

Syderstone

Housing Needs Assessment (HNA)

March 2024

Quality information

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List of acronyms used in the text:

DLUHC	Department for Levelling Up, Housing and Communities (formerly MHCLG)
HMA	Housing Market Area
HNA	Housing Needs Assessment
HRF	Housing Requirement Figure (the total number of homes the NA is expected to plan for, usually supplied by LPAs)
HLIN	Housing Learning and Improvement Network
HRP	Household Reference Person
LA	Local Authority
LHN	Local Housing Need
LHNA	Local Housing Needs Assessment
LPA	Local Planning Authority
LSOA	Lower Layer Super Output Area
MSOA	Middle Layer Super Output Area
NA	Neighbourhood (Plan) Area
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
OA	Output Area
ONS	Office for National Statistics
PPG	Planning Practice Guidance
PRS	Private Rented Sector
RQ	Research Question
SHMA	Strategic Housing Market Assessment
VOA	Valuation Office Agency

1. Executive Summary

- 1.1 Syderstone is a Neighbourhood Area (NA) located in the borough of King's Lynn & West Norfolk. The NA boundary covers the areas administered by Syderstone Parish Council.
- 1.2 The 2021 Census recorded 441 individuals in Syderstone, indicating a decrease of 4 people since the 2011 Census.
- 1.3 There has been some development in Syderstone in recent years. The Borough Council of King's Lynn & West Norfolk has provided data showing that 10 new homes have been built since 2012.
- 1.4 This Executive Summary details the conclusions of each chapter of this Housing Needs Assessment (HNA), addressing each of the themes agreed with the Steering Group at the outset of the research.
- 1.5 Data from the 2021 Census is continuing to be released. At present, the available data covers population, households, tenure, and dwelling stock characteristics. Some data from the Census 2021 at the localised level is not yet available, as well as some data comparing numerous variables. As such this HNA will draw on the latest available data from the 2021 Census where possible and will also continue to use other data sets, including 2011 Census, Valuation Office Agency data, and ONS projections where necessary to build up evidence at the neighbourhood level.

Conclusions- Tenure and Affordability

Current tenure profile

- 1.6 According to the 2021 Census a significantly greater proportion of households in Syderstone owned their own home (77.9%) than the wider borough (67.0%) or country (61.3%). There were no households living in shared ownership dwellings in Syderstone and the proportion of households living in social rented dwellings was below 10%, compared to 17.1% nationally. The private rented sector was also small, with 12.2% of households living in private rented dwellings.

Affordability

- 1.7 Between 2014 and 2023 house prices increased in Syderstone, with a clear peak in 2022 and a subsequent decline in 2023. The median house price increased by 15.8% between 2014 and 2023, peaking in 2022 at £375,000. The 2023 price was £235,000. The lower quartile house price increased more significantly over the decade, by 42.4%, again peaking in 2022 at £268,000. The 2023 lower quartile house price was £219,375.
- 1.8 Local households on average incomes are unable to access even entry-level homes unless they have the advantage of a very large deposit. Market housing, even with the benefit of a higher than average income, is likely to remain out of reach to most. Private renting at average market rates is generally only affordable to higher earners.

Households on mean incomes can afford entry-level rents whilst households made up of one or two lower quartile earners cannot afford the given rental thresholds.

- 1.9 Turning to affordable home ownership, it is recommended that First Homes are delivered in Syderstone at a 40% discount as this makes the product accessible to households on mean incomes. Whilst increasing the discount to 50% makes the product affordable to households with two lower quartile earners, it may cause challenges with viability. Shared ownership appears to be slightly more affordable than First Homes but is broadly accessible to the same groups. If Rent to Buy is offered at a discount to entry level rents, this would expand this route to home ownership in line with First Homes at a 40% discount. However, discounts on average rents would make Rent to Buy affordability, in terms of the household income required, the least accessible affordable home ownership option. However, for some households, the availability of a deposit is the key barrier to accessing home ownership.
- 1.10 Affordable rented housing is generally affordable to households with two lower earners. Households with a single lower earner appear only able to afford social rents, and if unable to secure a social rented dwelling will likely require additional subsidy through Housing Benefit or Universal Credit to access housing.

The need for Affordable Housing

- 1.11 AECOM estimates that the need for affordable rented dwellings would be met over the Neighbourhood Plan period in Syderstone. The reason for the affordable rented housing need being met over the long-term is that model assumes a rate of turnover in the existing stock. This is able to satisfy the projected newly arising need as well as some of the backlog.
- 1.12 A caveat worth emphasising is that one unit of Affordable Housing does not necessarily service one household worth of need, since the unit might have 2-bedrooms while the applicant household might require 4-bedrooms, may be located in an inappropriate location, or be otherwise unsuitable. Data provided by the Borough Council of King's Lynn & West Norfolk shows that of the 18 social/affordable rented dwellings currently in the NA, 8 are 2-bedroom bungalows, 1 is a 2-bedroom house, and 9 are 3-bedroom houses. There is therefore a clear gap in provision for smaller and larger social/affordable rented dwellings.
- 1.13 It may be appropriate for Syderstone to encourage the delivery of some affordable rented housing, with the understanding even if this would meet all of the localised need, it may also help to meet needs from elsewhere in the district.
- 1.14 AECOM estimates potential demand for 1 affordable home ownership dwelling per annum in Syderstone, equating to a total of 14 over the Neighbourhood Plan period.

Affordable Housing policy

- 1.15 AECOM suggests an indicative mix of Affordable Housing of 50:50 social/affordable rented to affordable home ownership. This indicative mix is chiefly a response to the expectation that the delivery of Affordable Housing will be lower than the needs identified

here, there is a greater need identified for ownership tenures, and the fact that there is currently no affordable home ownership provision in the NA. AECOM's mix complies with the various minimum requirements mandated nationally.

- 1.16 Looking specifically at affordable home ownership, it is recommended that First Homes is delivered at 25% of the Affordable Housing mix, in line with national policy. A further 20% is allocated to shared ownership as a slightly more affordable option and in order to maximise choice. 5% is allocated as Rent to Buy as an option for households with little or no savings for a deposit.
- 1.17 Affordable housing is typically provided and made financially viable by its inclusion as a proportion of larger market developments, as guided by Local Plan policy. However, if the community wishes to boost the supply of affordable housing, there are other, more proactive routes available for its provision. For example, using neighbourhood development orders, identifying exception sites or developing community land trusts are all ways of boosting the supply of affordable housing.

Conclusions- Type and Size

The current housing mix

- 1.18 In 2021 the greatest proportion of households in Syderstone lived in semi-detached dwellings, at 43.4%, followed by detached dwellings at 40.6%. The proportion of households living in flats was very low, with just 1 household living in this dwelling type, not unusual in rural parishes. Valuation Office Agency (VOA) shows that in 2022 bungalows accounted for approximately 19.4% of dwellings, compared to 27.3% across King's Lynn & West Norfolk, and 9.2% nationally.
- 1.19 Both Syderstone and King's Lynn & West Norfolk both had a significantly greater proportion of households living in detached dwellings (40.6% and 44.3% respectively) than England (22.9%). The proportion of households living in semi-detached dwellings in the NA was also greater than the comparator geographies. In Syderstone 15.1% of households lived in terraced dwellings in 2021, slightly above borough levels but well below national levels.
- 1.20 Turning to dwelling size, in 2021 the greatest proportion of households lived in mid-sized 3-bedroom dwellings, at 43.9%. The proportion of households living in 4+ bedroom dwellings increased significantly, from 26.6% in 2011 to 32.5% in 2021. A very small proportion of households lived in the smallest dwellings, at 1.4% in 2021. The proportion of households living in 2-bedroom dwellings fell over the decade.
- 1.21 When also looking at the wider borough and country, Syderstone had the smallest proportion of households living in 1-bedroom and 2-bedroom dwellings in 2021. Syderstone had a significantly greater proportion of households living in the largest 4+ bedroom dwellings, at 32.5%, compared to c.21% in the borough and country.

Population characteristics

- 1.22 The overall population of Syderstone decreased by 0.9% between 2011 and 2021. In both years the greatest proportion of the population was aged 45-64, at almost 1/3 of the population. This was followed by individuals aged 65-84, with the proportion increasing from 28.3% to 30.8% over the decade. The greatest population increase was in the oldest individuals, with an increase of 45.5% between 2011 and 2021, indicative of an aging population. There were notable declines over the decade in the younger working age population aged 15-44, but an increase in the number and proportion of children.
- 1.23 Syderstone had the greatest proportion of family households aged 66+, at 20.0% compared to 13.8% across the borough and 9.2% nationally. The NA also had a considerably greater proportion of households with no children, at almost 10 percentage points greater than England. In contrast, Syderstone had the smallest proportion of households with dependent children, at 13.3% compared to 25.8% nationally.
- 1.24 Under-occupancy is relatively common in the NA, with 92.8% of households living in a dwelling with at least one extra bedroom when compared to the household size. Under-occupancy is most common in families households aged 66+, single person households aged 66+, and families under 66 with no children. This suggests that larger dwellings are not necessarily occupied by households with the most family members, but by households with the most wealth or by older households that have been unable to (or do not wish to) downsize.

Future population and size needs

- 1.25 Population growth can be expected to be driven by the oldest households, with households with a household reference person aged 65+ projected to increase by 47% between 2011 and 2038. These households would then account for 52.2% in 2038, compared to 41.1% in 2011.
- 1.26 AECOM modelling suggests that new dwellings to 2038 prioritise diversification away from a relatively skewed current mix of larger homes, with a need for a variety of sizes of home but particular emphasis on the smaller options.
- 1.27 It is important to remember that other factors should be considered in determining the dwelling mix that is desirable in the NA or on any particular site. These include the specific characteristics of the nearby stock of housing (such as its condition and design), the role of the NA or site within the wider housing market area (linked to any Local Authority strategies or plans) and site-specific factors.

Conclusions- Specialist Housing for Older People

- 1.28 There are currently no units of specialist accommodation for older people in Syderstone. The average provision across England is 136 units per 1,000 of the 75+ population.
- 1.29 2021 Census data suggests that at this time there were 68 individuals aged 75+ in the NA, accounting for 15.4% of the population. It is projected that by the end of the plan

period this will increase to 94, with the 75+ population accounting for 20.8% of the population by 2038, compared to 16.9% across King's Lynn & West Norfolk.

Specialist housing for older people

- 1.30 The potential need for specialist housing with some form of additional care for older people can be estimated by bringing together data on population projections, rates of disability, and what tenure of housing the current 55-75 cohort occupy in the NA. This can be sense-checked using a toolkit based on national research and assumptions.
- 1.31 These two methods of estimating the future need in Syderstone produce a range of 7 to 8 specialist accommodation units that might be required during the Plan period. These estimates are based on the projected growth of the older population, thereby assuming that today's older households are already well accommodated. If this is found not to be the case, it would justify aspiring to exceed the range identified here.
- 1.32 It is also helpful to look at the breakdown in levels of tenure and care within the need for specialist housing for older people in Syderstone. Figure 6-3 shows that $\frac{3}{4}$ of the need is for market specialist housing for older people, with the remaining $\frac{1}{4}$ affordable. There is also a greater need identified for sheltered housing than extra-care. Some of this need could potentially be met through the adaptation of existing dwellings or through ensuring that new housing that comes forward is accessible and adaptable.
- 1.33 Specialist housing for older people needs to be provided in accessible locations, with another important requirement is for cost effectiveness and economies of scale. It is considered that Syderstone's position in the settlement hierarchy makes it a relatively less suitable location for specialist accommodation. Fakenham may be considered to have potential to accommodate the specialist housing need arising from the Neighbourhood Area (i.e. to be the hub in the hub-and-spoke model).

Care homes

- 1.34 Care home accommodation is defined as institutional accommodation rather than housing. AECOM has estimated the likely need for care home accommodation over the plan period, based on the HLIN SHOP toolkit prevalence rates for residential and nursing care homes for older people (aged 75+). Based on this rate and the expected increase of 26 individuals aged 75+ between 2021 and 2038, it is estimated that in 2038 there would be a need for 1.7 residential care beds and 1.2 nursing care beds in the NA (a total of 2.9 care beds). Some of the need for care home beds might be met by independent housing accommodation and vice versa.

Accessible and adaptable housing

- 1.35 Given that there is unlikely to be enough additional specialist supply during the plan period to meet the identified needs, another key avenue to addressing those with relevant needs is to discuss the standards of accessibility and adaptability in new development.

- 1.36 The current emerging Local Plan policy LP30 provides explicit encouragement for development to accommodate specific groups such as older people. It outlines that 50% of new homes should be built to meet national standards for accessibility and adaptability (Category M4(2) in Building Regulations). The policy also outlines the encouragement of dwellings being delivered as Category M4(3), wheelchair adaptable dwellings, at 5% of the affordable housing contribution on major housing developments.
- 1.37 The evidence gathered here may justify the Steering Group approaching the LPA to discuss setting further requirements on accessibility and adaptability at borough level if a key priority.

Conclusions- Second homes

- 1.38 This section of the HNA considers the extent of second home ownership in Syderstone and related trends.
- 1.39 In 2021 Syderstone contained 213 households and 283 dwellings, implying that there were 70 dwellings with no usual resident household. This means that 24.7% of dwellings had no usual residents, compared to 9.8% across King's Lynn & West Norfolk and 6.0% nationally.
- 1.40 Looking at changes since 2011, at this time there were 53 dwellings with no usual resident household, accounting for 19.9%.
- 1.41 Data provided by the Steering Group indicates that King's Lynn & West Norfolk in October 2023 recorded c.21% of domestic properties as second homes or holiday lets, slightly below the rate of empty dwellings. Business rates data shows there were 10 self-catering holiday units.
- 1.42 Using research into holiday lets available in June/July/August on Airbnb, it was found that there were 11 entire property lets available, with an average nightly cost of £146. If a holiday let was rented back-to-back, as it is assumed it would be in the summer months, the income (exclusive of related costs) associated with the holiday let would be approximately 3x greater than that associated with longer term private rental.
- 1.43 Although the potential income difference is clear to see above, there are other factors to be taken into consideration. These include the fact that holiday lets may not be occupied for the whole year, as well as running and maintenance costs (which would be associated with both holiday lets and private rentals), and the greater amount of work potentially required with holiday lets in terms of weekly cleaning and booking administration.
- 1.44 It is not possible to establish a precise causal link between second home ownership and declining affordability because rising prices and declining affordability is affected by other factors such as economic growth at the national level. Reduced availability (or supply) when demand is the same or growing, leads to increased prices and rents.
- 1.45 However, the evidence suggests that there may be reason to apply a Principal Residence Policy or similar in the NA. As this policy is developed, if new data becomes

available (e.g. additional data sources quantifying levels of second home ownership), the group may wish to refine the policy to adapt to any changes in the scale of the market.

2. Context

Local context

- 2.1 Syderstone is a Neighbourhood Area (NA) located in the borough of King's Lynn & West Norfolk in the East of England. The NA boundary aligns with the parish boundary and was designated in December 2022.
- 2.2 The Neighbourhood Plan is envisaged to start in 2024 and extend to 2038, therefore covering a period of 14 years. The evidence supplied in this report will look forward to the Plan end date of 2038, but where possible will also provide annualised figures which can be extrapolated to a different term if the Plan period changes.
- 2.3 Syderstone NA is located approximately 10 miles from the North Norfolk coast and c. 8 miles north west of the larger settlement of Fakenham. A limited bus service connects the NA to settlements including Fakenham, South Creake, Burnham Market, Wicken Green, and Wells-next-the-Sea. In terms of amenities, there is a church and village hall.

The NA boundary and key statistics

- 2.4 For Census purposes, the NA is made up, like the rest of England, of statistical units called Output Areas (OAs). A breakdown of the OAs relevant to Syderstone is provided in Appendix A. A map of the Plan area appears below in Figure 2-1.

Figure 2-1: Map of the Syderstone Neighbourhood Area



Source: Borough Council of King's Lynn & West Norfolk¹

- 2.5 At the time of the 2011 Census the NA was home to 445 residents, formed into 214 households and occupying 267 dwellings. The 2021 Census indicates population decline

¹ Available at https://www.west-norfolk.gov.uk/downloads/download/69/neighbourhood_plans_being_prepared

of around 4 individuals (or -0.9%) since 2011², recording a total of 441 residents and 212 households.

- 2.6 2021 Census data shows that at this time there were 283 dwellings, an increase of 16 dwellings since the 2011 Census. This is despite the decrease in the number of households over the decade, potentially linked to the increase in second home ownership. Completions data shows a net increase of 10 dwellings in the NA between 2012 and 2023.

The housing market area context

- 2.9 Whilst this Housing Needs Assessment (HNA) focuses on Syderstone NA it is important to keep in mind that neighbourhoods are not self-contained housing market areas (HMAs). Housing market areas are usually wider than local authority areas and often stretch across a number of districts or boroughs. This is because housing market areas are inherently linked to the labour market, employment patterns and travel to work areas.
- 2.10 In the case of Syderstone, the NA sits within a housing market area which covers the borough of King's Lynn & West Norfolk. This means that when households who live in this authority area move home, the vast majority move within this geography. The housing market area also has links to other neighbouring areas however, including Breckland (Norfolk) and Fenland (Cambridgeshire).
- 2.11 At the neighbourhood scale it is not possible to be definitive about housing need and demand because neighbourhoods, including Syderstone are closely linked to other areas. In the case of Syderstone changes in need or demand in settlements nearby is likely to impact on the neighbourhood.
- 2.12 In summary, Syderstone functions within a wider strategic area. As well as fostering good working relationships with the local planning authority (King's Lynn & West Norfolk), it is therefore useful to think about the *role* of the neighbourhood within the wider area. This HNA can provide evidence to understand this role and the specific features of the neighbourhood within this wider context. Neighbourhood Plans can have a significant impact in shaping their neighbourhoods, enhancing the positive role the neighbourhood plays within the wider housing market, or developing policies to change entrenched patterns and improve housing outcomes in the neighbourhood and wider area.

Planning policy context

- 2.13 Neighbourhood Plans are required to be in general conformity with adopted strategic local policies.³ In the case of King's Lynn & West Norfolk, the relevant adopted Local Plan consists of the King's Lynn & West Norfolk Borough Council Local Development

² It is worth noting that this figure is an estimate only, based on data which is mostly available at local authority level such as administrative registers of births and deaths, data on moves between local authorities, small-area population estimates and official population projections, and not based on a survey count.

³ A description of the Basic Conditions of Neighbourhood Planning is available at <https://www.gov.uk/guidance/neighbourhood-planning--#basic-conditions-for-neighbourhood-plan-to-referendum>

Framework Core Strategy⁴, adopted in July 2011. This looks to 2026 alongside the Site Allocations and Development Management Policies Plan⁵, adopted in September 2016.

2.14 The emerging Local Plan was submitted to the Secretary of State for examination on 29th March 2022. The most recent publicly available version of the plan is the Local Plan Review Pre-Submission Stage 2021⁶, which looks to 2036.

2.15 A detailed breakdown of the Local Plan policies relevant to housing need is provided in Appendix B. Here, it is worth summarising the most important points of the emerging Local Plan:

- Emerging Local Plan Policy LP01 identifies an overall housing target of 10,780 for the borough from 2016-2036;
- In Policy LP02 Syderstone is designated as a Rural Village, which may see some limited growth;
- Policy LP28 states that 20% of all new dwellings are expected to be delivered as Affordable Housing on sites of 5 homes or more. The suggested tenure mix within Affordable Housing is 70% affordable rent to 30% affordable home ownership (25% First Homes and 5% shared ownership);
- Policy LP30 sets out an expectation that 50% of new homes will be built to Category M4(2) accessibility standards.

Quantity of housing to provide

2.16 The NPPF 2023 (paragraphs 67 and 68) requires LPAs to provide neighbourhood groups upon request with a definitive or an indicative number of houses to plan for over the Neighbourhood Plan period.

2.17 The Borough Council of King's Lynn & West Norfolk does not require Syderstone to provide new housing within the NA by the end of the Plan period. Whilst there is no requirement for the NA this does not prevent the Neighbourhood Plan allocating sites for housing. New housing may also come forward as windfall development. The adopted and emerging Local Plan allocation of 5 dwellings has been delivered.

⁴ https://www.west-norfolk.gov.uk/downloads/download/68/core_strategy_document

⁵ https://www.west-norfolk.gov.uk/info/20220/site_allocations_and_development_management_policies_plan/514/adopted_plan

⁶ https://www.west-norfolk.gov.uk/info/951/local_plan_review_2016-2036_examination/986/local_plan_review_pre-submission_stage_2021

3. Objectives and approach

Objectives

3.1 This HNA is structured according to a number of themes or topics that were agreed at the outset of the research with the Syderstone Neighbourhood Plan Steering Group. These themes are broadly aligned with the kinds of housing policy areas available to neighbourhood plans, and each will form a distinct chapter of this report. The sub-sections below give a brief overview of the objectives of each chapter.

Affordability and Affordable Housing

3.2 Neighbourhood plans may include policies that influence the scale of Affordable Housing provision and the mix of different tenures and products provided through new housing development.

3.3 This chapter has three aims, each given its own sub-section:

- To establish the existing **tenure** of homes within the NA at present (owner occupied, private rented, social/affordable rented, shared ownership);
- To examine the **affordability** of different tenures by considering house prices, rents, local incomes and earnings; and
- To estimate the scale of **need** for Affordable Housing, including the need for those who cannot afford to rent and those who cannot afford to buy.

3.4 The evidence gathered here can be used to justify planning policies in the Neighbourhood Plan, but it is likely that other supporting evidence may be needed, for example on viability. Local Plans typically include policies on Affordable Housing and whilst the Neighbourhood Plan must be in general conformity with these strategic policies, there is scope for Neighbourhood Plan policies to adopt some local variety where this is supported by the evidence.

Type and Size

3.5 It is common for neighbourhood plans to include policies that influence what form new housing should take in terms of type and size. This requires evidence of what local people need.

3.6 The focus of this chapter is to identify relevant trends and potential gaps in the market that can be used to justify planning policies. It has three aims, each given its own sub-section:

- To establish what **mix** of housing exists in the NA at present;
- To describe relevant characteristics of the local **population**; and
- To look to the **future**, considering how the population is likely to evolve and what mix of homes would be most appropriate to build.

3.7 In addition to the direction of travel revealed by statistics, a variety of reasons sit behind people's housing choices that are less easy to predict, including wealth, accessibility requirements and personal preference. The conclusions and recommendations given here are sufficient for justifying planning policies but are not definitive. It is also appropriate to take into account other factors and evidence if desired.

Specialist Housing for Older People

3.8 It may be appropriate for neighbourhood plans in areas with aging populations to include policies relating to specialist housing for older persons.

3.9 This chapter supplements the demographic evidence relating to Type and Size, including the potential demand for downsizing, to consider the quantity and characteristics of need for housing for older people with some form of additional care. Its approach is as follows:

- To review the **current provision** of specialist housing in the NA;
- To estimate the **potential demand** for this form of accommodation with reference to the projected growth in the older population and current rates of mobility limitation; and
- To discuss the potential for meeting this need through adaptations to the mainstream stock and other **additional considerations**.

3.10 This element of the HNA recognises that the majority of older people will live in the mainstream housing stock and that there is no single way to meet their needs. It may also be inappropriate to focus excessively on the needs of one group or to promote a specialist scheme in a location that lacks adequate services. These issues will be drawn out.

Second Homes

3.11 This chapter considers the potential scale of second homes ownership, including commercial holiday lets, in the NA. The approach is as follows:

- To estimate the **current level** of second home ownership (including commercial holiday lets);
- To estimate the **financial incentive** for home owners to use their properties for commercial holiday lets as opposed to long term private rentals; and
- To discuss the potential **policy options** relating to second homes in the NA.

Approach

3.12 This HNA assesses a range of evidence to ensure its findings are robust for the purposes of developing policy at the neighbourhood plan level. This includes data from the 2021 and 2011 Censuses and a range of other data sources, including:

- ONS population and household projections for future years;
- Valuation Office Agency (VOA) data on the current stock of housing;

- Land Registry data on prices paid for housing within the local market;
- Rental prices from Rightmove.co.uk;
- Local Authority housing waiting list data; and
- King's Lynn & West Norfolk Housing Needs Assessment, March 2020⁷.

3.13 Data from the 2021 Census continues to be released. At present, the available data covers population, households, tenure, and dwelling stock characteristics. Some data at the localised level, including parishes, will not be available until later in 2024, as well as data comparing numerous variables. As such, neighbourhood level HNAs will draw on the latest available data from the 2021 Census where possible and will also continue to use other data sets, including 2011 Census, Valuation Office Agency data, and ONS parish projections to build up evidence at the neighbourhood level.

⁷ https://www.west-norfolk.gov.uk/info/20001/housing/269/housing_strategy_policies_and_information

4. Affordability and Affordable Housing

Introduction

- 4.1 Neighbourhood plans may include policies that influence the scale of Affordable Housing provision and the mix of different tenures and products provided through new housing development.
- 4.2 This chapter has three aims, each given its own sub-section:
- To establish the existing **tenure** of homes within the NA at present (owner occupied, private rented, social/affordable rented, shared ownership);
 - To examine the **affordability** of different tenures by considering house prices, rents, local incomes and earnings; and
 - To estimate the scale of **need** for Affordable Housing, including the need for those who cannot afford to rent and those who cannot afford to buy.
- 4.3 The evidence gathered here can be used to justify planning policies in the Neighbourhood Plan, but it is likely that other supporting evidence may be needed, for example on viability. Local Plans typically include policies on Affordable Housing and whilst the Neighbourhood Plan must conform with these policies, there is scope for Neighbourhood Plan policies to adopt some local variety where this is supported by the evidence.

Definitions

- 4.4 This section uses a range of technical terms which are useful to define at the outset:
- **Tenure** refers to the way a household occupies their home. Broadly speaking, there are two categories of tenure: market housing (such as homes available to purchase outright or rent from a private landlord) and Affordable Housing (including subsidised products like social rent and shared ownership).
 - **Affordability** refers to the relationship between the cost of housing to buy or rent and the incomes and earnings of households.
 - The definition of **Affordable Housing** is set out in the NPPF 2023 (Annex 2) as 'Housing for sale or rent, for those whose needs are not met by the market...' We refer to Affordable Housing, with capital letters, to denote the specific tenures that are classified as affordable in the current NPPF (Annex 2). A relatively less expensive home for market sale may be affordable but it is not a form of Affordable Housing.
 - A range of affordable home ownership opportunities are included in the Government's definition of Affordable Housing, to meet the needs of those aspiring

to own a home. As part of this, the Government has introduced a new product called First Homes, although this is not yet reflected in Annex 2 of the NPPF.⁸

- **First Homes** is a new product and expected to be an important part of the strategy for improving access to home ownership. Its key features are explained in greater detail in Appendix C.

Current tenure profile

4.5 The current tenure profile is a key feature of the Neighbourhood Area (NA). Patterns of home ownership, private renting and affordable/social renting reflect demographic characteristics including age (with older households more likely to own their own homes), and patterns of income and wealth which influence whether households can afford to rent or buy and whether they need subsidy to access housing.

4.6 Figure 4-1 presents data on tenure in Syderstone compared with King's Lynn & West Norfolk and England from the 2021 Census. It shows that a significantly greater proportion of households in Syderstone owned their own home (77.9%) than the wider borough (67.0%) or country (61.3%). Due to this the proportion of households living in all other tenures was lower in the NA than the comparator geographies. There were no households living in shared ownership dwellings in Syderstone in 2021 and the proportion of households living in social rented dwellings was below 10%, compared to 17.1% nationally. The private rented sector was also small, with 12.2% of households living in private rented dwellings, with this tenure potentially smaller due to the presence of holiday lets in the NA.

Figure 4-1: Tenure (households) in Syderstone, 2021

Tenure	Syderstone	King's Lynn & West Norfolk	England
Owned	77.9%	67.0%	61.3%
Shared ownership	0.0%	0.5%	1.0%
Social rented	9.9%	13.6%	17.1%
Private rented	12.2%	18.9%	20.6%

Sources: Census 2021, AECOM Calculations

4.7 It is also worth comparing how the tenure mix has changed in the last ten years, using the 2011 Census (see Figure 4-2). This shows that the number of households that owned their own home decreased very slightly between 2011 and 2021, with the number of household renting, both social renting and private renting, increasing.

⁸ The shape that the new First Homes product will take is set out in a Ministerial Statement issued in May 2021, available here: <https://questions-statements.parliament.uk/written-statements/detail/2021-05-24/hlws48>. The relevant update to PPG is available here: <https://www.gov.uk/guidance/first-homes#contents>.

Figure 4-2: Tenure change (households) in Syderstone, 2011-2021

Tenure	2011	2021	% change
Owned	168	166	-1.2%
Shared ownership	0	0	0.0%
Social rented	18	21	16.7%
Private rented	23	26	13.0%

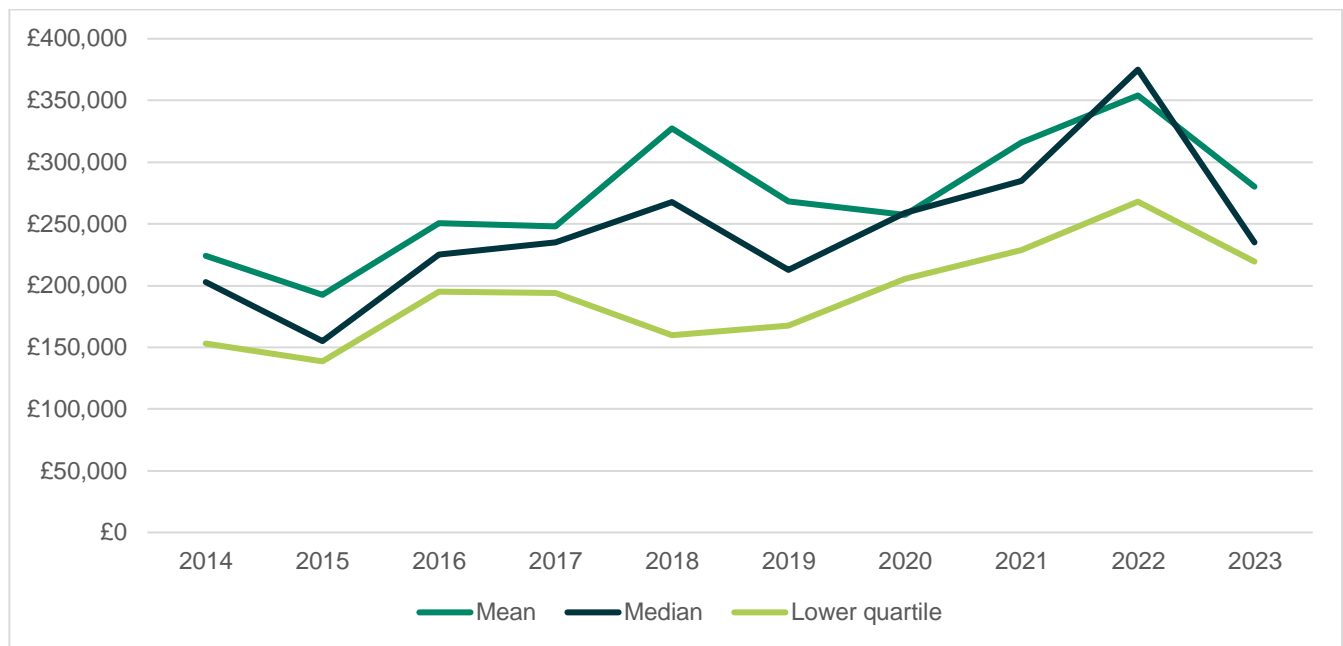
Sources: Census 2021 and 2011, AECOM Calculations

Affordability

House prices

- 4.8 House prices provide an indication of the level of demand for homes within an area. The relationship between house prices and incomes determines whether housing is affordable to local households and, to a large extent, what tenure, type and size of home they occupy. Changes in affordability over time can indicate pressures in the housing market. As such, it is useful for the evidence base for plans to examine trends in prices and consider what this reveals about the local housing market.
- 4.9 Figure 4-3 looks at the average and lower quartile house prices in Syderstone based on sales price data published by the Land Registry. It shows that house prices increased between 2014 and 2023, with a clear peak in 2022 and a subsequent decline in 2023. In this time the median (the middle number when the data is sorted from smallest to largest) house price increased by 15.8%, peaking in 2022 at £375,000. The median house price in 2023 was £235,000. The lower quartile (the middle figure of the lowest 50% of prices and a good representation of entry-level housing) house price increased more significantly over the decade, by 42.4%, again peaking in 2022 at £268,000. The 2023 lower quartile house price was £219,375. It is important to note that price data can appear more volatile for small areas due to the smaller number of transactions in any one year.
- 4.10 The median house price across King's Lynn & West Norfolk in 2023 was £265,000, above the NA median. However, the lower quartile house price across the borough was £195,000, below the lower quartile for Syderstone.

Figure 4-3: House prices by quartile in Syderstone, 2014-2023



Source: Land Registry PPD

4.11 Figure 4-4 breaks down house prices by type, presenting the median within each type. It shows that the greatest growth between 2014 and 2023 was in terraced house prices, increasing by 48.3%. There was a slight decline in the average semi-detached house price, with this decreasing by 3.5% over the decade. There is year-on-year fluctuation in the house prices, likely due to the annual average by type being derived from a smaller sample size than the overall average. This means that other characteristics, such as the size, location, or condition of the property, have a greater impact on the average.

Figure 4-4: Median house prices by type in Syderstone, 2014-2023

Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Growth
Detached	£210,000	£229,050	£395,000	£338,500	£400,000	£422,000	£290,000	£384,150	£345,000	£242,500	15.5%
Semi-detached	£228,000	£150,000	£196,000	£202,675	£273,750	£212,500	£352,500	£230,000	£375,000	£220,000	-3.5%
Terraced	£158,500	£165,000	£180,000	£240,000	£145,000	£170,000	£208,750	£248,000	£321,500	£235,000	48.3%
Flats	-	-	-	-	-	-	-	-	-	-	-
All Types	£203,000	£155,025	£225,000	£235,000	£267,500	£212,500	£259,000	£285,000	£375,000	£235,000	15.8%

Source: Land Registry PPD

Income

4.12 Household incomes determine the ability of households to exercise choice in the housing market, and consequently the level of need for affordable housing products. Two sources of data are used to examine household incomes in the NA.

4.13 The first source is ONS's estimates of incomes in small areas. This is locally specific but limited to the overall average income (i.e. it does not provide the average income of lower earners). The average total household income locally was £41,100 in 2020 (the most

recent year for this dataset). Discussion about the area to which this data applies is provided in Appendix A.

- 4.14 The second source is ONS's annual estimates of UK employee earnings. This provides lower quartile average earnings (i.e. the income of the lowest 25% of earners). However, it is only available at the Local Authority level. It also relates to individual earnings. While this is an accurate representation of household incomes where there is only one earner, it does not represent household income where there are two or more people earning. King's Lynn & West Norfolk's gross individual lower quartile annual earnings were £16,940 in 2023. To estimate the income of households with two lower quartile earners, this figure is doubled to £33,880.
- 4.15 It is clear from this data that there is a gap between the spending power of average earning households and those earning the lowest 25% of incomes, particularly where the household in question has one earner only.

Affordability Thresholds

- 4.16 To gain a clearer understanding of local affordability, it is useful to understand what levels of income are required to afford different tenures. This is done using 'affordability thresholds': the estimated amount of annual income required to cover the cost of rent or a mortgage given local housing prices.
- 4.17 AECOM has determined thresholds for the income required in Syderstone to buy a home in the open market (average and entry-level prices), and the income required to afford private rent and the range of Affordable Housing tenures as set out in the NPPF. These calculations are detailed and discussed in more detail in Appendix C.
- 4.18 The key assumptions made in assessing the affordability of different tenures are explained alongside the calculations, but it is worth noting here that we have assumed that the maximum percentage of household income that should be spent on rent is 30% and that mortgage financing will be offered at a maximum of 3.5 times household income. These are standard assumptions across housing needs assessments at neighbourhood and local authority scale although different approaches are sometimes taken and a case can be made for alternatives. This is discussed in more detail at the start of Appendix C.
- 4.19 Figure 4-5 summarises the estimated cost of each tenure, the annual income required to support these costs within the NA, and whether local incomes are sufficient. The income required column assumes the household already has access to a deposit (which we have assumed to be 10% of the value to be purchased) but does not reflect the possibility that households may already hold equity from an existing property. Although these factors may be crucial to whether housing will be affordable, they are highly dependent on individual circumstances that cannot be anticipated here.

Figure 4-5: Affordability thresholds in Syderstone (income required, £)

Tenure	Mortgage value (90% of price)	Annual rent	Income required	Affordable on average incomes? £41,100	Affordable on LQ earnings (single earner)? £16,940	Affordable on LQ earnings (2 earners)? £33,880
Market Housing						
Median House Price	£211,500	-	£60,429	No	No	No
Estimated NA New Build Entry-Level House Price	£216,064	-	£61,732	No	No	No
LQ/Entry-level House Price	£197,438	-	£56,411	No	No	No
LA New Build Median House Price	£261,000	-	£74,571	No	No	No
Average Market Rent	-	£16,690	£55,633	No	No	No
Entry-level Market Rent	-	£11,380	£37,933	Yes	No	No
Affordable Home Ownership						
First Homes (-30%)	£151,245	-	£43,213	No	No	No
First Homes (-40%)	£129,638	-	£37,039	Yes	No	No
First Homes (-50%)	£108,032	-	£30,866	Yes	No	Yes
Shared Ownership (50%)	£108,032	£3,001	£40,869	Yes	No	No
Shared Ownership (25%)	£54,016	£4,501	£30,438	Yes	No	Yes
Shared Ownership (10%)	£21,606	£5,402	£24,179	Yes	No	Yes
Affordable Rented Housing						
Affordable Rent	-	£5,376	£17,901	Yes	No	Yes
Social Rent	-	£4,399	£14,648	Yes	Yes	Yes

Source: AECOM Calculations

4.20 Before considering each tenure category in turn, it is important to stress that these affordability thresholds have been calculated to give an indication of the costs of various tenures to inform Neighbourhood Plan policy choices. These figures rely on existing data and assumptions, and it is not possible to estimate every possible permutation. The income figures also disguise a large degree of variation. For simplicity the analysis below speaks in terms of tenure products being 'affordable' or 'not affordable' for different groups, but individual circumstances and the location, condition and other factors of specific properties in each category have a large impact. These conclusions should therefore be interpreted flexibly.

Market housing for purchase and rent

4.21 Thinking about housing for purchase on the open market, it appears that local households on average incomes are unable to access even entry-level homes unless they have the advantage of a very large deposit. Market housing, even with the benefit of a higher than average income, is likely to remain out of reach to most. The median house price would require an annual income almost 50% higher than the current average.

4.22 Private renting at average market rates is generally only affordable to higher earners. Households on mean incomes can afford entry-level rents whilst households made up of

one or two lower quartile earners cannot afford the given rental thresholds. Affordability is improved if households are able or willing to dedicate a larger proportion of their incomes to rental costs, although this has repercussions for other quality of life aspects and cannot be assumed to suit all individuals' circumstances.

Affordable home ownership

- 4.23 There is a relatively large group of households in Syderstone who may be able to afford to rent privately but cannot afford home ownership. They are typically earning between around £37,933 per year (at which point entry-level rents become affordable) and £56,411 (at which point entry-level market sale homes become affordable). This 'can rent, can't buy' cohort may benefit from the range of affordable home ownership products such as First Homes and shared ownership.
- 4.24 First Homes are to be offered at a discount of at least 30% on equivalent market prices (i.e. new build, entry-level properties). Local authorities and neighbourhood plan qualifying bodies will have discretion to increase the discount on First Homes to 40% or 50% where there is evidence to suggest this is appropriate.
- 4.25 This report has estimated the income required to afford First Homes and tested the implications of 30%, 40% and 50% discount levels. It is recommended that First Homes are delivered in Syderstone at a 40% discount as this makes the product accessible to households on average incomes. Whilst increasing the discount to 50% would appear to make the product affordable to households with two lower quartile earners, it may cause challenges with viability, as discussed further in Appendix C.
- 4.26 It is important to note that this evidence based on affordability does not provide a complete picture: evidence about the financial viability of development is also relevant. The question is whether demanding higher discount levels on First Homes will create a financial burden on developers that leads them to argue either that the discount level is not feasible or that the total amount of Affordable Housing may need to be decreased. This could effectively sacrifice the provision of affordable rented housing to provide a more attractive First Homes product. The issue of development viability is a specialist matter involving analysis of land values and build costs that is outside the scope of this assessment. If the Steering Group intend to set a higher First Homes discount level than that set at a borough level, further discussions with the LPA are advised.
- 4.27 Shared ownership appears to be slightly more affordable than First Homes but is broadly accessible to the same groups. Government has recently announced that the minimum equity share for shared ownership will fall to 10% of the property value.⁹ If this is delivered in the NA, it will make shared ownership easier to access for more people. However, while the income threshold for a 10% equity shared ownership home is lower, this product may not necessarily be more attractive than the alternatives (such as shared ownership at higher equity shares and First Homes) for those who can afford them.

⁹ The previous minimum equity share was 25%. This change took effect from 28 June 2021 and transitional arrangements are in place for planning policy documents that are prepared during the implementation timeframe. Changes are also introduced to make the process of staircasing to full ownership more gradual with lower minimum increments of 1%. The ministerial statement confirming and detailing the changes is available here: <https://questions-statements.parliament.uk/written-statements/detail/2021-05-24/hws48>.

4.28 Rent to Buy provides households with the option to rent at a discount whilst saving for a deposit to buy their property within a set period (usually within 7 years). The income required to access Rent to Buy is assumed to be the same as that required to afford market rents. However, affordability to local households would depend on how rents are set. If Rent to Buy is offered at a discount to *entry level* rents, this would expand this route to home ownership in line with First Homes at a 40% discount. However, discounts on *average* rents would make Rent to Buy affordability, in terms of the household income required, the least accessible affordable home ownership option. However, for some households, the availability of a deposit rather than income level per se is the key barrier to accessing home ownership. Rent to Buy may therefore offer a useful product to meet the needs of some households.

4.29 These three affordable home ownership products need to be considered in relation to what they offer occupants in the long term beyond simply being affordable to access or not:

- First Homes allow for a greater ownership stake in the property, enabling occupiers to benefit from price appreciation over time. Monthly outgoings are also limited to mortgage costs alone, which tend to be cheaper than renting.
- Shared ownership at high equity shares performs a similar function to First Homes, but there are additional costs associated with the rented portion.
- Shared ownership at low equity shares can usually be accessed by lower earning households (than First Homes) and requires a smaller deposit. However, this is a potentially less attractive route to eventual ownership because monthly outgoings remain high. The occupant has to pay a significant monthly rent as well as service charges and other costs, so it can be harder for them to save funds to buy out a greater share in the property over time.
- Rent to Buy requires no deposit, thereby benefitting those with sufficient incomes but low savings. It is more attractive than renting but results in a much slower accumulation of the funds that can provide an eventual route to ownership than the other tenures discussed above.

Affordable rented housing

4.30 Affordable rents set out in the table above are substantially below market rents. Whilst affordable rents can be set at up to 80% of market rents, in many locations Registered Providers (housing associations) set them to ensure that they are affordable to those claiming housing benefit, i.e. at or below Local Housing Allowance levels. This means that they are in practice below 80% of market levels. This appears to be the case in Syderstone.

4.31 Affordable rented housing is generally affordable to households with two lower earners depending on their household size (average earning households are unlikely to be eligible). Households with a single lower earner appear only able to afford social rents, and if unable to secure a social rented dwelling will likely require additional subsidy through Housing Benefit or Universal Credit to access housing.

4.32 The evidence in this chapter suggests that the affordable rented sector performs a vital function in Syderstone as the only option for a large segment of those in the greatest need. Social rents are cheaper and would therefore leave households on lower earnings better off and better able to afford their other living costs, such as food and fuel etc. Where households are supported by housing benefit the difference in the cost of affordable and social rents may be irrelevant as the level of housing benefit flexes according to the rent. This means that households supported by housing benefit may be no better off in social rented accommodation because they receive a lower rate of housing benefit to cover their rent.

Estimates of the need for Affordable Housing

4.33 This section seeks to quantify the long-term potential need for Affordable Housing, which should be considered separately for affordable rented housing and affordable routes to ownership. The appropriate approach is taken based on the evidence available at Local Authority and NA scale.

Evidence in the HNA

4.34 A Housing Needs Assessment was undertaken for King's Lynn & West Norfolk by HDH Planning & Development in 2020. This estimates the total net need for Affordable Housing across the borough as 202 dwellings per annum.

4.35 AECOM has calculated the separate needs for social/affordable rented housing and affordable home ownership in Syderstone below.

AECOM Estimates

4.36 AECOM estimates that the need for affordable rented dwellings would be met over the Neighbourhood Plan period in Syderstone. The estimate and assumptions used are detailed in Appendix D and summarised in Figure 4-6 below. This need is largely for social/affordable rent as it relates to households who live in unsuitable housing and who cannot afford to access market rents.

4.37 This may initially be surprising since there is understood to be a current backlog of need (in the region of 1 household). The reason for the affordable rented housing need being met over the long-term is that model assumes a rate of turnover in the existing stock: of the affordable rented accommodation existing currently, it can be expected that some will come vacant in any given year as their current occupants move to a new location, pass away, or cease to be eligible as their circumstances change. This is able to satisfy the projected newly arising need as well as some of the backlog, which is effectively spread out over the Neighbourhood Plan period to produce an annualised figure.

4.38 An important caveat to this finding is that the NA may be meeting wider needs within the borough. As such, whilst it may be possible to address localised needs through the existing stock, new affordable rented housing may be required to continue to provide homes for households in acute need living elsewhere in the wider rural area.

4.39 A further caveat worth emphasising is that one unit of Affordable Housing does not necessarily service one household worth of need, since the unit might have 2-bedrooms while the applicant household might require 4-bedrooms, may be located in an inappropriate location, or be otherwise unsuitable.

4.40 As such, it may be appropriate for Syderstone to encourage the delivery of some affordable rented housing, if new housing is brought forward in the NA, with the understanding even if this would meet all of the localised need, it may also help to meet needs from elsewhere in the borough.

Figure 4-6: Estimate of need for Affordable Housing for rent in Syderstone

Component of need or supply in the AECOM estimate	Per annum
Current need	0.1
Newly arising need	0.1
Supply	0.6
Net surplus	0.4

Source: AECOM model summary of estimates. Full estimate included in Appendix D

4.41 AECOM estimate potential demand for 1 affordable home ownership dwelling per annum in Syderstone, equating to a total of 14 over the Neighbourhood Plan period. The estimate and assumptions used is detailed in Appendix D and summarised in Figure 4-7 below.

4.42 It is important to keep in mind that the households identified in this estimate are, by and large, adequately housed in the private rented sector, Affordable Housing, or living in other circumstances. They do not necessarily lack their own housing but would prefer to buy rather than rent. They have been included in the national planning definition of those in need of Affordable Housing, but their needs are less acute than those on the waiting list for affordable rented housing.

Figure 4-7: Estimate of need for Affordable Housing for sale in Syderstone

Component of need or supply in the AECOM estimate	Per annum
Current need	1.0
Newly arising need	0.1
Supply	0.0
Net shortfall	1.0

Source: AECOM model summary of estimates. Full estimate included in Appendix D

Additional evidence of Affordable Housing needs

4.43 Data provided by the Borough Council of King's Lynn & West Norfolk indicates that there is 1 household on the Housing Register for Syderstone. However, data also shows that of the 18 social/affordable rented dwellings currently in the NA, 8 are 2-bedroom bungalows, 1 is a 2-bedroom house, and 9 are 3-bedroom houses. There is therefore a clear gap in provision for smaller and larger social/affordable rented dwellings.

Affordable Housing policies in Neighbourhood Plans

4.44 This section outlines a common Neighbourhood Plan policy level around the tenure mix of affordable housing, provides a recommendation and summarises relevant considerations.

Application of Local Plan policies

4.45 King's Lynn & West Norfolk's emerging policy on this subject LP28 requires 20% of all new housing to be affordable. It is unlikely that Affordable Housing was delivered as part of new housing in Syderstone over the last decade as according to King's Lynn & West Norfolk completions figures all of the sites delivered were under the Affordable Housing threshold.

4.46 The overall proportion of housing that must be affordable is not an area of policy that a Neighbourhood Plan can usually influence, but it is worth emphasizing that the HNA finds there to be some evidence of need for Affordable Housing in the NA, and every effort should be made to maximise delivery where viable. Changing or influencing the overall proportion of housing that must be affordable is uncommon in Neighbourhood Plans and would demand a high standard of evidence to depart from the Local Plan. If this is of interest, it should first be discussed with the LPA to ensure their support and to determine what additional evidence (e.g. about development viability) would be needed.

4.47 How the Affordable Housing that comes forward through mainstream development sites is broken down into specific tenures – such as the balance between rented tenures and routes to home ownership – is specified in the emerging Local Plan as 70% rented to 30% ownership (25% First Homes and 5% shared ownership).

Affordable Housing at Neighbourhood level

4.48 The HNA can provide more localised evidence and this may be used to support Neighbourhood Plan policies. This section suggests an Affordable Housing tenure mix that might be suitable for Syderstone on the basis of identified housing need and a range of other considerations detailed in Appendix D.

4.49 This indicative mix is chiefly a response to the expectation that the delivery of Affordable Housing will be lower than the needs identified here, there is a greater need identified for ownership tenures, and the fact that there is currently no affordable home ownership provision in the NA. In this context it is considered that a 50:50 social/affordable rented to affordable home ownership split would be appropriate and that the Local Plan guideline mix of 70:30 could be deviated from. AECOM's mix also complies with the various minimum requirements mandated nationally.

4.50 Looking specifically at affordable home ownership, it is recommended that First Homes is delivered at 25% of the Affordable Housing mix, in line with national policy. A further 20% is allocated to shared ownership as a slightly more affordable option and in order to maximise choice. 5% is allocated as Rent to Buy

as an option for households with little or no savings for a deposit. It is important to acknowledge that such a tenure mix would only work if a sufficient sized scheme was to be delivered in the NA.

4.51 Where the Steering Group wish to develop policy that deviates from that outlined in the Local Plan – either by differing from the headline split between renting and ownership or by specifying a greater level of detail around sub-tenures, it is important that they liaise with King’s Lynn & West Norfolk to determine what additional evidence (notably about development viability) may be needed, and to ensure that departures from the local policy context have their support.

Figure 4-8: Indicative tenure split (Affordable Housing)

Tenure	Indicative mix	Considerations and uncertainties
Routes to home ownership, of which	50%	
First Homes	25%	Product untested so uncertainties around viability, developer, lenders and buyer appetite etc.
Shared ownership	20%	Recently confirmed changes to the model to allow purchases of 10% share - impact on viability unknown. RPs business plans currently reliant on shared ownership model. Impact of displacement by First Homes unknown.
Rent to Buy	5%	Emerging product with popularity and effectiveness as yet unknown. Impact of displacement by First Homes unknown.
Affordable Housing for rent, of which	50%	
Social rent	To be set by Registered Providers	Uncertain how much funding available to support this tenure in local area. Uncertain whether RPs willing to own/manage stock in this area.
Affordable rent	To be set by Registered Providers	Uncertain whether RPs willing to own/manage stock in this area.

Source: AECOM calculations

Conclusions- Tenure and Affordability

Current tenure profile

4.52 According to the 2021 Census a significantly greater proportion of households in Syderstone owned their own home (77.9%) than the wider borough (67.0%) or country (61.3%). There were no households living in shared ownership dwellings in Syderstone and the proportion of households living in social rented dwellings

was below 10%, compared to 17.1% nationally. The private rented sector was also small, with 12.2% of households living in private rented dwellings.

Affordability

- 4.53 Between 2014 and 2023 house prices increased in Syderstone, with a clear peak in 2022 and a subsequent decline in 2023. The median house price increased by 15.8% between 2014 and 2023, peaking in 2022 at £375,000. The 2023 price was £235,000. The lower quartile house price increased more significantly over the decade, by 42.4%, again peaking in 2022 at £268,000. The 2023 lower quartile house price was £219,375.
- 4.54 Local households on average incomes are unable to access even entry-level homes unless they have the advantage of a very large deposit. Market housing, even with the benefit of a higher than average income, is likely to remain out of reach to most. Private renting at average market rates is generally only affordable to higher earners. Households on mean incomes can afford entry-level rents whilst households made up of one or two lower quartile earners cannot afford the given rental thresholds.
- 4.55 Turning to affordable home ownership, it is recommended that First Homes are delivered in Syderstone at a 40% discount as this makes the product accessible to households on mean incomes. Whilst increasing the discount to 50% makes the product affordable to households with two lower quartile earners, it may cause challenges with viability. Shared ownership appears to be slightly more affordable than First Homes but is broadly accessible to the same groups. If Rent to Buy is offered at a discount to entry level rents, this would expand this route to home ownership in line with First Homes at a 40% discount. However, discounts on average rents would make Rent to Buy affordability, in terms of the household income required, the least accessible affordable home ownership option. However, for some households, the availability of a deposit is the key barrier to accessing home ownership.
- 4.56 Affordable rented housing is generally affordable to households with two lower earners. Households with a single lower earner appear only able to afford social rents, and if unable to secure a social rented dwelling will likely require additional subsidy through Housing Benefit or Universal Credit to access housing.

The need for Affordable Housing

- 4.57 AECOM estimates that the need for affordable rented dwellings would be met over the Neighbourhood Plan period in Syderstone. The reason for the affordable rented housing need being met over the long-term is that model assumes a rate of turnover in the existing stock. This is able to satisfy the projected newly arising need as well as some of the backlog.
- 4.58 A caveat worth emphasising is that one unit of Affordable Housing does not necessarily service one household worth of need, since the unit might have 2-bedrooms while the applicant household might require 4-bedrooms, may be located in an inappropriate location, or be otherwise unsuitable. Data provided

by the Borough Council of King's Lynn & West Norfolk shows that of the 18 social/affordable rented dwellings currently in the NA, 8 are 2-bedroom bungalows, 1 is a 2-bedroom house, and 9 are 3-bedroom houses. There is therefore a clear gap in provision for smaller and larger social/affordable rented dwellings.

- 4.59 It may be appropriate for Syderstone to encourage the delivery of some affordable rented housing, with the understanding even if this would meet all of the localised need, it may also help to meet needs from elsewhere in the district.
- 4.60 AECOM estimates potential demand for 1 affordable home ownership dwelling per annum in Syderstone, equating to a total of 14 over the Neighbourhood Plan period.

Affordable Housing policy

- 4.61 AECOM suggests an indicative mix of Affordable Housing of 50:50 social/affordable rented to affordable home ownership. This indicative mix is chiefly a response to the expectation that the delivery of Affordable Housing will be lower than the needs identified here, there is a greater need identified for ownership tenures, and the fact that there is currently no affordable home ownership provision in the NA. AECOM's mix complies with the various minimum requirements mandated nationally.
- 4.62 Looking specifically at affordable home ownership, it is recommended that First Homes is delivered at 25% of the Affordable Housing mix, in line with national policy. A further 20% is allocated to shared ownership as a slightly more affordable option and in order to maximise choice. 5% is allocated as Rent to Buy as an option for households with little or no savings for a deposit.
- 4.63 Affordable housing is typically provided and made financially viable by its inclusion as a proportion of larger market developments, as guided by Local Plan policy. However, if the community wishes to boost the supply of affordable housing, there are other, more proactive routes available for its provision. For example, using neighbourhood development orders, identifying exception sites or developing community land trusts are all ways of boosting the supply of affordable housing.

5. Type and Size

Introduction

- 5.1 It is common for neighbourhood plans to include policies that influence what form new housing should take in terms of type and size. This requires evidence of what local people need.
- 5.2 This can be done using statistics to identify relevant trends and potential gaps in the market. That is the focus of this chapter of the HNA. The evidence gathered here can be used to justify planning policies either on its own or in combination with survey results expressing the specific wants and concerns of local residents. It will also build up a picture of the population and existing range of homes that may provide useful context for the neighbourhood plan.
- 5.3 This chapter has three aims, each given its own sub-section:
- To establish what **mix** of housing exists in the NA at present;
 - To describe characteristics of the local **population** that are relevant to housing need; and
 - To look to the **future**, considering how the population is likely to evolve and what mix of homes would be most appropriate to build.
- 5.4 It is important to keep in mind that housing need is not an exact science. To get from a set of facts about the population to an ideal mix of homes requires making assumptions. For example, there are clear patterns about what size of home families tend to live in at different stages of life. However, a variety of other reasons sit behind people's housing choices that are less easy to predict, including wealth, accessibility requirements and personal preference. Some trends can also change rapidly over time, such as the increasing preference for home working.
- 5.5 The conclusions and recommendations given here are therefore not definitive. Rather, they are what the statistics suggest future needs will look like based on current trends. This is sufficient for justifying planning policies, but it is also appropriate to take into account other factors and evidence if desired.

Definitions

- **Dwelling type**: whether a home is detached, semi-detached, terraced, a flat, bungalow or other type. Which a household chooses to occupy tends to be more about wealth and preference than a specific need.
- **Dwelling size**: how many rooms or bedrooms a home contains. While this could also mean floor area or number of storeys, the number of bedrooms is most reliably recorded in housing statistics. Bedroom numbers are also closely linked to family size and life stage.

- **Household:** a unit of people who live together, commonly a family, couple or single person. Not all dwellings contain a household, including properties that are vacant and second homes, so the number of dwellings and the number of households in an area is usually different.
- **Household composition:** the specific combination of adults and children who form a household. The Census offers a number of categories, for example distinguishing between families with children who are dependent or non-dependent (i.e. adults). 'Other' households in the Census include house-sharers, groups of students, and multi-family households.
- **Household life stage:** the age of the lead member of a household – usually the oldest adult, or what used to be called the 'head of household'. Life stage is correlated with dwelling size as well as wealth.
- **Housing mix:** the range of home sizes and types in an area.
- **Over- and under-occupancy:** the degree to which the size and composition of a household lines up with the number of bedrooms in their home. If there are more bedrooms than the household would be expected to need, the home is considered under-occupied, and vice versa.

The current housing mix

5.6 This section establishes the current housing mix of Syderstone, highlighting recent changes to it and comparing the mix to wider averages.

Dwelling type

5.7 Figure 5-1 below shows that in 2021 the greatest proportion of households lived in semi-detached dwellings, at 43.4%, followed by detached dwellings at 40.6%. Between 2011 and 2021 the proportion of households living in detached dwellings decreased slightly, whilst the proportion of households living in semi-detached dwellings increased. The proportion of households living in flats was very low in 2021, with just 1 household, or 0.5% living in this dwelling type. This is not unusual in rural parishes. The overall decline in the totals is due to the 2011 Census counting dwelling type by dwellings whilst the 2021 Census counts dwelling type by households.

5.8 Unfortunately Census does not count bungalows as a separate category, instead counting them within other categories, mainly detached and semi-detached. Valuation Office Agency (VOA) does count bungalows as a separate geography, although at a slightly larger geography than the NA (see Figure A-1). This shows that bungalows account for 19.4% of dwellings in this geography, compared to 27.3% across King's Lynn & West Norfolk and 9.2% nationally.

Figure 5-1: Accommodation type, Syderstone, 2011-2021

Type	2011	%	2021	%
Detached	110	41.2%	86	40.6%
Semi-detached	109	40.8%	92	43.4%
Terrace	44	16.5%	32	15.1%
Flat	3	1.1%	1	0.5%
Total	267	-	212	-

Source: Census 2021 (households) and 2011 (dwellings), AECOM Calculations

5.9 Figure 5-2 compares the NA mix to wider benchmarks. It shows that both Syderstone and King's Lynn & West Norfolk both had a significantly greater proportion of households living in detached dwellings (40.6% and 44.3% respectively) than England (22.9%). The proportion of households living in semi-detached dwellings in the NA was also greater than the comparator geographies. In Syderstone 15.1% of households lived in terraced dwellings in 2021, slightly above borough levels but well below national levels. Unsurprisingly the NA had the smallest proportion of households living in flats.

Figure 5-2: Accommodation type, various geographies, 2021

Type	Syderstone	King's Lynn & West Norfolk	England
Detached	40.6%	44.3%	22.9%
Semi-detached	43.4%	31.4%	31.5%
Terrace	15.1%	14.3%	23.0%
Flat	0.5%	9.3%	22.2%

Source: Census 2021, AECOM Calculations

Dwelling size

5.10 Figure 5-3 below presents the current housing mix in terms of size. It shows that in both 2011 and 2021 the greatest proportion of households lived in mid-sized 3-bedroom dwellings, although the proportion decreased slightly over the decade, to 43.9%. The proportion of households living in 4+ bedroom dwellings increased significantly, from 26.6% in 2011 to 32.5% in 2021. A very small proportion of households lived in the smallest dwellings over the decade. The proportion of households living in 2-bedroom dwellings fell over the decade.

Figure 5-3: Dwelling size (bedrooms), Syderstone, 2011-2021

Number of bedrooms	2011	%	2021	%
1	2	0.9%	3	1.4%
2	55	25.7%	47	22.2%
3	100	46.7%	93	43.9%
4+	57	26.6%	69	32.5%
Total	214	-	212	-

Source:ONS 2021 and 2011, AECOM Calculations

5.11 Again, it is useful to look at the percentage breakdown of dwelling sizes in comparison with the wider borough and country. Figure 5-4 shows that

Syderstone had the smallest proportion of households living in 1-bedroom and 2-bedroom dwellings. The proportion of households living in 3-bedroom dwellings was relatively in line with the comparator geographies, at 43.9% compared to 42.8% across King's Lynn & West Norfolk, and 40.0% nationally. Syderstone had a significantly greater proportion of households living in the largest 4+ bedroom dwellings, at 32.5%, compared to c.21% in the borough and country.

Figure 5-4: Dwelling size (bedrooms), various geographies, 2021

Number of bedrooms	Syderstone	King's Lynn & West Norfolk	England
1	1.4%	7.7%	11.6%
2	22.2%	28.2%	27.3%
3	43.9%	42.8%	40.0%
4+	32.5%	21.4%	21.1%

Source: Census 2021, AECOM Calculations

Population characteristics

5.12 This section examines key characteristics of the local population that have a bearing on what housing might be needed in future years. Where available, recent data is used. However, for some information it is necessary to fall back on the 2011 Census.

Age

5.13 Figure 5-5 shows the most recent age structure of the NA population, alongside 2011 Census figures. The overall population of Syderstone decreased by 0.9% between 2011 and 2021. In both years the greatest proportion of the population was aged 45-64, at almost 1/3 of the population. This was followed by individuals aged 65-84, with the proportion increasing from 28.3% to 30.8% over the decade. The greatest population increase was in the oldest individuals, with an increase of 45.5% between 2011 and 2021, indicative of an aging population. There were notable declines over the decade in the younger working age population aged 15-44, but an increase in the number and proportion of children.

Figure 5-5: Age structure of Syderstone, 2011 and 2021

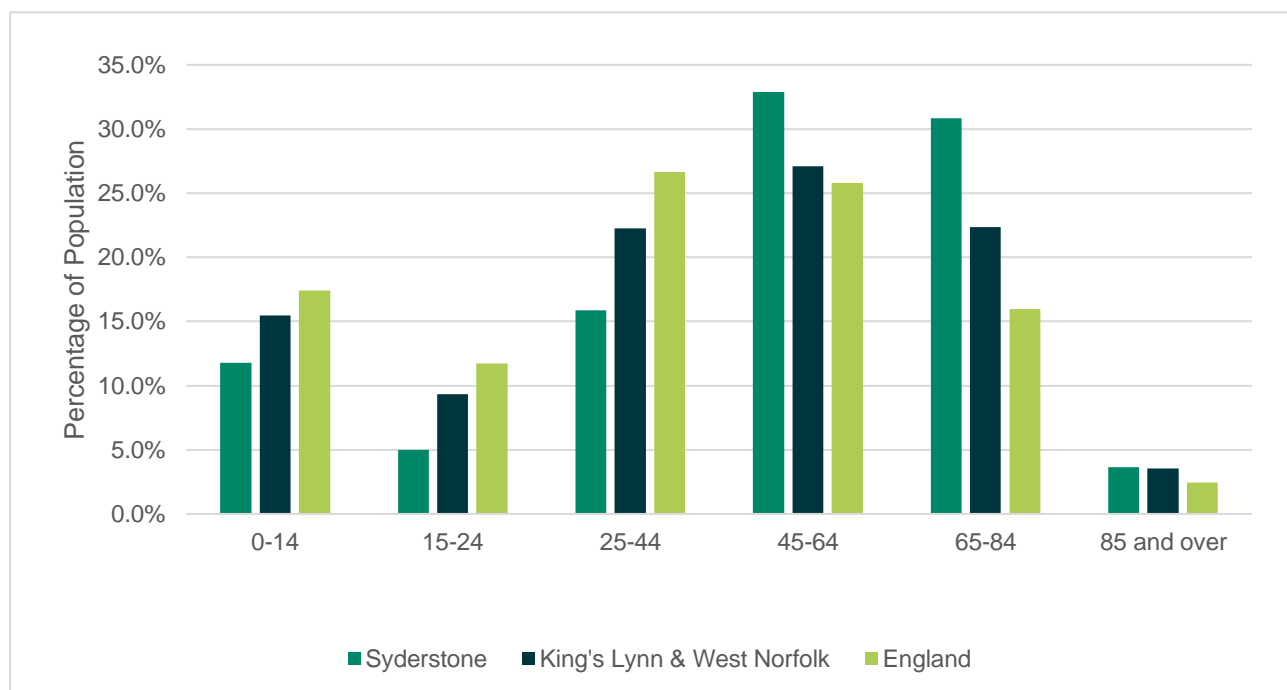
Age group	2011 (Census)		2021 (Census)		Change
0-14	44	9.9%	52	11.8%	18.2%
15-24	39	8.8%	22	5.0%	-43.6%
25-44	80	18.0%	70	15.9%	-12.5%
45-64	145	32.6%	145	32.9%	0.0%
65-84	126	28.3%	136	30.8%	7.9%
85 and over	11	2.5%	16	3.6%	45.5%
Total	445	-	441	-	-0.9%

Source: ONS 2011, ONS 2021, AECOM Calculations

5.14 For context, it is useful to look at the NA population structure alongside that of the borough and country. Figure 5-6 (using 2021 Census data) shows that Syderstone had a significantly greater proportion of the population aged 45-84

than King's Lynn & West Norfolk and England. The NA also had a slightly greater proportion of the population aged 85+. The proportion of households aged 44 and under was smallest in Syderstone when compared to the borough and country. Overall, this suggests an older skew to the NA's population in relation to the comparator geographies.

Figure 5-6: Age structure in Syderstone, 2021



Source: ONS 2021, AECOM Calculations

Household composition and occupancy

5.15 Household composition (the combination and relationships of adults and children in a dwelling) is an important factor in the kinds of housing needed over the Neighbourhood Plan period. Figure 5-7 shows that Syderstone had the greatest proportion of single person households. The proportion of family households in the NA in 2021 was in line with England but below King's Lynn & West Norfolk.

5.16 When looking specifically at family households, Syderstone had the greatest proportion of these households aged 66+, at 20.0% compared to 13.8% across the borough and 9.2% nationally. The NA also had a considerably greater proportion of households with no children, at almost 10 percentage points greater than England. In contrast, Syderstone had the smallest proportion of households with dependent children, at 13.3% compared to 25.8% nationally.

5.17 It is also interesting to look at the changes in household composition between 2011 and 2021. In this time the number of single person households aged 65/66¹⁰ and over increased by 31.1%, compared to an increase of 5.8% nationally. The number of households with dependent children fell (-9.7%) compared to a slight increase across the borough (+1.6%) and nationally (+0.9%).

¹⁰ 2011 Census counts households aged 65+ whilst 2021 Census counts households aged 66+

Figure 5-7: Household composition, Syderstone, 2021

Household composition		Syderstone	King's Lynn & West Norfolk	England
One person household	Total	32.4%	29.4%	30.1%
	Aged 66 and over	20.0%	15.8%	12.8%
	Other	12.4%	13.6%	17.3%
One family only	Total	63.3%	65.4%	63.1%
	All aged 66 and over	20.0%	13.8%	9.2%
	With no children	26.2%	19.3%	16.8%
	With dependent children	13.3%	22.0%	25.8%
	With non-dependent children ¹¹	7.6%	9.8%	10.5%
Other household types	Total	4.3%	5.2%	6.9%

Source: ONS 2021, AECOM Calculations

5.18 The tendency of households to over- or under-occupy their homes is another relevant consideration to the future size needs of the NA. A person is considered to under-occupy their home when there are more bedrooms in their home than a family of their size and composition would normally be expected to need. This is expressed as an occupancy rating of +1 or +2, indicating that there is one surplus bedroom or at least two surplus bedrooms (respectively). Over-occupancy works in the same way, with a rating of -1 indicating at least one bedroom too few.

5.19 Under-occupancy is relatively common in the NA, with 92.8% of households living in a dwelling with at least one extra bedroom when compared to the household size. Under-occupancy is most common in three household types, all with 100% under-occupancy; families aged 66+, single person households aged 66+, and families under 66 with no children. This suggests that larger dwellings are not necessarily occupied by households with the most family members, but by households with the most wealth or by older households that have been unable to (or do not wish to) downsize.

5.20 There is also some over-occupancy (overcrowding) in Syderstone, with 9.7% (12 households) of families with dependent children living in a dwelling with too few bedrooms based on their household size.

¹¹ Refers to households containing children who are older than 18 e.g students or young working people living at home.

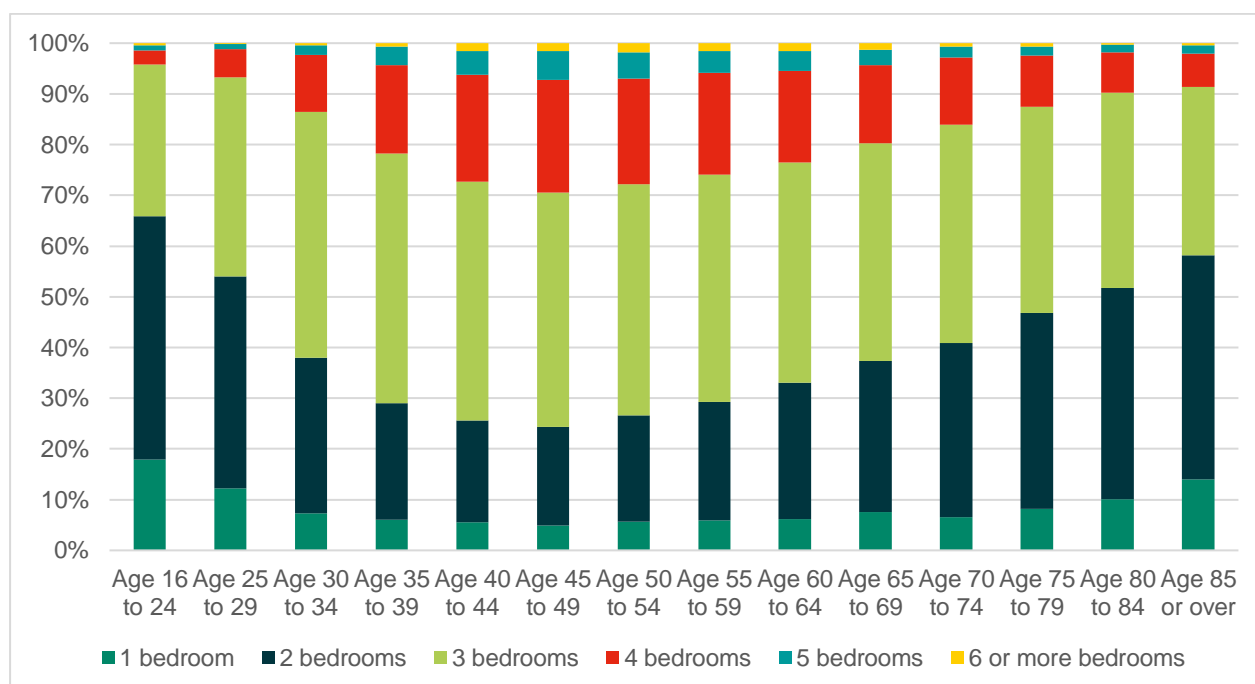
Figure 5-8: Occupancy rating by age in Syderstone, 2021

Household type	+2 rating	+1 rating	0 rating	-1 rating
Family 66+	75.8%	24.2%	0.0%	0.0%
Single person 66+	68.3%	31.7%	0.0%	0.0%
Family under 66 - no children	76.4%	23.6%	0.0%	0.0%
Family under 66 - dependent children	29.0%	41.9%	19.4%	9.7%
Family under 66 - adult children	31.3%	56.3%	12.5%	0.0%
Single person under 66	62.5%	25.0%	12.5%	0.0%
All households	59.0%	33.8%	5.7%	1.4%

Source: ONS 2021, AECOM Calculations

5.21 As noted in the introduction to this chapter, the life stage of households is strongly correlated with the size of home they tend to occupy. Figure 5-9 sets out this relationship for King’s Lynn & West Norfolk in 2011 (because this data is not available at smaller scales). The graph shows how the youngest households tend to occupy the smallest dwellings, before rapidly taking up larger homes as their families expand, and then more gradually downsizing to smaller homes again as they age.

Figure 5-9: Age of household reference person by dwelling size in King’s Lynn & West Norfolk, 2011



Source: ONS 2011, AECOM Calculations

Future population and size needs

5.22 This section projects the future age profile of the population in Syderstone at the end of the Neighbourhood Plan period and then estimates the mix of dwelling sizes they may need.

Age

5.23 The result of applying Local Authority level household projections to the age profile of Syderstone households in 2011 is shown in Figure 5-10. This makes clear that population growth can be expected to be driven by the oldest households, with households with a household reference person aged 65+ projected to increase by 47%. These households would then account for 52.2% in 2038, compared to 41.1% in 2011. There is also projected to be an increase in the number of households with a household reference person aged 55 to 64. There are projected to be decreases in all other categories.

Figure 5-10: Projected age of households, Syderstone, 2011 - 2038

Year	24 and under	25 to 34	35 to 54	55 to 64	65 and over
2011	1	12	69	44	88
2038	1	11	61	46	130
% change 2011-2038	-32%	-11%	-11%	+5%	+47%

Source: AECOM Calculations

5.24 The demographic change discussed above can be translated into an ideal mix of dwelling sizes. This is achieved through a model that maps the dwelling size preferences by life stage shown earlier (in Figure 5-9) onto the projected age profile for the NA in Figure 5-10 immediately above. The resulting 'ideal' future mix of dwelling sizes can then be compared to the current stock of housing to identify how future development might best fill the gaps.

5.25 This approach has limitations, in that it embeds existing size preferences and does not anticipate changes in what people want from their homes. As such, it is appropriate for the results to be taken as a baseline scenario – what would occur if current trends persisted. It may well be the intention of the community to intervene to produce a different outcome more in line with their interpretation of emerging trends and their place- and community-shaping objectives. Layering these factors on top of the indicative picture provided by this model is appropriate for the purpose of drafting neighbourhood plan policies.

5.26 The result of this exercise is presented in Figure 5-11. It suggests that by 2038 there should be a greater proportion of 1-2 bedroom dwellings in the NA, and a decrease in the proportion of 3+ bedroom dwellings. In order to reach this mix the modelling suggests that 44.4% of housing is delivered as 2-bedroom dwellings, with 35.4% 1-bedroom dwellings, and 13.1% 3-bedroom dwellings, and 7.1% 4+ bedroom dwellings.

5.27 The model produces precise percentages but in practice there are other considerations that should feed into the development of any policy. Furthermore, AECOM would advise any policy on housing mix is presented as rounded figures (to nearest 5% or 10%) or as ranges to allow flexibility. In essence, the message to take from this modelling exercise is that diversification away from a relatively

skewed current mix could deliver wider choice within the NA, with a need for a variety of sizes of home but particular emphasis on the smaller options.

Figure 5-11: Suggested dwelling size mix to 2038, Syderstone

Number of bedrooms	Current mix (2011)	Suggested mix (2038)	Balance of new housing to reach suggested mix
1	0.9%	7.6%	35.4%
2	25.7%	30.6%	44.4%
3	46.7%	42.8%	13.1%
4+	26.7%	19.1%	7.1%

Source: AECOM Calculations

5.28 The following points sense-check the results of the model against other evidence and suggest ways to interpret them when thinking about policy options.

- The preceding chapter found that affordability is a serious and worsening challenge in the NA. While the provision of Affordable Housing (subsidised tenure products) is one way to combat this, another is to ensure that homes come forward which are of an appropriate size, type and density for local residents' budgets.
- Continuing to provide smaller homes with fewer bedrooms would help to address this situation, although it should be considered whether large numbers of 1-bedroom homes are suitable given the area's character and current density.
- To best meet the needs of the growing cohort of older households expected to be present by the end of the Plan period, it should also be considered whether the existing options are well tailored to older people's requirements in terms of space, flexibility, quality, location and accessibility.
- Variety should be sought within the mid-sized homes that are built in future to attract both newly forming households on lower budgets and older households with equity from their existing larger homes. While the number of bedrooms required may be similar, other preferences and levels of purchasing power could be very different. Facilitating downsizing among older households may also release those larger homes for use by families who need more bedrooms if they existing stock of larger homes is sufficiently affordable. However, if this is not sufficiently affordable then it may be necessary to deliver some larger dwellings more suitable for family households with smaller budgets, whether this is more affordable market housing (e.g. terraced dwellings) or affordable home ownership dwellings.

Tenure

5.29 The recommendation discussed immediately above applies to all housing in the NA over the Plan period. This is considered proportionate for devising policy at neighbourhood scale. However, in practice different size mixes may be

appropriate for market housing and Affordable Housing. While this distinction may not be appropriate to make in Neighbourhood Plan policy, since Local Authorities tend to define the precise mix of Affordable Housing required on applicable sites, it is worth thinking through the factors at play.

- 5.30 Generally speaking, the size mix needed within affordable tenures, particularly affordable and social rent, is smaller than the size mix of market housing. This is because there tend to be higher proportions of single people and couples in need of affordable rented housing, and they are likely to be eligible only for 1 or 2 bedroom properties. In contrast, people buying their own homes tend to want more space than they technically 'need', such as spare rooms for guests, home working or other uses. This fact is established in the data on under-occupancy presented earlier in this chapter.
- 5.31 The 2020 King's Lynn & West Norfolk HNA sets out the projected need by size within each tenure over the long-term. It indicates that across the borough for the period of 2016-2036 the greatest need for owner occupied dwellings is 4+ bedroom dwellings (33%), followed by 2-bedroom dwellings (28%). The greatest need is for larger 4+ bedroom private rented dwellings also. When looking at shared ownership the greatest need is for 2-3 bedroom dwellings, with a greater skew towards 1-2 bedroom dwellings within the social/affordable rented tenure. Figure 5-9 shows a much less significant need for larger 4+ bedroom dwellings in Syderstone, with the 2021 stock of housing in the NA much more skewed towards larger dwellings already than King's Lynn & West Norfolk.
- 5.32 To summarise, the overall size mix recommendation presented above applies generally to new housing in the NA. Within this mix, Affordable Housing might require a greater weighting towards smaller sizes while market homes focus on mid-sized homes and some larger options. It is not necessary (and is potentially not appropriate) for Neighbourhood Plans to be prescriptive about the size mix within different tenures, but a range of data sources exist that indicate a direction of travel, which Local Planning Authorities will draw upon when determining applications, and which it is possible for the neighbourhood planners to monitor.

Type

- 5.33 Planning policy also tends to be less prescriptive about the mix of dwelling types that are needed than the mix of home sizes. This is because the choice to occupy a terraced rather than a detached home, for example, is primarily a matter of wealth, personal preference, and the amount of outdoor space or other features sought than 'need' in the strict sense. This stands in contrast to the matter of dwelling size, where it can be more clearly established that a household with a certain number of members, closely correlated with age, requires a particular number of bedrooms.
- 5.34 The key distinctions when it comes to dwelling type are between flats and houses and, to a lesser extent, bungalows, each of which tend to appeal to occupants with different life circumstances. However, it remains difficult to generalise about this, particularly when drawing on demographic evidence.

- 5.35 The benefits of delivering a certain blend of dwelling types are more closely related to affordability, which is clearly established as an issue in Syderstone, and which favours more dense options (e.g. terraces and flats). This imperative to improve affordability is often in conflict with matters of character, which in rural areas tend to favour lower density options that blend in with the existing built environment. This is particularly relevant in the case of flats, a large block of which may not be a welcome proposition in the NA. That said, it is possible to deliver flats in the form of low-rise maisonettes that resemble terraces from street level, which can counter this issue.
- 5.36 In summary, there is a balance to be struck between, on the one hand, improving affordability and choice in the market by encouraging flats and terraces, and, on the other hand, preserving the distinctive character and other features that residents like about the NA today. How far the Neighbourhood Plan should guide on this issue, and in what direction, is a policy decision for the Steering Group and community to consider.

Conclusions- Type and Size

The current housing mix

- 5.37 In 2021 the greatest proportion of households in Syderstone lived in semi-detached dwellings, at 43.4%, followed by detached dwellings at 40.6%. The proportion of households living in flats was very low, with just 1 household living in this dwelling type, not unusual in rural parishes. Valuation Office Agency (VOA) shows that in 2022 bungalows accounted for approximately 19.4% of dwellings, compared to 27.3% across King's Lynn & West Norfolk, and 9.2% nationally.
- 5.38 Both Syderstone and King's Lynn & West Norfolk both had a significantly greater proportion of households living in detached dwellings (40.6% and 44.3% respectively) than England (22.9%). The proportion of households living in semi-detached dwellings in the NA was also greater than the comparator geographies. In Syderstone 15.1% of households lived in terraced dwellings in 2021, slightly above borough levels but well below national levels.
- 5.39 Turning to dwelling size, in 2021 the greatest proportion of households lived in mid-sized 3-bedroom dwellings, at 43.9%. The proportion of households living in 4+ bedroom dwellings increased significantly, from 26.6% in 2011 to 32.5% in 2021. A very small proportion of households lived in the smallest dwellings, at 1.4% in 2021. The proportion of households living in 2-bedroom dwellings fell over the decade.
- 5.40 When also looking at the wider borough and country, Syderstone had the smallest proportion of households living in 1-bedroom and 2-bedroom dwellings in 2021. Syderstone had a significantly greater proportion of households living in the largest 4+ bedroom dwellings, at 32.5%, compared to c.21% in the borough and country.

Population characteristics

- 5.41 The overall population of Syderstone decreased by 0.9% between 2011 and 2021. In both years the greatest proportion of the population was aged 45-64, at almost 1/3 of the population. This was followed by individuals aged 65-84, with the proportion increasing from 28.3% to 30.8% over the decade. The greatest population increase was in the oldest individuals, with an increase of 45.5% between 2011 and 2021, indicative of an aging population. There were notable declines over the decade in the younger working age population aged 15-44, but an increase in the number and proportion of children.
- 5.42 Syderstone had the greatest proportion of family households aged 66+, at 20.0% compared to 13.8% across the borough and 9.2% nationally. The NA also had a considerably greater proportion of households with no children, at almost 10 percentage points greater than England. In contrast, Syderstone had the smallest proportion of households with dependent children, at 13.3% compared to 25.8% nationally.
- 5.43 Under-occupancy is relatively common in the NA, with 92.8% of households living in a dwelling with at least one extra bedroom when compared to the household size. Under-occupancy is most common in families households aged 66+, single person households aged 66+, and families under 66 with no children. This suggests that larger dwellings are not necessarily occupied by households with the most family members, but by households with the most wealth or by older households that have been unable to (or do not wish to) downsize.

Future population and size needs

- 5.44 Population growth can be expected to be driven by the oldest households, with households with a household reference person aged 65+ projected to increase by 47% between 2011 and 2038. These households would then account for 52.2% in 2038, compared to 41.1% in 2011.
- 5.45 AECOM modelling suggests that new dwellings to 2038 prioritise diversification away from a relatively skewed current mix of larger homes, with a need for a variety of sizes of home but particular emphasis on the smaller options.
- 5.46 It is important to remember that other factors should be considered in determining the dwelling mix that is desirable in the NA or on any particular site. These include the specific characteristics of the nearby stock of housing (such as its condition and design), the role of the NA or site within the wider housing market area (linked to any Local Authority strategies or plans) and site-specific factors.

6. Specialist housing for older people

Introduction

6.1 It is relatively common for neighbourhood plans in areas with aging populations to include policies relating to specialist housing for older people. This chapter considers in detail the specialist housing needs of older people in Syderstone. It focuses on specialist forms of provision but recognises that the majority of older people will live in the mainstream housing stock. The approach is as follows:

- To review the **current provision** of specialist housing in the NA;
- To estimate the **potential demand** for this form of accommodation with reference to the projected growth in the older population and current rates of mobility limitation; and
- To discuss the potential for meeting this need through adaptations to the mainstream stock and other **additional considerations**.

6.2 Because of the wide variation in the level of support needed, as well as the financial capabilities of those affected, the estimates of need presented here should be viewed with caution – as an idea of the broad scale of potential need rather than an obligatory target that must be met.

6.3 It is important to note that the need for housing for particular groups of people may well exceed, or be proportionally high in relation to, the total housing need or requirement. This is because the needs of particular groups will often be calculated having consideration to the whole population of an area as opposed to the projected new households which form the baseline for estimating housing need overall.¹²

6.4 This study covers the need for housing, i.e. buildings that the planning system classifies as Use Class C3 (private dwellings).¹³ Residences that fall into Use Class C2 (institutions including prisons, boarding schools and some care homes for older people) are largely beyond the scope of this research. However, it is possible to estimate the likely need for residential and nursing care over the Neighbourhood Plan period.

6.5 The distinction between care homes for older people that fall into use class C2 and those where accommodation is counted as C3 is blurred. As such, the findings of this chapter may justify the provision of extra-care C3 housing and/or C2 care home units, but it is not possible to state definitively how much of each would be required. C3 specialist accommodation is typically self-contained with its own front door, made available on an individual basis with support provided in

¹² See Paragraph: 017 Reference ID: 2a-017-20190220, at <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>)

¹³ For a full description of Planning Use Classes, please refer to https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use

the home or not at all if the resident does not require it, and offered for sale or rent on the open market.

Definitions

- **Older people:** people over retirement age, ranging from the active newly retired to the very frail elderly. Their housing needs tend to encompass accessible and adaptable general needs housing as well as the full spectrum of retirement and specialised housing offering additional care.
- **Specialist housing for older people:** a wide range of housing types specifically aimed at older people, which may often be restricted to those in certain older age groups. This could include residential institutions, sheltered housing, extra care housing, retirement housing and a range of other potential types of housing which has been designed and built to serve the needs of older people, including often providing care or other additional services.
- **Sheltered Housing¹⁴:** self-contained flats or bungalows where all the residents are older people. Schemes on the whole provide independent, self-contained homes, either to rent or buy. Properties in most schemes have features like raised electric sockets, lowered worktops, walk-in showers, and so on, as well as being linked to an emergency alarm service. Some will be designed to accommodate wheelchair users. Managed schemes will also usually have some shared or communal facilities such as a lounge for residents to meet, a laundry, guest flats and gardens.
- **Extra Care Housing:** housing which usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required. Residents are able to live independently with 24-hour access to support services and staff, and meals are often also available. In some cases, these developments are included in retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.
- **Category M4(2):** accessible and adaptable dwellings.
- **Category M4(3):** wheelchair user dwellings.

Specialist housing for older people

6.6 There are currently no units of specialist housing for older people in Syderstone. The national average supply for England is 136 units per 1,000 of the 75+ population¹⁵.

Demographic characteristics

6.7 The starting point for estimating the need for specialist housing for older people is to project how the overall number of older people in Syderstone is likely to

¹⁴ See <http://www.housingcare.org/jargon-sheltered-housing.aspx>

¹⁵ Table 22, 'More Choice Greater Voice' (2008), published by Housing LIN for CLG (now DLUHC) and the Care Services Improvement Partnership

change in future. This is calculated by extrapolating population projections from the ONS Sub-National Population Projections for King's Lynn & West Norfolk. The results are set out in Figure 6-1. This shows that in 2021 there were 68 individuals aged 75+ in Syderstone, accounting for 15.4% of the population. This is projected to increase to 94 by the end of the Neighbourhood Plan period, accounting for 20.8% of the population. This is compared to the 75+ age group projected to account for 16.9% of the population across King's Lynn & West Norfolk.

- 6.8 A key assumption for the estimate given at the end of this section is that the older people living in the NA currently are already suitably accommodated, either because they occupy the existing stock of specialist accommodation, have made appropriate adaptations to their own homes or do not require support or adaptations. This is unlikely to be completely true, but it is not possible to determine how many such individuals are inadequately housed without evidence from a household survey (which itself may not give a complete picture). As such, the growth in the older population rather than the total at the end of the Plan period is the key output of this calculation.

Figure 6-1: Modelled projection of older population in Syderstone by end of Plan period

Age group	2021		2038	
	Syderstone	King's Lynn & West Norfolk	Syderstone	King's Lynn & West Norfolk
All ages	441	154,325	452	158,346
75+	68	19,342	94	26,721
%	15.4%	12.5%	20.8%	16.9%

Source: ONS SNPP 2020, AECOM Calculations

- 6.9 The next step is to consider the need for different tenures of dwelling for older people. It is assumed that those currently occupying their own home will wish to do so for as long as practicably possible in future, even where downsizing or moving into specialist accommodation. Equally, those who currently rent, either in the private or social sectors, are projected to need affordable rented specialist accommodation.
- 6.10 The 2011 55-75 age bracket is considered the best proxy for the group likely to fall into need for specialist accommodation during the Plan period to 2038. The top row in Figure 6-2 outlines the tenure mix among households aged 55-75 at Local Authority level, which indicates that the vast majority of households (80.1%) owned their own home, with the remaining 19.9% renting. Households renting were primarily made up of social renters, at 10.9% of households in total.
- 6.11 The expected growth in the 75+ population in the NA is 26 additional individuals by the end of the plan period. This can be converted into 18 households based on the average number of people per household aged 75+ at Local Authority scale. Multiplying this figure by the percentages of 55-75 year olds occupying

each tenure gives a breakdown of which tenures Syderstone households are likely to need in 2038 and is shown in the bottom row of Figure 6-2.

Figure 6-2: Tenure of households aged 55-75 in King's Lynn & West Norfolk (2011) and projected aged 75+ in Syderstone (2038)

	All owned	Owned outright	Owned (mortgage) or Shared Ownership	All Rented	Social rented	Private rented	Living rent free
King's Lynn & West Norfolk (2011 mix)	80.1%	59.8%	20.3%	19.9%	10.9%	7.2%	1.8%
Syderstone (2038 projection)	15	11	4	4	2	1	0

Source: Census 2011

6.12 It is also important to consider rates of disability by tenure. The tendency for people in rented housing to have higher disability levels is well established. It arises partly because people with more limiting disabilities tend to have lower incomes. It also reflects the fact that as people develop support and care needs they may find that the only suitable and affordable option to them is available in the social rented sector. Figure E-1 in Appendix E presents this data for Syderstone from the 2011 Census.

Future needs for specialist accommodation and adaptations

6.13 Based on the evidence outlined above, the number of households falling into potential need for specialist accommodation over the Plan period is calculated to be 8.

6.14 AECOM's modelling, summarised in Figure 6-3, is based on the assumption that those whose day-to-day activities are limited a lot may need housing with care (e.g. extra care housing, with significant on-site services, including potentially medical services), while those with their day to day activities limited only a little may simply need adaptations to their existing homes, or alternatively sheltered or retirement living that can provide some degree of oversight or additional services. However, it is important to note that, even those people who have high support or care needs can often be supported to live in their own homes. This is often reflected in policy of local authorities, with explicit aim to reduce the need to commission increasing numbers of care home beds.

6.15 It is also helpful to look at the breakdown in levels of tenure and care within the need for specialist housing for older people in Syderstone. Figure 6-3 shows that $\frac{3}{4}$ of the need is for market specialist housing for older people, with the remaining $\frac{1}{4}$ affordable. There is also a greater need identified for sheltered housing than extra-care. Some of this need could potentially be met through the adaptation of

existing dwellings or through ensuring that new housing that comes forward is accessible and adaptable.

Figure 6-3: AECOM estimate of specialist housing for older people need in Syderstone by the end of the Plan period

Type	Affordable	Market	Total
Housing with care	1 (12.5%)	2 (25.0%)	3 (37.5%)
Adaptations, sheltered, or retirement living	1 (12.5%)	4 (50.0%)	5 (62.5%)
Total	2 (25.0%)	6 (75.0%)	8

Source: Census 2011, AECOM Calculations

6.16 It is worth comparing these findings with the recommendations of the Housing Learning and Improvement Network (HLIN), one of the simplest and widely used models estimating for the housing needs of older people. Figure E-2 in Appendix E reproduces the key assumptions of HLIN's Strategic Housing for Older People (SHOP) toolkit. Applying those assumptions to the growth in the older population of Syderstone results in a total of 7 specialist dwellings that might be required to the end of the Plan period. This is set out in Figure 6-4.

Figure 6-4: HLIN estimate of specialist housing for older people need in Syderstone by the end of the Plan period

Type	Affordable	Market	Total
Housing with care	1 (14.3%)	1 (14.3%)	2 (28.6%)
Adaptations, sheltered, or retirement living	2 (28.6%)	3 (42.9%)	5 (71.4%)
Total	3 (42.9%)	4 (57.1%)	7

Source: Housing LIN, AECOM calculations

Further considerations

6.17 The above estimates suggest that potential need for specialist accommodation could be in the range of 7-8 units over the Neighbourhood Plan period. However, it may not be possible or appropriate to deliver this scale of new accommodation. It is proportionally high in relation to the overall housing delivery expectation in the NA, and therefore should not necessarily be prioritised to the exclusion of other groups, such as those in need of Affordable Housing.

6.18 In addition, specialist housing for older people should only be provided in sustainable, accessible locations that offer services and facilities, public transport options, and the necessary workforce of carers and others.

- 6.19 Alongside the need for specialist housing to be provided in accessible locations, another important requirement is for cost effectiveness and economies of scale. This can be achieved by serving the specialist older persons housing needs arising from a number of different locations and/or Neighbourhood Areas from a single, centralised point (i.e. what is sometimes referred to as a 'hub-and-spoke' model).
- 6.20 It is considered that Syderstone's position in the settlement hierarchy makes it a relatively less suitable location for specialist accommodation on the basis of the accessibility criteria and the considerations of cost-effectiveness above. As such, noting that there is no specific requirement or obligation to provide the specialist accommodation need arising from Syderstone entirely within the Neighbourhood Area boundaries, it is recommended it could be provided in a 'hub and spoke' model. In the case of Syderstone, Fakenham may be considered to have potential to accommodate the specialist housing need arising from the Neighbourhood Area (i.e. to be the hub in the hub-and-spoke model).
- 6.21 It is also important to emphasise that the potential need for specialist housing for older people overlaps with the need for care home bedspaces and the need for adaptations to mainstream housing. These topics are considered in the sections below.

Care homes

- 6.22 Residential and nursing care homes are not defined as housing because they do not provide self-contained accommodation where an older person can live independently. Care home accommodation is defined as institutional accommodation rather than housing.
- 6.23 However, residents of care homes may be similar in terms of their care and support needs as those living in specialist housing, or even mainstream housing with appropriate care and support delivered in their homes. There may be some scope for older people who would otherwise have been accommodated in care homes to meet their needs within specialist or mainstream housing if sufficient appropriate accommodation can be provided. Nevertheless, there is likely to be continued need for care home accommodation to meet more acute and severe needs, and to offer choice to some older people and their families about how they are cared for and supported.
- 6.24 Given the overlap between people who might enter care home accommodation and those who might take up specialist housing or care and support in their own home if available, estimates of the future need for care home accommodation, as with estimates of the need for specialist housing above, are uncertain and depend on both local and national policies, delivery, and the appetite of private developers.
- 6.25 AECOM has estimated the likely need for care home accommodation over the plan period, based on the HLIN SHOP toolkit prevalence rates for residential and nursing care homes for older people (aged 75+). This estimate applied the

prevalence rates in the 'More Choice, Greater Voice' 2008 report which informed the development of the HLIN toolkit. This report suggested that 65 residential care beds per 1,000 people aged 75+ was an appropriate rate. For nursing care beds this is an extra 45 care beds per 1,000 people aged 75+. Based on these rates, applied to the growth in the older population for consistency with the calculations above, it is estimated that in 2038 there would be a need for 1.7 residential care beds and 1.2 nursing care beds in the NA, an increase of 2.9 from present levels.

6.26 It is important to note that as these estimates relate to care homes (or the population in institutions) rather than independent housing, these figures are in addition to the overall need for housing in the NA. However, as discussed in this section, some of the need for care home beds might be met by independent housing accommodation and vice versa.

The Role of Mainstream Housing

6.27 The majority of older people live in mainstream housing and will continue to do so all of their lives. Based on there being no existing stock in Syderstone, all of the population aged 75 and over are likely to live in the mainstream housing stock.

6.28 It is not possible to be precise about how well older people are accommodated within mainstream housing, in terms of whether their accommodation is suitable to their needs and whether adequate care or support is provided within the home when they need.

6.29 However, given that there is unlikely to be a large volume of additional specialist supply during the Plan period, another key avenue to addressing those with relevant needs is to discuss the standards of accessibility and adaptability in new development to be met in the Local Plan with the Borough Council of King's Lynn & West Norfolk.

6.30 It is relatively common for Local Plans to require that all or a majority of new housing meets Category M4(2) standards in response to the demographic shifts being observed nationwide. Government is considering mandating M4(2) on newly erected dwellings¹⁶, although changes to Building Regulations have not yet been made.

6.31 The current emerging Local Plan policy LP30 provides explicit encouragement for development to accommodate specific groups such as older people. It outlines that 50% of new homes should be built to meet national standards for accessibility and adaptability (Category M4(2) in Building Regulations). The policy also outlines the encouragement of dwellings being delivered as Category M4(3), wheelchair adaptable dwellings, at 5% of the affordable housing contribution on major housing developments.

¹⁶ See [Raising accessibility standards for new homes: summary of consultation responses and government response - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/raising-accessibility-standards-for-new-homes)

- 6.32 The evidence gathered here may justify the Steering Group approaching the LPA to discuss setting further requirements on accessibility and adaptability at borough level. It is unclear whether Neighbourhood Plans can set their own requirements for the application of the national standards of adaptability and accessibility for new housing and so discussions with the LPA are advised if this is a key priority.
- 6.33 The proportion of new housing that might accommodate those using wheelchairs is harder to define at small scales. Typically, at Local Authority scale, this might be set with reference to the proportion of Affordable Housing applicants in the Local Authority area falling into this category or to wider data from surveys and other sources where available.
- 6.34 Figure 6-5 sets out the proportion of wheelchair users in England as a whole, either using a wheelchair all of the time (0.6% of the population) or part of the time (3% of the population). As a crude estimate, these percentages can be applied to the expected level of housing delivery for Syderstone to suggest the number that might be encouraged to be wheelchair friendly or adaptable. It is worth noting that these national figures are for all age categories, not just older persons, although it is likely that a significant proportion of households using a wheelchair will be older persons.

Figure 6-5: Wheelchair use Nationally Applied to Syderstone

	Percentage in England
Households using wheelchair all the time	0.6%
Households using wheelchair either indoors or outdoors	3.0%

Source: Survey of English Housing 2018/19

Conclusions- Specialist Housing for Older People

- 6.35 There are currently no units of specialist accommodation for older people in Syderstone. The average provision across England is 136 units per 1,000 of the 75+ population.
- 6.36 2021 Census data suggests that at this time there were 68 individuals aged 75+ in the NA, accounting for 15.4% of the population. It is projected that by the end of the plan period this will increase to 94, with the 75+ population accounting for 20.8% of the population by 2038, compared to 16.9% across King's Lynn & West Norfolk.

Specialist housing for older people

- 6.37 The potential need for specialist housing with some form of additional care for older people can be estimated by bringing together data on population projections, rates of disability, and what tenure of housing the current 55-75 cohort occupy in the NA. This can be sense-checked using a toolkit based on national research and assumptions.

- 6.38 These two methods of estimating the future need in Syderstone produce a range of 7 to 8 specialist accommodation units that might be required during the Plan period. These estimates are based on the projected growth of the older population, thereby assuming that today's older households are already well accommodated. If this is found not to be the case, it would justify aspiring to exceed the range identified here.
- 6.39 It is also helpful to look at the breakdown in levels of tenure and care within the need for specialist housing for older people in Syderstone. Figure 6-3 shows that $\frac{3}{4}$ of the need is for market specialist housing for older people, with the remaining $\frac{1}{4}$ affordable. There is also a greater need identified for sheltered housing than extra-care. Some of this need could potentially be met through the adaptation of existing dwellings or through ensuring that new housing that comes forward is accessible and adaptable.
- 6.40 Specialist housing for older people needs to be provided in accessible locations, with another important requirement is for cost effectiveness and economies of scale. It is considered that Syderstone's position in the settlement hierarchy makes it a relatively less suitable location for specialist accommodation. Fakenham may be considered to have potential to accommodate the specialist housing need arising from the Neighbourhood Area (i.e. to be the hub in the hub-and-spoke model).

Care homes

- 6.41 Care home accommodation is defined as institutional accommodation rather than housing. AECOM has estimated the likely need for care home accommodation over the plan period, based on the HLIN SHOP toolkit prevalence rates for residential and nursing care homes for older people (aged 75+). Based on this rate and the expected increase of 26 individuals aged 75+ between 2021 and 2038, it is estimated that in 2038 there would be a need for 1.7 residential care beds and 1.2 nursing care beds in the NA (a total of 2.9 care beds). Some of the need for care home beds might be met by independent housing accommodation and vice versa.

Accessible and adaptable housing

- 6.42 Given that there is unlikely to be enough additional specialist supply during the plan period to meet the identified needs, another key avenue to addressing those with relevant needs is to discuss the standards of accessibility and adaptability in new development.
- 6.43 The current emerging Local Plan policy LP30 provides explicit encouragement for development to accommodate specific groups such as older people. It outlines that 50% of new homes should be built to meet national standards for accessibility and adaptability (Category M4(2) in Building Regulations). The policy also outlines the encouragement of dwellings being delivered as Category M4(3), wheelchair adaptable dwellings, at 5% of the affordable housing contribution on major housing developments.

6.44 The evidence gathered here may justify the Steering Group approaching the LPA to discuss setting further requirements on accessibility and adaptability at borough level if a key priority.

7. Second Homes

Introduction

- 7.1 Neighbourhood Plan policies controlling second home ownership are typically evidenced by demonstrating a high or rapidly increasing rate of second home ownership within a context of acute affordability challenges and/or serious constraints in the availability of overall housing.
- 7.2 The existence of second or holiday homes is not necessarily a problem in and of itself. It becomes a problem when it creates intense competition for local home buyers (or renters), inflates prices, or reduces the resident population to the extent that local services, employment, and community vitality are impacted.
- 7.3 Syderstone clearly exhibits these wider challenges, with affordability issues, as demonstrated in Chapter 4, add further challenges such as low expected housing delivery.
- 7.4 This section of the HNA gathers the limited available data on the rate of second home ownership in Syderstone that may be used to support policy decisions in this area. The approach is as follows:
- To estimate the **current level** of second home ownership (including commercial holiday lets);
 - To estimate the **financial incentive** for home owners to use their properties for commercial holiday lets as opposed to long term private rentals; and
 - To discuss the potential **policy options** relating to second homes in the NA.

Second and Holiday Homes Data

- 7.5 Before looking at second home ownership levels in the NA, it is important to understand the levels of second home ownership, and specifically holiday lets, across the country. According to the English Housing Survey 2018-2019, 2.4 million households in England reported having at least 1 additional residence, with 772,000 of these second homes (including homes primarily used as holiday homes, holiday lets, or working away from home). It was also noted that 57% of second homes were in the UK. Therefore, it could be estimated in 2018/19 that there were at least 440,040 second homes in the UK from households in England, assuming each of 772,000 households above had just 1 additional home.
- 7.6 The impact of this nationally is more simply understood as a percentage of all dwellings. There were an estimated 28.9 million dwellings in the UK in 2019¹⁷, meaning that second homes (of which the households that owned them lived in England) in the UK accounted for around 1.5% of total dwellings. The UK second

¹⁷ Collated dwelling stock data from GOV.UK, GOV.WALES, National Records of Scotland, and Northern Ireland Department of Finance.

home ownership levels would of course be higher than this when also taking into account second homes owned by households in Wales, Scotland, and Northern Ireland.

- 7.7 Turning to the NA specifically, Syderstone contained 214 households and 267 dwellings in 2011, implying that there were 53 dwellings (or 'household spaces') with no usual resident household. 19.9% of dwellings therefore had no usual residents in 2011.
- 7.8 Looking to 2021, at this time the NA contained 213 households and 283 dwellings, implying 70 empty dwellings and 24.7% with no usual residents. This shows that there has been an increase in both the number and proportion of households with no usual resident in Syderstone.
- 7.9 For comparison, the rate of dwellings that had no usual residents across King's Lynn & West Norfolk as a whole in 2021 was 9.8%, a significantly smaller proportion than Syderstone.
- 7.10 For England, the rate was 6.0%. It is worth noting that across the country (or even the local authority area), dwellings will be empty for different reasons (including being uninhabitable), not just second home ownership.
- 7.11 Data provided by the Steering Group indicates that King's Lynn & West Norfolk in October 2023 recorded c.21% of domestic properties as second homes or holiday lets, slightly below the rate of empty dwellings. Business rates data shows there were 10 self-catering holiday units.
- 7.12 Research was undertaken on the demand for holiday lets through sites such as AirBnb as well as assessing the difference in potential income between private renting and holiday lets in Syderstone. At this time there were 11 whole property lets available in the NA.
- 7.13 In order to undertake this comparison, the number of whole property holiday lets available for a week rental in peak holiday season (June-August) 2024 was established from holiday rental site Airbnb¹⁸. It was then determined the average letting price, which could then be compared to the average rental price of private rented properties in Syderstone. This process is outlined below:
- Average nightly cost of Syderstone holiday let (June-August 2024) from Airbnb properties = £145.55
 - Average weekly cost of above = £145.55 * 7 = £1,018.82
 - Average monthly cost of above = £1,018.82 * 4 = £4,075.27
 - Average monthly cost of private rented dwelling in the NA¹⁹ = £1,391
- 7.14 These calculations show that if a holiday let was rented back-to-back, as it is assumed it would be in the summer months, the income (exclusive of any related costs) associated with the holiday let would be approximately 3x greater than

¹⁸ Search of properties as of 22nd February 2024

¹⁹ As of 20th December 2021 – covering the private rented sector proxy area discussed in the Appendix.

associated with longer term private rental. This may go some way to explain the high level of holiday lets in the NA. The impact on the private rental sector in Syderstone can also be seen to an extent, with the proportion of households living in the private rental sector in the NA increasing by 13.0% between 2011 and 2021, compared to an increase of 20.3% nationally. This may demonstrate the increase in holiday rentals reducing the provision of private rented housing in the NA. This in turn would have a detrimental impact on affordability as demand may outweigh the available supply.

- 7.15 Although the potential income difference is clear to see above, there are other factors to be taken into consideration. These include the fact that holiday lets may not be occupied for the whole year, as well as running and maintenance costs (which would be associated with both holiday lets and private rentals), and the greater amount of work potentially required with holiday lets in terms of weekly cleaning and booking administration.

Policy Considerations

- 7.16 It is not only Syderstone within King's Lynn & West Norfolk that has housing challenges relating to second home ownership. Burnham Market (c. 8.5 miles north of Syderstone) Neighbourhood Development Plan was adopted in September 2023 and includes a policy relating to this. Policy 3 (Second Homes and Furnished Holiday Lets) outlines that proposals for new dwellings will only be supported where it is ensured that the dwelling will be the occupants' sole (or main) residence. Principal residence policies such as this are becoming more common in coastal neighbourhood plans. Burnham Market's policy also outlines that proposals for the change of use of existing dwellings from a dwelling house to a furnished holiday let will not be supported.
- 7.17 The affordability evidence establishes a clear context of poor affordability in Syderstone that prevents local people from moving to homes better suited to their needs within the neighbourhood and prevents younger households without significant financial help from accessing suitable housing.
- 7.18 It is not possible to establish a precise causal link between second home ownership and declining affordability because rising prices and declining affordability is affected by other factors such as economic growth at the national level. However, given the scale of second home ownership in the NA, AECOM suggest that it is highly likely that the second homes market is a factor in the price in prices and declining affordability in the area. Furthermore, there are substantial financial incentives to let properties to holiday makers rather than long term tenants in the private rented sector. The private rented sector in the NA is small (12.2% of households lived in the private rented sector compared to 20.6% nationally) and is likely constrained by the growth of the holiday let and second home market. In the context where new housing development is limited, all other things being equal, the expansion of second homes and holiday lets will reduce the availability of housing for households wishing to live in the area.

Reduced availability (or supply) when demand is the same or growing, leads to increased prices and rents.

7.19 AECOM suggest this may be a reason to apply a Principal Residence Policy or similar in the NA. As this policy is developed, if new data becomes available (e.g. additional data sources quantifying levels of second home ownership), the group may wish to refine the policy to adapt to any changes in the scale of the market.

Conclusions- Second homes

7.20 This section of the HNA considers the extent of second home ownership in Syderstone and related trends.

7.21 In 2021 Syderstone contained 213 households and 283 dwellings, implying that there were 70 dwellings with no usual resident household. This means that 24.7% of dwellings had no usual residents, compared to 9.8% across King's Lynn & West Norfolk and 6.0% nationally.

7.22 Looking at changes since 2011, at this time there were 53 dwellings with no usual resident household, accounting for 19.9%.

7.23 Data provided by the Steering Group indicates that King's Lynn & West Norfolk in October 2023 recorded c.21% of domestic properties as second homes or holiday lets, slightly below the rate of empty dwellings. Business rates data shows there were 10 self-catering holiday units.

7.24 Using research into holiday lets available in June/July/August on Airbnb, it was found that there were 11 entire property lets available, with an average nightly cost of £146. If a holiday let was rented back-to-back, as it is assumed it would be in the summer months, the income (exclusive of related costs) associated with the holiday let would be approximately 3x greater than that associated with longer term private rental.

7.25 Although the potential income difference is clear to see above, there are other factors to be taken into consideration. These include the fact that holiday lets may not be occupied for the whole year, as well as running and maintenance costs (which would be associated with both holiday lets and private rentals), and the greater amount of work potentially required with holiday lets in terms of weekly cleaning and booking administration.

7.26 It is not possible to establish a precise causal link between second home ownership and declining affordability because rising prices and declining affordability is affected by other factors such as economic growth at the national level. Reduced availability (or supply) when demand is the same or growing, leads to increased prices and rents.

7.27 However, the evidence suggests that there may be reason to apply a Principal Residence Policy or similar in the NA. As this policy is developed, if new data becomes available (e.g. additional data sources quantifying levels of second

home ownership), the group may wish to refine the policy to adapt to any changes in the scale of the market.

8. Next Steps

Recommendations for next steps

- 8.1 This Neighbourhood Plan housing needs assessment aims to provide Syderstone Neighbourhood Plan Steering Group with evidence on a range of housing trends and issues from a range of relevant sources. We recommend that the neighbourhood planners should, as a next step, discuss the contents and conclusions with the Borough Council of King's Lynn & West Norfolk with a view to agreeing and formulating draft housing policies, bearing the following in mind:
- All Neighbourhood Planning Basic Conditions, but in particular Condition E, which is the need for the Neighbourhood Plan to be in general conformity with the strategic policies of the adopted development plan;
 - The views of the Borough Council of King's Lynn & West Norfolk;
 - The views of local residents;
 - The views of other relevant local stakeholders, including housing developers and estate agents; and
 - The numerous supply-side considerations, including local environmental constraints, the location and characteristics of suitable land, and any capacity work carried out by the Borough Council of King's Lynn & West Norfolk.
- 8.2 This assessment has been provided in good faith by AECOM consultants on the basis of housing data, national guidance and other relevant and available information current at the time of writing.
- 8.3 Bearing this in mind, it is recommended that the Steering Group should monitor carefully strategies and documents with an impact on housing policy produced by the Government, the Borough Council of King's Lynn & West Norfolk or any other relevant party and review the Neighbourhood Plan accordingly to ensure that general conformity is maintained.
- 8.4 At the same time, monitoring on-going demographic or other trends over the Neighbourhood Plan period will help ensure the continued relevance and credibility of its policies.

Appendix A : Assessment geography

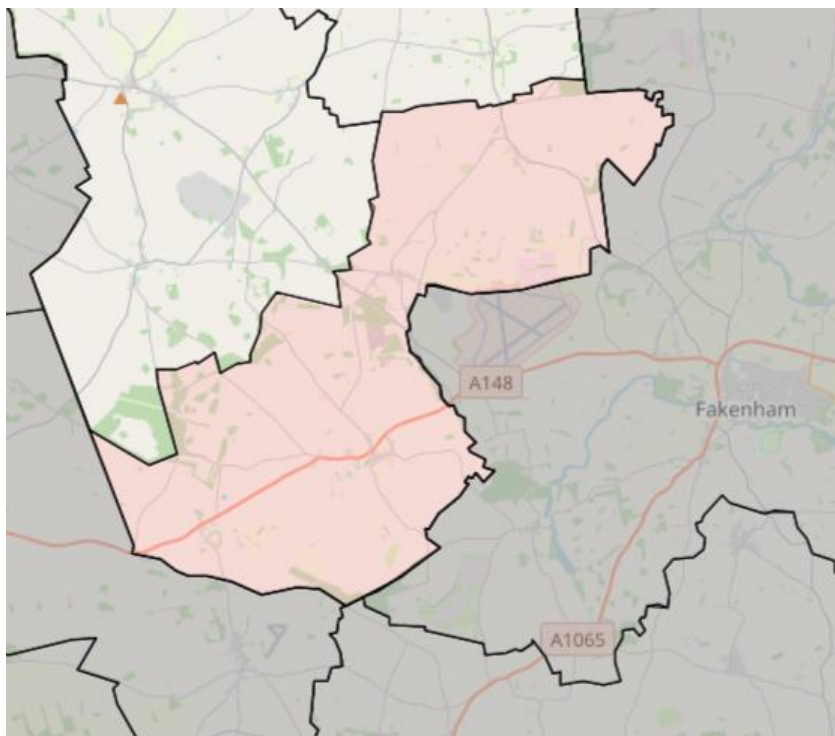
A.1 For Census purposes, the whole of England is divided into statistical units of similar population size called Output Areas (OAs) and their larger equivalents. OAs are the smallest units. They make up Lower Layer Super Output Areas (LSOAs), which in turn make up Middle Layer Super Output Areas (MSOAs). The NA equates to the following combination of OAs:

- OA E00135680; and
- OA E00135681.

A.2 Many other datasets besides the Census itself make use of OAs, but not necessarily down to the same level of detail. For example, Valuation Office Agency (VOA) data, which can be used to understand the type and size mix of housing, is only available down to the scale of LSOAs. The most relevant LSOA in this case, which will need to be used as a proxy for the NA, is:

- LSOA E01026695

Figure A-1: LSOA E01026695

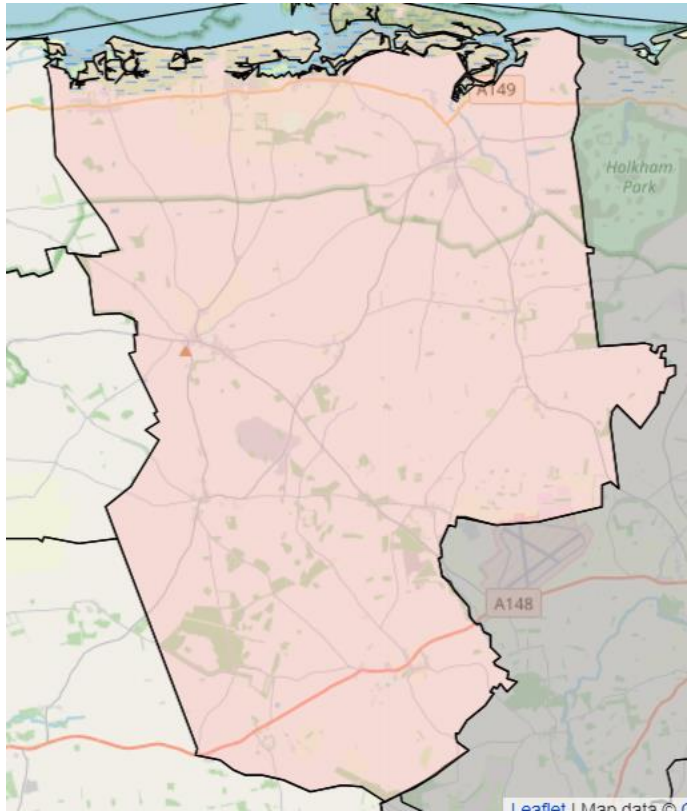


Source: NOMIS

A.3 As noted in the analysis of affordability in the main body of the report, household income data for small areas is only provided down to the scale of MSOAs. The relevant MSOA, in which the NA is located, and which will need to serve as a proxy for it, is:

- MSOA E02005552

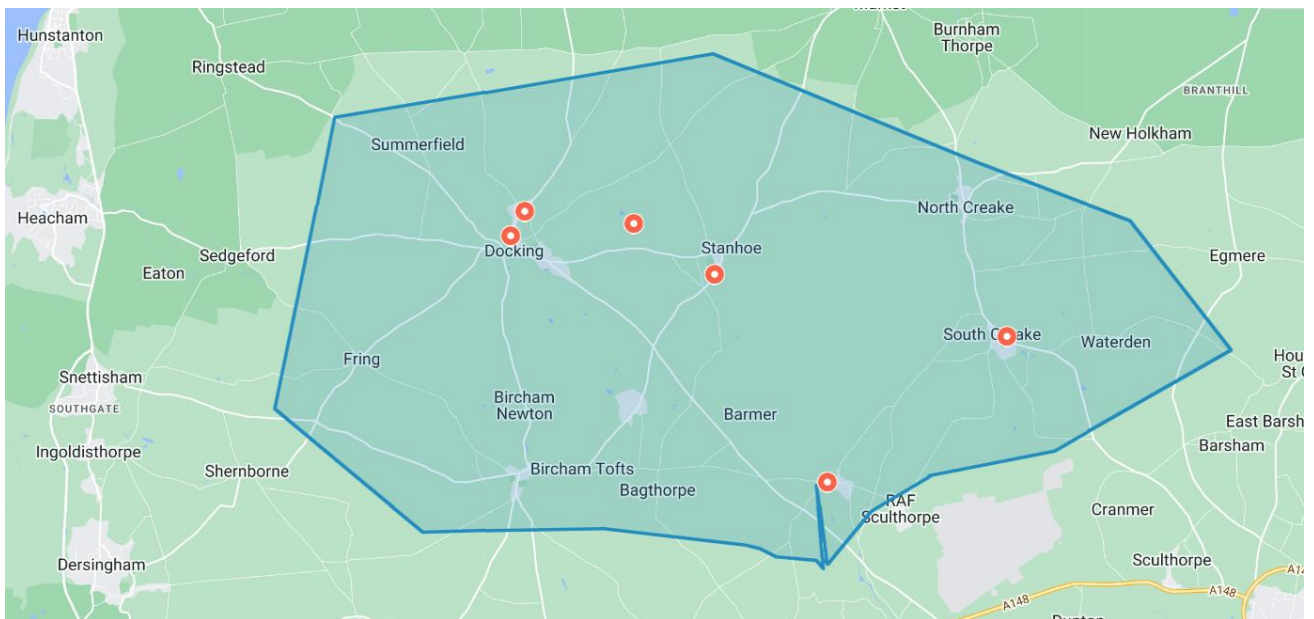
Figure A-2: MSOA E02005552



Source: NOMIS

A.4 Also important to note is the geography at which rental price data is available. Due to only one property being available for rent in the NA in February 2022, a wider geography has to be used to determine average and entry-level rental prices. The geography used is shown in Figure A-3 below:

Figure A-3: Proxy area for rental prices



Source: Rightmove.co.uk

Appendix B : Local Plan context

Policies in the adopted local plan

B.1 Figure B-1 below summarises adopted Local Plan policies that are relevant to housing need and delivery in Syderstone.

Figure B-1: Summary of relevant adopted policies in the King's Lynn & West Norfolk Borough Council Local Development Framework Core Strategy

Policy	Provisions
CS01: Spatial Strategy	Locally appropriate levels of growth will take place in selected Key Rural Service Centres and Rural Villages.
CS02: Settlement Hierarchy	<p>The settlement hierarchy is as follows:</p> <ul style="list-style-type: none"> - Sub-regional centre - Main Towns (Hunstanton and Downham Market) - Settlements adjacent to King's Lynn and the main towns - Key Rural Service Centres - Rural Villages (including Syderstone) - Smaller Villages and Hamlets <p>Limited minor development will be permitted in Rural Villages which meets the needs of settlements and helps to sustain existing services.</p>
CS06: Development in Rural Areas	<p>In the Rural Villages, Smaller Villages, and Hamlets, modest levels of development will be permitted to meet local needs and maintain the vitality of these communities where this can be achieved in a sustainable manner, particularly with regard to accessibility to housing, employment, services, and markets, and without detriment to the character of the surrounding area or landscape.</p> <p>Sites may be allocated for affordable housing or exception housing in accordance with criteria to support the housing strategy.</p>
CS09: Housing Distribution	<p>The plan will identify sufficient land for a minimum of 16,500 new dwellings across the Borough over the period 2001 to 2026.</p> <p>Provision will be made for at least 1,280 new dwellings in total in Rural Villages, with allocations for at least 215 new homes. New housing allocations will be restricted solely to the provision of small scale infilling or affordable housing allocations or</p>

Policy	Provisions
	<p>potential exceptions housing to meet the identified needs of the local community.</p> <p>Proposals for housing must take appropriate account of need identified in the most up to date SHMA, with particular regard to size, type, and tenure of dwellings.</p> <p>The overall target for Affordable Housing outside of the built up area of King's Lynn is 20%. This will apply on sites of 5 or more dwellings.</p> <p>The Affordable Housing tenure mix is proposed as 70:30 rented to shared ownership (which can include other forms of intermediate tenure), adjusted where necessary to balance housing need and make schemes viable.</p>

Source: Borough Council of King's Lynn & West Norfolk

Figure B-2: Summary of relevant adopted policies in the King's Lynn & West Norfolk Borough Council Site Allocations and Development Management Policies Plan

Policy	Provisions
G91.1 Syderstone – Land west of no.26 The Street	<p>Land amounting to 0.3 hectare is allocated for residential development of at least 5 dwellings.</p> <p>Further requirements are outlined in the full policy.</p>

Source: Borough Council of King's Lynn & West Norfolk

Policies in the emerging local plan

- B.2 Figure B-3 below summarises emerging Local Plan policies that are relevant to housing need and delivery in Syderstone.

Figure B-3: Summary of relevant emerging policies in the Local Plan Review Pre-Submission Stage 2021

Policy	Provisions
LP01: Spatial Strategy	The LHN of 539 new dwellings spread over the 20 year plan period (2016-2036) results in a need of 10,780 dwellings which need to be planned for.

Policy	Provisions
	<p>210 dwellings are allocated to the Rural Villages, accounting for 3% of the total homes allocation.</p>
<p>LP02: Settlement Hierarchy</p>	<p>The settlement hierarchy is as follows:</p> <ul style="list-style-type: none"> - Sub-Regional Centre (King’s Lynn including West Lynn) - Main Towns (Hunstanton and Downham Market) - Settlements adjacent to King’s Lynn and the main towns - Growth Key Rural Service Centres (GKRSC) - Key Rural Service Centres (KRSC) - Rural Villages (including Syderstone) - Smaller Villages and Hamlets <p>Rural villages have a limited but locally important role meeting the needs of the immediate village. Sustaining the existing services is a key priority. These settlements may see some limited growth, which will help support surrounding rural areas (e.g. some small-scale infilling or affordable housing).</p>
<p>LP28: Affordable Housing</p>	<p>Proposals for housing need to meet the need as identified in the most up to date housing needs assessment with particular regard to size, type, and tenure of dwellings.</p> <p>Affordable housing provision may come forward as a percentage of allocated or other permitted sites, or as exception sites in suitable locations. On sites outside of the built-up area of King’s Lynn 20% affordable housing will be sought. In Syderstone this will be on sites of 5 or more dwellings.</p> <p>In terms of tenure mix, 70:30 rented to First Homes (25%) and shared ownership (5%) will be expected, adjusted where necessary to balance housing need and make schemes viable.</p> <p>The Borough Council will support schemes for the provision of affordable housing as exceptions to normal planning policies where:</p> <ol style="list-style-type: none"> a. The site adjoins a sustainable settlement, as defined by the settlement hierarchy; b. The proposal is supported by evidence of local affordable housing need; c. Future management for affordable housing is supported by a RSL;

Policy	Provisions
	<p>d. The scheme must be genuinely affordable housing led and any element of subsidy though provision of market housing is proven through viability assessments.</p>
<p>LP29: Housing for the Elderly and Specialist Care</p>	<p>Development proposals providing specialist housing options for older people’s accommodation and others with support needs, including sheltered housing, supported housing, extra-care housing, and residential/nursing care homes will be encouraged.</p>
<p>LP30 – Adaptable and Accessible Homes</p>	<p>All new homes must be designed and constructed in a way that enables them to be adaptable, so they can meet the changing needs of their occupants over their lifetime. Planning permission will be granted for new dwellings subject to the following:</p> <ul style="list-style-type: none"> - 50% of new homes must be built to meet requirement M4(2) of Part M of the Building Regulations: Category 2 for accessible and adaptable dwellings. - The encouragement, where practicable and viable, of dwellings on schemes involving major development being provided as wheelchair adaptable dwellings in accordance with the Building Regulations M4(3) standard: Category 3. - The Borough Council will require a minimum of 5% of the affordable housing contribution (new dwellings) on major housing developments to accord with Category M4(3) (wheelchair adaptability).
<p>G91.1: Syderstone – Land west of no.26 The Street</p>	<p>Land amounting to 0.3 hectares is allocated for residential development of at least 5 dwellings.</p> <p>Further requirements are outlined in the full policy.</p>

Source: Borough Council of King’s Lynn & West Norfolk

Appendix C : Affordability calculations

- C.1 This section outlines how the affordability thresholds discussed in the Affordability and Affordable Housing have been calculated.

Market housing

- C.2 Market housing is not subsidised and tends to be primarily accessible to people on higher incomes.

i) Market sales

- C.3 The starting point for calculating the affordability of a dwelling for sale from the perspective of a specific household is the loan to income ratio which most mortgage companies are prepared to agree. This ratio is conservatively estimated to be 3.5. In practice this can be highly variable. Multipliers up to 4.5 or even above 5 times income increasingly available, although the actual average in practice tends to be lower, particularly where applicants are dual earning. The Financial Conduct Authority uses 3.5 or more as its standard assumption for single applicants and 2.75 or more for dual applicants.
- C.4 To produce a more accurate assessment of affordability, the savings required for a deposit should be taken into account in addition to the costs of servicing a mortgage. However, unlike for incomes, data is not available for the savings available to households in Syderstone, and the precise deposit a mortgage provider will require of any buyer will be determined by their individual circumstances and the state of the mortgage market. An assumption is therefore made that a 10% purchase deposit is required and is available to the prospective buyer. In reality it is possible that the cost of the deposit is a greater barrier to home ownership than the mortgage costs.
- C.5 The calculation for the purchase threshold for market housing is as follows:
- Value of a median NA house price (2023) = £235,000;
 - Purchase deposit at 10% of value = £23,500;
 - Value of dwelling for mortgage purposes = £211,500;
 - Divided by loan to income ratio of 3.5 = purchase threshold of £60,429.

- C.6 The purchase threshold for an entry-level dwelling is a better representation of affordability to those with lower incomes or savings, such as first-time buyers. To determine this threshold, the same calculation is repeated but with reference to the lower quartile rather than the median house price. The lower quartile average in 2023 was £219,375, and the purchase threshold is therefore £56,411.
- C.7 It is also worth assessing the purchase threshold for new build homes, since this most closely represents the cost of the new housing that will come forward in future. The Land Registry recorded no sales of new build properties in the NA in 2023. It is, however, important to understand the likely cost of new housing because new housing is where the Neighbourhood Plan has most influence and is the appropriate benchmark for understanding the costs of affordable home ownership tenures (considered below).
- C.8 Therefore an estimate has been calculated by determining the uplift between all house prices in 2023 across King's Lynn & West Norfolk and new build house prices in 2023 in the same area. This percentage uplift (or 'new build premium') is then applied to the 2023 lower quartile house price in the NA to give an estimated NA new build entry-level house price of £240,071 and purchase threshold of £61,732.

i) Private Rented Sector (PRS)

- C.9 It is assumed here that rented housing is affordable if the annual rent does not exceed 30% of the household's gross annual income. The percentage of income to be spent on rent before the property is considered affordable varies considerably for individuals, and it is increasingly common for households to dedicate a larger proportion of their earnings to rent. When considering affordability it is considered good practice to be conservative, and the 30% benchmark is used as ONS's current standard assumption.
- C.10 This is an important assumption because it is possible that a household will be able to afford tenures that are deemed not affordable in this report if they are willing or able to dedicate a higher proportion of their income to housing costs. It is becoming increasingly necessary for households to do so. However, for the purpose of planning it is considered more appropriate to use this conservative lower benchmark for affordability on the understanding that additional households may be willing or able to access housing this way than to use a higher benchmark which assumes that all households can afford to do so when their individual circumstances may well prevent it.

- C.11 The property website Rightmove.co.uk [Home.co.uk](https://www.home.co.uk) shows rental values for property in the Neighbourhood Area. The best available data is derived from properties available for rent within the geography shown in Figure A-3, which covers a larger area than the Plan area itself but can be used as a reasonable proxy for it. Moreover, because it forms a larger geography with a greater number of rental properties offered, the larger sample size is likely to generate more robust findings.
- C.12 According to Rightmove.co.uk, there were 6 properties for rent at the time of search in February 2023, with an average monthly rent of £1,391. There were 3 two-bedroom properties listed, with an average price of £948 per calendar month.
- C.13 The calculation for the private rent income threshold for entry-level (2-bedroom) dwellings is as follows:
- Annual rent = £948 x 12 = £11,380;
 - Multiplied by 3.33 (so that no more than 30% of income is spent on rent) = income threshold of £37,933.
- C.14 The calculation is repeated for the overall average to give an income threshold of £55,633.

Affordable Housing

- C.15 There are a range of tenures that constitute the definition of Affordable Housing within the NPPF 2023: social rent and affordable rent, discounted market sales housing, and other affordable routes to home ownership. The new First Homes was introduced in 2021 but is not yet included in the NPPF. Each of the affordable housing tenures are considered below.

i) Social rent

- C.16 Rents in socially rented properties reflect a formula based on property values and average earnings in each area, resulting in substantial discounts to market rents. As such, this tenure is suitable for the needs of those on the lowest incomes and is subject to strict eligibility criteria.
- C.17 To determine social rent levels, data and statistical return from Homes England is used. This data is only available at Local Authority scale so must act as a proxy for Syderstone. This data provides information about rents and the size and type of stock owned and managed by private registered providers and is presented for King's Lynn & West Norfolk in Figure C-1.

C.18 To determine the income needed, it is assumed that no more than 30% of income should be spent on rent. This is an assumption only for what might generally make housing affordable or unaffordable – it is unrelated to the eligibility criteria of Affordable Housing policy at Local Authority level. The overall average across all property sizes is taken forward as the income threshold for social rent.

Figure C-1: Social rent levels (£)

Size	1 bed	2 beds	3 beds	4 beds	All
Average social rent per week	£75.98	£83.27	£90.67	£102.33	£84.59
Annual average	£3,951	£4,330	£4,715	£5,321	£4,399
Income needed	£13,157	£14,419	£15,700	£17,719	£14,648

Source: Homes England, AECOM Calculations

i) Affordable rent

C.19 Affordable rent is controlled at no more than 80% of the local market rent. However, registered providers who own and manage affordable rented housing may also apply a cap to the rent to ensure that it is affordable to those on housing benefit (where under Universal Credit the total received in all benefits to working age households is £20,000).

C.20 Even a 20% discount on the market rent may not be sufficient to ensure that households can afford this tenure, particularly when they are dependent on benefits. Registered Providers in some areas have applied caps to larger properties where the higher rents would make them unaffordable to families under Universal Credit. This may mean that the rents are actually 50-60% of market levels rather than 80%.

C.21 Data on the most realistic local affordable rent costs is obtained from the same source as social rent levels for King's Lynn & West Norfolk. Again it is assumed that no more than 30% of income should be spent on rent, and the overall average is taken forward.

C.22 Comparing this result with the average 2-bedroom annual private rent above indicates that affordable rents in the NA are actually closer to 50% of market rates than the maximum of 80%, a feature that is necessary to make them achievable to those in need.

Figure C-2: Affordable rent levels (£)

Size	1 bed	2 beds	3 beds	4 beds	All
Average affordable rent per week	£82.50	£100.53	£111.35	£131.75	£103.38
Annual average	£4,290	£5,228	£5,790	£6,851	£5,376
Income needed	£14,286	£17,408	£19,281	£22,814	£17,901

Source: Homes England, AECOM Calculations

i) Affordable home ownership

C.23 Affordable home ownership tenures include products for sale and rent provided at a cost above social rent, but below market levels. The three most widely available are discounted market housing (a subset of which is the new First Homes product), shared ownership, and Rent to Buy. These are considered in turn below.

C.24 In paragraph 66 of the NPPF 2023, the Government introduces a recommendation that “where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the total number of homes to be available for affordable home ownership.” There are exemptions to this requirement, including where:

- The provision would exceed the level of affordable housing required in an area;
- The provision would significantly prejudice the ability to meet the identified affordable housing needs of specific groups;
- A proposed development provides solely Build to Rent homes;
- A proposed development provides specialist accommodation for a group of people with specific needs (such as purpose built accommodation for students or the elderly);
- The development is proposed to be developed by people who wish to build or commission their own homes; or
- The proposed development is exclusively for affordable housing, a community-led development exception site, or a rural exception site.

First Homes

C.25 Because First Homes are a new tenure product, it is worth explaining some of their key features:

- First Homes should be available to buy with a minimum discount of 30% below their full market value (i.e. the value of an equivalent new home);
- The discount level can be set higher than 30% – at 40% or 50% – where this can be suitably evidenced. The setting and justifying of discount levels can happen at neighbourhood as well as local authority scale;
- After the discount is applied the initial sale price must not exceed £250,000 (or £420,000 in Greater London), and lower caps can be set locally;
- Purchasers must be first-time buyers with an income less than £80,000 (or £90,000 in Greater London), and First Homes can be prioritised for local people and/or key workers;
- They will be subject to legal restrictions ensuring the discount is retained for future occupants, and renting out or sub-letting will not normally be permitted;

- In addition to setting the discount level, local authorities and neighbourhood planning groups can apply additional criteria, such as a lower income cap, local connection test or prioritisation for key workers through adopted plans, emerging policy or Supplementary Planning Documents.
 - 25% of all homes delivered through section 106 developer contributions on sites enabled through the planning process should be sold as First Homes. In simpler terms, 25% of all subsidised Affordable Housing on mainstream housing developments should be First Homes. This is likely to mean that First Homes will take the place of shared ownership housing in many circumstances, and in some cases may also displace social or affordable rented homes.
- C.26 The starting point for considering whether First Homes are affordable is the estimated cost of new build entry-level housing in the NA noted above of £240,071.
- C.27 For the minimum discount of 30% the purchase threshold can be calculated as follows:
- Value of a new home (estimated NA new build entry-level) = £240,071;
 - Discounted by 30% = £168,050;
 - Purchase deposit at 10% of value = £16,805;
 - Value of dwelling for mortgage purposes = £151,245;
 - Divided by loan to income ratio of 3.5 = purchase threshold of £43,213.
- C.28 The income thresholds analysis in the Affordability and Affordable Housing chapter also compares local incomes with the costs of a 40% and 50% discounted First Home. This would require an income threshold of £37,039 and £30,866 respectively.
- C.29 All of the income thresholds calculated here for First Homes are below the cap of £80,000 above which households are not eligible. All of the discounted prices are also below the £250,000 cap.
- C.30 Note that discounted market sale homes may be unviable to develop if the discounted price is close to (or below) build costs. Build costs vary across the country but as an illustration, the build cost for a 2 bedroom home (assuming 70 sq. m and a build cost of £1,750 per sq. m²⁰) would be around £122,500. This cost excludes any land value or developer profit. This would appear to be an issue in Syderstone with First Homes at a 50% discount.

²⁰ It is estimated that in 2022, build costs for a house are between £1,750 and £3,000 per square metre - <https://urbanistarchitecture.co.uk/cost-to-build-a-house-uk/>

C.31 Figure C-3 shows the discount required for First Homes to be affordable to the three income groups. The cost of a typical First Home is calculated using an estimate for new build entry-level housing in the NA. However, it is worth thinking about First Homes in relation to the cost of new build prices in the wider area, as well as median and entry-level existing prices locally to get a more complete picture. The discount levels required for these alternative benchmarks are given below.

Figure C-3: Discount on sale price required for households to afford First Homes

House price benchmark	Mean household income	Single LQ earner	Dual LQ earning household
NA median house price	32%	72%	44%
NA estimated new build entry-level house price	33%	73%	45%
NA entry-level house price	27%	70%	40%
LA median new build house price	45%	77%	55%

Source: Land Registry PPD; ONS MSOA total household income

Shared ownership

C.32 Shared ownership involves the purchaser buying an initial share in a property, typically of between 25% and 75% (but now set at a minimum of 10%), and paying rent on the share retained by the provider. Shared ownership is flexible in two respects, in the share which can be purchased and in the rent payable on the share retained by the provider. Both of these are variable. The share owned by the occupant can be increased over time through a process known as 'staircasing'.

C.33 In exceptional circumstances (for example, as a result of financial difficulties, and where the alternative is repossession), and at the discretion of the provider, shared owners may staircase down, thereby reducing the share they own. Shared equity is available to first-time buyers, people who have owned a home previously and council and housing association tenants with a good credit rating whose annual household income does not exceed £80,000.

C.34 To determine the affordability of shared ownership, calculations are again based on the estimated costs of new build housing as discussed above. The deposit available to the prospective purchaser is assumed to be 10% of the value of the dwelling, and the standard loan to income ratio of 3.5 is used to calculate the income required to obtain a mortgage. The rental component is estimated at 2.5% of the value of the remaining (unsold) portion of the price. The income required to cover the rental component of the dwelling is based on the assumption that a household spends no more than 30% of the income on rent (as for the income threshold for the private rental sector).

C.35 The affordability threshold for a 25% equity share is calculated as follows:

- A 25% equity share of £240,071 is £60,018;
- A 10% deposit of £6,002 is deducted, leaving a mortgage value of £54,016;
- This is divided by the loan to value ratio of 3.5 to give a purchase threshold of £15,433;
- Rent is charged on the remaining 75% shared ownership equity, i.e. the unsold value of £180,053;
- The estimated annual rent at 2.5% of the unsold value is £4,501;
- This requires an income of £15,004 (annual rent multiplied by 3.33 so that no more than 30% of income is spent on rent).
- The total income required is £30,438 (£15,433 plus £15,004).

C.36 The same calculation is repeated for equity shares of 10% and 50% producing affordability thresholds of £24,179 and £40,869 respectively.

C.37 All of the income thresholds are below the £80,000 cap for eligible households.

Rent to Buy

C.38 Rent to Buy is a relatively new and less common tenure, which through subsidy allows the occupant to save a portion of their rent, which is intended to be used to build up a deposit to eventually purchase the home. It is therefore estimated to cost the same as private rents – the difference being that the occupant builds up savings with a portion of the rent.

Appendix D : Affordable Housing need and policy

Affordable Housing estimates

- D.1 In Figure D-1 AECOM has calculated, using PPG as a starting point,²¹ an estimate of the total need for affordable rented housing in Syderstone over the Plan period. It should, however, be noted that the accuracy of the findings generated by the model is only as strong as the evidence available. However, given the test of proportionality for evidence supporting neighbourhood plans, and the need to be in conformity with Local Authority strategic policies, the calculations set out here are considered a reasonable basis for understanding and planning for neighbourhood-level affordable housing need.
- D.2 It should also be noted that figures in Figure D-1 are largely dependent on information provided by the Borough Council of King's Lynn & West Norfolk in its capacity as manager of the local housing waiting list.

Figure D-1: Estimate of need for Affordable Housing for rent in Syderstone

Stage and Step in Calculation	Total	Description
STAGE 1: CURRENT NEED		
1.1 Current households in need	1.0	Housing Register for Syderstone
1.2 Per annum	0.1	Step 1.1 divided by the plan period to produce an annualised figure.
STAGE 2: NEWLY ARISING NEED		
2.1 New household formation	14.1	DLUHC 2018-based household projections for the LA between start and end of plan period. % increase applied to NA.
2.2 Proportion of new households unable to rent in the market	13.4%	(Steps 1.1 + 2.2.1 + 2.2.2) divided by number of households in NA.
2.2.1 Current number of social renters in NA	21.0	2021 Census social rented occupancy
2.2.2 Number of private renters on housing benefits	8.0	Housing benefit caseload May 2018. Pro rata for NA.
2.3 New households unable to rent	1.9	Step 2.1 x Step 2.2.
2.4 Per annum	0.1	Step 2.3 divided by plan period.
STAGE 3: TURNOVER OF AFFORDABLE HOUSING		
3.1 Supply of social/affordable re-lets (including transfers) %	3.0%	Assumed proportion of stock re-let each year.
3.2 Supply of social/affordable re-lets (including transfers)	0.6	Step 3.1 x NA social rented stock (2.2.1).

²¹ Paragraphs 024-026 Reference ID: 2a-026-20140306, at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

NET SURPLUS OF RENTED UNITS PER ANNUM		
Overall surplus per annum	-0.4	Step 1.2 + Step 2.4 - Step 3.2
Overall surplus over plan period	-5.9	Above * plan period

Source: AECOM model, using Census 2011, English Housing Survey 2018, DLUHC 2018 based household projections and net additions to affordable housing stock. 2018 is the latest reliable data for some datasets so is used throughout for consistency. Figures may not sum due to rounding.

- D.3 Turning to Affordable Housing providing a route to home ownership, Figure D-2 estimates the potential demand in Syderstone. This model aims to estimate the number of households that might wish to own their own home but cannot afford to. The model is consistent with methods used at Local Authority scale in taking as its starting point households currently living in or expected to enter the private rented sector who are not on housing benefit.
- D.4 There may be other barriers to these households accessing home ownership on the open market, including being unable to save for a deposit, or being unable to afford a home of the right type/size or in the right location. The model also discounts 25% of households potentially in need, assuming a proportion will be renting out of choice. This assumption is based on consistent results for surveys and polls at the national level which demonstrate that most households (typically 80% or more) aspire to home ownership.²² No robust indicator exists for this area or a wider scale to suggest aspirations may be higher or lower in the NA.

Figure D-2: Estimate of the potential demand for affordable housing for sale in Syderstone

Stage and Step in Calculation	Total	Description
STAGE 1: CURRENT NEED		
1.1 Current number of renters in NA	26.0	Census 2021 private rented occupancy.
1.2 Percentage renters on housing benefit in LA	30.7%	% of renters in 2021 on Housing Benefit / Universal Credit with housing entitlement
1.3 Number of renters on housing benefits in the NA	8.0	Step 1.1 x Step 1.2.
1.4 Current need (households)	13.5	Current renters minus those on housing benefit and minus 25% assumed to rent by choice. ²³
1.5 Per annum	1.0	Step 1.4 divided by plan period.
STAGE 2: NEWLY ARISING NEED		

²² <http://www.ipsos-mori-generations.com/housing.html>

²³ The assumption of approximately 25% preferring to rent and 75% preferring to buy is AECOM's judgement, based on national level polls which consistently reveal that most households who prefer home ownership eg <http://www.ipsos-mori-generations.com/housing.html> and informed by our experience across numerous neighbourhood level HNAs. The assumption is based on the fact that some households choose to rent at certain stages in their life (e.g. when young, when needing flexibility in employment market, or when new migrants move into an area). While most households prefer the added security and independence of owning their own home, private renting is nevertheless a tenure of choice at a certain points in many households' journey through the housing market. The actual percentage of preference will differ between areas, being higher in large metropolitan areas with younger households and more new migrants, but lower in other areas. 25% is used as a reasonable proxy and for consistency across HNAs and similar assumptions are used in some larger scale assessments such as LHNAs and SHMAs. If the neighbourhood planning group feel this is not an appropriate assumption in their particular locality they could use the results of a local residents survey to refine or confirm this calculation.

2.1 New household formation	14.1	LA household projections for plan period (2018 based) pro-rated to NA.
2.2 % of households unable to buy but able to rent	6.0%	(Step 1.4 + Step 3.1) divided by number of households in NA.
2.3 Total newly arising need	0.9	Step 2.1 x Step 2.2.
2.4 Total newly arising need per annum	1.0	Step 2.3 divided by plan period.
STAGE 3: SUPPLY OF AFFORDABLE HOUSING		
3.1 Supply of affordable housing	0.0	Number of shared ownership homes in the NA (Census 2021).
3.2 Supply - intermediate resales	0.0	Step 3.1 x 5% (assumed rate of re-sale).
NET SHORTFALL PER ANNUM		
Overall shortfall per annum	1.0	(Step 1.5 + Step 2.4) - Step 3.2.
Overall shortfall over plan period	14.4	Above * plan period

Source: AECOM model, using Census 2011, English Housing Survey 2018, DLUHC 2018 based household projections and net additions to affordable housing stock. 2018 is the latest reliable data for some datasets so is used throughout for consistency.

- D.5 There is no policy or legal obligation on the part either of the Local Authority or Neighbourhood Plan to meet affordable housing needs in full, though there are tools available to the Steering Group that can help ensure that it is met to a greater extent if resources permit (e.g. the ability to allocate sites for affordable housing).
- D.6 It is also important to remember that even after the Neighbourhood Plan is adopted, the assessment of need for Affordable Housing, the allocation of affordable rented housing to those in need, and the management of the housing waiting list all remain the responsibility of the Local Authority rather than the neighbourhood planning group.

Affordable housing policy

- D.7 The following table reviews the relevant factors in developing a policy on the Affordable Housing tenure mix, which inform the recommendation given in the main body of the report.

Figure D-3: Wider considerations in developing Affordable Housing mix policy

Consideration	Local Evidence
<p>A. Evidence of need for Affordable Housing:</p> <p>The need for affordable rent and affordable home ownership is not directly equivalent: the former expresses the identified need of a group with acute needs and no alternative options; the latter expresses potential demand from a group who are generally adequately housed in rented</p>	<p>This HNA suggests that the NA requires 14 units of affordable home ownership homes over the Plan period.</p> <p>However, both forms of Affordable Housing appear to be valuable in meeting the needs of people on various incomes.</p>

<p>accommodation and may not be able to afford the deposit to transition to ownership.</p>	
<p>B. Can Affordable Housing needs be met in full?</p> <p>How far the more urgently needed affordable rented housing should be prioritised in the tenure mix depends on the quantity of overall housing delivery expected.</p>	<p>Due to Syderstone already delivering the allocated site, there is no expected delivery of housing (or Affordable Housing) over the Neighbourhood Plan period.</p> <p>On this basis, the needs identified in the HNA would not be met.</p>
<p>C. Government policy (e.g. NPPF) requirements:</p> <p>Current NPPF policy requires 10% of all homes to be delivered for affordable home ownership. There can be exceptions to this requirement if it would prevent the delivery of other forms of Affordable Housing.</p>	<p>For 10% of all housing to be affordable ownership in Syderstone, where 20% of all housing should be affordable, 50% of Affordable Housing should be for affordable ownership. This does not comply with the guideline tenure split sought in the Local Plan.</p>
<p>D. Local Plan policy:</p>	<p>The emerging Local Plan seeks a tenure split of 70% affordable rent and 30% affordable home ownership (including 25% First Homes).</p>
<p>E. First Homes policy:</p> <p>The Government recently concluded a consultation on the introduction of First Homes (to provide at least 30% discount on new build home prices). The proposals have now been enacted through a ministerial statement. A minimum of 25% of all Affordable Housing secured through developer contributions are now required to be First Homes.</p> <p>After the 25% First Homes requirement has been met, the remaining 75% of Affordable Housing units should as a first priority protect the provision for social rent set out in the Local Plan. The remaining units should then be allocated to other tenure products in the relative proportions set out in the Local Plan.</p>	<p>This new minimum requirement may have the effect of displacing other products in any established tenure mix and will reduce the amount of social or affordable rent if this was proposed to be more than 75% of Affordable Housing. This does not appear to be an issue in King's Lynn & West Norfolk.</p>

<p>AECOM is aware that some Local Planning Authorities are considering ‘top slicing’ their affordable housing quota to provide 25% First Homes and then allocating the remaining proportion according to their existing policy tenure split. Some LPAs are considering this approach because of the existing business models of registered providers which have relied on shared ownership to cross subsidise affordable rented housing and uncertainty over whether First Homes could replace this model.</p>	
<p>F. Viability:</p>	<p>HNAs cannot take into consideration the factors which affect viability in the neighbourhood area or at the site-specific level. Viability issues are recognised in the Local Plan and it is acknowledged that this may affect the provision of affordable housing, the mix of tenures provided and the discounts that can be sought on First Homes properties.</p>
<p>G. Funding:</p> <p>The availability of funding to support the delivery of different forms of Affordable Housing may also influence what it is appropriate to provide at a particular point in time or on any one site.</p>	<p>The Steering Group may wish to keep this in mind so that it can take up any opportunities to secure funding if they become available.</p>
<p>H. Existing tenure mix in Syderstone:</p> <p>The current stock of homes in an area, in terms of balance between ownership, rented and affordable provision may be a consideration in the mix of tenures provided on new development sites.</p>	<p>At the time of the 2021 Census 9.9% of households in Syderstone lived in Affordable Housing, all of which were living in social rented dwellings. This is compared to 14.1% across King’s Lynn & West Norfolk (0.5% shared ownership and 13.6% social rented) and 18.1% nationally (1.0% shared ownership and 17.1% social rented).</p> <p>This highlights a clear gap in the provision of affordable home ownership dwellings in the NA.</p>
<p>I. Views of registered providers:</p>	<p>It is not within the scope of this HNA to investigate whether it would be viable for</p>

	<p>housing associations (registered providers) to deliver and manage affordable rented homes in the NA. The funding arrangements available to housing associations will determine rent levels.</p>
<p>J. Wider policy objectives:</p>	<p>The Steering Group may wish to take account of broader policy objectives for Syderstone and/or the wider borough. These could include, but are not restricted to, policies to attract younger households, families or working age people to the NA. These wider considerations may influence the mix of Affordable Housing provided.</p>

Appendix E : Specialist housing for older people

Background data tables

Figure E-1: Tenure and mobility limitations of those aged 65+ in Syderstone, 2011 (65+ is the closest proxy for 75+ in this data)

Tenure	Day-to-day activities limited a lot		Day-to-day activities limited a little		Day-to-day activities not limited	
	Count	Percentage	Count	Percentage	Count	Percentage
All categories	19	13.9%	37	27.0%	81	59.1%
Owned Total	15	12.5%	32	26.7%	73	60.8%
Owned outright	14	12.5%	29	25.9%	69	61.6%
Owned (mortgage) or shared ownership	1	12.5%	3	37.5%	4	50.0%
Rented Total	4	23.5%	5	29.4%	8	47.1%
Social rented	2	18.2%	3	27.3%	6	54.5%
Private rented or living rent free	2	33.3%	2	33.3%	2	33.3%

Source: DC3408EW Health status

HLIN calculations

Figure E-2: Recommended provision of specialist housing for older people from the HLIN SHOP toolkit

FORM OF PROVISION	ESTIMATE OF DEMAND PER THOUSAND OF THE RELEVANT 75+ POPULATION
Conventional sheltered housing to rent	60
Leasehold sheltered housing	120
Enhanced sheltered housing (divided 50:50 between that for rent and that for sale) ³⁶	20
Extra care housing for rent	15
Extra care housing for sale	30
Housing based provision for dementia	6

Source: Housing LIN SHOP Toolkit

E.1 As Figure 6-1 in the main report shows, Syderstone is forecast to see an increase of 26 individuals aged 75+ by the end of the Plan period. According to the HLIN tool, this translates into need as follows:

- Conventional sheltered housing to rent = $60 \times 0.026 = 2$
- Leasehold sheltered housing = $120 \times 0.026 = 3$
- Enhanced sheltered housing (divided 50:50 between that for rent and that for sale) = $20 \times 0.026 = 0.5$
- Extra care housing for rent = $15 \times 0.026 = 0.4$
- Extra care housing for sale = $30 \times 0.026 = 0.8$
- Housing based provision for dementia = $6 \times 0.026 = 0.2$

Appendix F : Housing Needs Assessment Glossary

Adoption

This refers to the final confirmation of a local plan by a local planning authority.

Affordability

The terms 'affordability' and 'affordable housing' have different meanings. 'Affordability' is a measure of whether housing may be afforded by certain groups of households. 'Affordable housing' refers to particular products outside the main housing market.

Affordability Ratio

Assessing affordability involves comparing housing costs against the ability to pay. The ratio between lower quartile house prices and the lower quartile income or earnings can be used to assess the relative affordability of housing. The Ministry for Housing, Community and Local Governments publishes quarterly the ratio of lower quartile house price to lower quartile earnings by local authority (LQAR) as well as median house price to median earnings by local authority (MAR) e.g. income = £25,000, house price = £200,000. House price: income ratio = £200,000/£25,000 = 8, (the house price is 8 times income).

Affordable Housing (NPPF Definition)

Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

c) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and

Rent to Buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Affordable rented housing

Rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable). The national rent regime is the regime under which the social rents of tenants of social housing are set, with particular reference to the Guide to Social Rent Reforms (March 2001) and the Rent Influencing Regime Guidance (October 2001). Local market rents are calculated using the Royal Institution for Chartered Surveyors (RICS) approved valuation methods²⁴.

Age-Restricted General Market Housing

A type of housing which is generally for people aged 55 and over and active older people. It may include some shared amenities such as communal gardens but does not include support or care services.

Annual Monitoring Report

A report submitted to the Government by local planning authorities assessing progress with and the effectiveness of a Local Development Framework.

Basic Conditions

The Basic Conditions are the legal tests that are considered at the examination stage of neighbourhood development plans. They need to be met before a plan can progress to referendum.

Backlog need

The backlog need constitutes those households who are eligible for Affordable Housing, on account of homelessness, over-crowding, concealment or affordability, but who are yet to be offered a home suited to their needs.

Bedroom Standard²⁵

The bedroom standard is a measure of occupancy (whether a property is overcrowded or under-occupied, based on the number of bedrooms in a property and the type of household in residence). The Census overcrowding data is based on occupancy rating (overcrowding by number of rooms not including bathrooms and hallways). This tends to produce higher levels of overcrowding/ under occupation. A detailed definition of the standard is given in the Glossary of the EHS Household Report.

²⁴ The Tenant Services Authority has issued an explanatory note on these methods at <http://www.communities.gov.uk/documents/planningandbuilding/pdf/1918430.pdf>

²⁵ See <https://www.gov.uk/government/statistics/english-housing-survey-2011-to-2012-household-report>

Co-living

Co-living denotes people who do not have family ties sharing either a self-contained dwelling (i.e., a 'house share') or new development akin to student housing in which people have a bedroom and bathroom to themselves, but share living and kitchen space with others. In co-living schemes each individual represents a separate 'household'.

Community-led developments (NPPF definition)

A development instigated and taken forward by a not-for-profit organisation set up and run primarily for the purpose of meeting the housing needs of its members and the wider local community, rather than being a primarily commercial enterprise. The organisation is created, managed, and democratically controlled by its members. It may take any one of the various legal forms including a community land trust, housing co-operative, and community benefit society. Membership of the organisation is open to all beneficiaries and prospective beneficiaries of that organisation. The organisation should own, manage, or steward the homes in a manner consistent with its purpose, for example through a mutually supported arrangement with a Registered Provider of Social Housing. The benefits of the development to the specified community should be clearly defined and consideration given to how these benefits can be protected over time, including in the event of the organisation being wound up.

Community Right to Build Order²⁶

A community right to build order is a special kind of neighbourhood development order, granting planning permission for small community development schemes, such as housing or new community facilities. Local community organisations that meet certain requirements or parish/town councils are able to prepare community right to build orders.

Concealed Families (Census definition)²⁷

The 2011 Census defined a concealed family as one with young adults living with a partner and/or child/children in the same household as their parents, older couples living with an adult child and their family or unrelated families sharing a household. A single person cannot be a concealed family; therefore one older parent living with their adult child and family or an adult child returning to the parental home is not a concealed family; the latter are reported in an ONS analysis on increasing numbers of young adults living with parents.

Equity Loans/Shared Equity

An equity loan which acts as a second charge on a property. For example, a household buys a £200,000 property with a 10% equity loan (£20,000). They pay a small amount for the loan and when the property is sold e.g. for £250,000 the lender receives 10% of the sale cost (£25,000). Some equity loans were available for the purchase of existing stock. The current scheme is to assist people to buy new build.

²⁶ See <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

²⁷ See http://webarchive.nationalarchives.gov.uk/20160107160832/http://www.ons.gov.uk/ons/dcp171776_350282.pdf

Extra Care Housing or Housing-With-Care

Housing which usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24 hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are included in retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.

Fair Share

'Fair share' is an approach to determining housing need within a given geographical area based on a proportional split according to the size of the area, the number of homes in it, or its population.

First Homes

First Homes is another form of discounted market housing which will provide a discount of at least 30% on the price of new homes, introduced in 2021. These homes are available to first time buyers as a priority but other households will be eligible depending on agreed criteria. New developments will be required to provide 25% of Affordable Housing as First Homes. A more detailed explanation of First Homes and its implications is provided in the main body of the HNA.

Habitable Rooms

The number of habitable rooms in a home is the total number of rooms, excluding bathrooms, toilets and halls.

Household Reference Person (HRP)

The concept of a Household Reference Person (HRP) was introduced in the 2001 Census (in common with other government surveys in 2001/2) to replace the traditional concept of the head of the household. HRPs provide an individual person within a household to act as a reference point for producing further derived statistics and for characterising a whole household according to characteristics of the chosen reference person.

Housing Market Area

A housing market area is a geographical area defined by household demand and preferences for all types of housing, reflecting the key functional linkages between places where people live and work. It might be the case that housing market areas overlap.

The extent of the housing market areas identified will vary, and many will in practice cut across various local planning authority administrative boundaries. Local planning

authorities should work with all the other constituent authorities under the duty to cooperate.

Housing Needs

There is no official definition of housing need in either the National Planning Policy Framework or the National Planning Practice Guidance. Clearly, individuals have their own housing needs. The process of understanding housing needs at a population scale is undertaken via the preparation of a Strategic Housing Market Assessment (see below).

Housing Needs Assessment

A Housing Needs Assessment (HNA) is an assessment of housing needs at the Neighbourhood Area level.

Housing Products

Housing products simply refers to different types of housing as they are produced by developers of various kinds (including councils and housing associations). Housing products usually refers to specific tenures and types of new build housing.

Housing Size (Census Definition)

Housing size can be referred to either in terms of the number of bedrooms in a home (a bedroom is defined as any room that was intended to be used as a bedroom when the property was built, any rooms permanently converted for use as bedrooms); or in terms of the number of rooms, excluding bathrooms, toilets halls or landings, or rooms that can only be used for storage. All other rooms, for example, kitchens, living rooms, bedrooms, utility rooms, studies and conservatories are counted. If two rooms have been converted into one they are counted as one room. Rooms shared between more than one household, for example a shared kitchen, are not counted.

Housing Type (Census Definition)

This refers to the type of accommodation used or available for use by an individual household (i.e. detached, semi-detached, terraced including end of terraced, and flats). Flats are broken down into those in a purpose-built block of flats, in parts of a converted or shared house, or in a commercial building.

Housing Tenure (Census Definition)

Tenure provides information about whether a household rents or owns the accommodation that it occupies and, if rented, combines this with information about the type of landlord who owns or manages the accommodation.

Income Threshold

Income thresholds are derived as a result of the annualisation of the monthly rental cost and then asserting this cost should not exceed 35% of annual household income.

Intercensal Period

This means the period between the last two Censuses, i.e. between years 2001 and 2011.

Intermediate Housing

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low-cost homes for sale and intermediate rent, but not affordable rented housing. Homes that do not meet the above definition of affordable housing, such as 'low-cost market' housing, may not be considered as affordable housing for planning purposes.

Life Stage modelling

Life Stage modelling is forecasting need for dwellings of different sizes by the end of the Plan period on the basis of changes in the distribution of household types and key age brackets (life stages) within the NA. Given the shared behavioural patterns associated with these metrics, they provide a helpful way of understanding and predicting future community need. This data is not available at neighbourhood level so LPA level data is employed on the basis of the NA falling within its defined Housing Market Area.

Life-time Homes

Dwellings constructed to make them more flexible, convenient adaptable and accessible than most 'normal' houses, usually according to the Lifetime Homes Standard, 16 design criteria that can be applied to new homes at minimal cost: <http://www.lifetimehomes.org.uk/>.

Life-time Neighbourhoods

Lifetime neighbourhoods extend the principles of Lifetime Homes into the wider neighbourhood to ensure the public realm is designed in such a way to be as inclusive as possible and designed to address the needs of older people, for example providing more greenery and more walkable, better connected places.

Local Development Order

An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.

Local Enterprise Partnership

A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

Local housing need (NPPF definition)

The number of homes identified as being needed through the application of the standard method set out in national planning guidance (or, in the context of preparing

strategic policies only, this may be calculated using a justified alternative approach as provided for in paragraph 60 of this Framework).

Local Planning Authority

The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the District Council, London Borough Council, County Council, Broads Authority, National Park Authority or the Greater London Authority, to the extent appropriate to their responsibilities.

Local Plan

This is the plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies form part of the Local Plan and are known as 'Development Plan Documents' (DPDs).

Lower Quartile

The bottom 25% value, i.e. of all the properties sold, 25% were cheaper than this value and 75% were more expensive. The lower quartile price is used as an entry level price and is the recommended level used to evaluate affordability; for example for first time buyers.

Lower Quartile Affordability Ratio

The Lower Quartile Affordability Ratio reflects the relationship between Lower Quartile Household Incomes and Lower Quartile House Prices, and is a key indicator of affordability of market housing for people on relatively low incomes.

Market Housing

Market housing is housing which is built by developers (which may be private companies or housing associations, or Private Registered Providers), for the purposes of sale (or rent) on the open market.

Mean (Average)

The mean or the average is, mathematically, the sum of all values divided by the total number of values. This is the more commonly used "average" measure as it includes all values, unlike the median.

Median

The middle value, i.e. of all the properties sold, half were cheaper and half were more expensive. This is sometimes used instead of the mean average as it is not subject to skew by very large or very small statistical outliers.

Median Affordability Ratio

The Lower Quartile Affordability Ratio reflects the relationship between Median Household Incomes and Median House Prices and is a key indicator of affordability of market housing for people on middle-range incomes.

Mortgage Ratio

The mortgage ratio is the ratio of mortgage value to income which is typically deemed acceptable by banks. Approximately 75% of all mortgage lending ratios fell below 4 in recent years²⁸, i.e. the total value of the mortgage was less than 4 times the annual income of the person who was granted the mortgage.

Neighbourhood Development Order (NDO)

An NDO will grant planning permission for a particular type of development in a particular area. This could be either a particular development, or a particular class of development (for example retail or housing). A number of types of development will be excluded from NDOs, however. These are minerals and waste development, types of development that, regardless of scale, always need Environmental Impact Assessment, and Nationally Significant Infrastructure Projects.

Neighbourhood plan

A plan prepared by a Parish or Town Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Older People

People over retirement age, including the active, newly-retired through to very frail older people, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

Output Area/Lower Super Output Area/Middle Super Output Area

An output area is the lowest level of geography for publishing statistics, and is the core geography from which statistics for other geographies are built. Output areas were created for England and Wales from the 2001 Census data, by grouping a number of households and populations together so that each output area's population is roughly the same. 175,434 output areas were created from the 2001 Census data, each containing a minimum of 100 persons with an average of 300 persons. Lower Super Output Areas consist of higher geographies of between 1,000-1,500 persons (made up of a number of individual Output Areas) and Middle Super Output Areas are higher than this, containing between 5,000 and 7,200 people, and made up of individual Lower Layer Super Output Areas. Some statistics are only available down to Middle Layer Super Output Area level, meaning that they are not available for individual Output Areas or parishes.

²⁸ See <https://www.which.co.uk/news/2017/08/how-your-income-affects-your-mortgage-chances/>

Overcrowding

There is no single agreed definition of overcrowding, however, utilising the Government's bedroom standard, overcrowding is deemed to be in households where there is more than one person in the household per room (excluding kitchens, bathrooms, halls and storage areas). As such, a home with one bedroom and one living room and one kitchen would be deemed overcrowded if three adults were living there.

Planning Condition

A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning Obligation

A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Purchase Threshold

Purchase thresholds are calculated by netting 10% off the entry house price to reflect purchase deposit. The resulting cost is divided by 4 to reflect the standard household income requirement to access mortgage products.

Proportionate and Robust Evidence

Proportionate and robust evidence is evidence which is deemed appropriate in scale, scope and depth for the purposes of neighbourhood planning, sufficient so as to meet the Basic Conditions, as well as robust enough to withstand legal challenge. It is referred to a number of times in the PPG and its definition and interpretation relies on the judgement of professionals such as Neighbourhood Plan Examiners.

Private Rented

The Census tenure private rented includes a range of different living situations in practice, such as private rented/ other including households living "rent free". Around 20% of the private rented sector are in this category, which will have included some benefit claimants whose housing benefit at the time was paid directly to their landlord. This could mean people whose rent is paid by their employer, including some people in the armed forces. Some housing association tenants may also have been counted as living in the private rented sector because of confusion about what a housing association is.

Retirement Living or Sheltered Housing

Housing for older people which usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services, but provides some support to enable residents to live independently. This can include 24 hour on-site assistance (alarm) and a warden or house manager.

Residential Care Homes and Nursing Homes

Housing for older people comprising of individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living. This type of housing can also include dementia care homes.

Rightsizing

Households who wish to move into a property that is a more appropriate size for their needs can be said to be rightsizing. This is often used to refer to older households who may be living in large family homes but whose children have left, and who intend to rightsize to a smaller dwelling. The popularity of this trend is debatable as ties to existing communities and the home itself may outweigh issues of space. Other factors, including wealth, health, status and family circumstance also need to be taken into consideration, and it should not be assumed that all older households in large dwellings wish to rightsize.

Rural Exception Sites

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable dwellings without grant funding.

Shared Ownership

Housing where a purchaser part buys and part rents from a housing association or local authority. Typical purchase share is between 25% and 75% (though this was lowered in 2021 to a minimum of 10%), and buyers are encouraged to buy the largest share they can afford. Generally applies to new build properties, but re-sales occasionally become available. There may be an opportunity to rent at intermediate rent level before purchasing a share in order to save/increase the deposit level

Sheltered Housing²⁹

Sheltered housing (also known as retirement housing) means having your own flat or bungalow in a block, or on a small estate, where all the other residents are older people (usually over 55). With a few exceptions, all developments (or 'schemes') provide independent, self-contained homes with their own front doors. There are many different types of scheme, both to rent and to buy. They usually contain between 15 and 40 properties, and range in size from studio flats (or 'bedsits') through to 2 and 3 bed roomed. Properties in most schemes are designed to make life a little easier for older people - with features like raised electric sockets, lowered worktops, walk-in showers, and so on. Some will usually be designed to accommodate wheelchair users. And they are usually linked to an emergency alarm service (sometimes called 'community alarm service') to call help if needed. Many schemes also have their own

²⁹ See <http://www.housingcare.org/jargon-sheltered-housing.aspx>

'manager' or 'warden', either living on-site or nearby, whose job is to manage the scheme and help arrange any services residents need. Managed schemes will also usually have some shared or communal facilities such as a lounge for residents to meet, a laundry, a guest flat and a garden.

Strategic Housing Land Availability Assessment

A Strategic Housing Land Availability Assessment (SHLAA) is a document prepared by one or more local planning authorities to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the Plan period. SHLAAs are sometimes also called LAAs (Land Availability Assessments) or HELAAs (Housing and Economic Land Availability Assessments) so as to integrate the need to balance assessed housing and economic needs as described below.

Strategic Housing Market Assessment (NPPF Definition)

A Strategic Housing Market Assessment (SHMA) is a document prepared by one or more local planning authorities to assess their housing needs under the 2012 version of the NPPF, usually across administrative boundaries to encompass the whole housing market area. The NPPF makes clear that SHMAs should identify the scale and mix of housing and the range of tenures the local population is likely to need over the Plan period. Sometimes SHMAs are combined with Economic Development Needs Assessments to create documents known as HEDNAs (Housing and Economic Development Needs Assessments).

Specialist Housing for Older People

Specialist housing for Older People, sometimes known as specialist accommodation for older people, encompasses a wide range of housing types specifically aimed at older people, which may often be restricted to those in certain older age groups (usually 55+ or 65+). This could include residential institutions, sometimes known as care homes, sheltered housing, extra care housing, retirement housing and a range of other potential types of housing which has been designed and built to serve the needs of older people, including often providing care or other additional services. This housing can be provided in a range of tenures (often on a rented or leasehold basis).

Social Rented Housing

Social rented housing is owned by local authorities and private registered providers (as defined in Section 80 of the Housing and Regeneration Act 2008.). Guideline target rents for this tenure are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with Homes England.³⁰

³⁰ See <http://www.communities.gov.uk/documents/planningandbuilding/doc/1980960.doc#Housing>

