



Greater Norwich Housing Market Assessment

Property Types and Property Sizes

**An Analysis of Completions in 2001 to 2006 and
Projected Completions Post 2006**

1 INTRODUCTION

1.1 Summary

This report presents the results of the analysis of completions by size and type in the Greater Norwich sub-region. It is based on a sample of 6,526 properties on 320 sites. This report uses the data to...

1. Show completions in the period April 2001 to March 2006 – section 2 of this report.
2. To look at projected completions over the next 10 years – section 3 of this report.

Section 4 of the report provides details on the methodology.

The Appendices provide detailed results in two sections

1. The entire dataset – using the results for all 320 sites and 6,526 properties.
2. Completions in 2001 to 2006 controlled to actual completions in the period.

The entire dataset contains a mix of actual completions in 2001 to 2006 and projected completions post 2006. The projected completions use information from approved planning applications.

1.2 Headline Results

Actual Completions April 2001 to March 2006

The table shows completions by property size and location. Properties in South Norfolk and Broadland tend to be larger.

Property Size	Property Size				All Property
	1-bed	2-bed	3-bed	4+ bed	
Broadland	198 (11.8%)	345 (20.5%)	593 (35.3%)	543 (32.3%)	1680 (100.0%)
Norwich	512 (14.7%)	1400 (40.1%)	934 (26.8%)	644 (18.5%)	3490 (100.0%)
South Norfolk	84 (3.7%)	432 (18.9%)	1000 (43.9%)	763 (33.5%)	2280 (100%)
Overall	795 (10.7%)	2177 (29.2%)	2528 (33.9%)	1951 (26.2%)	7450 (100%)

Flats are more common in Norwich and flats in general have fewer bedrooms than houses. There is an inverse correlation between the proportion of flats and the average property size.

Property Type	Property Type			All Property
	House	Flat	Bungalow	
Broadland	1310 (78.0%)	209 (12.4%)	161 (9.6%)	1680 (100.0%)
Norwich	2137 (61.2%)	1071 (30.7%)	283 (8.1%)	3490 (100.0%)
South Norfolk	1858 (81.5%)	233 (10.2%)	189 (8.3%)	2280 (100.0%)
Overall	5305 (71.2%)	1513 (20.3%)	633 (8.5%)	7450 (100.0%)

The larger properties (three and four or more bedrooms) are concentrated on the smallest (10 or fewer properties) and largest (50+ properties) sites. The medium size sites are more likely to contain flats and smaller properties.

Projected Completions Post March 2006

For Broadland district and South Norfolk the profile of projected completions by size and type post March 2006 is broadly similar to the pattern of actual completions for 2001 to 2006. Our best estimate for the pattern of future completions is therefore something similar to the experience of 2001 to 2006.

For Norwich the pattern of development has changed dramatically. The projected proportion of flats post 2006 is 70% up from 31% in the period 2001 to 2006. At the same time the proportion of small (one and two bedroom) properties has increased from 55% to 73%.

1.3 Issues

We need to understand more about the reasons for the patterns of development.

In Norwich are developments of flats led by the market or by planning requirement to deliver high-density housing?

In Broadland district and South Norfolk are the high proportions of 4+ bedroom properties the developers' response to the market or planning requirements?

2 PROPERTY TYPE AND SIZE ANALYSIS – APRIL 2001 TO MARCH 2006

For this analysis we use information for properties completed between April 2001 and March 2006. We control the totals for each district to the total number of actual completions in the five-year period for each district. This weighting process allows us to add results across the three districts and so produce results for the sub-region.

2.1 Property Size and Type by District

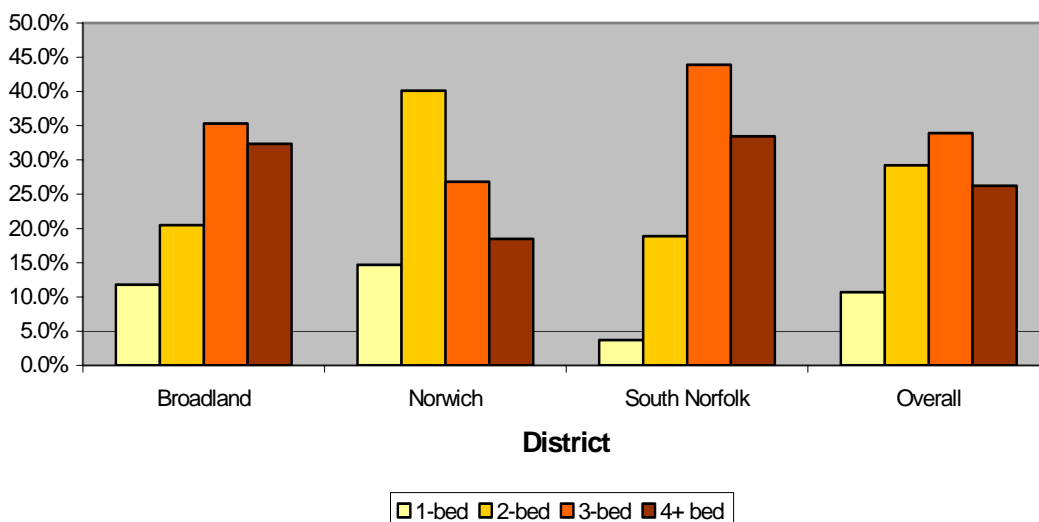
In the period April 2001 to March 2006 developers built nearly 7,500 properties in the Greater Norwich districts...

- Broadland – 1,680.
- Norwich – 3,490.
- South Norfolk – 2,280.

We use figures from the housing trajectories for each of the three districts.

Property Size by District

Property sizes are smaller in Norwich where 55% of properties have two bedrooms or fewer and only 45% have three bedrooms or more. In Broadland only 32% of properties have two bedrooms or fewer and 68% have 3 bedrooms or more. South Norfolk has the highest proportion of large properties – 77% have three bedrooms or more.

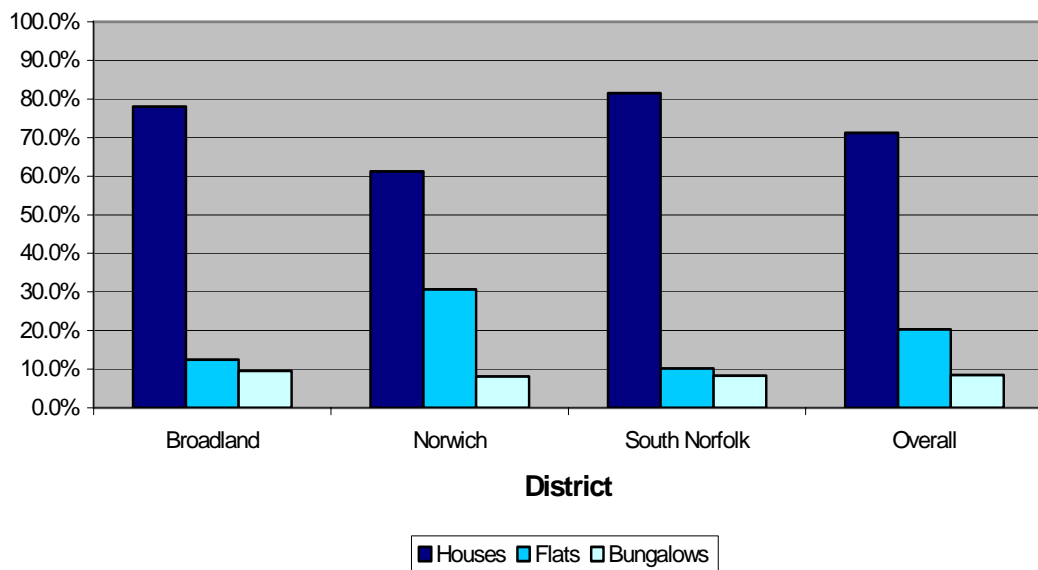


Property Type by District

In both Broadland and South Norfolk districts about 80% of new properties are houses. In Norwich houses make up only 60% of new properties.

In Norwich 31% of new properties are flats. In Broadland only 12% are flats and in South Norfolk only 10% are flats

Bungalows account for only 8% of new properties.



2.2 Property Size and Type – Norwich Policy Area/ Rural Policy Area

In the period April 2001 to March 2006 developers built 7,450 properties in the Greater Norwich districts. The split between the Norwich Policy Area (NPA) and Rural Policy Area (RPA) is...

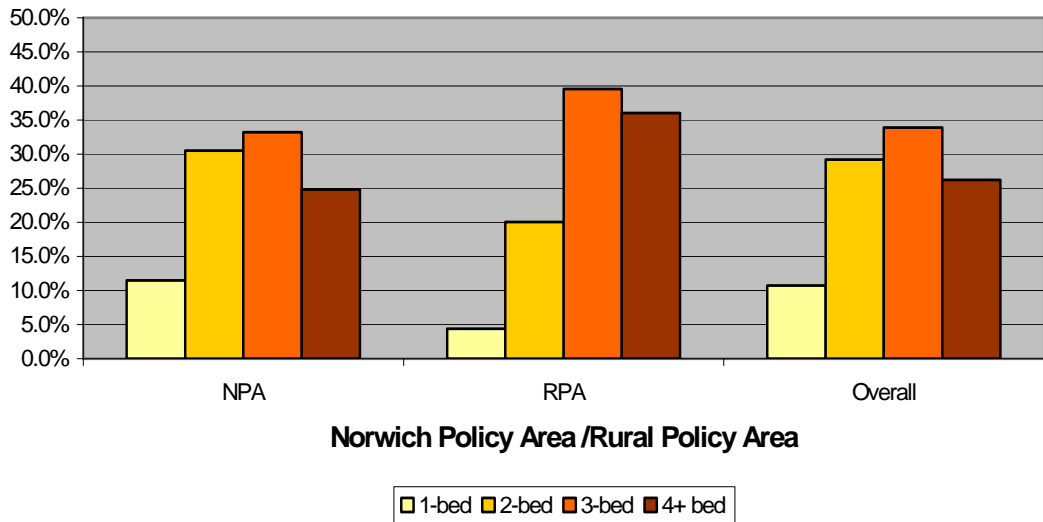
- NPA – 6,553.
- RPA – 897.

A large majority of the new properties are in the NPA. This area contains all of Norwich City district and so it is no surprise that properties are smaller on average in the NPA and more likely to be flats.

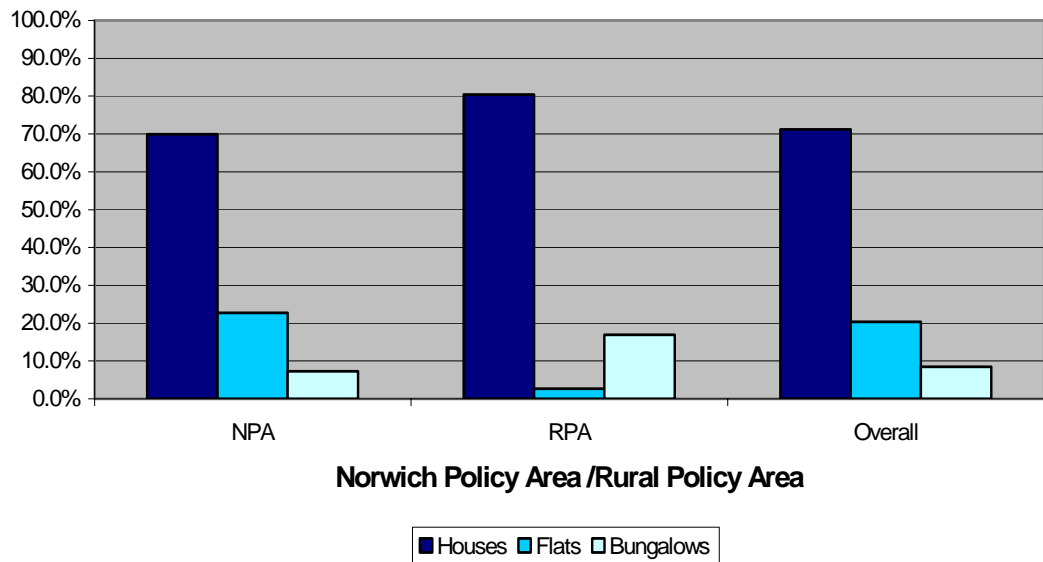
In the RPA the proportion of bungalows is 17%.

Housing Market Assessment – Property Type and Size Analysis

Property Size by NPA/RPA



Property Type by NPA/RPA



2.3 Property Size and Type by Housing Market Area

Of the 7,450 properties built between April 2001 and March 2006 in the Greater Norwich districts the breakdown by housing market area is...

- Aylsham - 210.
- Beccles – 8.
- Diss – 77.
- Harleston – 19.
- Long Stratton – 444.
- Norwich – 6088.
- Reepham – 89.
- The Broads – 109.
- Wroxham – 46.
- Wymondham – 359.

These breakdowns are based on samples. For the housing markets with small numbers of new properties one or two untypical sites may bias our sample. The graphs show results for the housing market areas (Beccles, Harleston and Wroxham) with small samples using diagonal shading.

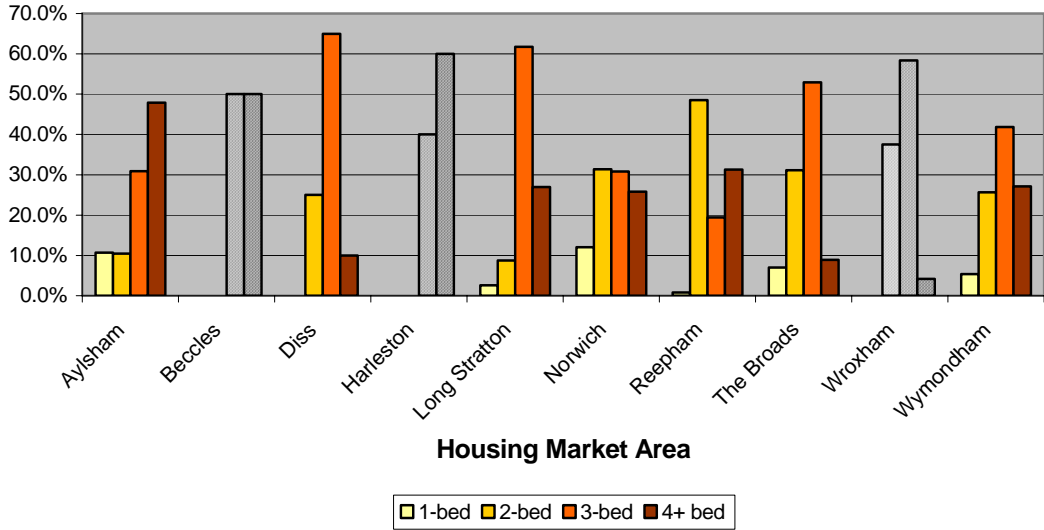
The Norwich housing market area contains all of Norwich district. So the Norwich housing market area reflects the high proportion of flats and small properties in Norwich district.

Outside of the Norwich housing market area larger properties are most common. Some of the Broadland housing market areas (Reepham, the Broads and Wroxham) have some smaller – mostly 2-bed – property. In Reepham nearly 50% are 2-bed. But these results are based on small samples that may not be truly representative.

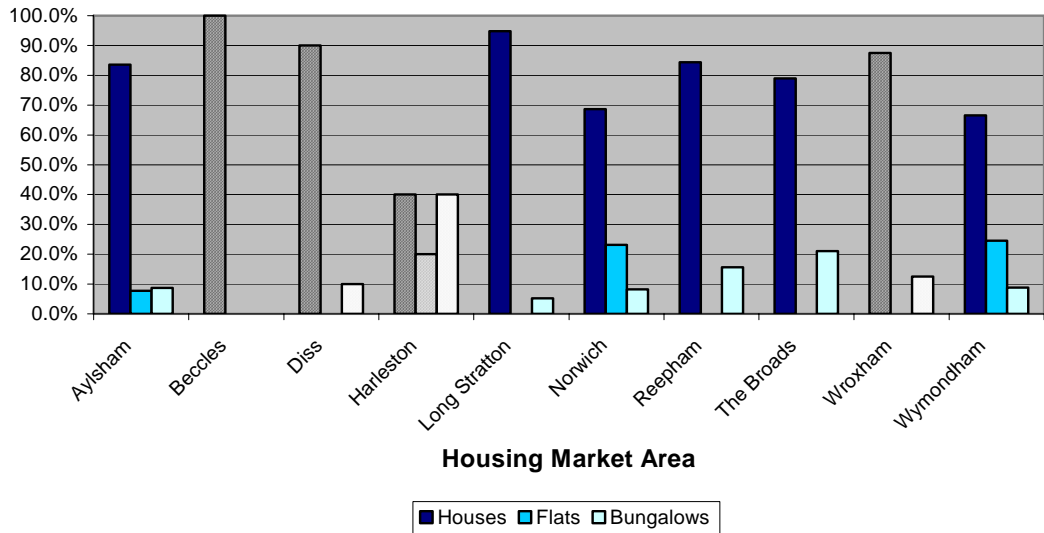
Outside of Norwich only the Wymondham housing market area has significant numbers of flats (25%).

Housing Market Assessment – Property Type and Size Analysis

Property Size by Housing Market Area



Property Type by Housing Market Area



2.4 Property Size and Type by Site Size

The table shows the number of sites and the number of properties built on those sites between April 2001 and March 2006.

Size of Site (Number of Properties on Site)	Number of Sites	Number of Properties Completed 2001 to 2006
1	273	273
2 to 5	190	510
6 to 10	44	320
10 to 14	31	299
15 to 24	51	893
25 to 50	33	936
50 +	48	4219
All Sites	670	7450

Notes to table...

1. The number of sites is calculated from a sample.
2. The site size is the total number of properties planned for the site. For many larger sites, development is spread over several years. The properties completed in 2001 to 2006 may be fewer than the total planned for the site.

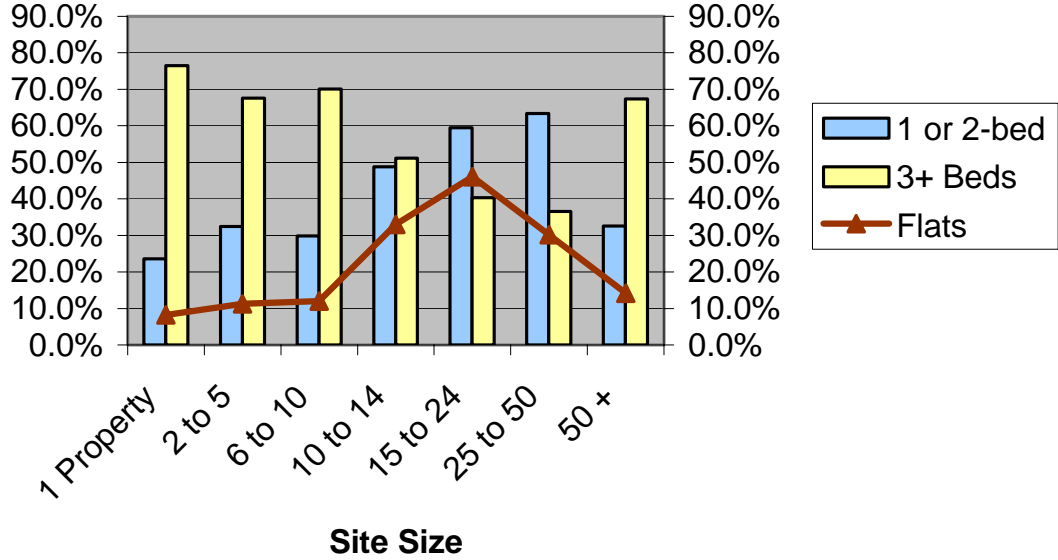
The site size results are one of the most interesting results of the analysis. The smaller sites are most likely to contain high proportions of houses and bungalows. Sites for just one property are the most likely to contain bungalows (41%) compared to an overall proportion for bungalows of 7%.

Medium sized sites are most likely to contain small properties and flats. There is a strong correlation between the proportion of flats and the proportion of small (one and two-bed) properties.

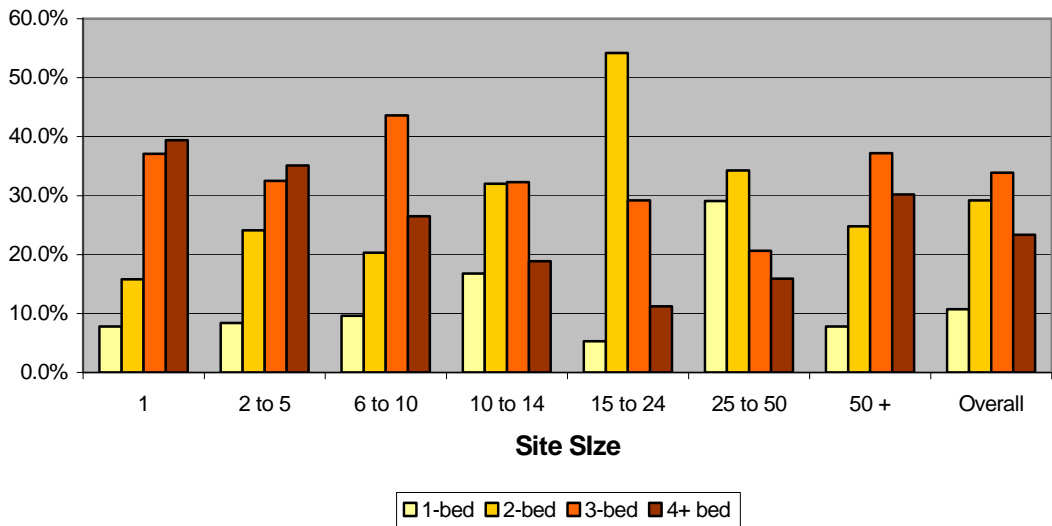
The largest sites also contain a high proportion of large properties – 3+ bedrooms.

Housing Market Assessment – Property Type and Size Analysis

Relationship between the Percentage of Flats and Property Sizes

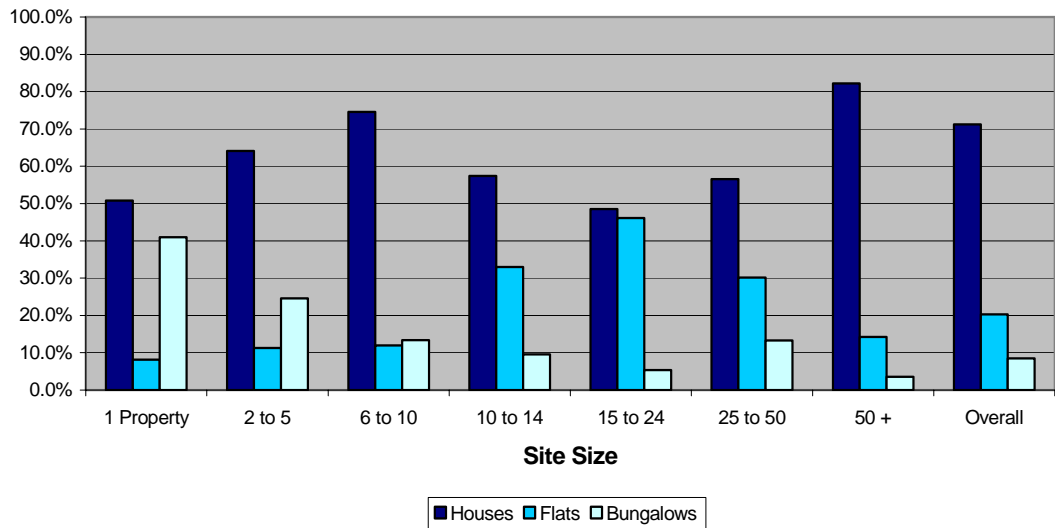


Property Size by Site Size



Housing Market Assessment – Property Type and Size Analysis

Property Type by Site Size



3 PROJECTED FUTURE COMPLETIONS

This section considers the property type and size breakdowns for projected future completions.

For each district we start by looking at percentage breakdowns. This gives us a ‘typical 100’ properties completed between April 2001 and March 2006. We can compare these results with a ‘typical 100’ properties from the entire dataset. The differences reflect changes between actual completions for April 2001 to March 2006 and projected completions post March 2006.

3.1 Broadland

Completions April 2001 – March 2006

2001/06	1-bed	2-bed	3-bed	4+ bed	Total
Houses	1	15	31	31	78
Flats	10	2	0	0	12
Bungalows	1	3	4	2	10
Total	12	20	35	33	100

All Completions in the Sample

All	1-bed	2-bed	3-bed	4+ bed	Total
Houses	1	15	34	31	81
Flats	7	3	1	0	11
Bungalows	0	3	4	1	8
Total	8	21	39	32	100

For Broadland the differences between 2001 to 2006 completions and all completions are small.

A best estimate of the future might be one based on the all completions ‘typical 100’.

3.2 Norwich

Completions April 2001 – March 2006

2001/06	1-bed	2-bed	3-bed	4+ bed	Total
Houses	1	17	25	18	61
Flats	12	18	1	0	31
Bungalows	2	6	0	0	8
Total	15	41	26	18	100

All Completions in Sample

All	1-bed	2-bed	3-bed	4+ bed	Total
Houses	1	14	22	12	49
Flats	16	28	2	0	46
Bungalows	2	3	0	0	5
Total	19	45	24	12	100

For Norwich there is considerable difference between the 2001 to 2006 completions and the all completions dataset. Smaller properties and flats are more common in the complete dataset and the implication is that these will be more common in the post 2006 period.

An analysis of projected post 2006 completions gives the following results.

Completions Post 2006

All	1-bed	2-bed	3-bed	4+ bed	Total
Houses	0	8	19	3	30
Flats	23	42	5	0	70
Bungalows	0	0	0	0	0
Total	23	50	24	3	100

There is a clear increase in the proportion of flats and a related increase in the proportion of smaller properties.

It is possible that our post 2006 sample is unrepresentative. This might happen because sites with approval are not typical of all sites. But the comparison by site size for the two time periods does not support this.

Housing Market Assessment – Property Type and Size Analysis

The most striking result is that the proportion of flats has increased in for all site sizes. So the result is not due to only to an over reliance on large sites in the post 2006 sample. In fact it is clear that the mix of site sizes is not so different and if anything large sites are less well represented post 2006.

Site Size	April 2001 to March 2006		Post March 2006	
	Sites	% age Flats	Sites	% age Flats
1	20.3%	21.4%	24.3%	55.6%
2 to 5	18.8%	42.9%	18.9%	31.8%
6 to 10	5.8%	0.0%	10.8%	69.7%
11 to 14	7.2%	40.0%	8.1%	69.7%
15 to 24	18.8%	57.8%	16.2%	63.3%
25 to 50	15.9%	34.5%	5.4%	54.9%
50+	13.0%	21.0%	16.2%	74.2%
Overall	100.0%	30.7%	100%	69.9%

So we conclude that flats will be more common for future completions and that a best predictor might be based on the post 2006 'typical 100' in which 70% are flats and 70%+ are one or two bedroom properties.

3.3 South Norfolk

Completions April 2001 – March 2006

2001/06	1-bed	2-bed	3-bed	4+ bed	Total
Houses	2	8	41	31	82
Flats	2	8	0	0	10
Bungalows	0	3	3	2	8
Total	4	19	44	33	100

Housing Market Assessment – Property Type and Size Analysis

All Completions in Sample

All	1-bed	2-bed	3-bed	4+ bed	Total
Houses	1	12	38	31	82
Flats	4	11	0	0	15
Bungalows	0	1	1	1	3
Total	5	24	39	32	100

There are relatively few differences between the April 2001 to March 2006 completions and the completions in the entire dataset. The projected post 2006 completions are based on 20 sites with 2097 projected completions. So large sites are over represented in the post 2006 period. The smallest sites tend to have the largest properties and be least likely to include flats.

So, our best projection for our 'typical 100' in South Norfolk might be the all completions with two or three of the small flats replaced by larger houses.

4 METHODOLOGY

4.1 Sample

Our sample contained 6526 properties from a selection of 320 sites across the sub region.

District	April 2001 to March 2006		April 2006 and Later		Overall	
	Sites	Properties	Sites	Properties	Sites	Properties
Broadland	108	878	44	574	133	1452
Norwich	69	1506	37	969	94	2475
South Norfolk	78	590	20	2097	93	2687
Greater Norwich	255	2974	101	3552	320	6526

Notes to table...

1. Some sites had completions pre 1 April 2006 and projected completions post 30 March 2006. These sites are included in both time periods. In consequence the site numbers do not add across the table.

For Norwich and South Norfolk we used a stratified sample. We selected sites to reflect the range of site sizes, housing market areas and the Norwich/Rural policy area division. The stratification was based on an analysis of sites with planning permission during the period 2001 to 2006. In Broadland information was not available to 'stratify' the sample. However the sample was random and large and so is likely to be representative of all sites in the district.

The 2006 and later division contains sites with planning permission where properties remain to be built. The large number in South Norfolk reflects a number of large sites that are about to start or have just begun to deliver new properties.

Our sample of properties completed between April 2001 and March 2006 represents a large proportion of all properties completed.

District	Total Completions in April 2001 to March 2006	Sample Completions in April 2001 to March 2006	Sample as %age of total
Broadland	1,680	878	52.3%
Norwich	3,490	1,506	43.2%
South Norfolk	2,280	590	25.9%
Greater Norwich	7,450	2,974	39.9%

4.2 Site Analysis

For each site in the sample we looked at site plans and other information from planning files to identify the type and size of each property...

- Type – House, flat or bungalow.
- Size – 1-bed, 2-bed, 3-bed or 4+ bed.

We were able to use information from the planning sections of the Web sites of the three districts to gather some of the information we needed.

A few sites had incomplete information.

4.3 Combining the Results Across the Sub-region

The appendices give two sets of data. The first set gives the results for the entire dataset and includes all 6,526 properties across 320 sites. Adding these results to give a sub-regional total is not reliable. This is because the sample size for each district and each time period (pre or post 1 April 2006) are different for each district.

Our second set of data uses results only for the period April 2001 – March 2006. We scale the results for each district to give the total known completions for each district.

These sets of results are our estimates of the breakdown of actual completions by property type and size. We provide this information by district, Norwich/rural policy area, housing market area and by size of site. With large samples we can be confident that our estimates are close to the actual (but unknown) figures. When we subdivide the data, for example to look at housing market areas, the samples for some of the smaller market areas become quite small. For these small sub divisions we can be less certain that our results reflect the true figures.

4.4 Projections of Future Completions

We can make projections for future completions based on the period 2001 to 2006 and the information we have for projected completions post 2006. We will seek comment from planning officers and others on these initial results.

Appendix I a) – Entire Dataset – By District

Totals by District

Number	Houses				All Houses	Flats				All Flats	Bungalows				All Bungalows
	1-bed	2-bed	3-bed	4+ bed		1-bed	2-bed	3-bed	4+ bed		1-bed	2-bed	3-bed	4+ bed	
Broadland	9	213	493	456	1171	106	41	14	0	161	5	36	59	20	120
Norwich	14	337	560	305	1216	396	681	57	3	1137	36	86	0	0	122
South Norfolk	29	313	1006	819	2167	113	277	4	3	397	2	28	34	12	76
Overall	52	863	2059	1580	4554	615	999	75	6	1695	43	150	93	32	318

	Sites
Broadland	133
Norwich	94
South Norfolk	93
Overall	320

%age	Houses				All Houses	Flats				All Flats	Bungalows				All Bungalows
	1-bed	2-bed	3-bed	4+ bed		1-bed	2-bed	3-bed	4+ bed		1-bed	2-bed	3-bed	4+ bed	
Broadland	0.6%	14.7%	34.0%	31.4%	80.6%	7.3%	2.8%	1.0%	0.0%	11.1%	0.3%	2.5%	4.1%	1.4%	8.3%
Norwich	0.6%	13.6%	22.6%	12.3%	49.1%	16.0%	27.5%	2.3%	0.1%	45.9%	1.5%	3.5%	0.0%	0.0%	4.9%
South Norfolk	1.1%	11.9%	38.1%	31.0%	82.1%	4.3%	10.5%	0.2%	0.1%	15.0%	0.1%	1.1%	1.3%	0.5%	2.9%
Overall	0.8%	13.1%	31.4%	24.1%	69.3%	9.4%	15.2%	1.1%	0.1%	25.8%	0.7%	2.3%	1.4%	0.5%	4.8%

Property Size	Property Size				All Properties
	1-bed	2-bed	3-bed	4+ bed	
Broadland	120	290	566	476	1452
Norwich	446	1104	617	308	2475
South Norfolk	144	618	1044	834	2640
Overall	710	2012	2227	1618	6567

Property Size (%age)	Property Size				All Properties
	1-bed	2-bed	3-bed	4+ bed	
Broadland	8.3%	20.0%	39.0%	32.8%	100.0%
Norwich	18.0%	44.6%	24.9%	12.4%	100.0%
South Norfolk	5.5%	23.4%	39.5%	31.6%	100.0%
Overall	10.8%	30.6%	33.9%	24.6%	100.0%

Appendix I c) – Entire Dataset – By Housing Market Area (Part 2)

Totals by HMA (continued)																
%age	Houses				All Houses	Flats				All Flats	Bungalows				All Bungalows	All Properties
	1-bed	2-bed	3-bed	4+ bed		1-bed	2-bed	3-bed	4+ bed		1-bed	2-bed	3-bed	4+ bed		
Aylsham	1.7%	15.4%	24.5%	43.2%	84.6%	5.4%	0.0%	0.0%	0.0%	5.4%	0.0%	1.2%	6.6%	2.1%	10.0%	100.0%
Beccles	0.0%	0.0%	50.0%	50.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Diss	0.0%	7.7%	59.0%	5.1%	71.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	28.2%	0.0%	0.0%	28.2%	100.0%
Harleston	0.0%	26.9%	54.2%	17.6%	98.6%	0.0%	0.0%	0.0%	0.5%	0.5%	0.0%	0.0%	0.9%	0.0%	0.9%	100.0%
Long Stratton	2.5%	8.3%	60.3%	24.0%	95.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.8%	1.7%	2.5%	5.0%	100.0%
Norwich	0.8%	12.9%	30.0%	21.4%	65.1%	10.9%	18.0%	1.4%	0.1%	30.4%	0.7%	2.2%	1.2%	0.4%	4.5%	100.0%
Reepham	1.6%	28.6%	25.4%	31.7%	87.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	9.5%	3.2%	0.0%	12.7%	100.0%
The Broads	0.0%	21.0%	45.2%	9.7%	75.8%	0.0%	0.0%	0.0%	0.0%	0.0%	6.5%	8.1%	8.1%	1.6%	24.2%	100.0%
Wroxham	0.0%	29.2%	58.3%	0.0%	87.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	8.3%	0.0%	4.2%	12.5%	100.0%
Wymondham	0.2%	6.7%	28.2%	48.7%	83.8%	4.9%	8.7%	0.4%	0.2%	14.2%	0.0%	0.8%	0.8%	0.4%	2.0%	100.0%
Overall	0.8%	13.1%	31.4%	24.1%	69.3%	9.4%	15.2%	1.1%	0.1%	25.8%	0.7%	2.3%	1.4%	0.5%	4.8%	100.0%

Property Size	Property Size				All Properties	Property Size (%age)	Property Size				All Properties
	1-bed	2-bed	3-bed	4+ bed			1-bed	2-bed	3-bed	4+ bed	
Aylsham	17	40	75	109	241	Aylsham	7.1%	16.6%	31.1%	45.2%	100.0%
Beccles	0	0	1	1	2	Beccles	0.0%	0.0%	50.0%	50.0%	100.0%
Diss	0	14	23	2	39	Diss	0.0%	35.9%	59.0%	5.1%	100.0%
Harleston	0	58	119	39	216	Harleston	0.0%	26.9%	55.1%	18.1%	100.0%
Long Stratton	3	11	75	32	121	Long Stratton	2.5%	9.1%	62.0%	26.4%	100.0%
Norwich	659	1756	1720	1157	5292	Norwich	12.5%	33.2%	32.5%	21.9%	100.0%
Reepham	1	24	18	20	63	Reepham	1.6%	38.1%	28.6%	31.7%	100.0%
The Broads	4	18	33	7	62	The Broads	6.5%	29.0%	53.2%	11.3%	100.0%
Wroxham	0	9	14	1	24	Wroxham	0.0%	37.5%	58.3%	4.2%	100.0%
Wymondham	26	82	149	250	507	Wymondham	5.1%	16.2%	29.4%	49.3%	100.0%
Overall	710	2012	2227	1618	6567	Overall	10.8%	30.6%	33.9%	24.6%	100.0%

Appendix II a) – 2001 to 2006 Completions – By District

Totals by District (2001 - 2006) Controlled to Actual Completions

Number	Houses				All Houses	Flats				All Flats	Bungalows				All Bungalows	All Properties
	1-bed	2-bed	3-bed	4+ bed		1-bed	2-bed	3-bed	4+ bed		1-bed	2-bed	3-bed	4+ bed		
Broadland	12	255	523	520	1310	176	32	0	0	209	10	58	71	23	161	1680
Norwich	32	577	885	642	2137	396	623	49	2	1071	83	199	0	0	283	3490
South Norfolk	38	187	924	709	1858	39	175	8	12	233	8	70	68	43	189	2280
Overall	83	1018	2332	1871	5305	611	831	56	14	1513	101	327	139	66	633	7450

	Sites
Broadland	209
Norwich	160
South Norfolk	301
Overall	670

%age	Houses				All Houses	Flats				All Flats	Bungalows				All Bungalows	All Properties
	1-bed	2-bed	3-bed	4+ bed		1-bed	2-bed	3-bed	4+ bed		1-bed	2-bed	3-bed	4+ bed		
Broadland	0.7%	15.2%	31.1%	31.0%	78.0%	10.5%	1.9%	0.0%	0.0%	12.4%	0.6%	3.4%	4.2%	1.4%	9.6%	100.0%
Norwich	0.9%	16.5%	25.4%	18.4%	61.2%	11.4%	17.9%	1.4%	0.1%	30.7%	2.4%	5.7%	0.0%	0.0%	8.1%	100.0%
South Norfolk	1.7%	8.2%	40.5%	31.1%	81.5%	1.7%	7.7%	0.3%	0.5%	10.2%	0.3%	3.1%	3.0%	1.9%	8.3%	100.0%
Overall	1.1%	13.7%	31.3%	25.1%	71.2%	8.2%	11.2%	0.8%	0.2%	20.3%	1.4%	4.4%	1.9%	0.9%	8.5%	100.0%

Property Size	Property Size				All Properties
	1-bed	2-bed	3-bed	4+ bed	
Broadland	198	345	593	543	1680
Norwich	512	1400	934	644	3490
South Norfolk	84	432	1000	763	2280
Overall	795	2177	2528	1951	7450

Property Size (%age)	Property Size				All Properties
	1-bed	2-bed	3-bed	4+ bed	
Broadland	11.8%	20.5%	35.3%	32.3%	100.0%
Norwich	14.7%	40.1%	26.8%	18.5%	100.0%
South Norfolk	3.7%	18.9%	43.9%	33.5%	100.0%
Overall	10.7%	29.2%	33.9%	26.2%	100.0%

Appendix II b) – 2001 to 2006 Completions – By Norwich/Rural Policy Areas

Totals by NPA/RPA (2001 - 2006) Controlled to Actual Completions

Number	Houses				All Houses	Flats				All Flats	Bungalows				All Bungalows	All Properties
	1-bed	2-bed	3-bed	4+ bed		1-bed	2-bed	3-bed	4+ bed		1-bed	2-bed	3-bed	4+ bed		
NPA	73	887	2050	1574	4584	595	831	56	6	1489	87	279	66	48	481	6553
RPA	10	131	282	298	721	16	0	0	8	24	13	48	73	17	152	897
Overall	83	1018	2332	1871	5305	611	831	56	14	1513	101	327	139	66	633	7450

	Sites	All Sites	Broad-land	South Norwich	Norfolk
NPA	422	422	84	160	178
RPA	248	248	124	0	124
Overall	670	670	209	160	301

%age	Houses				All Houses	Flats				All Flats	Bungalows				All Bungalows	All Properties
	1-bed	2-bed	3-bed	4+ bed		1-bed	2-bed	3-bed	4+ bed		1-bed	2-bed	3-bed	4+ bed		
NPA	1.1%	13.5%	31.3%	24.0%	69.9%	9.1%	12.7%	0.9%	0.1%	22.7%	1.3%	4.3%	1.0%	0.7%	7.3%	100.0%
RPA	1.1%	14.7%	31.4%	33.2%	80.4%	1.8%	0.0%	0.0%	0.9%	2.7%	1.5%	5.4%	8.1%	2.0%	17.0%	100.0%
Overall	1.1%	13.7%	31.3%	25.1%	71.2%	8.2%	11.2%	0.8%	0.2%	20.3%	1.4%	4.4%	1.9%	0.9%	8.5%	100.0%

Property Size	Property Size				All Properties
	1-bed	2-bed	3-bed	4+ bed	
NPA	756	1997	2173	1628	6553
RPA	39	180	355	323	897
Overall	795	2177	2528	1951	7450

Property Size (%age)	Property Size				All Properties
	1-bed	2-bed	3-bed	4+ bed	
NPA	11.5%	30.5%	33.2%	24.8%	100.0%
RPA	4.4%	20.1%	39.6%	36.0%	100.0%
Overall	10.7%	29.2%	33.9%	26.2%	100.0%

Appendix II c) – 2001 to 2006 Completions – By Housing Market Area (Part 1)

Totals by HMA (2001 - 2006) Controlled to Actual Completions

Number	Houses				All Houses	Flats				All Flats	Bungalows				All Bungalows	All Properties
	1-bed	2-bed	3-bed	4+ bed		1-bed	2-bed	3-bed	4+ bed		1-bed	2-bed	3-bed	4+ bed		
Aylsham	6	22	52	95	175	16	0	0	0	16	0	0	13	5	18	210
Beccles	0	0	4	4	8	0	0	0	0	0	0	0	0	0	0	8
Diss	0	12	50	8	70	0	0	0	0	0	0	8	0	0	8	77
Harleston	0	0	0	8	8	0	0	0	4	4	0	0	8	0	8	19
Long Stratton	12	35	267	108	421	0	0	0	0	0	0	4	8	12	23	444
Norwich	60	861	1736	1526	4182	580	770	49	6	1404	93	280	90	38	502	6088
Reepham	1	33	13	28	75	0	0	0	0	0	0	10	4	0	14	89
The Broads	0	24	53	9	86	0	0	0	0	0	8	10	5	1	23	109
Wroxham	0	13	27	0	40	0	0	0	0	0	0	4	0	2	6	46
Wymondham	4	19	131	86	239	15	61	8	4	88	0	12	12	8	32	359
Overall	83	1018	2332	1871	5305	611	831	56	14	1513	101	327	139	66	633	7450

	Sites
Aylsham	23
Beccles	8
Diss	31
Harleston	15
Long Stratton	39
Norwich	441
Reepham	15
The Broads	17
Wroxham	8
Wymondham	73
Overall	670

	All Sites	Broad-land	Nor-wich	South Nor-folk
Aylsham	23	23	0	0
Beccles	8	0	0	8
Diss	31	0	0	31
Harleston	15	0	0	15
Long Stratton	39	0	0	39
Norwich	441	145	160	135
Reepham	15	15	0	0
The Broads	17	17	0	0
Wroxham	8	8	0	0
Wymondham	73	0	0	73
Overall	670	209	160	301

Appendix II c) – 2001 to 2006 Completions – By Housing Market Area (Part 2)

Totals by HMA (2001 - 2006) Controlled to Actual Completions (continued)

%age	Houses				All Houses	Flats				All Flats	Bungalows				All Bungalows	All Properties
	1-bed	2-bed	3-bed	4+ bed		1-bed	2-bed	3-bed	4+ bed		1-bed	2-bed	3-bed	4+ bed		
Aylsham	3.0%	10.5%	24.8%	45.4%	83.6%	7.7%	0.0%	0.0%	0.0%	7.7%	0.0%	0.0%	6.2%	2.5%	8.7%	100.0%
Beccles	0.0%	0.0%	50.0%	50.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Diss	0.0%	15.0%	65.0%	10.0%	90.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	10.0%	0.0%	0.0%	10.0%	100.0%
Harleston	0.0%	0.0%	0.0%	40.0%	40.0%	0.0%	0.0%	0.0%	20.0%	20.0%	0.0%	0.0%	40.0%	0.0%	40.0%	100.0%
Long Stratton	2.6%	7.8%	60.0%	24.3%	94.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.9%	1.7%	2.6%	5.2%	100.0%
Norwich	1.0%	14.1%	28.5%	25.1%	68.7%	9.5%	12.6%	0.8%	0.1%	23.1%	1.5%	4.6%	1.5%	0.6%	8.2%	100.0%
Reepham	0.8%	37.2%	15.1%	31.3%	84.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.3%	4.3%	0.0%	15.6%	100.0%
The Broads	0.0%	22.4%	48.2%	8.3%	78.9%	0.0%	0.0%	0.0%	0.0%	0.0%	7.0%	8.8%	4.7%	0.6%	21.1%	100.0%
Wroxham	0.0%	29.2%	58.3%	0.0%	87.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	8.3%	0.0%	4.2%	12.5%	100.0%
Wymondham	1.1%	5.2%	36.5%	23.9%	66.6%	4.3%	17.0%	2.2%	1.1%	24.6%	0.0%	3.4%	3.2%	2.2%	8.8%	100.0%
Overall	1.1%	13.7%	31.3%	25.1%	71.2%	8.2%	11.2%	0.8%	0.2%	20.3%	1.4%	4.4%	1.9%	0.9%	8.5%	100.0%

Property Size	Property Size				All Properties
	1-bed	2-bed	3-bed	4+ bed	
Aylsham	22	22	65	100	210
Beccles	0	0	4	4	8
Diss	0	19	50	8	77
Harleston	0	0	8	12	19
Long Stratton	12	39	274	120	444
Norwich	733	1910	1875	1570	6088
Reepham	1	43	17	28	89
The Broads	8	34	58	10	109
Wroxham	0	17	27	2	46
Wymondham	19	92	150	98	359
Overall	795	2177	2528	1951	7450

Property Size (%age)	Property Size				All Properties
	1-bed	2-bed	3-bed	4+ bed	
Aylsham	10.7%	10.5%	30.9%	47.9%	100.0%
Beccles	0.0%	0.0%	50.0%	50.0%	100.0%
Diss	0.0%	25.0%	65.0%	10.0%	100.0%
Harleston	0.0%	0.0%	40.0%	60.0%	100.0%
Long Stratton	2.6%	8.7%	61.7%	27.0%	100.0%
Norwich	12.0%	31.4%	30.8%	25.8%	100.0%
Reepham	0.8%	48.5%	19.4%	31.3%	100.0%
The Broads	7.0%	31.1%	52.9%	8.9%	100.0%
Wroxham	0.0%	37.5%	58.3%	4.2%	100.0%
Wymondham	5.4%	25.7%	41.8%	27.1%	100.0%
Overall	10.7%	29.2%	33.9%	26.2%	100.0%

Appendix 1d) – 2001 to 2006 Completions – By Site Size (Part 1)

Totals by Site Size

Number	Houses				All Houses	Flats				All Flats	Bungalows				All Bungalows	All Properties
	1-bed	2-bed	3-bed	4+ bed		1-bed	2-bed	3-bed	4+ bed		1-bed	2-bed	3-bed	4+ bed		
1 Property	2	8	45	83	139	7	0	4	12	22	12	35	52	13	112	273
2 to 5	7	66	125	130	327	36	15	5	2	58	0	42	36	47	125	510
6 to 10	0	48	110	81	239	31	4	4	0	38	0	13	26	4	43	320
10 to 14	6	25	85	56	172	44	48	7	0	99	0	23	5	1	29	299
15 to 24	0	105	228	100	434	48	331	32	0	412	0	48	0	0	48	893
25 to 50	1	192	187	149	528	185	93	5	0	283	86	36	2	0	125	936
50 +	67	574	1552	1273	3467	260	341	0	0	601	2	130	18	1	151	4219
Overall	83	1018	2332	1871	5305	611	831	56	14	1513	101	327	139	66	633	7450

	Sites
1 Property	274
2 to 5	190
6 to 10	44
10 to 14	31
15 to 24	51
25 to 50	33
50 +	48
Overall	670

All Sites	Broad-land	Norwich	South Norfolk
274	86	33	155
190	78	30	81
44	11	9	23
31	11	12	8
51	6	30	15
33	8	25	0
48	8	21	19
670	209	160	301

Appendix I d) – 2001 to 2006 Completions – By Site Size (Part 2)

Totals by Site Size (Continued)

%age	Houses				All Houses	Flats				All Flats	Bungalows				All Bungalows	All Properties
	1-bed	2-bed	3-bed	4+ bed		1-bed	2-bed	3-bed	4+ bed		1-bed	2-bed	3-bed	4+ bed		
1 Property	0.8%	3.1%	16.6%	30.2%	50.8%	2.5%	0.0%	1.4%	4.2%	8.2%	4.4%	12.7%	19.0%	4.9%	41.0%	100.0%
2 to 5	1.3%	12.9%	24.5%	25.4%	64.1%	7.1%	2.9%	0.9%	0.5%	11.3%	0.0%	8.3%	7.1%	9.2%	24.6%	100.0%
6 to 10	0.0%	15.0%	34.3%	25.3%	74.6%	9.6%	1.2%	1.2%	0.0%	12.0%	0.0%	4.1%	8.0%	1.2%	13.4%	100.0%
10 to 14	2.1%	8.3%	28.3%	18.7%	57.4%	14.7%	15.9%	2.3%	0.0%	33.0%	0.0%	7.7%	1.7%	0.2%	9.6%	100.0%
15 to 24	0.0%	11.7%	25.6%	11.2%	48.5%	5.3%	37.1%	3.6%	0.0%	46.1%	0.0%	5.4%	0.0%	0.0%	5.4%	100.0%
25 to 50	0.1%	20.5%	20.0%	15.9%	56.5%	19.8%	9.9%	0.5%	0.0%	30.2%	9.2%	3.9%	0.2%	0.0%	13.3%	100.0%
50 +	1.6%	13.6%	36.8%	30.2%	82.2%	6.2%	8.1%	0.0%	0.0%	14.2%	0.1%	3.1%	0.4%	0.0%	3.6%	100.0%
Overall	1.1%	13.7%	31.3%	25.1%	71.2%	8.2%	11.2%	0.8%	0.2%	20.3%	1.4%	4.4%	1.9%	0.9%	8.5%	100.0%

Property Size	Property Size				All Properti es
	1-bed	2-bed	3-bed	4+ bed	
1 Property	21	43	101	108	273
2 to 5	43	123	166	179	510
6 to 10	31	65	140	85	320
10 to 14	50	96	97	57	299
15 to 24	48	484	261	100	893
25 to 50	272	321	193	149	936
50 +	330	1045	1571	1274	4219
Overall	795	2177	2528	1951	7450

Property Size (%age)	Property Size				All Properties
	1-bed	2-bed	3-bed	4+ bed	
1 Property	7.8%	15.8%	37.1%	39.4%	100.0%
2 to 5	8.4%	24.1%	32.5%	35.1%	100.0%
6 to 10	9.6%	20.3%	43.6%	26.5%	100.0%
10 to 14	16.8%	32.0%	32.3%	18.9%	100.0%
15 to 24	5.3%	54.2%	29.2%	11.2%	100.0%
25 to 50	29.1%	34.3%	20.7%	15.9%	100.0%
50 +	7.8%	24.8%	37.2%	30.2%	100.0%
Overall	10.7%	29.2%	33.9%	26.2%	100.0%