driving Sustainability in New Homes: A resource for Local Authorities March 2018 UKGBC Programme Clean Growth Strategy - Leading the way to a low carbon future, 2017/ updated April 2018 Revised Draft Water Resources Management Plan 2019, Anglian Water
Related Background Papers / Evidence	North Norfolk Viability Assessment 2018

**North Norfolk District Council  
Planning Policy Team. March 2018**

01263 516318  
[planningpolicy@north-norfolk.gov.uk](mailto:planningpolicy@north-norfolk.gov.uk)  
Planning Policy,  
North Norfolk District Council,  
Holt Road, Cromer, NR27 9EN  
[www.north-norfolk.gov.uk/localplan](http://www.north-norfolk.gov.uk/localplan)

**All documents can be made available in  
Braille, audio, large print or in other languages.**



<b>Contents</b>	<b>Page</b>	
1	<b>Introduction</b>	1
	Legislative Background	1
	Spatial Portrait	3
2	<b>Accessible and Adaptable Dwellings</b>	5
	Evidence requirements	7
3	<b>Evidence of Need – Accessibility and Adaptability of Existing Housing Stock</b>	7
	Household Census Data	10
	Section Summary - Existing Housing Stock and Household Census Data	12
4	<b>Evidence of Need – Aging Population</b>	14
	Old Age Dependency Ratio	19
	Evidence of Need – 2014 Household Projections.	20
	Section Summary Population Growth	20
5	<b>Evidence of Need – Health and Wellbeing , Long term Health &amp; Disability</b>	22
	Evidence of Need – Long term illness or disability over 65s	22
	Evidence of Need – Disability Living Allowance	25
	Evidence of Need – Wheelchair Users	25
	Evidence of Need Specialist Housing	27
	Evidence of need – other groups under 65s	28
	Section Summary – Health and Wellbeing	28
6	<b>Conclusion – Adaptable and Accessible Homes</b>	29
	Key Findings	29
7	<b>Further Considerations – Viability</b>	31
	Optional Standard M4(3)	32
	Other costs considerations	33
	Local Plan Viability	33
8	<b>Water Efficiency</b>	34
9	<b>Space Standards</b>	36
10	<b>Conclusions – Space Standards</b>	40
11	Further Considerations – Viability	43
12	Further Considerations - Timing	44
13	<b>Energy &amp; Carbon Reduction, Overheating Risk &amp; Performance</b>	45
	 <b>Appendices</b>	
Appendix 1	List of Sources	50
Appendix 2	Definitions	52
Appendix 3	Data Tables	54
	 <b>Tables</b>	
Table 1	High level summary of mandatory and optional Part M Building Regulations	6
Table 2	Level of Work Required to make Homes ‘Visitable’, by Dwelling Characteristics, 2014	9
Table 3	Level of Work required to make Dwelling Fully Visitable by Tenure on National Basis.	9
Table 4	North Norfolk, Number of Household By Tenure* / Proportion Not Fully Visitable	10
Table 5	Estimated level of work required to make dwellings fully visitable	10
Table 6	2014-based Sub-National population projections (1000s)	14
Table 7	2016-Based Subnational Population Projections (1000s)	15
Table 8	Population projections by Age Cohort – ONS 2016	18
Table 9	Number of Residents in Household with a Long –Term Illness or Disability by Tenure	22
Table 10	Health and Wellbeing	23

Table 11	Older Population Projections North Norfolk	23
Table 12	Number Disabled Facilities grants , NNDC	25
Table 13	Unmet Levels of Wheel Chair Accessible Housing – Regional 2009/10	26
Table 14	Specialist Housing Unmet Need by District, Housing type and Dementia.	27
Table 15	Minimum Gross Floor Areas & Storage	36
Table 16	Internal Floor Area – Total dwellings surveyed (sample size)	39
Table 17	Results - Internal Floor Areas	38
Table 18	EC Harris Additional space cost summary	43
Table 19	NDSS Adopted in the Viability Appraisals	44
	<b>Figures</b>	
Figure 1	Projected Age Structure	15
Figure 2	Aging Population	16
	Age Groups – East v North Norfolk	17
	North Norfolk’s Ageing population	17
Figure 3	Percentage Population Change by Age Group	18
Figure 4	Older Population Projection	24
Figure 5	Space standards Compliance	40

## 1. Introduction

- 1.1 This background paper forms part of the Council's evidence base to inform plan making in relation to national policy approaches around optional technical standards for housing, nationally described space standards and energy efficiency. The Council is not seeking comments specifically on this background paper although you may wish to refer to it in making any comments on the Draft Local Plan.
- 1.2 The purpose of the paper is to provide evidence in order to inform the options available to the Council and the justification for the preferred policy approach in relation to the additional technical requirement options that are available for the Council to evoke through national policy. It relates mainly to Policy HOU8, HOU9, HOU10 & HOU11 of the First Draft Plan Consultation Document. The alternative approaches to these policies are considered in the First Draft Plan Alternatives Considered Document.
- 1.3 This is one of a number of background papers which have been prepared to help explain and justify various aspects of the new draft Local Plan which is being prepared by North Norfolk District Council. We have separately published a new Design Guide for consultation dealing with all aspects of design including these Technical Standards.

The background papers include:

- Paper 1 - Approach to setting the draft Housing Target
- Paper 2 - Distribution of Growth
- Paper 3 - Approach to Employment
- Paper 4 - Infrastructure Position Statement
- Paper 5 - Interim Green Infrastructure Strategy
- Paper 6 - Development Sites Selection Methodology
- Paper 7 - Housing Construction Standards (this paper)

### Legislative Background

- 1.4 The Government in 2012 launched a national review of housing standards which aimed to reduce bureaucracy and costs for house builders, reform guidance and simplify the framework of national & local codes and standards. The purpose of that review was to ensure the rationalisation and consolidation of many differing existing standards.
- 1.5 Following the review and through a [Ministerial Statement](#)<sup>1</sup> the Government on March 27<sup>th</sup> 2015 introduced a new national policy approach to the setting of technical standards for new housing. The new approach consolidated essential requirements into a national framework centred on mandatory Building Regulations.

---

<sup>1</sup> <https://www.gov.uk/government/speeches/planning-update-march-2015>

1.6 Key Outcomes of the review:

- New national space standards - set out in Technical Housing Standards – [nationally described space standard](#)<sup>2</sup>;
- New optional Building Regulations on water and access;
- Withdrawal of The Code for Sustainable Homes (aside from legacy cases)<sup>3</sup> and Lifetime Homes standards;
- New mandatory security standards through amended Building Regulations;

1.7 Under the section titled Plan Making the Ministerial Statement states that;

*From the date of the Deregulation Bill 2015 (26.03.2015), Local Planning Authorities and qualifying bodies preparing neighbourhood plans should not set in their emerging Local Plans, neighbourhood plans, or supplementary planning documents, any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwelling. This includes any policy requiring any level of the [Code for Sustainable Homes](#) to be achieved by new development; the government has now withdrawn the code, aside from the management of legacy cases.....The optional new national technical standards should only be required through any new Local Plan policies if they address a clearly evidenced need, and where their impact on viability has been considered, in accordance with the [National Planning Policy Framework and Planning Guidance](#). Neighbourhood Plans should not be used to apply the new national technical standards.*

1.8 The national [Planning Practice Guidance](#), PPG clarifies that local planning authorities have the option to set additional technical requirements exceeding the minimum standards required by Building Regulations in respect of access and water, and an optional nationally described space standard subject to the appropriate evidence in order to justify the setting of policies in their Local Plans. The guidance states that LPA's;

*...should not impose any additional information requirements (for instance provision of furnished layouts) or seek to determine compliance with these requirements, which is the role of the Building Control Body. They should clearly state in their Local Plan what proportion of new dwellings should comply with the requirements...*

Paragraph: 008 Reference ID: 56-008-20160519 revision date 19.05.16

1.9 In doing so the PPG advises in para, 003 Reference ID: 56-003-20150327, that the impacts of viability should be considered through the Council's Plan Wide Viability Assessment and that in considering the costs of such measures authorities may wish to take account of the evidence in the most recent [Impact Assessment](#)<sup>4</sup> (2015) issued alongside the Housing Standards Review.

---

<sup>2</sup> <https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard>

<sup>3</sup> those where residential developments are legally contracted to apply a code policy (e.g. affordable housing funded through the National Affordable Housing Programme 2015 to 2018, or earlier programme) or where planning permission has been granted subject to a condition stipulating discharge of a code level, and developers are not appealing the condition nor seeking to have it removed or varied

<sup>4</sup> <https://www.gov.uk/government/publications/housing-standards-review-final-implementation-impact-assessment>

Costs associated with the introduction of such additional standards were reviewed by EC Harris<sup>5</sup> and previously consulted on as part of the Governments consultation stage.

1.10 The revised NPPF, 2018 footnote 46 states that:

*Planning policies for housing should make use of the Government's optional technical standards for accessible and adaptable housing, where this would address an identified need for such properties. Policies may also make use of the nationally described space standard, where the need for an internal space standard can be justified.*

1.11 In relation to energy performance the Ministerial statement goes on to state:

*For the specific issue of energy performance, local planning authorities will continue to be able to set and apply policies in their Local Plans which require compliance with energy performance standards that exceed the energy requirements of Building Regulations until commencement of amendments to the [Planning and Energy Act 2008](#) in the Deregulation Bill 2015. The powers to amend the 2008 Act have not been enacted to date.*

1.11 All optional requirements must be applied through planning policy by way of a condition attached to planning consents. However, the optional standards for water efficiency and access are enforced through Building Regulations and the space standards enforced through the planning application process. If evoked internal procedures may need to be reviewed with Building Control or the combined Enforcement Team to establish the most cost efficient way for monitoring compliance with the space standards.

## Spatial Portrait

1.12 North Norfolk is a large rural area of some 87,040 hectares (340 square miles) (excluding Broads Authority Area) situated on the northern periphery of the East of England region. The nearby urban area and major economic, social and cultural centre of Norwich (estimated population 213,166<sup>6</sup>) is situated some 35 km (22 miles) to the south of Cromer and exerts a significant influence over parts of the District. The towns of Kings Lynn situated 34 km (20 miles) to the west of Fakenham and Great Yarmouth situated 25 km (16 miles) to the south-east of Stalham are the other principal neighbouring settlements but their impact on the District is far more limited.

1.13 North Norfolk District had a reported resident population of 103,800 in 2016 and is predicted to have a population of 112,100 by 2036 according to the ONS 2016 population projections. The main settlements in the District are its seven towns (Cromer, Fakenham, Holt, North Walsham, Sheringham, Stalham and Wells-next-the-Sea) and three large villages; Hoveton, Briston / Melton Constable, and Mundesley. These settlements are distributed more or less evenly across the District, and accommodate around half of the population. The other half live in the large

---

<sup>5</sup> DCLG, Housing Standards review Cost Impacts September 2014, <https://www.gov.uk/government/publications/housing-standards-review-technical-consultation-impact-assessment>

<sup>6</sup> Population estimates are for 2016 unless otherwise specified.

number of smaller villages, hamlets and scattered dwellings which are dispersed throughout the rural area. Overall the District is one of the most rural in lowland England

1.14 North Norfolk's attractive and distinctive coastal and rural environments have proved popular retirement locations. The 2011 Census shows that 58% of the population were over 45 compared to 43% in the eastern region and 41 % nationally. 29% of the population are currently over 65 compared to 17% for England as a whole. Retirement has been a major cause of the net inward migration which has fuelled population growth in the area over the last thirty years or so (in spite of the fact that deaths have exceeded births in the area during this period). This attractiveness to retired incomers is an economic resource supporting a range of local services and businesses, but also raises challenges for housing, health care and provision of services. By 2036 the ONS 2016 population projections suggest that 39.9% of the population of the District will be over 65 years of age.



## 2. Accessible and Adaptable Dwellings

- 2.1 On the 25<sup>th</sup> March 2015 the Government issued a Written Ministerial Statement which removed the ability of Local Planning Authorities to set a policy requirement for Lifetime Homes and Wheelchair Housing Design standards, and introduced both mandatory and optional Building Regulations, which came into force on 1 October 2015.
- 2.2 The national Planning Practice Guidance subsequently introduced the following guidance:

*“Where a local planning authority adopts a policy to provide enhanced accessibility or adaptability they should do so only by reference to Requirement M4 (2) and / or M4 (3) of the optional requirements in the Building Regulations and should not impose any additional information requirements .... They should clearly state in their Local Plan what proportion of new dwellings should comply with the requirement.”<sup>7</sup>*

Paragraph: 008 Reference ID: 56-008-20160519 revision date 19.05.18

- 2.3 Current adopted Core strategy policy acknowledges that there is a need to ensure that a proportion of all new houses are suitable, or easily adaptable, for occupancy by the elderly and infirm and based policy H01 around a 20% requirement for all dwellings to comply to the then lifetime homes standard. The requirement predates the updated national policy approach introduced through the Written Statement.
- 2.4 Current national housing standards are set out in The 2010 Building Regulations: Document M: Volume 1 – Access to and use of Dwellings, 2015, which is available [online](#) via the planning Portal. Standards M4(1) Visitable Dwellings are mandatory. The remaining two standards covering accessibility and adaptability are optional as laid out in the on line national planning guidance PPG<sup>8</sup>. These are referred to as M4 (2) Category 2: Accessible and Adaptable dwellings and M4 (3): Wheelchair User Dwellings.

**Mandatory M4(1) – Visitable Dwellings** requires specific provisions around establishing a safe approach route to dwellings and minimum standards around access to habitable rooms and sanitary facilities on the entrance storey.

**Optional M4(2)- Accessible and Adaptable Dwellings** enables Councils to stipulate through planning policy that a specific percentage of dwellings in a development should meet the differing needs of occupants with differing needs, including some of the needs of older and disabled people, and to allow adaptation of the dwelling to meet the changing needs of occupants over time. It requires that reasonable provision should be made to enable most people to access the dwelling. The dwelling should incorporate features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users. This category is broadly equivalent to the Lifetimes Homes standard;

---

<sup>7</sup> <https://www.gov.uk/guidance/housing-optional-technical-standards> para 008 Reference ID: 56-008-20160519

<sup>8</sup> Paragraph: [008 Reference ID: 56-008-20160519](#)

**Optional M4(3)- Wheelchair User Dwellings** enables Councils to stipulate through planning policy that a specific percentage of dwellings in a development should meet the needs of wheelchair users and allow for the simple adaption of the dwelling for wheelchair users. This requires wheelchair users to be able to live in the dwelling and use any associated private outdoor space, parking and communal facilities that may be provided for the use of the occupants.

2.5 The Planning Practice Guidance states:

*Local Plan policies for wheelchair accessible homes should be applied only to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling.*

[Paragraph: 009 Reference ID: 56-009-20150327](#) revision date 27.03.15

2.6 A summary of provisions required to meet these requirements are detailed below:

**Table 1: High level summary of mandatory and optional Part M Building Regulations**

Mandatory Requirement M4(1)	Optional Requirement M4(2)	Optional Requirement M4(3)
Category 1 Visitable Dwellings	Category 2 Accessible and Adaptable Dwellings	Category3 – Wheelchair User dwellings
a. Within the curtilage of the dwelling the approach route is safe and convenient for most and conforms to minimum width (900mm) + an additional allowance for wheelchair users around parked cars.	a. Within the curtilage of the dwelling, or of the building containing the dwelling, it is reasonably possible to approach and gain step-free access to the dwelling and to any associated parking space and communal facilities intended for the occupants to use. Level space must be available to standard parking bays to allow widening for wheelchair access.	a. Within the curtilage of the dwelling or of the building containing the dwelling, a wheelchair user can approach and gain step-free access to every private entrance to the dwelling and to every associated private outdoor space, parking space and communal facility for occupants' use. Approach routes should be the shallowest gradient possible. Clear access zones to side & rear of parking.
b. It is possible to gain access to the dwelling, or the building containing the dwelling from the most likely point of alighting from car.	b. Access is step free + there is step-free access to the WC and other accommodation within the entrance storey, and to any associated private outdoor space directly connected to the entrance storey.	b. Within the curtilage of the dwelling or of the building containing the dwelling, a wheelchair user can approach and gain step-free access to every private entrance to the dwelling and to every associated private outdoor space, parking space and communal facility for occupants' use.
c. Communal entrances conform to minimum opening standards and accessible thresholds.	c. Communal entrances & landings comply with prescribed opening and accessible thresholds & lighting.	c. There is sufficient internal space to make accommodation within the dwelling suitable for a wheelchair user. Additional opening / turning area standards prescribed
d. Visitors can access and use the habitable rooms (minimum	d. Wide range of people, including older and disabled people and some wheelchair	d. The dwelling is wheelchair adaptable such that key parts of the accommodation, including

clear openings) and a WC within the entrance storey of the dwelling (or the principal storey where the entrance storey does not contain a habitable room).	users, are able to use the accommodation and its sanitary facilities- step free access throughout living area & clear access zones in front of kitchen units / beds	sanitary facilities and kitchens, could be easily altered to meet the needs of a wheelchair user or, where required by a local planning authority, the dwelling is wheelchair accessible. Minimum combined floor area for living, dining & kitchen. Principle bedroom on entrance floor. Wet room facilities with level access.
e. Switches and sockets serving habitable rooms are located within standard accessible range , <i>above 450mm from floor and no more than 1,200mm high</i>	e. Wall-mounted switches, socket outlets and other controls such as windows are reasonably accessible to people who have reduced reach	e. Wall-mounted switches, controls and socket outlets are accessible to people who have reduced reach.

## Evidence requirements

2.7 The PGG states that local planning authorities can decide how to approach demonstrating the need for Requirement M4(2) accessible and adaptable dwellings, and / or M4(3) wheelchair user dwellings of the Building Regulations, based on their housing needs assessment and other available datasets<sup>9</sup>. Local planning authorities can consider and take into account a wide range of published official statistics and factors, including:

- The accessibility and adaptability of existing housing stock;
- How needs vary across different housing tenures;
- The likely future need for housing for older and disabled people (including wheelchair user dwellings);
- Size, location, type and quality of dwellings needed to meet specifically evidenced needs (for example retirement homes, sheltered homes or care homes);
- The overall impact on viability<sup>10</sup>.

2.8 To assist local planning authorities in appraising this data the Government has produced a [summary data sheet](#)<sup>11</sup> which sets out useful sources of further information from which planning authorities can use to inform their assessments. A full list of sources used in this paper is contained in Appendix 1:

## 3 Evidence of Need – Accessibility and Adaptability of Existing Housing Stock

3.1 This section assesses the current situation with regard to accessible and adaptable housing in North Norfolk based on national housing statistics.

<sup>9</sup> PPG online [Paragraph: 007 Reference ID: 56-007-20150327](#)

<sup>10</sup> PPG online [Paragraph: 007 Reference ID: 56-007-20150327](#)

<sup>11</sup> [ibid](#)

3.2 The English Housing Survey<sup>12</sup>, EHS, is a continuous national survey commissioned by the Department for communities and Local Government. The survey collects information about peoples housing circumstances, and housing conditions, including energy efficiency in England. The 2014-2015 data set published information on Adaptations and Accessibility. It covered circumstances of households that had a person/s with a long-term limiting illness or disability that required them to have adaptations in their home, including whether these households had the adaptation they require and the suitability of their home. It also examines the overall prevalence of accessible features in the housing stock in 2014, published in 2016. In total 11 separate reports and data sets were published:

1. [English housing survey 2014 to 2015: adaptations and accessibility of homes report](#) ;
2. [English housing survey 2014: energy report](#) ;
3. [English housing survey 2014 to 2015: first time buyers and potential home owners report](#) ;
4. [English housing survey 2014: housing and well-being report](#) ;
5. [English housing survey 2014 to 2015: housing for older people report](#) ;
6. [English housing survey 2014 to 2015: private rented sector report](#) ;
7. [English housing survey 2014 to 2015: housing stock report](#) ;
8. [English housing survey 2014 to 2015: smoke alarms in English homes report](#) ;
9. [English housing survey 2014 to 2015: social rented sector report](#) ;
10. [English housing survey 2014 to 2015: headline report](#) ;
11. [English housing survey 2014 to 2015: questionnaire and physical survey form](#)

3.3 The Adaptations & Accessibility of Homes report evaluate the accessibility of dwellings and disability adaptations. The study under Part M of the Building Regulations: A Level access, flush Threshold, sufficiently wide doorways & circulation space and an entrance level toilet. Although the features do not replicate exactly the more detailed standards under Building Regulations they do provide an indication of what key features were considered to be the most important in enabling access to dwellings. Appendix 2 details full definitions of these features.

3.4 Overall the study approximated that 7% of dwellings (around 1.7million dwellings) had all four visitability features in 2014 and could be considered fully visitable. Almost two thirds (64%) of homes had a toilet at entrance level but the presence of the other three visitable features were less common. Level access was only present in just 18% of homes. Of the remaining 93% homes that were not fully visitable, almost 72% were found to be adaptable to provide all 4 features. 28% of the remaining stock could not be adapted. <sup>13</sup>

---

<sup>12</sup> <https://www.gov.uk/government/collections/english-housing-survey>

<sup>13</sup> EHS Adaptations & Accessibility of Homes rpt 2014 para 2.12 & annex tables 2.2/2.3 – Appendix 3

3.5 The EHS study analysed the characteristics of the properties in order to identify the level of work that would be required to make the 72% of homes that could be adapted as visitable in relation to the amount of work required and split by tenure

**Table 2: Level of Work Required to make Homes ‘Visitable’, by Dwelling Characteristics, 2014**

Level of work required	Percentage *	Estimated cost **
Minor Works	12%	<£1,000
Moderate Works	45%	£1,000 - £15,000
Major Works	15%	>£15,000
Not Feasible	28%	Na

Source EHS source EHS Adaptations & Accessibility Report 2014/15 [annex table 2.3 EHS 2014](#) & \*\*Technical Notes / Glossary p 28. Appendix 3

**Table 3: Level of Work required to make Dwelling Fully Visitable by Tenure on National Basis.**

Tenure	Minor Works	Moderate Works	Major/ problematic	Not Feasible
Owner occupied	13.5%	49.3%	12.2%	25.0%
Private Rented	8.8%	33.6%	19.3%	38.3%
Local Authority	8.3%	42.1%	26.6%	22.9%
Housing Association	9.9%	42.1%	20.2%	27.8%
Average LPA/ HA	9.1%	42.1%	23.4%	25.4%

\*source EHS Adaptations & Accessibility Report 2014/15 [annex table 2.3 EHS 2014](#) \*\* 2013 cost

Full description of the level of works is contained in Appendix 3. – EHS Annex table 2.3

3.6 Table 3 identifies that owner occupied properties are the most likely to require minor or moderate works to ensure visitability (63%) while local authority and housing association properties combined as can be seen as the group that has the largest percentage of problematic and none feasible adaptations.

3.7 To understand the potential for the level of work required to make dwellings visitable by tenure in North Norfolk an approximation can be made using Census data and by applying the EHS national results.

3.8 The 2011 Census table KS401EW<sup>14</sup> identified 53,224 dwellings in North Norfolk, applying the national EHS percentage of homes not fully visitable of 93% to the number of dwellings it can be approximated that 49,498 dwellings across North Norfolk potentially require further work in order to be fully visitable. An estimated current supply of accessible housing in the District remains at 3,726 dwellings.

3.9 To understand the level of work required to make dwellings fully visitable by tenure and households, the national percentages in table 3 can be applied to the number of households in the District and compared with the findings of the EHS. The 2011 Census, table KS402EW<sup>15</sup> identified 46,046 households in North Norfolk, applying the EHS percentage of homes not fully

<sup>14</sup> Census 2011 Dwelling Household spaces and accommodation KS401EW <https://www.nomisweb.co.uk/census/2011/ks401ew> - Appendix 3

<sup>15</sup> Census 2011 Households by Tenure KW402EW <https://www.nomisweb.co.uk/census/2011/ks402ew> - Appendix 3

visitable of 93% it can be approximated that 42,822 households require further work in order to be fully visitable. This is further broken down in table 4 by tenure, identifying that 72% of all households in North Norfolk are owner occupied or living rent free (2.1%), 14.5 % are privately rented and 13% is rented from Housing Associations (including transferred council stock). Although the Census data identifies a percentage of housing stock as being rented from the Local Authority, all stock has been transferred and therefore for the purposes of comparison, the appropriate tenures have been amalgamated and for the purpose of this comparison an average used as in table 3 above.

**Table 4: North Norfolk, Number of Household by Tenure\* / Proportion Not Fully Visitable**

Date	2011		
Geography	North Norfolk		
Measures	Value(numbers)	Percent	Proportion not fully visitable (@93%,)
<b>All households</b>	46,046	100.0	42,822
<b>Owned</b>	<b>32,293</b>	70.1	<b>30,033</b>
Owned outright	21,083	45.8	
Owned with a mortgage or loan	11,210	24.3	
<b>Shared ownership</b> (part owned and part rented)	<b>199</b>	0.4	<b>185</b>
<b>Social rented</b>	<b>5,904</b>	12.8	<b>5,491</b>
Rented from council (Local Authority)	1,123	2.4	
Other	4,781	10.4	
<b>Private rented</b>	<b>6,664</b>	14.5	<b>6,198</b>
Private landlord or letting agency	5,997	13.0	
Other	667	1.4	
<b>Living rent free</b>	<b>986</b>	2.1	<b>917</b>

\*Source Census 2011 Households by Tenure KW402EW repeated Appendix 3

**Table 5: Estimated level of work required to make dwellings fully visitable by Household Tenure in North Norfolk. (Based on EHS 93% non-fully visitable Table 4 and percentages Table 3).**

Tenure	Minor works	Moderate Works	Major/problematic	Not Feasible	Total Numbers Percentage (table 4)	
Owner occupied+ rent free	4,178	15,258	3,776	7,738	<b>30,950</b> (30,033+917)	72%
Private Rented	545	2,083	1,192	2,374	<b>6,198</b>	14.5%
Local Authority / Housing Association	517	2,390	1,328	1442	<b>5,676</b>	13%
Total	5,240	19,731	6,296	11,554	<b>42,821**</b>	100%

\*Social rented includes Housing Association/ LPA housing & Shared ownership

Source table 3 x Table XX Appendix 3 Annex table 2.3 EHS Level of work required to make homes Visitable - figures rounded

\*\*total represents the 93% of households not fully visitable identified in the EHS – para 3.9

3.10 The national EHS survey provides a useful but broad indication of the current accessibility and adaptability of the housing stock across North Norfolk. There is limited data available at local authority level for comparison purposes, nevertheless Table 5 broadly demonstrates that there are a significant amount of households that require adaptation in order to meet all four visitability features and in order to be considered fully visitable using this broad comparison. There is a lack of accessible and adaptable homes across all existing tenures however the greatest requirement remains in the private sector which accounts for the largest existing percentage of dwellings and the majority of dwellings being delivered through the Local Plan. The figures are however based on estimates from the English Household Survey and therefore do not represent actual requirements in North Norfolk. They do however; provide an approximation of the potential deficit and a significant lack of accessible and adaptable dwellings.

3.11 It is reasonable to expect that those owner occupiers identified as requiring minor or moderate work in order to meet the full visitability criteria could carry out the necessary work <sup>16</sup>.i.e approx. 58% of relevant households, 24,971, (5,240+19,731 table 5). However, 42% of relevant households can be estimated to live in properties that are not fully visitable and require major/problematic work or it could be considered not feasible for adaptation. This is equal to **17,849** (6,295+11,554 table 5) across all tenures.

#### Household Census Data

3.12 The 2011 Census shows 29% of the population (29,197) are currently over 65 compared to 17% for England as a whole<sup>17</sup>. The Census also counts the number of households (46,046) in North Norfolk where the household reference person is over the age of 65<sup>18</sup>, (Appendix 3). In North Norfolk the census recorded 18,892 households across all tenures where one person was over 65. This equates to 41% of all households in the District. 78% of which were owner occupiers (14,824)<sup>19</sup>.

3.13 It is reasonable to assume that in order to cater for the long term needs of the current over 65s that where a household consists of a person over the age of 65 the property should be fully accessible and adaptable. Taking a broad and cautious assumption and applying the EHS estimate of 7% of homes being fully visitable <sup>20</sup> and the number of households who contain at least one person over 65 years old, **a current potential need for fully accessible and adaptable properties remains high at 15,669 dwellings.**

---

<sup>16</sup> Table 5 - 24,971 (5,240+19,731)

<sup>17</sup> Census 2011 Table KS102EW <https://www.nomisweb.co.uk/reports/localarea?compare=1946157236>

<sup>18</sup> Census 2011 Table QS404EW <https://www.nomisweb.co.uk/census/2011/ks102ew>

<sup>19</sup> Ibid

<sup>20</sup> See Para 3.4

### *Calculation*

*Number of households containing at least one person over 65 –current number of fully visitable households = potential estimates need for accessible and adaptable homes.*

*18,892 – 3,223 (46,046x7%) = 15,669 households.*

### **Section Summary - Existing Housing Stock and Household Census Data**

3.14 The national EHS survey and census data around dwelling stock provides a useful but broad indication of the current accessibility and 12pprox.12lity of the existing housing stock across North Norfolk. The analysis identifies that that there are a significant amount of properties that require adaptation in order to meet all four visitability features in order to be considered fully visitable using this broad comparison.

3.15 The 2011 Census identified 53,224 dwellings in North Norfolk, applying the national EHS percentage of homes not fully visitable of 93% to the number of dwellings it can be approximated that 49,498 dwellings across North Norfolk potentially require further work in order to be fully visitable. An estimated current supply of accessible housing in the District remains at **3,726 dwellings**.

3.16 Based on the EHS visibility indicators there is a lack of accessible and adaptable homes across all existing tenures however the greatest requirement remains in the private sector which accounts for the largest existing percentage of dwellings and the majority of dwellings being delivered through the Local Plan. It is reasonable to expect that those owner occupiers identified as requiring minor or moderate work in order to meet the full visitability criteria could carry out the necessary work. The remaining 42% of identified households can be estimated to require significant work in order to live in properties that are fully visitable. This is equal to **17,849** across all tenures.

3.17 In North Norfolk the census recorded 18,892 households across all tenures where one person was over 65. This equates to 41% of all households in the District. It is reasonable to assume that in order to cater for the long term needs of the current over 65's that where a household consists of a person over the age of 65 the property should be fully accessible and adaptable. Taking a broad and cautious assumption and applying the EHS estimate of 7% of homes being fully visitable<sup>21</sup> and the number of households who contain at least one person over 65 years old, **a current potential household need for fully accessible and adaptable properties can be identified as 15,669 households .**

3.18 This household need can be translated into a dwelling need using the following dwelling to household ratio identified below:

Dwelling:household ratio = number of dwellings / number of households. The number of dwellings in North Norfolk in 2011 was 53,224 (Census 2011, KS401EW<sup>22</sup>, Appendix 3 – Dwellings, household spaces and accommodation type). The number of households in North

---

<sup>21</sup> See Para 3.4

<sup>22</sup> Census 2011 Table KS401EW - <https://www.nomisweb.co.uk/census/2011/ks401ew>



Norfolk 2011 was 46,046 (Census 2011, QS113EW – Household composition – Households). The 2011 dwelling:household ratio is therefore  $53,224/46,046 = 1.16$

- 3.19 Multiplying the over 65 household need by the dwelling:household ratio results in a current identified gross dwelling need of **18,176 before any future need is considered. This is broadly equivalent of the analysis of the EHS data above and equates to Approx. 165 %** of the Local Plan housing requirement if set @550 per year (11,000).
- 3.20 This approach assumes that all households aged 65+ would benefit from a dwelling meeting M4(2) Accessible and Adaptable standards in order to meet the identified backlog. The core justification for this assumption is that it helps cater for the needs of any long-term health problems associated with ageing and it is established that North Norfolk has one of the highest percentages of over 65s in the Country. In reality not everyone aged 65+ will need such housing in their lifetime but on the other hand, a diverse range of other social groups under the age of 65 may do, (see broader evidence detailed below), therefore overall this assumption is considered to provide a reasonable if not broad basis to inform an approximation of need for dwellings for M4(2) Accessible and Adaptable standards before any future need is considered.

## 4 Evidence of Need – Aging Population

4.1 The 2011 census identified that North Norfolk has a significantly aging population:

- 28% of the North Norfolk Population as being over 65, well above the England average figure of 16%.
- 63% of the population is ‘economically active’ which is below the England figure of 71%
- 41.7% of the population is below 29 which is below the England figure of 56.5%.

Source Census 2011 as reproduced in NNDC Village Assessment & Settlement profile Topic Paper March 2018<sup>23</sup>

A full comparison of key population statistics for the District derived from Census data is contained in appendix 3.

4.2 The 2014 based population projections show that there will be a significant increase in both numbers and proportion of the population aged 65 and over. The District has one of the highest percentage of over 65s in the country at 31.1% of the resident population (ONS 2014) . This was projected to rise to 35.7% by 2024 and 39.7% by 2036 in the 2014 Sub-national Population Statistics<sup>24</sup> .This is illustrated in the age structure profiles below.

**Table 6 – 2014-based Sub-National population projections (1000s)**

Age Group	2014	2036	East 2014	2036	England 2014	2036
65-69	10	10	356	426	2,976	3,587
70-74	7	10	257	409	2,187	3,409
75-79	6	9	212	333	1,785	2,758
80-84	5	7	159	258	1,314	2,094
85-89	3	6	99	214	805	1,675
90+	2	5	58	152	470	1,168
All 65+	32	46	1,142	1,792	9,538	14,691
All ages	103	116	6,018	7,113	54,317	62,404
% 65+	31.1%	39.7%	18.9%	25.2%	17.6%	23.5%

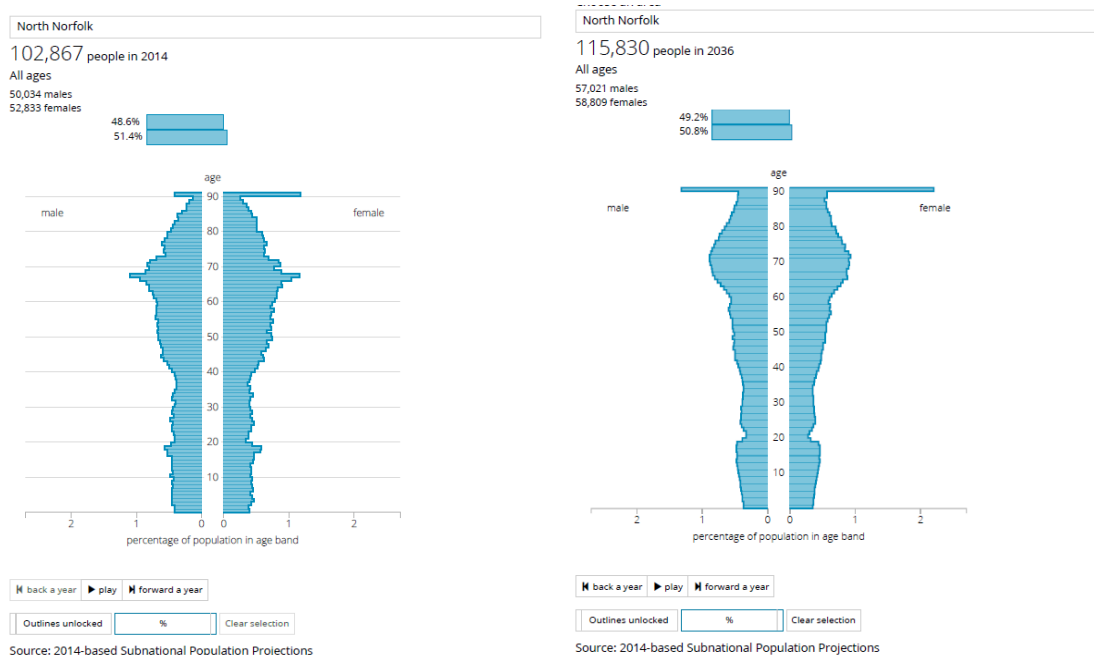
Source Table 2 Sub-National population projections 2014 –Population projections for Local Authorities – ONS

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/bulletins/subnationalpopulationprojectionsforengland/2014basedprojections/relateddata>

<sup>23</sup> Village Assessment & Settlement profile Topic Paper March 2018 <https://www.north-norfolk.gov.uk/tasks/planning-policy/document-library/>

<sup>24</sup> ONS 2014 Sub national Projections Table 2 Population Data For Local Authorities <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/bulletins/subnationalpopulationprojectionsforengland/2014basedprojections/relateddata>

**Figure 1 Projected Age Structure**



Source

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/bulletins/subnationalpopulationprojectionsforengland/2014basedprojections> section 6 interactive tool  
<https://www.ons.gov.uk/visualisations/dvc334/maps/maps2/SNPP-maps-part-2/small-multiple-maps/data.xls>

4.3 The 2014 Sub-National population projections, the most relevant projections at the time of drafting this report, verify this increasing aging population for North Norfolk. The figures show that the population of North Norfolk increases from 102,900 in 2014 to 115,800 by 2036 and the over 65 population cohort is projected to rise from 31% to 39% by 2036. This compares with a regions average of 25.2% and an England average of 23.4% by 2036.

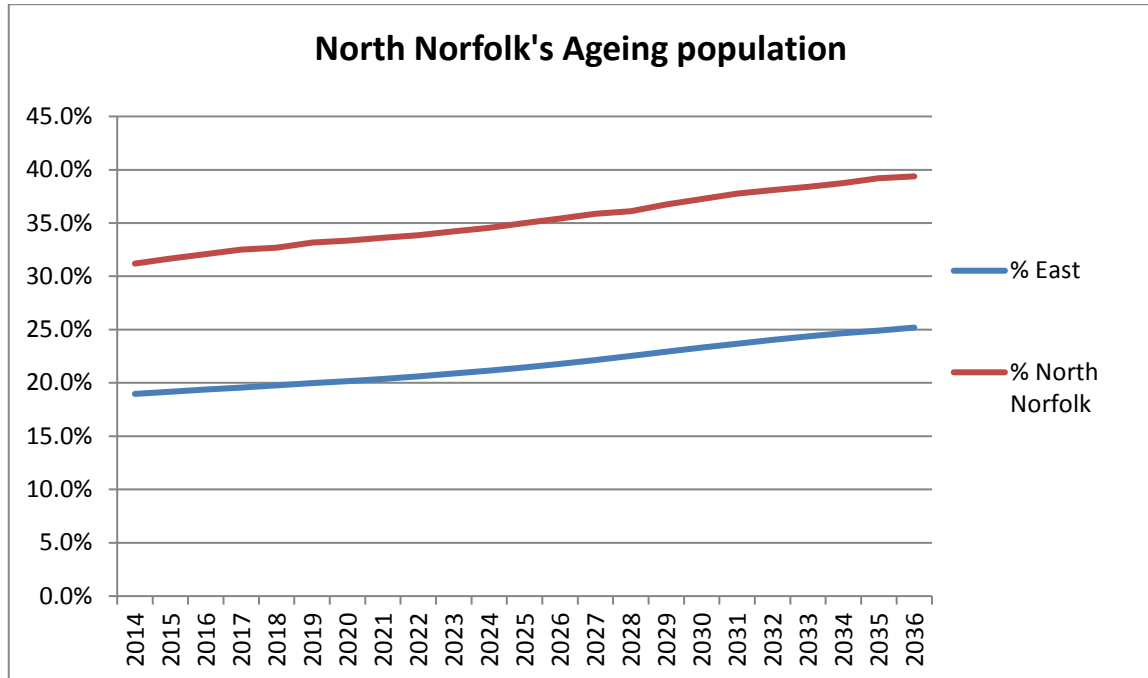
**Table 7 – 2016-Based Subnational Population Projections (1000s)**

Age Group	2016 (1000s)	2036	East 2016	2036	England 2016	2036
65-69	9.7	10.2	360.0	428.1	3,032.1	3,612.8
70-74	8.1	10.3	285.0	408.4	2,381.3	3,416.3
75-79	5.9	8.6	211.7	329.3	1,796.0	2,741.9
80-84	4.7	6.7	163.4	251.0	1,345.4	2,049.5
85-89	3.1	5.5	104.1	199.7	840.2	1,570.8
90+	1.7	3.4	60.5	123.8	487.8	946.2
All 65+	33.2	44.7	1,184.7	1,740.3	9882.8	14,337.5
All ages	103.6	112.1	6,129.0	6,915.6	55,268.1	60,905.5
% 65+	<b>32%</b>	<b>39.9%</b>	19.3%	25.2%	17.8%	23.4%

Source Table 2 Sub National Population Projections 2016, Population Projections for Local Authorities – ONS  
<https://www.ons.gov.uk/releases/subnationalpopulationprojectionsforengland2016basedprojections>

4.4 The 2014 sub-national population projections show that the East of England as a whole is projected to grow by 8.9 per cent over 2014 – 2024. This is second only to the population of London (13.7%)<sup>25</sup>.

**Figure 2 – Aging Population – based on 2014 Sub- national statistics**



Source Subnational population projections for England: 2014-based

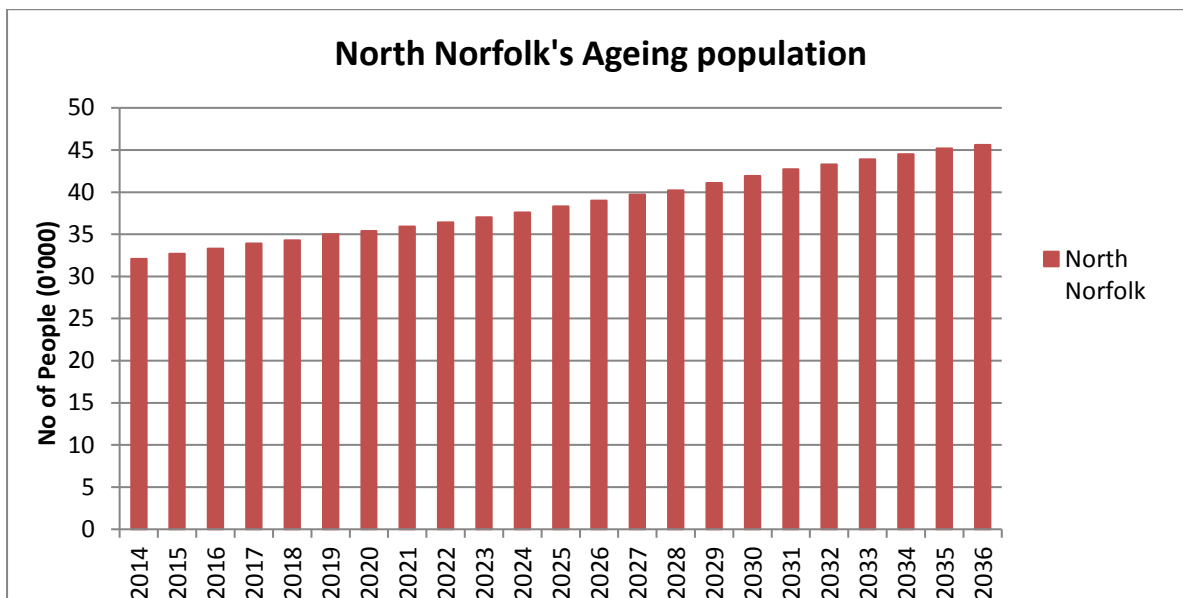
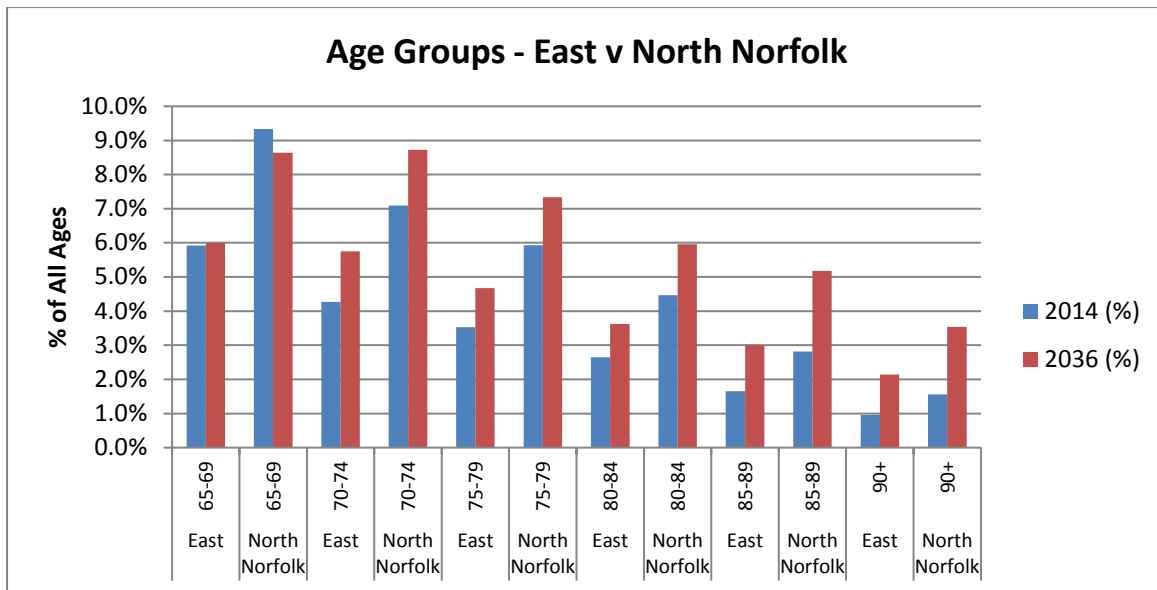
The 10 year projection, 2016- 2026<sup>26</sup> contained in the 2016 statistical release, shows that this trend continues with the East of England remaining the second fastest growing region, growing at 7.3% and London at 8.8% . Overall the 2016 sub-national statistics project North Norfolk growth at 4.2%<sup>27</sup>. Slightly down from the 2014 figures of 5.8% growth. In comparison the average statistics for England as a whole show 7.5% growth for the 10 yr. period 2014- 2024 and 5.9% for the 10 year period 2016 – 2026 <sup>28</sup>.

<sup>25</sup> Table 2: Percentage population change between mid-2014 and mid-2024 in England by component of change  
<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/bulletins/subnationalpopulationprojectionsforengland/2014basedprojections>

<sup>26</sup>Table 1: Projected population change for English regions, mid-2016 to mid-2026  
<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/bulletins/subnationalpopulationprojectionsforengland/2016based>

<sup>27</sup> Population 2026 (107.9) – population 2016 (103.6)/ 2016 population 103.6.- ONS Sub-National Projections 2016 - Table 2

<sup>28</sup> Table 2 & table 1 ONS Sub- national projections 2014 & 2016

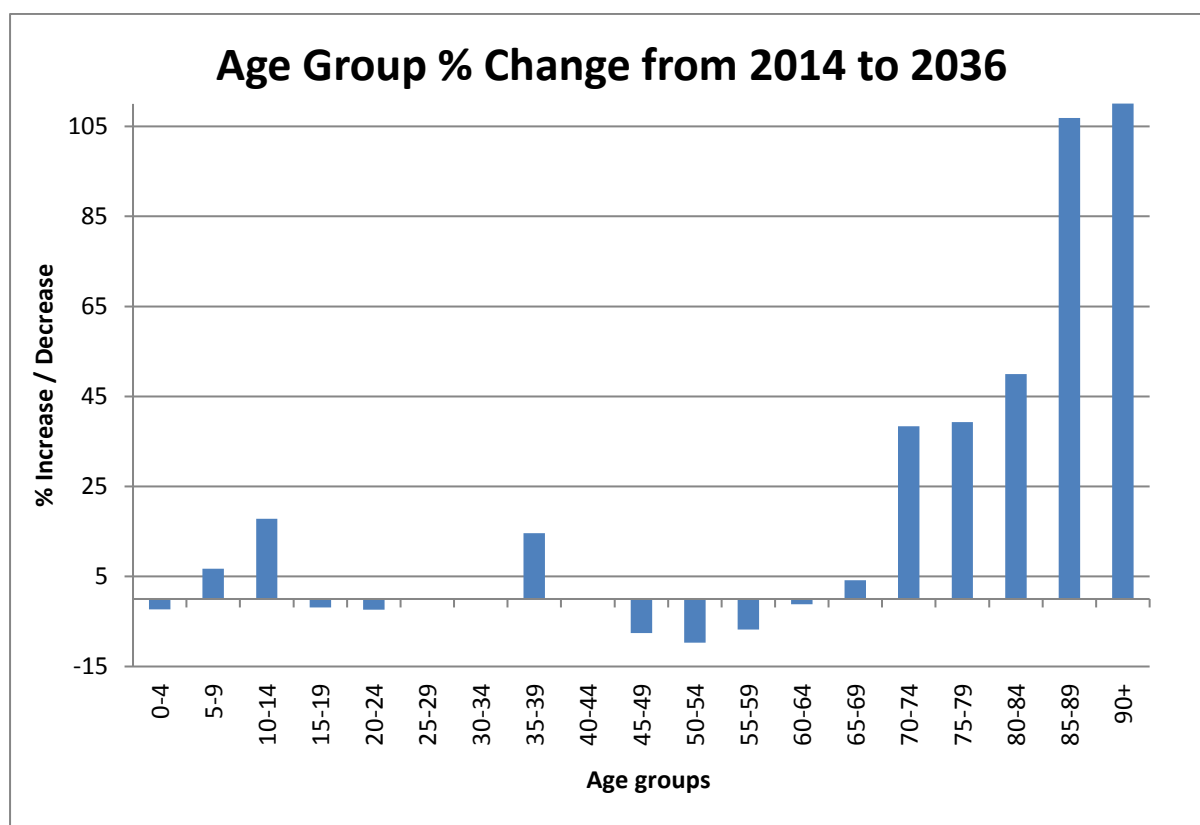


Source Table 2 Sub National Population Projections 2014, Population Projections for Local Authorities – ONS

<https://www.ons.gov.uk/releases/subnationalpopulationprojectionsforengland2016basedprojections>

4.5 North Norfolk has a significantly aging population. Both the 2014 and 2016 based projections show that there will be a significant increase in both numbers and proportion of the population aged over 65. By 2036, the end of the Local Plan period there will be over 45,600 people aged over 65 in North Norfolk, an increase of 13,500. Overall the percentage of people aged over 65 increases from 31.2% to 39.3% of the Districts population by 2036 (2014 ONS). Conversely collectively population growth from all other age groups increase at a slower rate with the net result that overall proportions of those under 65 are projected to fall from 68% of the total population to 61%, It should also be noted that in some age cohorts the population is predicted to fall by 2036, notably 0-4, 15- 24 and those in age cohorts 45-64.

Figure 3 – Percentage Population Change by Age Group



Source – NNDC based on ONS projections 2014 table 2

4.6 The overall growth figures identify an increase of 12,900 people, ONS 2014, however the over 65's are projected to increase by 13,500 in the same period, meaning that the overall numbers of those aged 0- 64 are projected to fall by approximately 600. Significantly the largest increase is in those aged between 85- 89 and 90+ as illustrated below. A similar picture is gained from the 2016 ONS statistics. The overall growth figures identify an increase of 8,500 people, ONS 2016, however the over 65's are projected to increase by 11,500 in the same period, meaning that the overall numbers of those aged 0- 64 are projected to fall by approximately 3,000.

Table 8 - Population projections by Age Cohort – ONS 2014

Age Group	2014 Numbers 1,000s	2036 Numbers 1,000	%increase/decrease
0-4	4.4	4.3	-2.3
5-9	4.5	4.8	6.7
10-14	4.5	5.3	17.8
15-19	5.2	5.1	-1.9
20-24	4.2	4.1	-2.4
25-29	4.5	4.5	0

Age Group	2014 Numbers 1,000s	2036 Numbers 1,000	%increase/decrease
30-34	4.3	4.3	0
35-39	4.1	4.7	14.6
40-44	5.6	5.6	0
45-49	6.6	6.1	-7.6
50-54	7.2	6.5	-9.7
55-59	7.4	6.9	-6.8
60-64	8.2	8.1	-1.2
65-69	9.6	10	4.2
70-74	7.3	10.1	38.4
75-79	6.1	8.5	39.3
80-84	4.6	6.9	50
85-89	2.9	6	106.9
90+	1.6	4.1	156.3
All ages	102.9	115.8	12.5

Ons 2014 population projections Table 2

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/localauthoritiesinenglandtable2>

- 4.7 Most older people will already live in the area and many may not move from their current homes but those that do move home or move into the area are more likely to and increasing likely to need accessible homes.
- 4.8 The working age population is significantly projected to decrease from 52.100, 50.6% of total population to 50.799, 44% of total population between 2014 and 2036.

#### Old Age Dependency Ratio

- 4.9 The old age dependency ratio (OADR) of an area can change as a consequence of an ageing population. OADR is defined as the proportion of people of State Pension age (SPA) relative to the working age population, expressed as the proportion of dependents per 1,000 working age population. For example, an OADR of 303 indicates there are 303 people of SPA per 1,000 working aged people. Under current legislation, SPA will gradually rise to age 67 years for all sexes by 2028. (Note, that being over SPA does not necessarily mean someone is retired, nor are all working age people in employment).

4.10 The OADR for North Norfolk published in the ONS 2016 population statistics report falls at 633.2 for 2016 and projected to be 639.9 by mid-2026<sup>29</sup>. In comparison the 2026 figures for The East of England are 335 and for England 303. North Norfolk has a significantly enhanced old age dependency ratio.

#### Evidence of Need – 2014 Household Projections.

4.11 The 2014 Household projection rates projected that nationally older households were to account for an increased proportion of all households. Those households were projected to increase from 29% of all households in 2014 to 37% in 2039<sup>30</sup>.

4.12 Table 406: projects total household numbers in North Norfolk to increase from **47,000 in 2014 to 56,000 by 2036**. Table 414: Household projections by age & District, England, 2014- 2039 projects an increase in households in North Norfolk consisting of over 65s increasing from 21,000 to 32,000 by 2039<sup>31</sup>. (11,000). The 2016 Household Projections are expected to be published later in 2018.

#### Section Summary Population Growth

4.13 Populations around the country are aging. Sub-national population projections show that North Norfolk has one of the highest over 65 population as a proportion of its total population and that this age cohort is growing rapidly. The 2014 and 2016 subnational population statistics coupled with the 2014 household projections all show that North Norfolk has a significantly aging population. Each statistical data set shows that there will be a significant increase in both numbers and proportion of the population aged over 65 as well as households. Overall the 2014 sub national population forecasts project that the **percentage of people aged over 65 will increase from 31.2% in 2014 to 39.4% by the end of the plan period, 2036 and remain the fastest growing age cohort**. Conversely those of working age 20 – 65 are projected to significantly decrease by 2036, falling from 52,100, 50.6% of total population to 50,799, 44% of total population between 2014 and 2036.

4.14 The net need for accessible and adaptable homes can only increase as not only the population get older but the proportion of elderly increases.

4.15 Calculating the estimated current and future level of need can also be done based on the following calculation utilising the Local Plan growth, the 2014 household projections – over 65s and household change for those over 65. This approach assumes that all households aged 65 and over would benefit from a dwelling meeting M4(2) Accessible Standards. In reality not everyone aged 65+ will need such housing in their lifetime but on the other hand, a diverse range of other social groups under the age of 65 may do, (see broader evidence detailed below), therefore overall this assumption is considered to provide a reasonable if not broad

---

<sup>29</sup> <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/bulletins/subnationalpopulationprojectionsforengland/2016based>

<sup>30</sup> 2014-based Household Projections: England 2014- 2039. [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/536702/Household\\_Projections\\_-\\_2014\\_-\\_2039.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/536702/Household_Projections_-_2014_-_2039.pdf)

<sup>31</sup> Live Tables on Household Projections - Tables 406 & 414 Household Projections 2014 <https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections>



basis to inform an approximation of need for dwellings for M4(2) Accessible and Adaptable standards before any future need is considered.

Gross need for M4 (2) Accessible & Adaptable standards (current and future) – current Supply of accessible dwellings.

Stage	Description	Ref / Calculations	Figures
<b>A</b>	A1 Household over the age 65- 2014	Table 414 , 2014 Household projections	21,000
	A2 household Change 2014- 2039* aged over 65	Table 414 2014 Household projections	11,000
	A3 Gross Household need, existing & future	A1+A2	32,000
	A4 Dwelling :household ratio	Based on census data – report para 3.11	1.16
	<b>Gross Household need- existing and future over 65</b>	A3xA4	<b>37,120</b>
<b>B</b>	Supply – current estimated number of dwellings fully visitable - 2014	ONS 2014 household projections table 406 – 47,000 households x 1.16 = number dwellings x 7% ( EHS- %age dwellings fully visitable- para 3.4	<b>3,816</b>
<b>C</b>	Net Need	A-B	<b>33,304</b>
<b>D</b>	D1 dwelling increase 2014- 2016	Dwellings built between 2014- 2016. Source 2017 housing Land Supply statement	982
	D2 Planned growth 2016- 2036 – Local Plan	@550 yr	11,000
	Dwelling Increase	D2-D1	<b>10,018</b>
<b>E</b>	Net need as a proportion of Household increase	C/D x100	<b>332.5%</b> (70% under delivery )

- Table 414 only gives detail for change between 2014 and 2039. Full description and calculation – Appendix 3

4.16 Based on an emerging Local Plan housing target of 550 dpa the Local Plan under delivers by 70 % the required 33,304 adaptable and accessible properties needed. The broad estimated calculation based on the number of over 65 households and Local Plan growth clearly demonstrate a requirement for new dwellings to be accessible and adaptable.

## 5 Evidence of Need – Health and Wellbeing, Long term Health & Disability

- 5.1 North Norfolk, in common with the UK as a whole, has a significant increasing older population: the 2016 population forecasts show that by 2036 the number of older people 65+ in the District will have increased from 33,000, in 2014 to 46,000 by 2036. (table 6). As a proportion of the population this age cohort will have increased from 31% to 39 %, significantly above the projected national average of 23.5% by 2036.
- 5.2 A significant proportion of the 65+ age group lives with a disability that limits day to day activities and which may require adaptations to the homes. 2011 Census data shows that 24% residents of North Norfolk have a long term disability or health condition, 22%, approx. 10,456 have a health condition or disability that affects their day to day activities a lot, with a further 13,153 having day to day activities limited a little<sup>32</sup>. 29.4% of all households are further identified with limiting long-term illness and dependent children<sup>33</sup>.
- 5.3 The projected needs of residents with a long-term health problem or disability that limits their ‘day to day activities a lot’ will impact upon future and existing accessible and adaptable housing needs. However, it is unknown what the future impact will be on the need for accessible housing for the residents who have ‘day to day activities limited a little’ as they age, or how old they are. Table 9 below however, does illustrate that the total number of residents (as opposed to those over 65) with long-term health issues or disability is not restricted to a particular tenure, but that the majority of need is in the private sector – note the figures are slightly different from table QS303EW due to the different data sets of households and residents.

**Table 9 – Number of Residents in Household with a Long –Term Illness or Disability by Tenure**

Tenure	Long-term health problem or disability by tenure		Day-to-day activities limited a lot		Day-to-day activities limited a little		Day-to-day activities not limited	
	Count	%	Count	%	Count	%	Count	%
<b>All Tenure</b>	99,023	100%	9,451	9.5%	12,762	13%	76,810	77.6%
<b>Owner or shared equity</b>	69,470	70%	6,085	6%	9,381	9.5%	54,004	54.5%
<b>Social Rented</b>	13,410	14%	2,008	2%	1,836	1.9%	9,486	9.6%
<b>Private rented / living rent free</b>	16,143	16%	1,278	1%	1,545	1.6%	13,320	13.5%

Source census 2011 table LC3408EW [https://www.nomisweb.co.uk/census/2011/lc3408ew\\_appendix\\_3](https://www.nomisweb.co.uk/census/2011/lc3408ew_appendix_3)

<sup>32</sup> Census 2011 Long term Health Problem or Disability QS 303EW <https://www.nomisweb.co.uk/census/2011/qs303ew> , Appendix 3

<sup>33</sup> <http://www.norfolkinsight.org.uk/health-wellbeing>

## Evidence of Need – Long term illness or disability over 65s

- 5.4 Further break down can be obtained from [Norfolk Insight Health and Wellbeing section](#) which identifies that those over the age of 65 who have health condition or disability that affects their daily activity a lot accounts for 6.7 % of the population –approx. 6,834 residents over the age of 65. A further 8.1% , 8,262 of residents over the age of 65 have a health condition or disability that limits their day to day activities a little<sup>34</sup>.

**Table 10 – Health and Wellbeing**

Health Indicator	Percentage
Percentage over the age 65 estimated to have dementia	7.1%
Percentage 16- 64 estimated to have Diabetes	3.8%
People 65+ estimated to have a fall	26.7%
Percentage estimated to have moderate disability 0-64	9%
Percentage estimated to have serious disability 0-64	2.8%

Source Norfolk Insight Health and Wellbeing 2016 <http://www.norfolkinsight.org.uk/health-wellbeing>

- 5.5 Data by the Institute of Public Care, IPC, is available through their Projecting Older People Population Information programme, POPPI<sup>35</sup>. Headline facts identify that there will be more older people living alone coupled with a significant increase in the number of older people with limiting long term illnesses that limit their day to day activities and the number of people who are unable to manage at least one task on their own. North Norfolk’s base line position is already well above the national average in relation to the proportion of older people and with an increasingly aging population the declining health statistics indicate a growing issue that points to the need for an increase in the number of homes that are built to be flexible, adaptable, accessible and are located in sustainable places in order to be better aligned to meet the demographic realities.
- 5.6 The IPC’s research points to a raise in the number of people living with mobility problems and dementia in the future. Within the demographics of North Norfolk this points to a significant rise in the number and proportion of the population that will have to cope with mobility and declining mental health issues.

**Table 11 – Older Population Projections North Norfolk**

Estimated Population change for a range of Health Issues 2016 – 2036 aged over 65					
Source	Type of Illness	2,016	2,036	Change	%age increase
Census 2011 Long term health problem or disability by health by sex by age, reference DC3302EW.	Limiting Long term illness – activity limited a lot	6,643	9,906	3,263	49.1%
	Limiting Long	8,684	11,854	3170	37%

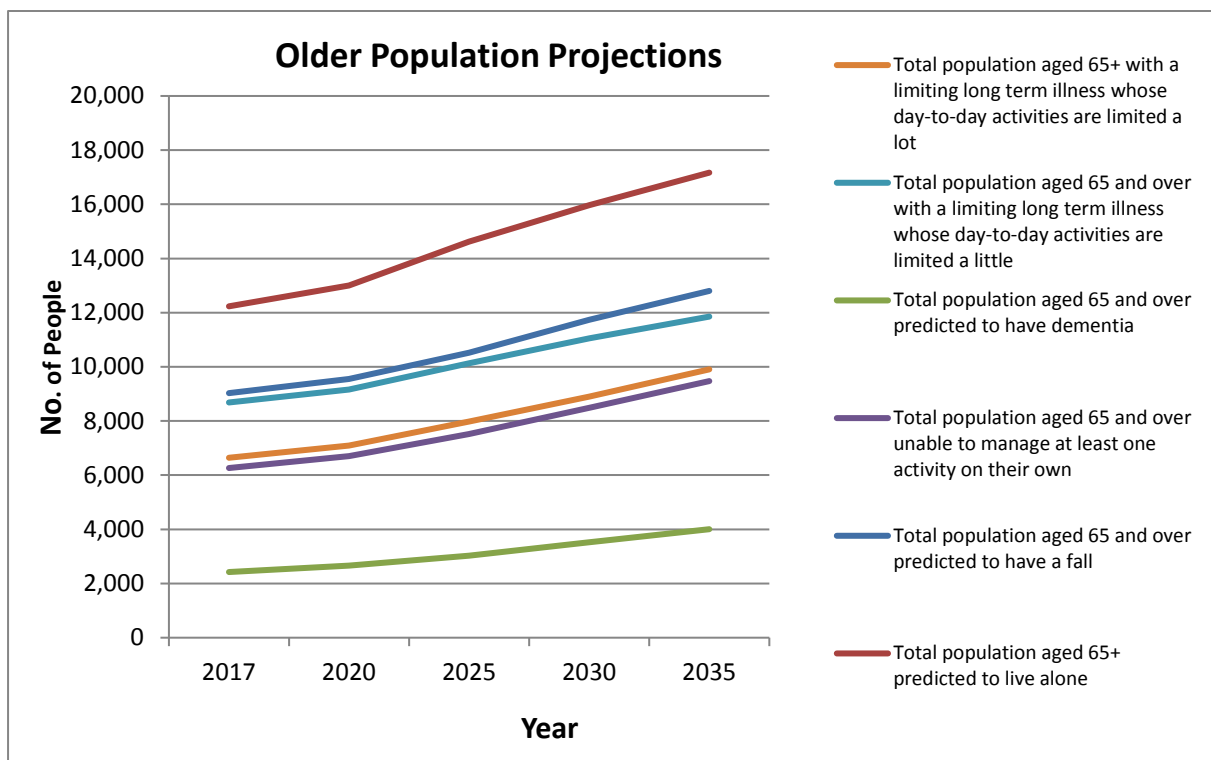
<sup>34</sup> Various Tables Norfolk Insight Health & Wellbeing <http://www.norfolkinsight.org.uk/health-wellbeing>

<sup>35</sup> <http://www.poppi.org.uk/>

Estimated Population change for a range of Health Issues 2016 – 2036 aged over 65					
Source	Type of Illness	2,016	2,036	Change	%age increase
	term illness – activity limited a little				
Dementia UK: A report into the prevalence and cost of dementia + ONS population projections	Dementia	2,424	4,005	1581	65%
Living in Britain Survey (2001), table 29+ ONS population projections	Mobility problems	6,264	9,473	3209	51%
Health Survey for England (2005),+ ONS population projections	Falls	9,029	12,802	3773	42%
General Household Survey 2007	Live alone	12,234	17,169	4935	40%

Source: Data from POPPI- census 2011 based

Figure 4 Older Population Projection



Source POPPI <http://www.poppi.org.uk/>

### Evidence of Need – Disability Living Allowance

- 5.7 In 2017 the overall number of people claiming disability living allowance across Norfolk was 26,470<sup>36</sup>. Information at a local level was not available on the Nomis web site and is generally difficult to source, however the Council does keep records of the number of disabled facilities grants which is useful in providing information on the need for adaptations to existing stock in the District. The figures show a gradual rising trend as below:

**Table 12 – Number Disabled Facilities grants, NNDC**

Year	No of Grants
17/18	124
16/17	140
15/16	79
14/15	105
13/14	99

- 5.8 The Disabled Facilities Grant provides only a partial picture of the requirements for adaptations to existing homes, as it is means tested, many people who require adaptations will not qualify for the grant and have to find the means themselves. Nevertheless at present it is local authorities and health authorities that bear the costs of adapting properties and re housing people at times of significant illness and or disability. With an aging population and people living longer with profound disabilities and illness it is likely that the budget will become under significant increased pressure. Incorporating the optional standards into new development has the potential to help reduce costs and further budget pressures as well as going some way to address the growing need.

### Evidence of Need – Wheelchair Users

- 5.9 Housing need among wheelchair user households in England in 2009/10 was estimated at 78,300.<sup>37</sup> Limited data is available around the need for wheelchair users both nationally and locally, however to support the evidence base statistics around the identification of need for wheelchair uses Habinteg Housing Association in conjunction with the Town and Country Housing Association undertook research nationally into calculating unmet wheelchair housing need.
- 5.10 The report Mind the Step: An estimation of Housing Need Among Wheelchair Users in England<sup>38</sup> estimated nationally that there is an unmet need for wheelchair adopted dwellings equivalent to 3.5% per 1,000 households. There are currently 47,000(ONS,2014) households in North

<sup>36</sup> <https://www.nomisweb.co.uk/query/construct/summary.asp?mode=construct&version=0&dataset=115>

<sup>37</sup> Habinteg Housing Association in association with Town and Country Planning Association  
<https://www.habinteg.org.uk/toolkit-about>

<sup>38</sup> <https://www.habinteg.org.uk/>

Norfolk and applying this national estimation gives an indication of the existing unmet need of 1,645 households.

5.11 Habinteg subsequently developed a tool kit aimed at supporting local authorities in seeking to implement the accessible and adaptable standards and which helps in refining this broad estimate to local circumstances. The resultant methodology identified unmet need at region levels<sup>39</sup>, and allowed LPA to input updated figures in order to identify District levels.

**Table 13 – Unmet Levels of Wheel Chair Accessible Housing – Regional 2009/10**

A	B	C	D	E
Region	Total Number of Households	Number of Wheelchair user households	% of all Households that are wheel chair user households	% of wheelchair user households with unmet housing need
East	2,438,000	58,352	2%	9%
England Average	22,189,000	586,656	3%	13%

Source: <https://www.habinteg.org.uk/toolkit-unmet-housing-need-and-local-planning>

5.12 A broad estimate for unmet housing need at a local authority level can be calculated by inputting household projections data and applying the regional figures around the percentage of all households that are wheelchair user households into the following calculation:

5.13 The number of households in local authority area (Column B) multiplied by Column D = X Then X multiplied by Column E = Number of wheelchair user households with unmet housing need in North Norfolk. Multiplying this by the dwelling:household ratio 1.16, gives a an indication of dwelling need.

Calculation Unmet Levels of Wheelchair accessible housing – North Norfolk <sup>40</sup>

Year	Number households	% of all Households that are wheel chair user households (Habinteg)	Estimation unmet housing need wheelchair accessibility (Households)	Estimation unmet housing need wheelchair accessibility (dwellings )
2014	47,000	940	85	100
2036	56,000	1120	101	117
<b>Total unmet need</b>			<b>186</b>	<b>217</b>

Source : based on Habinteg .org tool kit updated with 2014 ONS household figures & census 2011 dwelling:household ratio

5.14 Optional requirement M4(3) can only be applied where the local authority is responsible for allocating, or nominating a person to live in that dwelling<sup>41</sup>. Any requirement therefore for

<sup>39</sup> Towards Accessible Housing – A Tool Kit for Planning Policy. <https://www.habinteg.org.uk/toolkit-about>

<sup>40</sup> Calculation 47,000 x 2%=9,40 x9%=846

<sup>41</sup> Planning practice Guidance Paragraph: 009 Reference ID: 56-009-20150327

wheelchair accessible housing should be based on the estimated proportion of households that live in affordable housing.

5.15 The Strategic Housing Assessment 2018 identified an affordable housing requirement of 23%. The Council currently archives on average approximately 20 % affordable housing delivery based on a policy requirement of policy requirement of not less than 45% on all schemes of 10 or more dwellings or sites more than 0.33 hectares. The high percentage is in response not only to viability but to reflect the lost opportunity in smaller schemes under 10. In setting a new target the emerging Local Plan will need to reflect on these thresholds, viability and need. The emerging Local Plan Viability Assessment identifies a worsening viability position along with the existence of two submarkets where 15% and 25% affordable housing are considered deliverable across all zones but incorporates a lower threshold. Across the District and for the purpose of this study it is reasonable to assume on average a 20% affordable housing requirement.

5.16 Applying the District projected household increase of 9,000 households 2014 – 2036 ONS, 2014, and the average 20% affordable housing percentage, 1,800 affordable households will be formed by the end of the plan periods in 2036. By dividing the unmet and future wheelchair household need (186) by the estimated future affordable housing provision 1,800. (9,000x20%) it can be established that approximately 10.5% of affordable households would need to be wheelchair accessible to meet unmet and future wheelchair dwelling need in line with government expectations and policy.

#### Evidence of Need Specialist Housing

5.17 In line with national policy Norfolk County Councils operates a flexible model around specialist housing, care provision and extra care housing.<sup>42</sup> Norfolk County Council, NCC is committed to supporting people to be as independent as possible during their lives. In particular, the NCC Living Well Strategy seeks to support more people staying independent in their own community and Research undertaken by the NCC Public Health Information team and based on the 2014 ONS Subnational Population Projections identify that there remains an unmet need for specialist housing across the county and in North Norfolk.

**Table 14 Specialist Housing Unmet Need by District, Housing type and Dementia.**

	Sheltered Housing						Housing with care ( Extra Care) / Enhanced Sheltered						
	Dementia units	Non Dementia units	Rented	Shared ownership	Leasehold Ownership	Total Sheltered Housing	Dementia units	Non dementia units	Rented	Shared ownership	Leasehold	Total Housing with care	Total supply /Unmet need
<b>Current supply (2015)</b>	0	880	570	0	310	880	0	70	70	0	0	70	950
<b>2015</b>	106	930	70	412	554	1,036	38	582	160	148	311	620	1,656
<b>2036</b>	200	2,102	499	687	1,116	2,302	72	1,004	315	247	514	1,176	3,378

<sup>42</sup> Extra care housing (some times known as very sheltered housing)- Self-contained accommodation with staff available 24 hrs a day. Offers a higher level of care than sheltered housing. Some Schemes offer a specialist support for people with dementia \_ NCC Living Well, Homes for Norfolk 2018

5.18 Although specialist housing is available to those with long term health problems, disabilities and the elderly, it is already oversubscribed in North Norfolk and currently does not meet the needs of all residents and future projections with health or mobility problems. Furthermore, the provision may not be in a location that suits individual circumstances or allows continuity of living in an established community. The Living Well Strategy promotes the increased provision of extra care housing<sup>43</sup> across Norfolk along with health care provision in mainstream housing, which needs to be well integrated into an existing community.

#### Evidence of need – other groups under 65s

5.19 Data by the Institute of Public Care, IPC, is available through their Projecting Adult Needs and Services Information Programme, PANSI<sup>44</sup>. Headline facts identify that the total population aged 18 – 64 predicted to have a moderate physical disability remains relatively static over the plan period. In 2017 there are 4,836 residents, slightly reducing to 4,657 by 2035. (28pprox. 4% population) Total population aged 18-64 predicted to have a serious physical disability is projected to also slightly fall from 1,530 (2017) to 1,476 by 2036.

Perhaps this is not surprising given the reductions in some of the age cohorts.

#### Section Summery – Health and Wellbeing

5.20 Based on both census information and ONS projections it can be seen that as the population ages the number living alone increases as does the number of residents with long term health problems and or disabilities. The increase in numbers with mobility problems and the decline in health all indicate that there is a need to increase the number of accessible and adaptable home.

5.21 For wheelchair adaptations analysis based on applying estimated national percentages and government policy it can be shown there is also a projected unmet need of approximately 6% of affordable housing.

---

<sup>43</sup> Norfolk County Council

<sup>44</sup> <http://www.pansi.org.uk/>



## 6 Conclusion – Adaptable and Accessible Homes

6.1 The evidence base uses a number of sources, some of which are based on national percentages and applied at a local level while others are based on surveys, projections and third party analysis. Nevertheless, overall the evidence presented is considered to provide a reasonable and compelling basis to inform an approximation of need for the optional technical standards. All the evidence shows a similar pattern revealing a significant increase in the population age, with the District having one of the highest proportion of over 65s in the country, an increase in numbers with mobility and health issues and a lack of supply across tenures of suitable homes.

### Key Findings

- The majority of properties in North Norfolk are owner occupied;
- A large historic deficit of accessible and adaptable properties exists (non fully visitable and require remedial work section 3.9);
- There is a lack of accessible and adaptable properties across all tenures but the greatest requirement remains in the private sector;
- North Norfolk's Population is older than average, and is projected to age significantly. The proportion of those ages over 65 is projected to increase from 31.1% to 39.7%. (ONS 2014);
- The higher age cohorts of over 80s are increasing at a faster rate than any other with the over 90s projected to increase by 100% by 2036;
- The proportion of those ages over 80 is projected to increase from 9% to 14.6%. (ONS 2014);
- The working population is projected to fall from 50.6% to 44% by 2036 of the population. (ONS2014);
- By 2036 there will be an additional 13,500 over 65s in the District;
- The increase in the older population will lead to an increase in health and disabilities. 24% of residents over 65 currently have a long term disability or health condition and the percentage is set to grow across all health related issues (table 11); Those with a health issue which limits daily activities in the over 65's is set to increase 49% from 6,643 to 9,906 by 2036;
- There will be a 40% increase in the number of older people living on their own, 17,169 by 2036;
- Social care and public health strategies are placing less emphasis on placing people in residential care and more emphasis on supporting people in their own homes.

- 6.2 Based on the evidence there is a compelling need to increase the supply of accessible and adaptable properties across the District. Although the evidence base is broad it clearly shows a requirement significantly over and above the emerging Local Plan housing target. Addressing this increase is arguably one of the greatest challenges facing the housing market both nationally and locally.
- 6.3 Going forward the evidence supports the need to address the historic deficiency and future growth through requiring all new dwellings, (100%), irrespective of tenure to meet the Optional M4(2)- Accessible and Adaptable dwellings standard. Such a policy approach would increase the proportion of visitable housing stock and go some way as to meet the increased needs of the aging population. It is considered that there is a clear need in the District to increase the supply of accessible and adaptable homes at this scale. At the end of the plan period there would be significant increase in the supply of suitable housing to meet the growing need in the District; however, a large proportion of the Districts housing stock would still remain less accessible to those with restricted mobility.
- 6.4 With regard M4(3), Information established in section 5 of this document: *Number of Residents in households with a long-term illness or disability by tenure* highlights the fact that households whose day-to-day activities are 'limited a lot' through long-term illness or disability is more prevalent for residents housed in the private sector. Never the less optional requirement M4(3) can only be applied where the local authority is responsible for nominating a person to live in that dwelling. There the evidence estimates a wheelchair accessibility need (current and future) of approx. 10% of households in order to meet unmet and future need in an affordable property. This could arguably be seen as a lower end of potential need range given the projected large increase in over 65 age cohorts and in particular the over 85s.
- 6.5 There are two options: The council could continue to use disability grants to remain more flexible or seek a policy approach on larger sites subject to viability.
- 6.6 Requiring 5% of wheelchair user dwellings on larger developments (20 or more affordable housing units) or more allows for the provision of one full unit and eliminates the need for fractions of dwellings of less than one unit. This requirement would in general fall to allocated sites which are proven to be in larger sustainable locations with access to higher order services.
- 6.7 In addition there are well acknowledged and important linkages between housing and health and the provision of more accessible and adaptable homes will play an important role in preventing health issues and enabling people to be better cared for in their own homes should the need arise. The introduction of the optional standards, and resultant increase in the number of accessible and adaptable homes over the plan period will help support the public health and social care objectives and strategies of Norfolk County Council.
- 6.8 Introduction of the standards will also help seek equality. This approach helps meets the requirements of Section 149 of the *Equality Act 2010* which requires public bodies (including local authorities) to have 'due regard' to the need to promote equality of opportunity for disabled people.
- 6.9 An aging population will not only lead to an increase in the need for housing but also the increase demand for the appropriate type of housing stock to meet an aging population.

Although specialist housing is available for those with long term health issues there also remains an undersupply. In any case specialist housing cannot meet the growing needs of all of all residents with health of mobility issues and nor is it appropriate for it to do so.

6.10 New homes meeting the optional technical standards would add to the type of accommodation available and could help in releasing larger family dwellings into the market.

## 7 Further Considerations – Viability

7.1 The above evidence indicates that the introduction of the optional standards M4(2) and M4(3) are justified in North Norfolk

7.2 The PPG states that Local planning authorities should:

*Consider the impact of using these standards as part of their Local Plan viability assessment. In considering the costs relating to optional Building Regulation requirements or the nationally described space standard, authorities may wish to take account of the evidence in the most recent Impact Assessment issued alongside the Housing Standards Review.*

*Paragraph: 003 Reference ID: 56-003-20150327*

7.3 As detailed in section 1 para 1.8 the national assessment undertaken at the time of the Governments Housing Standards Review includes a cost Impact report by EC Harris commissioned by the Department for Communities and Local Government. Summary table 1 below shows the anticipated range of costs associated with the introduction of the optional standards in comparison to the range of other standards that were available at the time, thus helping to make the case for the cost efficient introduction of the optional technical standards (category 2,3 and water) .

**Table 1 – Summary Costs**

	Current Standards		Proposed Standards	
	Standard	Range of cost / dwelling	Standard	Range of cost / dwelling
Security	Secured by Design	£299 to £352	Security	£40 to £107
Energy	Code for sustainable homes	£0 to £31,435	Building regulations	£0
	Renewable energy	£1,027 to £4,726		
Access	Lifetime homes*	£1,082 to £1,100*	Category 2 access*	£520 to £940*
	Wheelchair housing standards*	£10,552 to £25,282	Category 3 access	£7,764 to £23,052
Water	Water efficiency	£0 - £2,697	Single standard (110 ltrs / day)	£0 - £9
Process costs**	£16 - £159		£0.4 - £57	

\* figures exclude costs of additional space associated with requirements of the access standards – see later sections of this report for costs in this respect.

\*\* process costs relate to general needs dwellings, additional costs are incurred for homes for wheelchair users

7.4 The table shows a range of costs reflecting the different costs associated with different types of developed and is further broken down in section 4.4 of the EC Harris report.

7.5 The following table indicates the cost of complying with each standard as an extra over cost above a standard for an equivalent dwelling type excluding additional space costs.

	1B Apartment	2B Apartment	2B Terrace	3B Semi-detached	4B Detached
<b>Cost all dwellings (extra over current industry practice)</b>					
Category 1	-	-	-	-	-
Category 2	£940	£907	£523	£521	£520
Category 3 Adaptable	£7,607	£7,891	£9,754	£10,307	£10,568
Category 3 Accessible	£7,764	£8,048	£22,238	£22,791	£23,052

Table 45a – Access related space cost summary

	1B Apartment		2B Apartment		2B Terrace		3B Semi-detached		4B Detached	
<b>Cost increase for additional m2</b>										
Category 2	+ 1 sq.m	£722	+ 1 sq.m	£722	+ 2 sq.m	£1,444	+ 3 sq.m	£2,166	+ 3 sq.m	£2,166
Category 3	+ 8 sq.m	£5,776	+ 14 sq.m	£10,108	+ 21 sq.m	£15,162	+ 24 sq.m	£17,328	+ 24 sq.m	£17,328

Table 45b – Access related space cost after Space cost recovery

	1B Apartment		2B Apartment		2B Terrace		3B Semi-detached		4B Detached	
Category 2	+ 1 sq.m	£289	+ 1 sq.m	£289	+ 2 sq.m	£578	+ 3 sq.m	£866	+ 3 sq.m	£866
Category 3	+ 8 sq.m	£2,310	+ 14 sq.m	£4,043	+ 21 sq.m	£8,065	+ 24 sq.m	£8,931	+ 24 sq.m	£8,931

Source <https://www.gov.uk/government/publications/housing-standards-review-technical-consultation-impact-assessment> published September 2014

7.6 For a three bed roomed house the EC Harris report concluded that a requirement for optional standard M4(2) would place an additional £521 on the development cost per unit. In addition, in order to accommodate the standards, it was likely that the house size would need to be increased by an additional 3 Sqm at a cost of £2,166. These costs however would also result in an increase in value resulting in an overall increase in development costs of £866 for a 3 bed semi-detached house. In relation to a 2 bed terrace the cost implication is show to reduce to £578. Assuming an internal floor area of 93sqm for a 2 story 3bed dwelling & 79sqm for a 2 bed dwelling in line with the minimum national described Space Standards this equates to an additional cost of **£9.31 per sqm for a 2 story 3 bed dwelling and £7.32 per sq m for a 2 bed dwelling**.

### Optional Standard M4(3)

7.5 Meeting optional category 3 wheelchair standards would incur higher costs. EC Harris concluded the additional construction costs for a 3 bed adaptable and accessible dwelling built to category 3 would be £33,098 plus an extra £17,328 in relation to providing an extra 24sq m. factoring in the increased sales value the overall cost increase is calculated to be **£6,931**. Adopting the same minimum floor area through the national described space standards plus the additional 24sqm (117sqm in total), this equates approximately an additional £59per sq m.

Given this it could be argued that introducing category 3 for a small proportion of the affordable dwellings would not be detrimental to the overall delivery of affordable properties.<sup>45</sup>

### Other costs considerations

- 7.6 The long term costs of enabling people to stage in their homes for longer has implications on other public spending and reduces the requirement on other public spending bodies such as the avoidable costs of residential care and costs associated with avoidable hospital admissions.

### Local Plan Viability

- 7.7 The viability of requiring enhanced accessibility or adaptability standards over and above building regulations has been tested in the Local Plan Viability study 2018.
- 7.8 The appraisals test the impact of requiring 100% of homes to be built to Category 2 standard for accessibility and adaptability. For the majority of housing development this is estimated to add £10sqm over National Housing Standards equivalent build cost allowance for houses and £15 sqm for apartments.
- 7.9 The viability study takes into account all development values and costs, plan policy impact costs and makes an allowance for a competitive return to the landowner and developer. In essence a positive margin exists across all typologies in the District and the level of positive margin represents the potential to introduce additional developer contributions. The study concludes that there is sufficient headroom across all areas and development typologies for new development to meet optional technical standard M(4(2)- Accessible and Adaptable dwellings.
- 7.10 Although not specifically tested at the point of drafting this report the viability study demonstrates that there remains a significant viability cushion to accommodate other development costs. It remains reasonable and proportionate to conclude there remains sufficient margin to accommodate a small percentage requirement for wheelchair access should a policy approach be adopted in this area.

---

<sup>45</sup> Based on assumed build cost of 90,000 this equates to approx. 7% increase ( $90.000/107=841$ .  $59/841 \times 100 = 7\%$ )

## 8 Water Efficiency

8.1 In setting any enhanced water efficiency standards the PPG states that:

*All new homes already have to meet the mandatory national standard set out in the Building Regulations (of 125 litres/person/day). Where there is a clear local need, local planning authorities can set out Local Plan policies requiring new dwellings to meet the tighter Building Regulations optional requirement of 110 litres/person/day.*

Paragraph: 014 Reference ID: 56-014-20150327

Revision date: 27 03 2015

- 8.2 The guidance goes on to advise that any clear need should be established based on consultation with the local water companies and primary sources of evidence such as Water Stress classifications produced by the Environment Agency and River Basin Management Plans. Any policy requirement is subject to viability assessment.
- 8.3 The report Water Stressed Areas – Final classification by the Environment Agency<sup>46</sup> (as referenced in PPG paragraph: 016 ,reference ID: 56-016-20150327), provides the most up to date evidence on areas of Stress. The report identifies water companies stress classification in three bands, Low, moderate and serious stress now and in the future through a review of four scenarios and concludes that Anglian Water has a final classification now and in the future as **Serious Stress**. The report recommends the Secretary of State that the areas classified as ‘Serious’ should be designated as ‘Areas of serious water stress’ for the purposes of Regulation 4 of the Water Industry (Prescribed Condition) Regulation 1999 (as amended).
- 8.4 The introduction of demand management is also supported in the Anglian River Basin District River Basin Management Plan<sup>47</sup> which seeks the continuation of demand management and water efficiency techniques through Local Plan policies requiring new homes to meet the tighter water efficiency standard of 110 litres per person per day as described in Part G of Schedule 1 to the Building Regulations 2010.
- 8.5 The Norfolk Authorities in conjunction with Natural England, Environment Agency and Anglian Water through the Norfolk Strategic Framework and Duty to co-operate process recognises that Local Plans should contribute to long term water resilience. Agreement 17, (NSF December 2017) states that *when preparing Local Plans to seek to include the optional higher water efficiency standard (110 litres/per person per day) for residential development.*<sup>48</sup>
- 8.6 The EC Harris summary table, para 7.3 above indicates that the costs of introducing the additional water standards range from £0-£9.

---

<sup>46</sup> <https://www.gov.uk/government/publications/water-stressed-areas-2013-classification>

And online at PPG <https://www.gov.uk/guidance/housing-optional-technical-standards> para Paragraph: 016 Reference ID: 56-016-20150327

<sup>47</sup> <https://www.gov.uk/government/collections/river-basin-management-plans-2015#anglian-river-basin-district-rbmq-2015>

<sup>48</sup> NSF online <https://www.north-norfolk.gov.uk/info/planning-policy/emerging-local-plan/background-policy-evidence-pages/norfolk-strategic-planning-framework-nspf/>

- 8.7 The costs associated with the introduction of this standard are considered to be marginal and are included in the emerging Local Plan Wide Viability assessment where they are covered by the adoption of the construction cost rates equivalent of level 4 of the now withdrawn Code for Sustainable Homes. i.e based on efficiency measures only and not rainwater harvesting/installation of greywater systems).
- 8.8 The study demonstrates that a positive margin exists across all typologies in the District in line with the Council's emerging Local Plan strategy and it is concluded that the inclusion of the optional water efficiency standard would not have an impact on the viability of proposed developments.
- 8.9 The Revised Draft Water Resource Management Plan 2019 by Anglian Water, dWRMP, confirms that our water supply – demand balance is *under significant pressure from population growth, climate change, sustainability reductions and the need to increase our resilience to severe drought*. When these impacts are combined the projections show that the regions base line supply-demand balance reduces from a surplus in 2020 to a deficit by 2025. The dWRMP, 2109 shows that beyond 2025, population growth and climate change cause the supply- demand deficit to increase<sup>49</sup>.
- 8.10 Anglian water continues to promote the efficient and effective use of available resources and support the delivery a wider water resilience strategy to help combat a worsening situation.

### Section Summary – Water Efficiency

- 8.9 Norfolk lies within one of the driest parts of the UK. Planned growth in housing and employment will significantly increase water demand. Based on the evidence required in the PPG there is a clear local need which justifies the higher requirement of 110 litres/person/day as laid out in Part G of Schedule 1 to the Building Regulations 2010.

---

<sup>49</sup> Revised Draft Water Resources Management Plan 2019 – Executive summary . Anglian Water

## 9 Space Standards

9.1 Introduced through the Ministerial Statement, 25<sup>th</sup> March 2015 the nationally described standards set out requirements for the gross internal floor area of new dwellings as well as minimum floor areas and dimensions for key parts of the home, such as bedrooms, storage and floor to ceiling height and are suitable for application across all tenures. The standards are intended to ensure that new dwellings provide a reasonable level of internal space to undertake day to day activities, at a given level of occupancy. Lack of adequate space and overcrowding has been shown to have significant impacts on health, educational attainment and family relationships<sup>50</sup>. The standard is considered suitable for general needs users and also sufficient to allow some enhanced accessibility but not full wheelchair use. The full details are contained in the Technical Housing Standards- nationally described space standards available from Gov.uk<sup>51</sup> and detailed below:

- a) The dwelling provides at least the gross internal floor area and built-in storage area (set out in Table 15);
- b) A dwelling with two or more bedspaces has at least one double (or twin) bedroom;
- c) In order to provide one bedspace, a single bedroom has a floor area of at least 7.5m<sup>2</sup> and is at least 2.15m wide;
- d) In order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m<sup>2</sup>;
- e) One double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide;
- f) Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m<sup>2</sup> within the Gross Internal Area);
- g) Any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all;
- h) A built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m<sup>2</sup> in a double bedroom and 0.36m<sup>2</sup> in a single bedroom counts towards the built-in storage requirement;
- i) The minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area.

**Table 15 – Minimum Gross floor areas and storage.sq**

Number of bedrooms (b)	Number of bed spaces (persons)	1 story dwellings	2 story Dwellings	3 story dwellings	Built in storage
1b	1p	39 (37)2			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		

<sup>50</sup> Chances of a lifetime: the impact of bad housing on children's lives (Shelter 2006) [https://england.shelter.org.uk/professional\\_resources/policy\\_and\\_research/policy\\_library/policy\\_library\\_folder/chance\\_of\\_a\\_lifetime\\_-\\_the\\_impact\\_of\\_bad\\_housing\\_on\\_childrens\\_lives](https://england.shelter.org.uk/professional_resources/policy_and_research/policy_library/policy_library_folder/chance_of_a_lifetime_-_the_impact_of_bad_housing_on_childrens_lives)

<sup>51</sup> Technical Housing Standards-nationally described space standards <https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard>



3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

9.2 Guidance on the new standards contained in the PPG advises that local planning authorities wishing internal space standards should include a policy in their Local Plan referring to the national space standard and that it is justified taking into consideration the following areas:

- need – evidence should be provided on the size and type of dwellings currently being built in the area, to ensure the impacts of adopting space standards can be properly assessed.
- viability – the impact of adopting the space standard should be considered as part of a plan’s viability assessment with account taken of the impact of potentially larger dwellings on land supply. Local planning authorities will also need to consider impacts on affordability where a space standard is to be adopted.
- timing – there may need to be a reasonable transitional period following adoption of a new policy on space standards to enable developers to factor the cost of space standards into future land acquisitions.

### Background

9.3 The provision of sufficient space in dwellings is an important element of good design and research by the Royal Institute of British Architects, RIBA , has demonstrated that the space in homes can affect the educational outcomes of children, have avoidable public health costs, affects individual wellbeing, interpersonal interactions and relationships<sup>52</sup> . A lack of space can compromise basic lifestyles needs, such as household space to play, relax, privacy, private work space, store possessions and as the RIBA point out significant life effects on health, family relationships and social cohesion. The size and layout of new dwellings is therefore an important influence on the aging population in North Norfolk and is an important consideration for the Local Plan.

9.4 Research undertaken for the RIBA’s Homewise report 2015<sup>53</sup> , based on a sample of over 100 randomly selected developments under construction in 2015 nationally by the UK’s 10 largest housebuilders revealed that more than half of the new homes being built today are not big enough to meet the needs of the people who buy them. Outside of London the average new 3

<sup>52</sup> Space Standards for Homes 2017 incl Case for Space RIBA <https://www.architecture.com/knowledge-and-resources/resources-landing-page/space-standards-for-homes>

<sup>53</sup> <https://www.architecture.com/knowledge-and-resources/resources-landing-page/space-standards-for-homes#available-resources>

bedroom home is **missing 4m<sup>2</sup>** - the size of a family bathroom. The earlier Case for Space report commissioned a poll to test perceptions and preferences around new built homes and it revealed that people believe that newly built homes fail to provide two of the top three things they are looking for when moving home: adequate space inside and outside the home.

- 60% of people who would not buy a new home said that the small size of the rooms was the most important reasons for them.
- The top three things people look for when moving home are outside space (49%), the size of the rooms (42%), and proximity to local services (42%)
- Overall the number of rooms was of less importance but people wanted rooms that were big enough with 42% listing size of rooms at the top of their preference list. This issue has also been demonstrated through other surveys where the perception of new builds is that they do not have enough room for the basic needs of the occupiers.

9.5 Government Guidance<sup>54</sup> identifies that lack of space and overcrowding has been linked to psychological distress and various mental disorders. It is also linked to increased heart rate, increased perspiration, intolerance, inability to concentrate, hygiene risks, accidents and spread of contagious disease. The provision of sufficient space in dwellings is an important element of good design and influences the take up & delivery of new housing. A lack of space can compromise basic lifestyles needs, such as household space to play, relax, privacy, private work space, store possessions and can have significant life effects on health, family relationships, education attainment and social cohesion. The size and layout of new dwellings is therefore an important influence on the health and wellbeing and the aging population in North Norfolk and is an important consideration for the Local Plan.

9.6 With the North Norfolk housing market being reliant on and driven by the sale of new homes it is important to ensure that new builds match the needs of future occupiers. In considering this it is important also to consider that small houses can also contribute to meeting some need. There is the potential for such houses to be more affordable, use less amounts of building material and require less land, in some cases in North Norfolk it may be that they are more aligned to the prevailing historical character. However, these considerations need to be balanced against the practical benefits of standard size homes with adequate internal functional and storage space built for modern needs across all tenures.

#### Evidence - North Norfolk

9.7 To determine whether the proposed national space standards were already being met on new developments within North Norfolk, a sample review of existing larger scale planning permissions was undertaken and compared to the prescribed standards. The sample sites were geographically distributed across the District in relation to the settlement hierarchy and reflected all the major house builders operating in the District. For each development each different dwelling size and type was measured to ensure that the different requirements of the national space standards could be considered. The measurements were taken firstly from

---

<sup>54</sup> Housing Health and Safety Rating System - Guidance for Landlords and Property Related Professionals May 2006  
<https://www.gov.uk/government/publications/housing-health-and-safety-rating-system-guidance-for-landlords-and-property-related-professionals>

readily apparent data supplied by developers at application stage such as that contained in submitted site layout plans and detailed drawings, secondly where no such information was readily available developers were asked to provide additional information. Where developers declined to provide the information (most) the information was measured from electronic versions of submitted floorplans. There is therefore the potential a small level of imprecision in some measurements along with some differences in recorded floor area / house types /against plot numbers due to the significant number of amendments submitted by some developers. Measurements of ceiling heights and storage space were not seen as practical or indeed possible given the limited information available detailed on many of the submitted plans. The review is focused on total floor areas, bedroom occupancy, size and dimensions and does not review storage provision.

9.8 In relation to bedroom sizes and proportions a conservative approach was adopted based on a master bedroom being occupied by 2 people and subsequent bedrooms measured in relation to the specific bed spaces in order to determine whether the bedrooms met the specified bedroom minimums for both double and single occupancy as detailed in the NDSS. Some dwellings in the District are built to 1.5 or 2.5 stories and include bedrooms in the roof space<sup>55</sup>. As in bullet 5 of the described standards any area less than 1.5 headroom should not be counted within the gross internal area unless used for storage. For the purpose of this review any such area was not excluded and therefor the results are considered cautious but on the generous side.

#### 9.9 Key Findings - Table 16 Internal Floor Area – Total dwellings surveyed (sample size)

	1 bed	2 bed	3 bed	4 bed	5 bed	Total
Dwellings	67	300	324	186	25	902

The total number surveyed represents 164% of the annual requirements of the emerging local Plan (@550dpa)

9.10 Key findings indicate that:

- Gross Floor Area :623 (69%) were equal to or above the NDSS, 279 (31%) were below the NDSS;

#### Table 17 Results - Internal Floor Areas

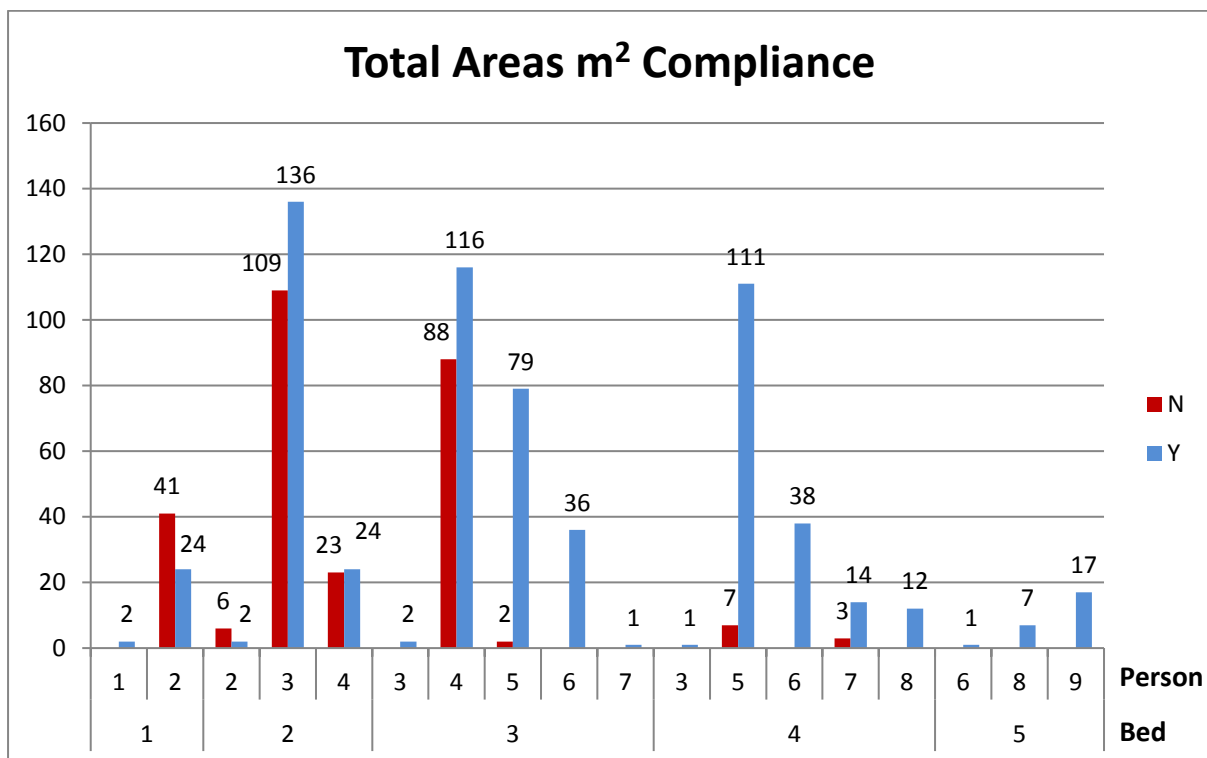
Bedrooms/person	Flats			Houses														Total <sup>56</sup>
	1b 1:2p	2b 3p	total	2b 3p	2b 4p	3b 4p	3b 5p	3b 6p	4b 5p	4b 6p	4b 7p	4b 8p	5b 6p	5b 7p	5b 8p	6b 7p	6b 8p	
Sample no.	57	61	118	193	46	204	81	0	118	38	17	12	1	0	7	n/a	n/a	717
Average internal floor area	47	63		68	79	92	102	n/a	120	140	145	164	121	n/a	223	n/a	n/a	
Number above NNDS	23	42		97	23	116	79	n/a	111	140	14	12	1	n/a	7	n/a	n/a	
Number below NNDS	34	19		96	23	88	2	n/a	7	0	3	0	0	n/a	0	n/a	n/a	
%age meeting NDSS	40.3	68.9		50.2	50	56.8	98	n/a	94	100	82	100	100	n/a	100	n/a	n/a	

<sup>55</sup> The standard does not specify 1.5 & 2.5 story

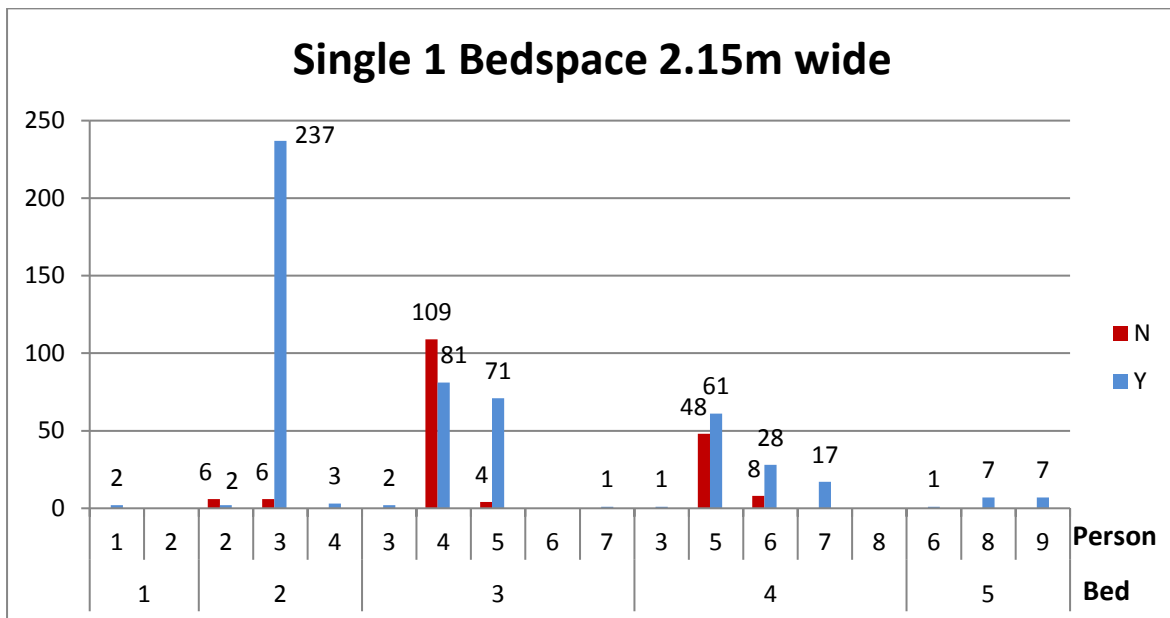
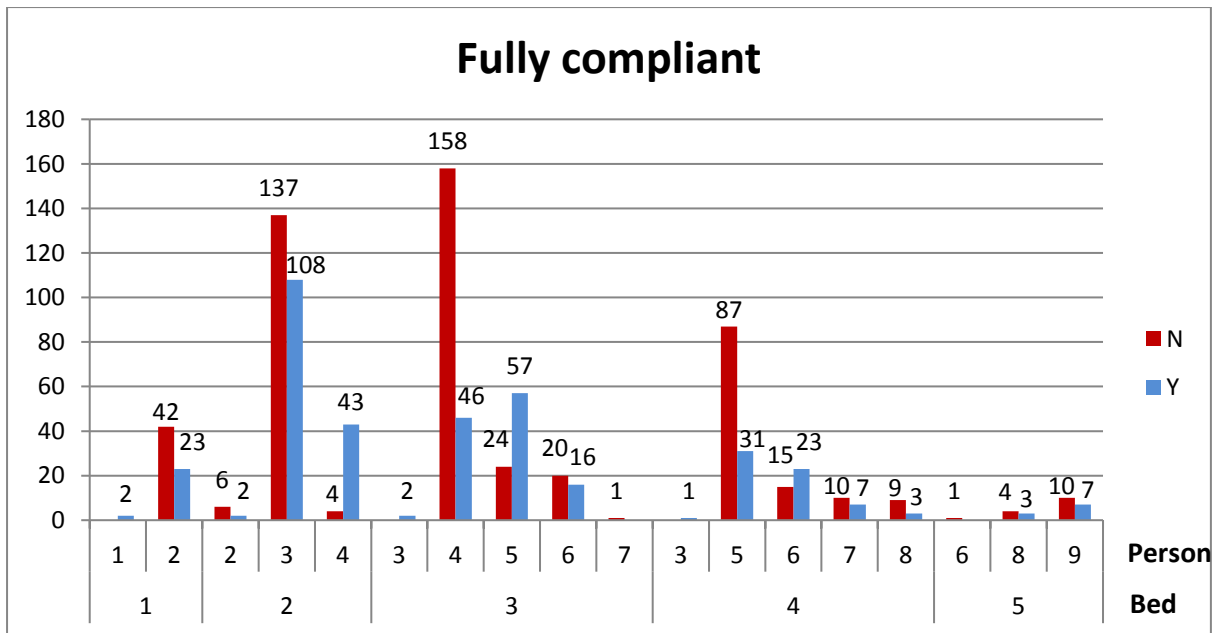
<sup>56</sup> Total exc 1 bh (67)

- 78% meet the double/ 2 bed area standard;
- The majority of dwellings not meeting the double bedroom area standards fell in the 3 bed; 4 person category. (48%);
- 62% meet the Single/ 1 bed area standard;
- 84% of the bedrooms<sup>57</sup> meet dimension standard (double/ single);
- **In Total 58% of dwellings (528 dwelling) did not meet one or more of the standard(s) reviewed.** For Flats, the percentage meeting one or more requirement of the standard fell to 50 %;
- **65% met either 1 or both of the standards for gross Floor Area and or room size (35% did not)**

**Fig 5 Space Standard Compliance** - The graphs below illustrate the findings in relation to number of dwellings and bed spaces / property type



<sup>57</sup> These include the total % of all bedrooms assessed against the three standards for dimensions



## 10 Conclusion – Space Standards

10.1 From the analysis, as detailed above, 69% of dwelling assessed meet or exceed the national space standards for total area. However, for the largest proportion of dwellings, the 1, 2 & 3 bed dwellings (3/4 of the total), the % compliant dropped to 61%. 31% of dwellings had a gross internal area less than the national standard. The floorspace of the double (or twin) bedroom(s) was found to meet the NDSS, in 78% of the cases, (22% not meeting the standard). The floorspace of the single beds only met the standard in 62% (38% not meeting standard)

For the main double bedroom, 92% met the standard for minimum width and for additional double/ twin bedrooms, the percentage dropped down to 82%. For one bedroom, 74% met the standard for minimum width. The majority of those that did not meet the standard, were found to be in the 3 bed, 4 persons (43% meeting the standard) & 4 bed, 5 persons (56% meeting the standard) categories.

**10.2 Considering all the specifications for space, it was found that 58% (528 dwelling) did not meet one or more of the standard(s)** For Flats, the percentage split was 50 % (118 dwellings),

10.3 Sixty-nine percent of the development in North Norfolk meets the space standards for gross Internal space, (dropping to 61% for the 1-2 & 3 bed properties). In the larger 4+ bed roomed dwellings the figure is much higher at 95.3% (201 dwellings) meeting the standard. The internal configuration of some dwellings with smaller bedrooms, is leading to developments with dwellings that are below the specific requirements of the national standard. Given the high need for two and three bedrooms' properties and in light of the levels of new development that do not meet the national space standards generally and specifically in relation to the one, two and three bed roomed properties, where there is the greatest identified need, it is considered that there is clear justification and need in the district to require all new properties to meet or exceed the national space standard

10.4 There are no identified local circumstances in North Norfolk which would justify why the national space standards should/could not be delivered on developments in the District. Given the population profile, existing housing stock, the level of new development anticipated within North Norfolk over the plan period, and the pressures on each of these schemes to deliver sustainable developments, it is considered important to evoke the national space standards in order to help meet the needs of the population.

10.5 The government's own housing standard review concludes that, the UK builds some of the smallest homes in Europe<sup>58</sup>, and it is recognised there is a long term downward trend in the size of new homes in the UK. Although some smaller houses may be more aligned to the prevailing historical character in North Norfolk villages there are concerns as to the longevity of smaller housing where these are often crammed on to sites to increase the yield and address only a narrow segment of the market. Such dwellings may exacerbate the prevalence of second homes in some smaller communities. Having a narrow market appeal may increase the risk that these homes will be less desirable and less socially sustainable in the longer term and impact directly on local plan delivery targets. Space Standards provide one approach around offsetting these risks and ensuring that the general aspiration of most homebuyers for a reasonable level of internal space for day to day activities is met.

10.6 Overall the national space standards are intended to ensure that new homes provide a flexible and high quality environment in line with the NPPF, capable of responding to occupants changing needs. With the population of North Norfolk aging at one of the highest rates in the country internal space is considered important in relation to long term adaptability. Larger floor areas provide the opportunity for easier adaptability due to impaired mobility and is a key criterion in relation to how accessible a dwelling is. There is some cross over between space standards and the accessible and adaptable standards, but the introduction of the national space standard does not negate the requirement for M4(2) and M4(3) as detailed earlier in this

---

<sup>58</sup> Evans, A. and Hartwich, O.M. (2005) **Unaffordable Housing: Fables and Myths**, Policy Exchange: London as detailed in Housing Standard review Final Impact assessment footnote 19

document. The standard is seen as suitable for general needs users and also sufficient to allow some enhanced accessibility but not full wheelchair use.

Where development does not meet the national standards for area, on average it is 5.96 m<sup>2</sup> below the national standard. This is almost an additional missing 2sqm than was identified in the earlier referenced Case for Space survey when compared to the average outside London. For those dwellings that do meet the area standard, they are 18.15 m<sup>2</sup> above the national standard, and outnumber those that don't by almost 2:1. (589/313)

## 11 Further Considerations – Viability

11.1 The above analysis indicates that the introduction of the optional space standards are justified in North Norfolk and that given much development already meets much of the standards it is considered that any increase is recoverable. The national assessment on costs by EC Harris concluded that there was an 80% cost recovery<sup>59</sup> when the national standards were adopted.

11.2 The cost impact study of the national standards commissioned by the government identified that the cost of adding three square metres to a three-bedroom semi-detached property is £1,896, however when cost recovery in terms of increased sales value is taken into account the residual figure is £381. Given that three bed properties across the District are selling for a minimum of £200,000 and frequently higher<sup>60</sup> towards £270,000 and in some cases in excess of £300,000<sup>61</sup> a figure of £381 cost increase is seen as minimal and represents a small proportion, around 0.2 – 0.1%.

11.3 The proportion of costs that are recovered through increased values are shown to decrease the more space is added, so for relatively small additions (1-2 metres) 90% of the costs are recovered via sales values whereas for a 10 square metre addition only 60% of the costs would be recovered.

**Table 18. EC Harris Additional space cost summary.**

	1B Apartment	2B Apartment	2B Terrace	3B Semi-detached	4B Detached
+ 1 sq.m	+ £73	£73	£64	£64	£55
+ 2 sq.m	+ £146	£146	£128	£128	£109
+ 3 sq.m	+ £435	£435	£381	£381	£164
+ 5 sq.m	+ £1,014	£1,014	£891	£891	£758
+ 10 sq.m	+ £2,893	£2,893	£2,532	£2,532	£2,164

Source EC Harris Source <https://www.gov.uk/government/publications/housing-standards-review-technical-consultation-impact-assessment> published September 2014

<sup>59</sup> Para 193 – Housing Standards review – Final implementation Impact Assessment

<sup>60</sup> Appendix 3 Property Valuation study – Heb Chartered Surveys as part of the NNDC Plan wide viability study 2018

<sup>61</sup> Kings Meadow – Holt, Standard list price The Cattermole £359,995, £364,995, The Duncan, £329,995, The west £329,995, the Ramey £349,995.

11.4 The extent to which sales values change in line with the space standards has the potential to vary dependent on local market conditions and the type of buyer.

- Stamp duty is now free for first time buyers up to £300,000, however if the buyer already has a home this is increased (3% on first £125,000 then 5% between £125,000 – £250,000 and a further 8% between £251,000 and £925,000.
- The number and quality of properties on the market at any one time including the prevailing density and amount of outside space
- The perceived extra value in relation to the space gained and comparisons with other properties.

### Local Plan Viability

11.5 The residential unit sizes adopted in the Local Plan Viability Study appraisals comply with average be no of bed spaces contained in the National Space Standards.

**Table 19 – NDSS Adopted in the Viability Appraisals**

Number of bedrooms (b)	2 story Dwellings sq m
1b	50
2b	70
3b	90
4b	120

The study demonstrates that a positive margin exists across all typologies in the District in line with the Council’s emerging Local Plan strategy and it is concluded that the introduction of the NDSS would not have an impact on the viability of proposed developments.

## 12 Further Considerations – Timing

12.1 The introduction of the new standards is not seen as a timing issue. The policy approach to residential standards will be subject to consultation starting with at Regulation 18 stage of local plan process and undergo examination in Public following submission. Developers, land agents and site promoters will therefore have been aware for some time of the emerging policy approach. As such no transitional provisions are seen as necessary.

12.2 Internally revised procedures will need to be in place to monitor submitted plans and check policy requirements, this could be done at validation stage and enforcement could be taken on as part of building regulations through checking.



## 13 Energy and Carbon Reduction, Overheating Risk & Performance

13.1 In a Written Ministerial Statement (WMS) in March 2015, Government stated that *'local planning authorities...should not set...any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings.'* The exception was energy performance, where the WMS said that LAs would continue to be able to require energy performance standards higher than Building Regulations up to the equivalent of Code for Sustainable Homes Level 4 *'until commencement of amendments to the Planning and Energy Act 2008'*.

13.2 The amendments in question would have removed the ability of LAs to require energy performance standards for new homes that are higher than Building Regulations. It appeared as though they would be enacted at the same time that Government introduced higher energy performance requirements nationally in 2016, through Building Regulations, which according to the WMS were to be *"set at a level equivalent to the (outgoing) Code for Sustainable Homes Level 4."* However, after the General Election in 2015, Government scrapped the Zero Carbon policy and the planned Building Regulations uplift. The powers (to amend the 2008 Act) have not been enacted, which is understood to be deliberate.

13.3 Additional clarity was provided during the passage of the Neighbourhood Planning Bill through the House of Lords on 6<sup>th</sup> February 2017. Baroness Parminter asked in relation to carbon reductions:

*"Can the Minister confirm that the Government will not prevent local councils requiring higher building standards? There is some lack of clarity about whether local authorities can carry on insisting in their local plans on higher standards. Will the Government confirm that they will not prevent local authorities including a requirement for higher building standards?"*

Lord Beecham replied:

*"The noble Baroness asked specifically whether local authorities are able to set higher standards than the national ones, and I can confirm that they are able to do just that."*

### The NPPF (2018)

13.3 As well as signalling the government's intent to move to a low carbon economy in the NPPF, Section 14 of the NPPF, 2018 empowers LPA's to introduce policies to reduce carbon emissions from new homes. The NPPF along with Section 182 of the Planning Act 2008 puts a positive emphasis and a legal duty on local authorities to include policies on climate change mitigation and adaptation in Development Plan Documents. The July 2018 NPPF states that

*The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.*  
Para 148

and in the Planning for Climate change section goes on to state

*Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures<sup>62</sup>. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure. Para 149.*

Paragraph 150 goes on to say that new development should be planned for in ways that:

*a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and*

*b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards. para 150.*

### Convention on Climate Change

13.4 The Climate Change Act, passed in 2008, committed the UK to reducing greenhouse gas emissions by at least 80% by 2050 when compared to 1990 levels. It did this through a process of setting 5 year caps on greenhouse gas emissions termed 'Carbon Budgets'. This approach has now been used as a model for action across the world, and is mirrored by the United Nations' Paris Agreement.

13.5 The UK is a signatory to the United Nations Framework Convention on Climate Change (UNFCCC), Paris Agreement (2016) and through this and the Climate Change Act 2008, the UK is committed to reduce greenhouse gas emissions by 57% compared to 1990 levels by 2032, and at least 80% by 2050, in order to play its part in helping to reduce the risks and impacts of climate change. A 36% reduction in UK emissions is required from 2016 to 2030, with approximately a 20% cut in emissions (89 MtCO<sub>2e</sub>) required from the buildings sector as a whole. However, the committee on Climate change has reported that by 2030, current plans would at best deliver only half of the required reductions in emissions. The Committee on Climate change has made clear that this will require "*stronger new build standards for energy efficiency and low-carbon heat*".<sup>63</sup>

### Clean Growth Strategy<sup>64</sup> - Leading the way to a low carbon future

13.6 The Strategy published in October 2017 sets out a comprehensive set of policies and proposals that aim to accelerate the pace of "clean growth" by delivering economic growth and decreased emissions. The Strategy seeks to provide the actions investments that will be needed to meet the Paris commitments and ensure there is a framework in the UK for the shift to clean growth

---

<sup>62</sup> *In line with the objectives and provisions of the Climate Change Act 2008.* NPPF, 2018 footnote 48

<sup>63</sup> Driving Sustainability in New Homes: A resource for Local Authorities March 2018 UKGBC Programme

<sup>64</sup> Clean Growth Strategy <https://www.gov.uk/government/publications/clean-growth-strategy>

which is at the forefront of policy and economic decisions made by governments and businesses in the coming decades.

The approach aims to:

- Support low carbon innovation;
- Deliver social and economic benefits beyond the imperative to reduce emissions
- Deliver higher quality, more energy efficient buildings

And includes measures such as:

- working with mortgage lenders to develop green mortgage products that take account of the lower lending risk and enhanced repayment associated with more energy efficient properties
- exploring how voluntary building standards can support improvements in the energy efficiency performance of business buildings, and how we can improve the provision of information and advice on energy efficiency to SMEs
- reviewing building regulations to improve the energy efficiency of homes and consult on strengthening energy performance standards for new and existing homes in order to future proofing new homes for low carbon heating systems.

The Strategy provides the opportunity for both the public and private sector to deliver future growth and decreased emissions.

### Policy considerations

13.7 There is not a national technical standard for carbon reduction in the same way that there are technical standards for space, water and access. However, the NPPF includes a reference linking back to the March 2015 WMS and (in respect of energy performance) the enabling of standards equivalent to Code for Sustainable Homes Level 4. Given this even without the amendments to the Planning and Energy Act 2008 being enacted, local authorities are clearly able to set energy performance standards equivalent to code for Sustainable Homes Level 4. Some LPA's have since adopted the setting of higher carbon standards in Local Plans eg Ipswich/ Brighton and Hove 2016/2017 and others are emerging eg Cambridge, and so the principle has been set. It could however be argued that LPA's can still go on and set in theory even higher targets than the CfSH level 4 on energy performance if they wish given the encouragement in the NPPF around proactive strategies. eg London Plan, Milton Keynes.

13.8 In setting any policy requirements for more energy efficient homes and the drive to zero carbon it should be born in mind that greater environmental and social improvements should be delivered over time and be relatively modest in ambition. Any base line requirements should be technically possible, be available, and be economically viable.

### Carbon Reduction

13.9 A 19% reduction of the dwelling emission rate, DER against the Target Emission Rate, TER based on the 2013 Edition of the 2010 Building Regulations, Part L is equivalent to the energy performance requirements of the CfSH Level 4. It is widely reported that a 19% improvement

beyond Part L 2013 can be achieved entirely through energy efficiency measures such as enhanced insulation, glazing, airtightness and high efficiency heating and hot water heat recovery. at a cost between £2-3k for a mid or end terraced home up to £5-6k for a detached house. However, according to the GBC, for those building to the Part L 2013 notional specification it is possible to achieve a 19% improvement through the use of photovoltaics (PV) or other renewables. A terraced would need around 0.8 kWp of PV with a detached house needing perhaps 1.2 kWp (depending on floor area). The capital costs of adopting a renewables based strategy are likely to be c.£1,500-£2,000 per home.

13.10 In October 2018 the Government through the energy and clean growth minister Claire Perry asked for advice from the independent Committee on Climate Change, CCC on<sup>65</sup>:

- Whether the government should review its 2050 target for cutting emissions by at least 80 % relative to the 1990 levels to meet international climate change target;
- How emissions reductions could be achieved in industry, homes, transport and agriculture;
- The expected costs and benefits in comparison to current targets

The road to zero carbon represents a major challenge to LPA's as well as industry and house builders. One approach could be to signal a commitment through policy for progressive reductions however it is widely recognised and as indicated in the Clean Growth Strategy in order to implement a net zero carbon policy it would need a strong steer from government including a review of Part L of the building regulations.

### Climate Change and Overheating

13.11 Increasing building performance and energy efficiency can also increase building airtightness and introduce further risks around overheating if the opportunity is not taken to minimise or mitigate at development stage. This is especially important given the given the vulnerability of the aging population in north Norfolk. Over the life of the emerging plan it can be expected that energy performance and the comfort of the home being built will factor increasingly into consumer choice, especially as part of a wider focus on health and wellbeing.

13.12 Measures to mitigate the risk of overheating can be incorporated at the design and construction stage and or be provided at a later stage. Many later measures however are mechanical. Ideally overheating mitigation should be designed into a scheme at the early stages and influence the design, layout and planting programme rather than a reliance on mechanical air conditioning.

### Climate Change & Building Performance

13.13 With the new focus on the quality of homes in the NPPF and the national emphasis on more energy efficient homes Local authorities can play a role in incentivising industry and increase building performance. Encouraging greater transparency on building performance not only leads to engagement from customers helping to generate demand for more sustainable homes

---

<sup>65</sup> The Planner 15.10.18 <https://www.theplanner.co.uk/news/governments-want-advice-on-date-to-achieve-net-carbon-reduction>

but goes a long way as providing clarity to the council. The utilisation of in house performance testing around energy performance, air quality and thermal comfort and can help in enhancing developer's reputation and go some way as to overcoming local opposition to new housing development.

### Potential Policy Options/Approaches

13.14 In order to commit to reducing carbon, the move to carbon zero and more energy efficient homes there are a number of policy options available:

- Reduce demand by prioritising energy efficient buildings and ensure that buildings are performing as effectively as possible;
- Improve verification and rigour – progressive standards and monitoring
- On site renewable energy;
- Sign post to guidance and best practice examples such as following a cooling hierarchy;
- Require development to consider measures to reduce heat entering buildings at the design stage;
- Ensure there is adequate thermal mass and high ceilings in a building in order to manage heat and seek developers to utilise passive ventilation rather than mechanical;
- Develop local or / utilise national early screening assessments such as Passivhaus Planning Package.
- Commit to in house testing and reporting around the energy performance of dwellings.

## Appendix 1

### List of Sources

Ministerial Statement March 27 <sup>th</sup> , 2017	<a href="https://www.gov.uk/government/speeches/planning-update-march-2015">https://www.gov.uk/government/speeches/planning-update-march-2015</a>
Nationally Described Space Standards	<a href="https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard">https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard</a>
English housing survey 2014 to 2015: Adaptations and accessibility of homes report	<a href="https://www.gov.uk/government/statistics/english-housing-survey-2014-to-2015-adaptations-and-accessibility-of-homes-report">https://www.gov.uk/government/statistics/english-housing-survey-2014-to-2015-adaptations-and-accessibility-of-homes-report</a>
National Planning Policy Framework and Planning Practice Guidance	<a href="https://www.gov.uk/government/publications/national-planning-policy-framework-2">https://www.gov.uk/government/publications/national-planning-policy-framework-2</a> <a href="https://www.gov.uk/government/collections/planning-practice-guidance">https://www.gov.uk/government/collections/planning-practice-guidance</a>
Housing Standards Review: Final impact assessment	<a href="https://www.gov.uk/government/publications/housing-standards-review-final-implementation-impact-assessment">https://www.gov.uk/government/publications/housing-standards-review-final-implementation-impact-assessment</a>
Housing Standards Review detailed implementation consultation : impact assessment	<a href="https://www.gov.uk/government/publications/housing-standards-review-technical-consultation-impact-assessment">https://www.gov.uk/government/publications/housing-standards-review-technical-consultation-impact-assessment</a>
The 2010 Building Regulations: Document M: Volume 1 – Access to and use of Dwellings, 2015	<a href="https://www.planningportal.co.uk/info/200135/approved_documents/80/part_m_-_access_to_and_use_of_buildings">https://www.planningportal.co.uk/info/200135/approved_documents/80/part_m_-_access_to_and_use_of_buildings</a>
The English Housing Survey	<a href="https://www.gov.uk/government/collections/english-housing-survey">https://www.gov.uk/government/collections/english-housing-survey</a>
Guide to Available disability data ( ref PPG, Paragraph: 007 Reference ID: 56-007-20150327	<a href="https://www.gov.uk/government/publications/building-regulations-guide-to-available-disability-data">https://www.gov.uk/government/publications/building-regulations-guide-to-available-disability-data</a>
Census data KS401 EW Dwelling, Household spaces and accommodation	<a href="https://www.nomisweb.co.uk/census/2011/ks401ew">https://www.nomisweb.co.uk/census/2011/ks401ew</a>
Census 2011 Households by Tenure KW402EW	<a href="https://www.nomisweb.co.uk/census/2011/ks402ew">https://www.nomisweb.co.uk/census/2011/ks402ew</a> -
Census 2011– Household Reference person	<a href="https://www.nomisweb.co.uk/census/2011/ks102ew">https://www.nomisweb.co.uk/census/2011/ks102ew</a>
Census 2011 – Dwelling Number	<a href="https://www.nomisweb.co.uk/census/2011/ks102ew">https://www.nomisweb.co.uk/census/2011/ks102ew</a>
Table 6 - source Table 2 Sub-National population projections 2014	<a href="https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/bulletins/subnationalpopulationprojectionsforengland/2014basedprojections/relateddata">https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/bulletins/subnationalpopulationprojectionsforengland/2014basedprojections/relateddata</a>
Village assessment and settlement profiles – NNDC	<a href="https://www.north-norfolk.gov.uk/tasks/planning-policy/document-library/">https://www.north-norfolk.gov.uk/tasks/planning-policy/document-library/</a>
Projected Age Structure	<a href="https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/bulletins/subnationalpopulationprojectionsforengland/2014basedprojections">https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/bulletins/subnationalpopulationprojectionsforengland/2014basedprojections</a>  <a href="https://www.ons.gov.uk/visualisations/dvc334/maps/maps2/SNPP-maps-part-2/small-multiple-maps/data.xls">https://www.ons.gov.uk/visualisations/dvc334/maps/maps2/SNPP-maps-part-2/small-multiple-maps/data.xls</a>
Table 7 - Source Table 2 Sub National Population Projections 2016, Population Projections for Local Authorities – ONS	<a href="https://www.ons.gov.uk/releases/subnationalpopulationprojectionsforengland2016basedprojections">https://www.ons.gov.uk/releases/subnationalpopulationprojectionsforengland2016basedprojections</a>
Table 8 - ONS 2016 population projections Table 2	<a href="https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/localauthoritiesinenglandtable2">https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/localauthoritiesinenglandtable2</a>
2014-based Household Projections: England 2014- 2039.	<a href="https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/536702/Household_Projections_-_2014_-_2039.pdf">https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/536702/Household_Projections_-_2014_-_2039.pdf</a>
Live Tables on Household	<a href="https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-">https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-</a>

Projections – Tables 406 & 414 Household Projections 2014	<a href="#">projections</a>
Census 2011 Long term Health Problem or Disability QS 303EW	<a href="https://www.nomisweb.co.uk/census/2011/qs303ew">https://www.nomisweb.co.uk/census/2011/qs303ew</a> ,
Norfolk Insight	<a href="http://www.norfolkinsight.org.uk/health-wellbeing">http://www.norfolkinsight.org.uk/health-wellbeing</a>
POPPI	<a href="http://www.poppi.org.uk/">http://www.poppi.org.uk/</a>
PANSI	<a href="http://www.pansi.org.uk/">http://www.pansi.org.uk/</a>
Habinteg Housing Association Towards Accessible Housing – A Tool Kit for Planning Policy	<a href="https://www.habinteg.org.uk/">https://www.habinteg.org.uk/</a> <a href="https://www.habinteg.org.uk/toolkit-about">https://www.habinteg.org.uk/toolkit-about</a>
Housing Standards Technical Review – EC Harris	<a href="https://www.gov.uk/government/publications/housing-standards-review-technical-consultation-impact-assessment">https://www.gov.uk/government/publications/housing-standards-review-technical-consultation-impact-assessment</a>
Anglian River Basin District River Basin Management Plan	<a href="https://www.gov.uk/government/collections/river-basin-management-plans-2015#anglian-river-basin-district-rbmp:-2015">https://www.gov.uk/government/collections/river-basin-management-plans-2015#anglian-river-basin-district-rbmp:-2015</a>
Water stressed areas – final classification- Environment Agency 2013	<a href="https://www.gov.uk/government/publications/water-stressed-areas-2013-classification">https://www.gov.uk/government/publications/water-stressed-areas-2013-classification</a> And online at PPG <a href="https://www.gov.uk/guidance/housing-optional-technical-standards">https://www.gov.uk/guidance/housing-optional-technical-standards</a> para Paragraph: 016 Reference ID: 56-016-20150327
Technical Housing Standards- nationally described space standards	<a href="https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard">https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard</a>
Chances of a lifetime: the impact of bad housing on children’s lives (Shelter 2006)	<a href="https://england.shelter.org.uk/professional_resources/policy_and_research/policy_library/policy_library_folder/chance_of_a_lifetime_-_the_impact_of_bad_housing_on_childrens_lives">https://england.shelter.org.uk/professional_resources/policy_and_research/policy_library/policy_library_folder/chance_of_a_lifetime_-_the_impact_of_bad_housing_on_childrens_lives</a>
Case For Space RIBA	<a href="https://www.architecture.com/knowledge-and-resources/resources-landing-page/space-standards-for-homes">https://www.architecture.com/knowledge-and-resources/resources-landing-page/space-standards-for-homes</a>
Homewise report 2015 RIBA	<a href="https://www.architecture.com/knowledge-and-resources/resources-landing-page/space-standards-for-homes#available-resources">https://www.architecture.com/knowledge-and-resources/resources-landing-page/space-standards-for-homes#available-resources</a>
Housing Health and Safety Rating System - Guidance for Landlords and Property Related Professionals May 2006	<a href="https://www.gov.uk/government/publications/housing-health-and-safety-rating-system-guidance-for-landlords-and-property-related-professionals">https://www.gov.uk/government/publications/housing-health-and-safety-rating-system-guidance-for-landlords-and-property-related-professionals</a>
Driving Sustainability in New Homes: A resource for Local Authorities March 2018 UKGBC Programme	<a href="https://www.ukgbc.org/ukgbc-work/sustainability-standards-new-homes/">https://www.ukgbc.org/ukgbc-work/sustainability-standards-new-homes/</a>
Clean Growth Strategy	<a href="https://www.gov.uk/government/publications/clean-growth-strategy">https://www.gov.uk/government/publications/clean-growth-strategy</a>

## Appendix 2

**Visitability definitions and level of works – Extract English Housing Survey report 2014 – 2015: Adaptations and Accessibility of homes report - Technical Notes and Glossary page 28/29**  
<https://www.gov.uk/government/statistics/english-housing-survey-2014-to-2015-adaptations-and-accessibility-of-homes-report>

**Visitability:** Visitability comprises four key features which are considered to be the most important for enabling people with mobility problems to either access their home or visit someone else's home. These four features form the basis for the requirements in part M of the Building Regulations, although the EHS cannot exactly mirror the detailed requirements contained there.

- **Level access:** For all dwellings with a private or shared plot, there are no steps between the gate/pavement and the front door into the house or block of flats to negotiate. This includes level access to the entrance of the survey module (i.e. a group of flats containing the surveyed flat). Dwellings without a plot are excluded from the analysis as access is, in effect, the pavement/road adjacent to the dwelling.
- **Flush threshold:** a wheelchair can be wheeled directly into the dwelling from outside the entrance door with no steps to negotiate and no obstruction higher than 15mm.
- **Sufficiently wide doors and circulation space:** the doors and circulation space serving habitable rooms, kitchen, bathroom and WC comply with the requirements of part M of the Building Regulations.
- **WC at entrance level:** there is an inside WC located on the entrance floor to the dwelling.

Each dwelling is classified according to the highest degree of difficulty of the required work, for example, if work to provide a flush threshold is minor but providing a WC at ground floor involves building an extension, the dwelling is classed as requiring major works in order to make it fully visitable.

- **Minor work:** no structural alterations required. Costs likely to be under £1,000. Examples include replacing a door and frame to create a flush threshold or installing a ramp for level access.
- **Moderate work:** rearrangements of internal space required that will involve removing internal partitions and/or increasing size of doorways. Costs are likely to be in the region of £1,000-£15,000 depending on the size of dwelling and the precise nature of the work. Examples include:
  - Internal structural alterations such as using an integral garage, storage cupboard or larder to create a WC at entrance level. This will likely involve partitioning off existing rooms together with associated works to water supplies, wastes and heating.
  - Removing some wall partitions (where this does not contravene fire regulations) to create sufficient width for internal doorways or hallways.
- **Major work:** building extensions required. Works will be in excess of about £15,000 and the precise amount will depend on the size of the extension to be built, the scale of work to water and drainage services and ground conditions. A home, for example, may require an extension for a downstairs WC.



- **Not feasible:** it is not physically possible to carry out the necessary work. For example, this could be due to the physical impossibility of building an extension or installing a ramp up to the front door.

**Appendix 3 - Data Tables**

**English Housing Survey 2014- 2015: Adaptation and Accessibility Report Annex tables**

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/539239/Adaptations\\_ch\\_2\\_figures\\_and\\_annex\\_tables.xlsx.xls](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/539239/Adaptations_ch_2_figures_and_annex_tables.xlsx.xls)

<b>Annex Table 2.2: 'Visitability' features, by dwelling characteristics, 2014</b>							
<i>all dwellings</i>							
	<b>number of 'visitability' features present</b>						
	<b>none</b>	<b>one</b>	<b>two</b>	<b>three</b>	<b>all fo ur</b>	<b>all dwellings</b>	<b>sample size</b>
						<i>thousands of dwellings</i>	
<b>tenure</b>							
owner occupied	3,791	6,192	2,973	1,041	760	<b>14,757</b>	<b>4,892</b>
private rented	1,322	1,585	851	452	365	<b>4,575</b>	<b>2,567</b>
local authority	388	535	344	303	109	<b>1,679</b>	<b>2,090</b>
housing association	426	651	438	413	432	<b>2,360</b>	<b>2,748</b>
<b>dwelling type</b>							
terraced house	2,855	2,539	954	372	316	<b>7,037</b>	<b>4,120</b>
semi-detached house	2,163	2,713	1,024	353	160	<b>6,413</b>	<b>3,282</b>
detached house	465	2,605	1,456	456	281	<b>5,262</b>	<b>1,818</b>
flat	444	1,106	1,172	1,028	909	<b>4,659</b>	<b>3,077</b>
<b>dwelling age</b>							
pre 1919	1,604	2,003	818	240	32	<b>4,698</b>	<b>1,955</b>
1919-44	1,315	1,708	685	159	36	<b>3,903</b>	<b>1,828</b>
1945-64	1,356	1,876	859	328	54	<b>4,473</b>	<b>2,931</b>

1965-80	987	1,995	1,123	509	161	<b>4,775</b>	<b>2,769</b>
1981-90	389	700	427	205	120	<b>1,841</b>	<b>1,028</b>
post 1990	275	681	692	769	1,264	<b>3,681</b>	<b>1,786</b>
<b>all dwellings</b>	<b>5,927</b>	<b>8,963</b>	<b>4,606</b>	<b>2,209</b>	<b>1,667</b>	<b>23,371</b>	<b>12,297</b>
						<i>percentages</i>	
<b>tenure</b>							
owner occupied	25.7	42.0	20.1	7.1	5.2	<b>100.0</b>	
private rented	28.9	34.6	18.6	9.9	8.0	<b>100.0</b>	
local authority	23.1	31.9	20.5	18.1	6.5	<b>100.0</b>	
housing association	18.1	27.6	18.6	17.5	18.3	<b>100.0</b>	
<b>dwelling type</b>							
terraced house	40.6	36.1	13.6	5.3	4.5	<b>100.0</b>	
semi-detached house	33.7	42.3	16.0	5.5	2.5	<b>100.0</b>	
detached house	8.8	49.5	27.7	8.7	5.3	<b>100.0</b>	
flat	9.5	23.7	25.2	22.1	19.5	<b>100.0</b>	
<b>dwelling age</b>							
pre 1919	34.1	42.6	17.4	5.1	0.7	<b>100.0</b>	
1919-44	33.7	43.8	17.6	4.1	0.9	<b>100.0</b>	
1945-64	30.3	41.9	19.2	7.3	1.2	<b>100.0</b>	
1965-80	20.7	41.8	23.5	10.7	3.4	<b>100.0</b>	
1981-90	21.1	38.0	23.2	11.1	6.5	<b>100.0</b>	
post 1990	7.5	18.5	18.8	20.9	34.3	<b>100.0</b>	
<b>all dwellings</b>	<b>25.4</b>	<b>38.4</b>	<b>19.7</b>	<b>9.5</b>	<b>7.1</b>	<b>100.0</b>	
<b>Note: terraced, semi-detached and detached dwelling types include bungalows</b>							
<b>Source: English Housing Survey, dwelling sample</b>							

English Housing Survey 2014- 2015: Adaptation and Accessibility Report Annex tables

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/539239/Adaptations\\_ch\\_2\\_figures\\_and\\_annex\\_tables.xlsx.xls](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/539239/Adaptations_ch_2_figures_and_annex_tables.xlsx.xls)

<b>Annex Table 2.3: Level of work required to make homes 'visitable', by dwelling characteristics, 2014</b>						
<i>all dwellings that are not currently visitable</i>						
	<b>level of work required to make dwelling fully 'visitable'</b>					
	<b>minor work only</b>	<b>moderate work only</b>	<b>major/ problematic</b>	<b>not feasible</b>	<b>total</b>	<b>sample size</b>
					<i>thousands of dwellings</i>	
<b>tenure</b>						
owner occupied	1,894	6,897	1,710	3,495	<b>13,996</b>	<b>4,662</b>
private rented	371	1,415	813	1,611	<b>4,210</b>	<b>2,387</b>
local authority	131	661	417	360	<b>1,570</b>	<b>1,961</b>
housing association	191	812	389	536	<b>1,928</b>	<b>2,291</b>
<b>dwelling type</b>						
terraced house	449	2,183	759	3,329	<b>6,720</b>	<b>3,879</b>
semi-detached house	574	3,615	1,100	964	<b>6,252</b>	<b>3,145</b>
detached house	1,140	3,010	151	679	<b>4,981</b>	<b>1,715</b>
flat	424	977	1,320	1,029	<b>3,751</b>	<b>2,562</b>
<b>dwelling age</b>						
pre 1919	282	1,098	717	2,570	<b>4,666</b>	<b>1,934</b>
1919-44	327	2,075	599	866	<b>3,867</b>	<b>1,810</b>
1945-64	458	2,580	625	756	<b>4,419</b>	<b>2,880</b>

1965-80	639	2,487	671	817	<b>4,614</b>	<b>2,638</b>
1981-90	292	719	313	397	<b>1,721</b>	<b>922</b>
post 1990	590	827	405	596	<b>2,417</b>	<b>1,117</b>
<b>all dwellings</b>	<b>2,587</b>	<b>9,785</b>	<b>3,330</b>	<b>6,002</b>	<b>21,704</b>	<b>11,301</b>
					<i>percentages</i>	
<b>tenure</b>						
owner occupied	13.5	49.3	12.2	25.0	<b>100.0</b>	
private rented	8.8	33.6	19.3	38.3	<b>100.0</b>	
local authority	8.3	42.1	26.6	22.9	<b>100.0</b>	
housing association	9.9	42.1	20.2	27.8	<b>100.0</b>	
<b>dwelling type</b>						
terraced house	6.7	32.5	11.3	49.5	<b>100.0</b>	
semi-detached house	9.2	57.8	17.6	15.4	<b>100.0</b>	
detached house	22.9	60.4	3.0	13.6	<b>100.0</b>	
flat	11.3	26.1	35.2	27.4	<b>100.0</b>	
<b>dwelling age</b>						
pre 1919	6.0	23.5	15.4	55.1	<b>100.0</b>	
1919-44	8.5	53.7	15.5	22.4	<b>100.0</b>	
1945-64	10.4	58.4	14.1	17.1	<b>100.0</b>	
1965-80	13.9	53.9	14.5	17.7	<b>100.0</b>	
1981-90	16.9	41.8	18.2	23.1	<b>100.0</b>	
post 1990	24.4	34.2	16.8	24.6	<b>100.0</b>	
<b>all dwellings</b>	<b>11.9</b>	<b>45.1</b>	<b>15.3</b>	<b>27.7</b>	<b>100.0</b>	
<b>Note: terraced, semi-detached and detached dwelling types include bungalows</b>						
<b>Source: English Housing Survey, dwelling sample</b>						

2011 Census

KS402EW – Tenure <https://www.nomisweb.co.uk/census/2011/ks402ew>

date	2011			
geography	North Norfolk			
measures	value	percent	Proportion not fully visitable (93%, EHS)	
<b>All households</b>	46,046	100.0	<b>42,822</b>	
<b>Owned</b>	<b>32,293</b>	70.1	<b>30,033</b>	
Owned outright	21,083	45.8		
Owned with a mortgage or loan	11,210	24.3		
<b>Shared ownership</b> (part owned and part rented)	<b>199</b>	0.4	<b>185</b>	
<b>Social rented</b>	<b>5,904</b>	12.8	<b>5491</b>	
Rented from council (Local Authority)	1,123	2.4		
Other	4,781	10.4		
<b>Private rented</b>	<b>6,664</b>	14.5	<b>6198</b>	
Private landlord or letting agency	5,997	13.0		
Other	667	1.4		
<b>Living rent free</b>	<b>986</b>	2.1	<b>917</b>	

**KS102EW – Age Structure** <https://www.nomisweb.co.uk/census/2011/ks102ew>

**Source** ONS Crown Copyright Reserved [from Nomis on 25 May 2018]  
**Population** All usual residents  
**Units** Persons

<b>date</b>	2011	
<b>geography</b>	North Norfolk	
<b>measures</b>	value	percent
<b>Age</b>		
All usual residents	101,499	100.0
Age 0 to 4	4,327	4.3
Age 5 to 7	2,470	2.4
Age 8 to 9	1,680	1.7
Age 10 to 14	4,954	4.9
Age 15	1,238	1.2
Age 16 to 17	2,205	2.2
Age 18 to 19	1,911	1.9

Age 20 to 24	4,542	4.5
Age 25 to 29	4,279	4.2
Age 30 to 44	14,596	14.4
Age 45 to 59	20,861	20.6
Age 60 to 64	9,239	9.1
Age 65 to 74	14,820	14.6
Age 75 to 84	10,205	10.1
Age 85 to 89	2,682	2.6
Age 90 and over	1,490	1.5
Mean Age	47.5	-
Median Age	51.0	-



QS404EW – Tenure – Household Reference Person aged 65 and Over <https://www.nomisweb.co.uk/census/2011/qs404ew>

**Source** ONS Crown Copyright Reserved [from Nomis on 25 May 2018]

**Population** All households where the Household Reference Person is aged 65 and over

**Units** Households

<b>date</b>	2011												
<b>geography</b>	North Norfolk												
<b>measures</b>	value												
<b>Rural Urban</b>	Total	Urban (total)	Urban major conurbation	Urban minor conurbation	Urban city and town	Urban city and town in a sparse setting	Rural (total)	Rural town and fringe	Rural town and fringe in a sparse setting	Rural village	Rural village in a sparse setting	Rural hamlet and isolated dwellings	Rural hamlet and isolated dwellings in a sparse setting
<b>Tenure</b>													
All categories: Tenure	<b>18,892</b>	2,053	0	0	2,053	0	16,839	6,213	2,070	5,040	1,455	1,691	370
Owned	14,824	1,594	0	0	1,594	0	13,230	4,905	1,523	4,062	1,092	1,366	282

Shared ownership (part owned and part rented)	62	6	0	0	6	0	56	34	3	9	3	6	1
Rented from council (Local Authority)	445	50	0	0	50	0	395	129	86	110	28	30	12
Other social rented	1,829	267	0	0	267	0	1,562	623	301	412	115	91	20
Private rented	1,284	99	0	0	99	0	1,185	403	87	341	169	152	33
Living rent free	448	37	0	0	37	0	411	119	70	106	48	46	22

## KS401EW – Dwellings, Household Spaces and Accommodation Type

<https://www.nomisweb.co.uk/census/2011/ks401ew>

**Source** ONS Crown Copyright Reserved [from Nomis on 25 May 2018]  
**Population** All dwellings; all household spaces  
**Units** Household spaces and Dwellings

date	2011
geography	North Norfolk
measures	value
Dwelling Type	
All categories: Dwelling type	53,224
Unshared dwelling	53,215
Shared dwelling: Two household spaces	4
Shared dwelling: Three or more household spaces	5
All categories: Household spaces	53,243
Household spaces with at least one usual resident	46,046
Household spaces with no usual residents	7,197
Whole house or bungalow: Detached	23,448
Whole house or bungalow: Semi-detached	15,332
Whole house or bungalow: Terraced (including end-terrace)	8,603
Flat, maisonette or apartment: Purpose-built block of flats or tenement	3,398
Flat, maisonette or apartment: Part of a converted or shared house (including bed-sits)	1,421
Flat, maisonette or apartment: In a commercial building	613
Caravan or other mobile or temporary structure	428

2016-based subnational population projections, Table 2: Local authorities and higher administrative areas within England- North Norfolk

Age	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
0-4	4.2	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	3.9	3.9	3.9	4.0
5-9	4.7	4.9	4.8	4.8	4.8	4.7	4.6	4.6	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.4	4.4	4.4	4.4	4.4
10-14	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.2	5.2	5.2	5.1	5.0	5.0	4.9	4.9	4.9	4.9	4.9	4.9	4.9	4.9
15-19	4.8	4.6	4.5	4.5	4.5	4.6	4.6	4.7	4.8	4.9	5.1	5.2	5.1	5.1	5.1	5.0	4.9	4.9	4.9	4.9	4.9
20-24	4.3	4.3	4.3	4.1	3.9	3.8	3.6	3.6	3.5	3.5	3.6	3.7	3.8	3.8	3.9	4.0	4.1	4.1	4.1	4.1	4.1
25-29	4.5	4.5	4.4	4.3	4.3	4.4	4.4	4.3	4.2	4.1	3.9	3.8	3.8	3.7	3.8	3.8	3.9	4.0	4.1	4.2	4.3
30-34	4.4	4.4	4.5	4.6	4.6	4.6	4.6	4.5	4.5	4.5	4.5	4.5	4.4	4.3	4.2	4.1	4.0	3.9	3.9	3.9	4.0
35-39	4.3	4.4	4.5	4.6	4.6	4.7	4.7	4.8	4.8	4.9	4.9	4.9	4.8	4.8	4.8	4.8	4.7	4.7	4.6	4.5	4.4
40-44	5.0	4.8	4.6	4.5	4.6	4.7	4.9	5.0	5.0	5.1	5.1	5.1	5.2	5.3	5.3	5.3	5.4	5.3	5.3	5.3	5.2
45-49	6.6	6.4	6.3	6.1	5.8	5.5	5.2	5.1	5.0	5.1	5.2	5.4	5.5	5.6	5.6	5.6	5.6	5.7	5.8	5.8	5.9
50-54	7.3	7.4	7.4	7.3	7.2	7.2	7.1	6.9	6.7	6.4	6.1	5.9	5.7	5.7	5.7	5.9	6.1	6.2	6.3	6.3	6.4
55-59	7.7	7.8	7.9	8.0	8.2	8.3	8.3	8.4	8.3	8.2	8.2	8.0	7.9	7.7	7.4	7.1	6.8	6.6	6.6	6.7	6.9
60-64	8.0	8.0	8.1	8.3	8.4	8.6	8.8	8.9	9.1	9.3	9.4	9.5	9.5	9.5	9.4	9.4	9.2	9.1	8.8	8.6	8.2
65-69	9.7	9.1	8.8	8.7	8.6	8.5	8.6	8.7	8.9	9.1	9.3	9.5	9.7	9.9	10.1	10.3	10.4	10.4	10.4	10.3	10.2
70-74	8.1	9.0	9.4	9.4	9.6	9.5	8.9	8.6	8.5	8.4	8.4	8.5	8.7	8.8	9.0	9.3	9.5	9.7	9.9	10.2	10.3
75-79	5.9	6.0	6.2	6.6	6.9	7.3	8.1	8.5	8.5	8.7	8.6	8.1	7.9	7.8	7.7	7.8	7.9	8.0	8.1	8.4	8.6
80-84	4.7	4.8	4.9	5.0	5.0	4.9	5.0	5.2	5.5	5.8	6.2	6.9	7.2	7.3	7.4	7.3	6.9	6.8	6.7	6.7	6.7
85-89	3.1	3.1	3.2	3.2	3.3	3.3	3.4	3.5	3.6	3.6	3.6	3.6	3.8	4.1	4.3	4.6	5.1	5.4	5.4	5.5	5.5
90+	1.7	1.8	1.8	1.8	1.9	1.9	2.0	2.0	2.1	2.2	2.2	2.3	2.4	2.5	2.5	2.6	2.7	2.8	3.0	3.2	3.4
ALL	103.6	103.9	104.3	104.7	105.2	105.6	106.1	106.5	107.0	107.5	107.9	108.4	108.8	109.3	109.7	110.1	110.6	111.0	111.3	111.7	112.1

Table Source <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/localauthoritiesinenglandtable>

2014-based subnational population projections, Table 2: Local authorities and higher administrative areas within England- North Norfolk

Age	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
0-4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	
5-9	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
10-14	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
15-19	5	5	5	5	4	4	4	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
20-24	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
25-29	5	5	5	5	5	5	5	5	5	5	4	4	4	4	4	4	4	4	4	4	4	4	4	5
30-34	4	4	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	4	4	4	4	4	4	4
35-39	4	4	4	4	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
40-44	6	5	5	5	5	5	5	5	5	5	5	5	5	5	5	6	6	6	6	6	6	6	6	6
45-49	7	7	7	6	6	6	6	6	5	5	5	5	5	6	6	6	6	6	6	6	6	6	6	6
50-54	7	7	7	7	7	7	7	7	7	7	7	7	6	6	6	6	6	6	6	6	6	6	6	7
55-59	7	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	7	7	7	7	7	7	7	7
60-64	8	8	8	8	8	8	8	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	8
65-69	10	10	10	9	9	9	9	9	9	9	9	9	9	9	10	10	10	10	10	10	10	10	10	10
70-74	7	8	8	9	9	9	10	10	9	9	9	8	8	9	9	9	9	9	9	10	10	10	10	10
75-79	6	6	6	6	6	7	7	7	8	9	9	9	9	8	8	8	8	8	8	8	8	8	8	9
80-84	5	5	5	5	5	5	5	5	5	5	6	6	6	7	7	8	8	8	7	7	7	7	7	7
85-89	3	3	3	3	3	3	3	4	4	4	4	4	4	4	4	4	5	5	6	6	6	6	6	6
90+	2	2	2	2	2	2	2	2	2	2	2	2	3	3	3	3	3	3	3	3	3	4	4	4
All ages	103	103	104	104	105	106	106	107	108	108	109	109	110	111	111	112	113	113	114	114	115	115	116	116

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/localauthoritiesinenglandtable2>

Table extract 414 Household projections by age 2014 – 2039

<https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections>

<b>E1000020</b>	<b>Norfolk</b>	<b>13</b>	<b>45</b>	<b>57</b>	<b>70</b>	<b>63</b>	<b>68</b>	<b>47</b>	<b>20</b>	<b>15</b>	<b>42</b>	<b>60</b>	<b>74</b>	<b>67</b>	<b>79</b>	<b>76</b>	<b>48</b>
E07000143	Breckland	1	6	8	11	9	10	7	3	2	6	8	11	10	12	13	8
E07000144	Broadland	1	5	8	11	9	10	7	3	1	5	8	11	9	12	11	8
E07000145	Great Yarmouth	1	5	6	8	7	8	5	2	1	5	6	8	7	9	9	6
E07000146	King's Lynn and West Norfolk	2	7	9	12	11	12	8	3	2	7	9	12	11	14	13	7
E07000147	North Norfolk	1	4	5	7	9	10	8	3	1	3	5	7	9	12	12	8
E07000148	Norwich	5	12	11	11	8	7	5	3	6	12	14	13	10	9	7	4
E07000149	South Norfolk	1	5	9	11	9	10	7	3	2	5	10	12	11	12	12	8

Calculation detail Accessible and Adaptable need using Household Projections and Local Plan growth

Stage	Description	Ref / Calculations	Figures
A	A1 Household over the age 65- 2014	Table 414 , 2014 Household projections	21,000
	A2 household Change 2014- 2039 aged over 65	Table 414 2014 Household projections	11,000
A	A3 Gross Household need, existing & future	A1+A2	32,000
	A4 Dwelling :household ratio	Based on census data – report para 3.11	1.16
	<b>Gross Household need- existing and future over 65</b>	A3xA4	<b>37,120</b>
B	Supply – current estimated number of dwellings fully visitable - 2014	ONS 2014 household projections table 406 – 47,000 households x 1.16 = number dwellings x 7% ( EHS-%age dwellings fully visitable- para 3.4	<b>3,816</b>
C	Net Need	A-B	<b>33,304</b>
D	D1 dwelling increase 2014- 2016	Dwellings built between 2014- 2016. Source 2017 housing Land Supply statement	982
	D2 Planned growth 2016- 2036 – Local Plan	@550 yr	11,000
	Dwelling Increase	D2-D1	<b>10,018</b>
E	Net need as a proportion of Household increase	C/D x100	<b>332.5%</b>

#### A – Current and Future gross Need for accessible housing

- Table 414 – ONS Household projections 2014 identifies that 21,000 Households in North Norfolk are headed by someone over 65 in 2014
- Over the period 2014 – 2039 the 2014 Household projections project the number of households headed by a person over the age of 65 will increase by 11,000 ( noted the exact yrs do not match)
- The gross household need is translated into a gross dwelling need utilising the established 2011 census household:dwelling ratio of 1.16
- multiplying the gross need by the ration gives the gross dwelling need for the over 65s current and future.

#### B - Supply

- The EHS identified on average only 7 % of dwellings has all four visit ability features and could be considered accessible . The 2011 census figure of 46,046 households , table 4 is updated by the 2014 Household projections. Table 406: projects total household numbers in North Norfolk to be 47,000 in 2014.
- multiplying 47,000 by the national proportion of 7% identifies that there is a minimum of 3,816 accessible dwellings in the current supply

#### C – Net need for adaptable and accessible housing

- is calculated by subtracting the identified supply from gross need

#### D – Dwelling Growth

- Local plan housing target is emerging at 550 dwelling /year for the period 2016-2036. A number of dwellings have also been completed prior and are subtracted.

#### E – Estimated Net Need for M4(2) Accessible and Adaptable dwellings as a proportion of the household increase to 2036



Census 2011 QS303EW – Long-term health problem or disability

<https://www.nomisweb.co.uk/census/2011/qs303ew>

**Source** ONS Crown Copyright Reserved [from Nomis on 6 August 2018]

**Population** All usual residents

**Units** Persons

<b>date</b>	2011			
<b>geography</b>	North Norfolk			
<b>measures</b>	value			
<b>Disability</b>	All categories: Long-term health problem or disability	Day-to-day activities limited a lot	Day-to-day activities limited a little	Day-to-day activities not limited
<b>Rural Urban</b>				
Total	<b>101,499</b>	<b>10,456</b>	<b>13,153</b>	<b>77,890</b>
Urban (total)	12,463	1,345	1,618	9,500
Urban major conurbation	0	0	0	0
Urban minor conurbation	0	0	0	0
Urban city and town	12,463	1,345	1,618	9,500
Urban city and town in a sparse setting	0	0	0	0
Rural (total)	89,036	9,111	11,535	68,390
Rural town and fringe	28,820	3,430	4,034	21,356
Rural town and fringe in a sparse setting	10,554	1,071	1,332	8,151
Rural village	28,905	2,855	3,678	22,372
Rural village in a sparse setting	7,943	697	976	6,270
Rural hamlet and isolated dwellings	10,631	911	1,251	8,469
Rural hamlet and isolated dwellings in a sparse setting	2,183	147	264	1,772

Census 2011 – LC3408EW – Long-term health problem or disability by tenure by age

<https://www.nomisweb.co.uk/census/2011/lc3408ew>

**Source** ONS Crown Copyright Reserved [from Nomis on 6 August 2018]

**Population** All usual residents in households

**Units** Persons

<b>date</b>	2011			
<b>geography</b>	North Norfolk			
<b>measures</b>	value			
<b>Disability</b>	All categories: Long-term health problem or disability	Day-to-day activities limited a lot	Day-to-day activities limited a little	Day-to-day activities not limited
<b>Tenure</b>				
All categories: Tenure	99,023	9,451	12,762	76,810
Owned or shared ownership: Total	69,470	6,085	9,381	54,004
Owned: Owned outright	38,864	4,797	7,274	26,793
Owned: Owned with a mortgage or loan or shared ownership	30,606	1,288	2,107	27,211
Rented or living rent free: Total	29,553	3,366	3,381	22,806
Rented: Social rented	13,410	2,088	1,836	9,486
Rented: Private rented or living rent free	16,143	1,278	1,545	13,320

