

**Greater Norwich Sub-Region**  
Evidence Base for a Housing Market Assessment:  
A Study of Housing Need and Stock Condition  
**South Norfolk District**



Norwich City Council, Broadland District Council and South Norfolk District Council  
*working in partnership with*





NORWICH  
City Council



# **Greater Norwich Sub-Region** Evidence Base for a Housing Market Assessment: A Study of Housing Need and Stock Condition

Summary Report of Findings for South Norfolk District  
June 2006



**Opinion Research Services**

Spin-out company of the University of Wales Swansea

*working in association with*



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June 2006

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# Greater Norwich Sub-Region

## Evidence Base for a Housing Market Assessment: A Study of Housing Need and Stock Condition

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<b>Summary Report of South Norfolk Findings.....</b>	<b>5</b>
Project Overview .....	5
Population and Migration.....	6
Existing Housing Stock.....	9
<b>Stock Condition .....</b>	<b>12</b>
Measuring Stock Condition .....	12
Private Sector Vulnerable Occupiers and Non Decency.....	15
Cost to Remedy Non Decency.....	15
Thermal Comfort Failure and Hard to Heat Homes .....	16
Overall Dwelling Conditions .....	17
<b>Housing Need .....</b>	<b>17</b>
Existing Households in Housing Need .....	17
Modelling Household Flows.....	20
Understanding the Required Housing Mix .....	21
Understanding the Intermediate Housing Requirement .....	22
The Basic Needs Assessment Model .....	24
<b>Appendix: Wards and Parishes in HMAs .....</b>	<b>27</b>
<b>Table of Figures .....</b>	<b>29</b>
<b>Glossary of Terms.....</b>	<b>33</b>
Key Terms and Definitions.....	33
Acronyms and Initials .....	35



# Summary Report of South Norfolk Findings

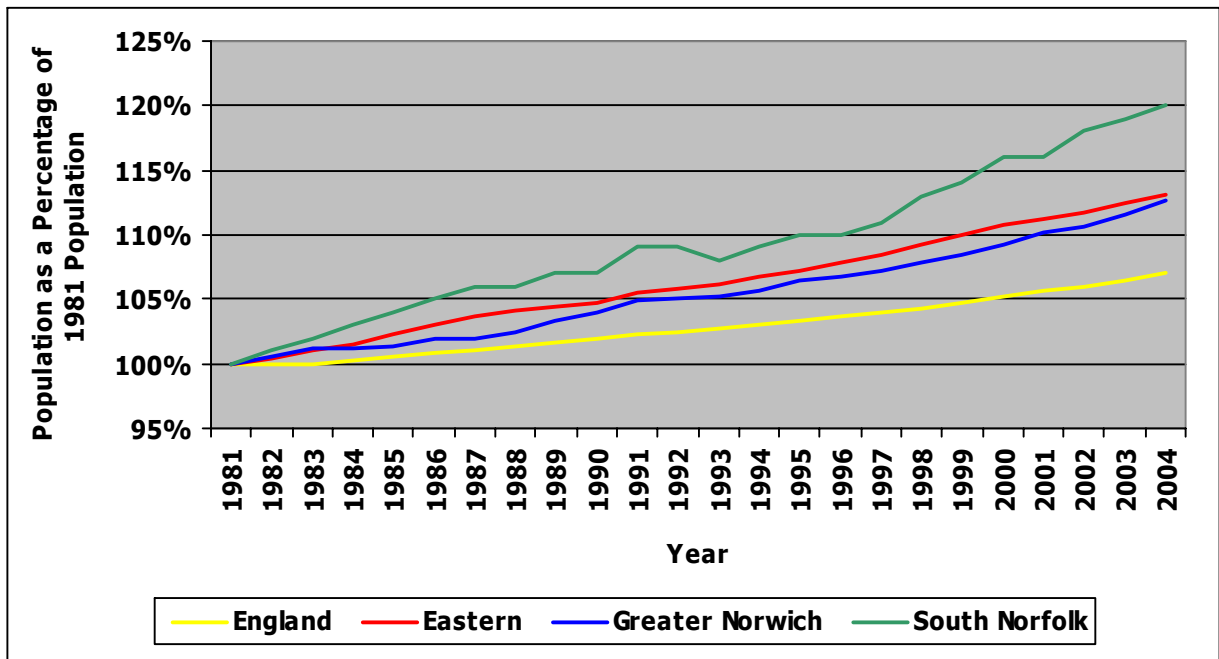
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## Project Overview

1. Opinion Research Services (ORS) in partnership with Professional Partnership Services (**pps**) were jointly commissioned by Broadland District Council, Norwich City Council and South Norfolk District Council to undertake a comprehensive and integrated evidence base for a housing market assessment – including a study of current and future housing requirements (including housing need) and an analysis of the current condition of dwellings across the area. The study was undertaken to inform local policies, in particular relating to the housing strategy and investment programme and planning policies surrounding affordable housing provision.
2. The Greater Norwich study was primarily based on the analysis of 5,300 interviews conducted with households across the sub-region and physical surveys of 3,000 private sector dwellings, with 1,600 interviews and 1,000 physical surveys conducted in South Norfolk district. Information from the household survey primarily underwrote the housing needs and requirement modelling whilst information from the physical surveys was the main base for the stock condition analysis, though the two surveys were used to some extent by both elements of the study. Secondary data from the Housing Corporation, Land Registry and a range of other information also informed the analysis, along with outputs from the Building Research Establishment (BRE) Stock Modelling System.
3. The housing requirements assessment was undertaken using the ORS Housing Market Model – which was also the basis of the Greater London Housing Requirements Study completed by ORS, and which has been used by numerous local authorities across the UK. The study exceeds the standards promoted in all relevant Government Good Practice publications and the model and its analysis has withstood detailed scrutiny at numerous local planning inquiries.
4. The stock condition analysis was undertaken using the Comprehensive Local Authority Stock Survey Information Collation (CLASSIC) software system (a **pps** package). This system follows the methodology originally set out in the 1993 DoE Local House Condition Survey Guidance Manual but also takes full account of the updated guidance issued in 2000 when the Housing Health and Safety Rating System was introduced. Energy efficiency information provided throughout the report was created using UNO, a commercially available energy efficiency software product supplied by the Energy Audit Company.
5. This report summarises the key findings of the study for South Norfolk District Council, in particular where they relate to existing policies or have implications for future policy decisions. Where appropriate, figures are also provided for the local housing markets identified as falling either partly or wholly within South Norfolk – including Beccles/Bungay, Diss, Harleston, Long Stratton, Norwich and Wymondham. Information about the derivation of these areas and further detail about the study findings (in particular where these relate to the sub-region as a whole) are provided in the main sub-regional report of findings.

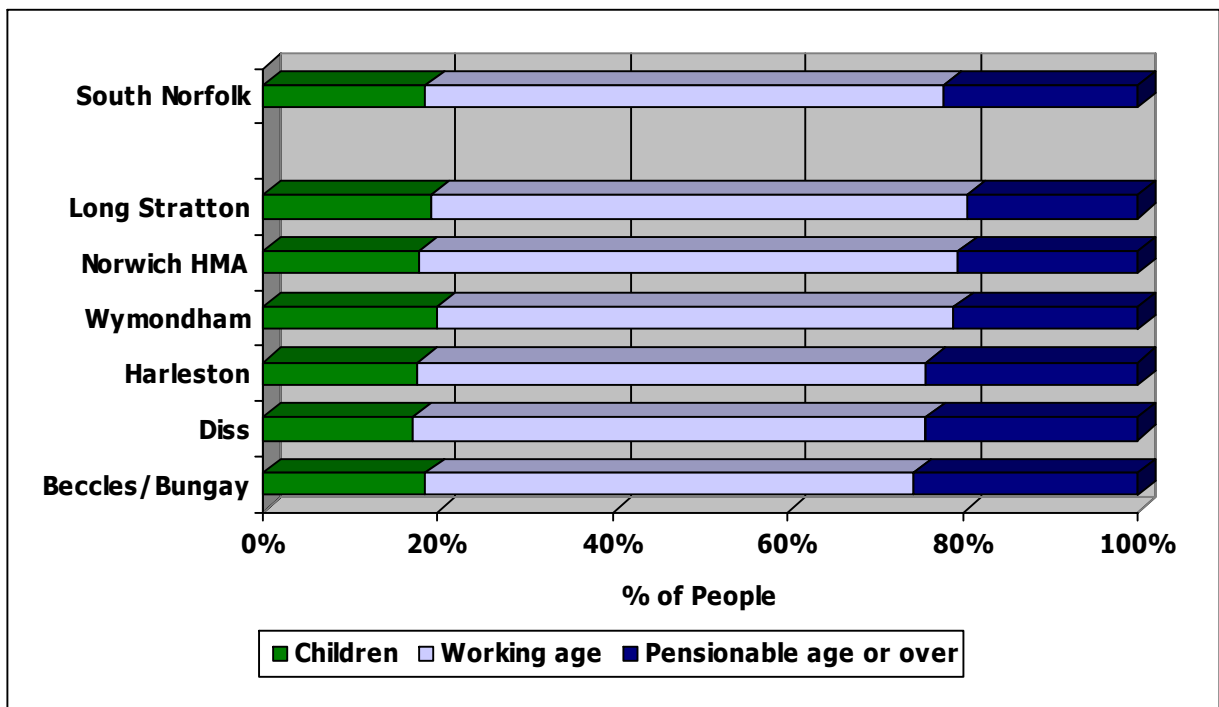
## Population and Migration

6. South Norfolk is an area which has seen a steady growth in its population. The long term growth of South Norfolk is illustrated in Figure 1 (below). Taking the 1981 population as a base, it shows that the population of South Norfolk rose by 20% in the period up to 2004 from 95,200 to 114,300 people. This compares with a rise in population of over 7% for the whole of England and 13.1% for the Eastern region.



**Figure 1: Population of Greater Norwich, Eastern Region and England: 1981-2004**

Source: ONS Mid-Year Population Estimates



**Figure 2: Age Profile by Area**

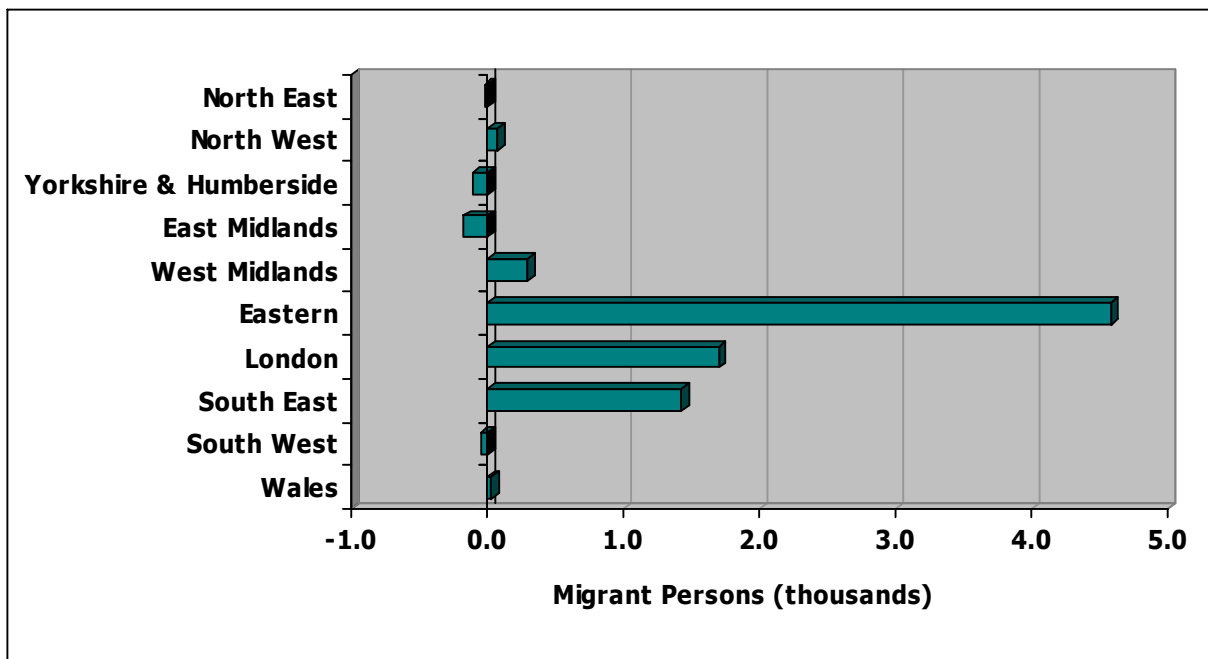
Source: UK Census of Population 2001

7. Figure 3 and Figure 4 (below) show the net migration to South Norfolk from the rest of Norfolk and Suffolk, and every region of England and Wales in the past 6 years. Overall, migration accounted for a rise in the population of South Norfolk of 7,700 people from 1999 to 2004. The major regions that migrants have moved to Greater Norwich from are the Eastern, South East, and London regions.

Area	Year						Total
	1999	2000	2001	2002	2003	2004	
<b>NUMBER OF PERSONS</b>							
Rest of Norfolk	430	510	60	690	510	270	2,470
Suffolk	80	10	-	10	90	100	290
Rest of Eastern Region	350	290	270	360	320	230	1,820
<b>Sub-total</b>	<b>860</b>	<b>810</b>	<b>330</b>	<b>1,060</b>	<b>920</b>	<b>600</b>	<b>4,580</b>
North East	-	20	-	(10)	(20)	(10)	(20)
North West	(20)	10	70	(10)	10	10	70
Yorkshire and Humberside	70	(20)	(70)	(30)	(30)	(30)	(110)
East Midlands	(40)	(20)	(10)	(50)	(60)	10	(170)
West Midlands	10	20	(10)	(10)	(10)	30	30
London	180	200	260	390	340	330	1,700
South East	200	280	160	300	290	200	1,430
South West	(30)	40	30	(30)	(40)	(20)	(50)
Wales	20	10	-	-	(10)	10	30
<b>Total</b>	<b>1,200</b>	<b>1,400</b>	<b>800</b>	<b>1,700</b>	<b>1,400</b>	<b>1,200</b>	<b>7,700</b>

**Figure 3: Net Migration to South Norfolk by England and Wales Region 1999-2004**

Source: ONS Migration Statistics Unit: Movements between local authorities in England and Wales (based on patient register data and patient re-registration recorded in the NHSCR), 1999-2004  
Note: Figures may not sum due to rounding



**Figure 4: Net Migration to South Norfolk by the Government Office Regions of England and Wales 1999-2004**

Source: ONS Migration Statistics Unit: Movements between local authorities in England and Wales (based on patient register data and patient re-registration recorded in the NHSCR), 1999-2004

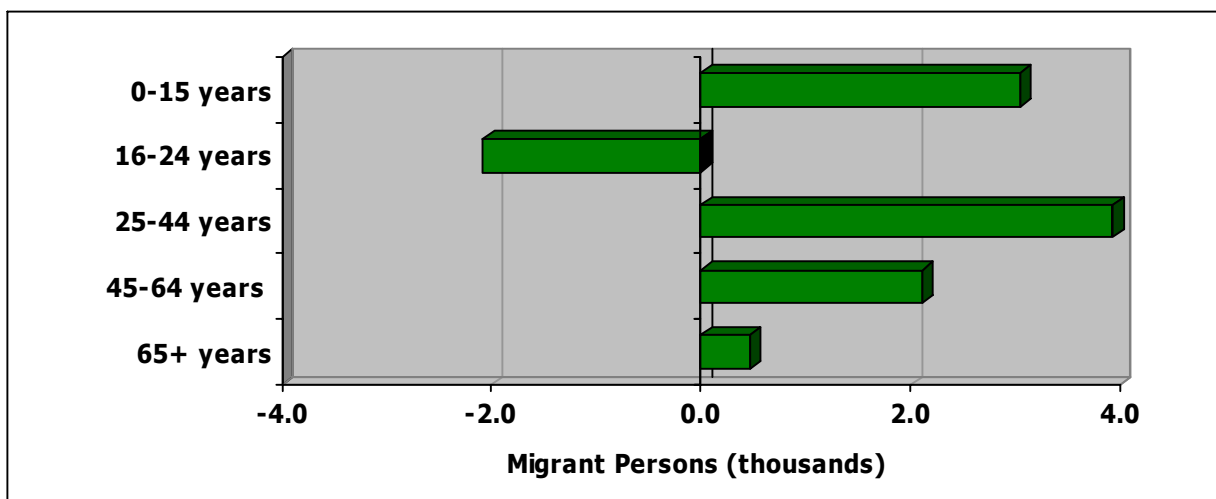
8. The age structure of the net migrants to South Norfolk is shown in Figure 5 and Figure 6 (below).

Age group	Year						Total
	1999	2000	2001	2002	2003	2004	
<b>In Migrants</b>							
0-15 years	1,400	1,400	1,410	1,450	1,350	1,200	<b>8,210</b>
16-24 years	920	830	900	980	960	900	<b>5,490</b>
25-44 years	2,560	2,640	2,510	2,710	2,600	2,400	<b>15,420</b>
45-64 years	1,240	1,230	1,120	1,300	1,250	1,200	<b>7,340</b>
65+ years	620	610	520	580	560	600	<b>3,490</b>
<b>Total</b>	<b>6,700</b>	<b>6,700</b>	<b>6,500</b>	<b>7,100</b>	<b>6,700</b>	<b>6,400</b>	<b>40,100</b>
<b>Out Migrants</b>							
0-15 years	870	880	980	860	820	760	<b>5,170</b>
16-24 years	1,290	1,260	1,330	1,190	1,300	1,200	<b>7,570</b>
25-44 years	1,930	1,870	2,040	1,940	1,860	1,850	<b>11,490</b>
45-64 years	820	850	840	950	860	910	<b>5,230</b>
65+ years	520	490	520	480	490	520	<b>3,020</b>
<b>Total</b>	<b>5,500</b>	<b>5,300</b>	<b>5,700</b>	<b>5,400</b>	<b>5,300</b>	<b>5,200</b>	<b>32,400</b>
<b>Net Migrants</b>							
0-15 years	530	520	430	590	530	440	<b>3,040</b>
16-24 years	(370)	(430)	(430)	(210)	(340)	(300)	<b>(2,080)</b>
25-44 years	630	770	470	770	740	550	<b>3,930</b>
45-64 years	420	380	280	350	390	290	<b>2,110</b>
65+ years	100	120	0	100	70	80	<b>470</b>
<b>Total</b>	<b>1,200</b>	<b>1,400</b>	<b>800</b>	<b>1,700</b>	<b>1,400</b>	<b>1,200</b>	<b>7,700</b>

**Figure 5: Net Migration to South Norfolk by Age Group 1999-2004**

Source: ONS Migration Statistics Unit: Movements between local authorities in England and Wales (based on patient register data and patient re-registration recorded in the NHSCR), 1999-2004

Note: Figures may not sum due to rounding



**Figure 6: Net Migration to South Norfolk by Age Group 1999-2004**

Source: ONS Migration Statistics Unit: Movements between local authorities in England and Wales (based on patient register data and patient re-registration recorded in the NHSCR), 1999-2004

9. The ethnicity profile for South Norfolk is shown in Figure 7 and Figure 8 (below).

Area	Ethnic Group						Total
	White British	White Other	Mixed	Asian	Black	Other	
<b>Housing Market Area</b>							
Beccles/Bungay	22,700	370	120	30	10	50	23,300
Diss	13,600	230	60	30	10	40	13,900
Harleston	9,600	150	30	20	5	20	9,800
Long Stratton	10,500	210	40	40	5	30	10,900
Norwich <sup>1</sup>	249,900	6,230	2,040	1,570	590	1,530	261,900
Wymondham	20,000	370	110	30	30	80	20,700
<b>South Norfolk</b>	<b>107,599</b>	<b>1,897</b>	<b>498</b>	<b>276</b>	<b>109</b>	<b>331</b>	<b>110,710</b>

**Figure 7: Ethnic Group by Area**

Source: UK Census of Population 2001

Note 1: Figures for Norwich HMA include dwellings within the sub-region but outside South Norfolk

Note 2: Figures may not sum due to rounding

Area	Ethnic Group					
	White British	White Other	Mixed	Asian	Black	Other
<b>Housing Market Area</b>						
Beccles/Bungay	97.5%	1.6%	0.5%	0.1%	0.1%	0.2%
Diss	97.4%	1.7%	0.4%	0.2%	0.1%	0.3%
Harleston	97.8%	1.5%	0.3%	0.2%	0.0%	0.2%
Long Stratton	97.1%	1.9%	0.3%	0.3%	0.1%	0.3%
Norwich	95.4%	2.4%	0.8%	0.6%	0.2%	0.6%
Wymondham	97.0%	1.8%	0.5%	0.1%	0.2%	0.4%
<b>South Norfolk</b>	<b>97.2%</b>	<b>1.7%</b>	<b>0.4%</b>	<b>0.2%</b>	<b>0.1%</b>	<b>0.3%</b>

**Figure 8: Proportion of Population by Ethnic Group and Area**

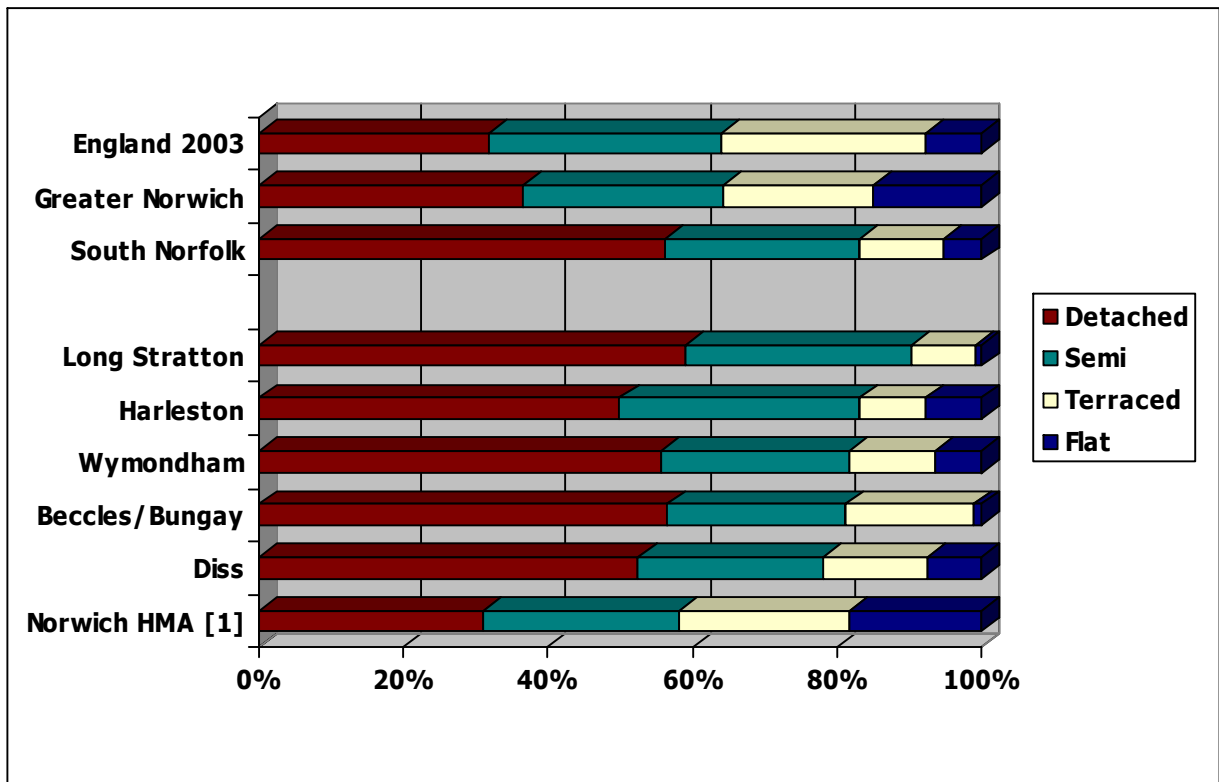
Source: UK Census of Population 2001

Note: Figures may not sum due to rounding

### Existing Housing Stock

10. The general character of a dwelling stock is important in understanding the type of housing available to residents of an area and the relationship that dwelling type, age and location has on dwelling condition. The mix of property type available will have a bearing on home-owners choices in terms of accommodation and the type of investment properties available to landlords. The age of a dwelling will also have an effect, for example older, pre 1919, terraced houses tend to be large by comparison to a typical modern detached house. The age of a dwelling will also tend to determine its internal layout, the provision of amenities, its level of energy efficiency and its condition. Dwelling location is also important, findings from the EHCS from 1996, 2001 and 2003 all indicate that rural dwellings are more prone to poor physical condition and problems with energy efficiency.
11. The following analysis examines a number of general physical characteristics of the stock before exploring the relationship between dwelling characteristics and the condition of housing across the sub-region and within local authority and housing market areas.

12. The nature of property types in the sub-region as a whole is similar to the position found for England as a whole (based on the 2003 EHCS), but with a slightly higher proportion of detached houses and flats. When looking at the local authority, the higher proportions of detached houses in South Norfolk contribute to the above average proportion of detached houses across the sub region.



**Figure 9: Property Type by Area**

Source 1: Greater Norwich Household & Physical Survey 2005-06

Source 2 (England 2003): English House Condition Survey

Note 1: Figures for Norwich HMA include dwellings within the sub-region but outside South Norfolk

13. The following table presents the dwelling totals, for each dwelling type, within each local authority and within each HMA. The table appears to indicate that the Beccles/Bungay, Broads and Long Stratton HMAs have no flats, but in practice there may well be a handful in each of these areas, but that there are too few to register as statistically significant.

Area	Property Type				Total
	Detached	Semi	Terraced	Flat	
<b>Housing Market Area</b>					
Beccles/Bungay <sup>1</sup>	1,700	800	500	-	3,000
Diss	3,400	1,600	900	500	6,500
Harleston	2,200	1,500	400	400	4,500
Long Stratton	2,900	1,500	400	-	4,900
Norwich HMA <sup>2</sup>	37,400	32,900	28,500	22,000	120,800
Wymondham	5,200	2,400	1,100	600	9,300
<b>South Norfolk</b>	<b>27,900</b>	<b>13,300</b>	<b>5,800</b>	<b>2,500</b>	<b>49,500</b>

**Figure 10: Property Type by Area**

Source: Greater Norwich Household & Physical Survey 2005-06

Note 1: Figures do not include dwellings within these HMAs that are outside the Greater Norwich sub-region

Note 2: Figures for Norwich HMA include dwellings within the sub-region but outside South Norfolk

Note 3: Figures may not sum due to rounding

Area	Occupied Properties			Vacant	Total
	Main Home	Second Home <sup>1</sup>	Overall		
<b>Housing Market Area</b>					
Beccles/Bungay <sup>2</sup>	100.0%	0.0%	3,000	40	3,000
Diss	99.5%	0.5%	6,300	120	6,500
Harleston	99.6%	0.4%	4,400	100	4,500
Long Stratton	99.4%	0.6%	4,800	120	4,900
Norwich HMA <sup>3</sup>	99.6%	0.4%	117,400	3,500	120,800
Wymondham	98.3%	1.7%	9,200	110	9,300
<b>South Norfolk</b>	<b>99.3%</b>	<b>0.7%</b>	<b>48,600</b>	<b>900</b>	<b>49,500</b>

**Figure 11: Type of Occupant for Properties by Area**

Source: Greater Norwich Household & Physical Survey 2005-06

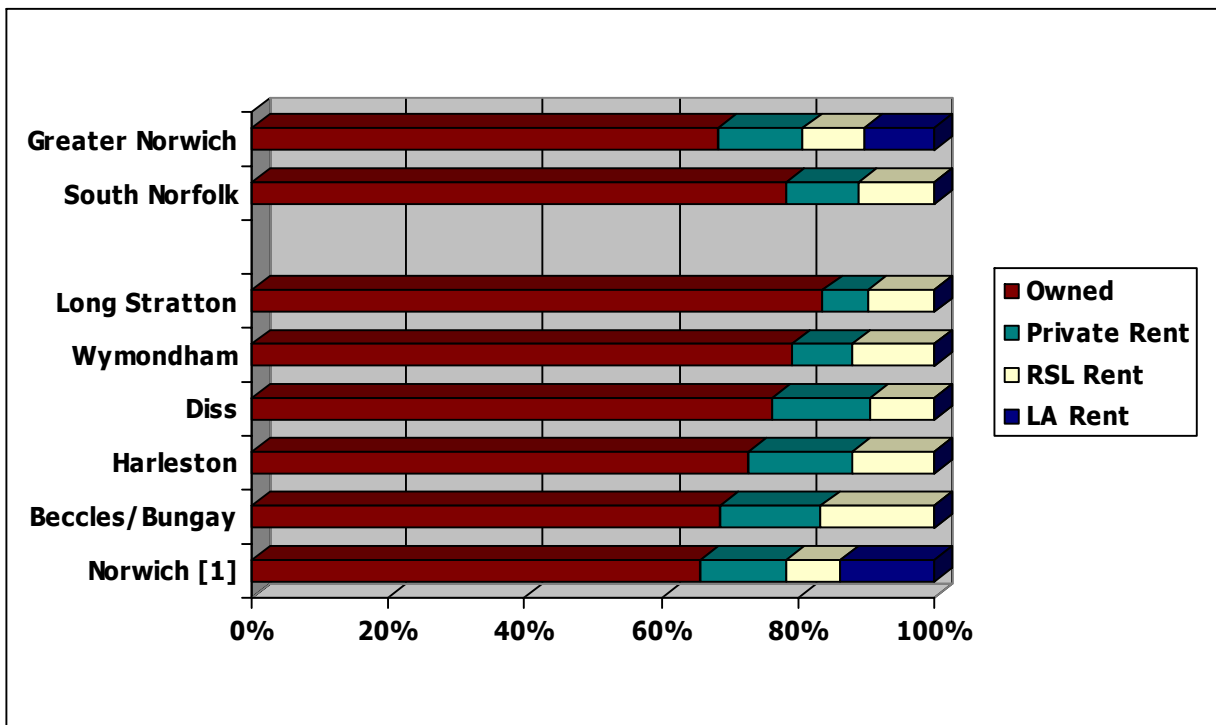
Note 1: Second home figures should be treated with caution as households in their main home may have been more likely to participate in the survey which could introduce a bias in the results. Second home figures also exclude properties with temporary residents, such as holiday lets.

Note 2: Figures do not include dwellings within these HMAs that are outside the Greater Norwich sub-region

Note 3: Figures for Norwich HMA include dwellings within the sub-region but outside South Norfolk

Note 4: Figures may not sum due to rounding

14. Figure 12 and Figure 13 (overleaf) show the housing stock of each area by tenure. The dominant form of tenure in most housing markets is owner occupation, with just over 68% of all properties across the Greater Norwich sub-region being owned outright or owned with a mortgage.



**Figure 12: Tenure by Area**

Source: UK Census of Population 2001

Note 1: Figures for Norwich HMA include dwellings within the sub-region but outside South Norfolk

Area	Tenure <sup>1</sup>				Total <sup>2</sup>
	Owned	Private Rent	RSL	LA	
<b>Housing Market Area</b>					
Beccles/Bungay <sup>3</sup>	2,100	400	500	-	3,000
Diss	4,800	900	600	-	6,300
Harleston	3,200	700	500	-	4,400
Long Stratton	4,000	300	500	-	4,800
Norwich <sup>4</sup>	77,000	14,700	9,300	16,300	117,400
Wymondham	7,300	800	1,100	-	9,200
<b>South Norfolk</b>	<b>38,000</b>	<b>5,100</b>	<b>5,500</b>	<b>-</b>	<b>48,600</b>

**Figure 13: Tenure by Area**

Source: Greater Norwich Household & Physical Survey 2005-06

Note 1: Owned figures include shared ownership properties. Private rent figures include rent free housing, tied housing and other properties rented from employer. RSL figures include other social rent

Note 2: Figures do not include empty dwellings

Note 3: Figures do not include dwellings within these HMAs that are outside the Greater Norwich sub-region

Note 4: Figures for Norwich HMA include dwellings within the sub-region but outside South Norfolk

Note 5: Figures may not sum due to rounding

15. Figure 14 (below) details the number of properties in each Council Tax band for each of the local HMAs – with cheapest properties being in Band A and the most expensive in Band H.

Area	Council Tax Bands							
	A	B	C	D	E	F	G	H
<b>Housing Market Area</b>								
Beccles/Bungay <sup>1</sup>	200	1050	780	520	290	140	120	10
Diss	1,000	2,210	1,270	1,130	540	250	110	-
Harleston	670	1380	1,150	640	390	220	90	-
Long Stratton	480	1430	1,170	800	610	250	150	10
Norwich HMA	30,310	36,140	29,000	13,880	7,380	2,980	1,700	170
Wymondham	1,030	2,920	2,480	1,500	1,000	350	120	10

**Figure 14: Council Tax Bands by Area**

Source: Valuation Office Agency

Note 1: Figures do not include dwellings within these HMAs that are outside the Greater Norwich sub-region

Note 2: Figures may not sum due to rounding

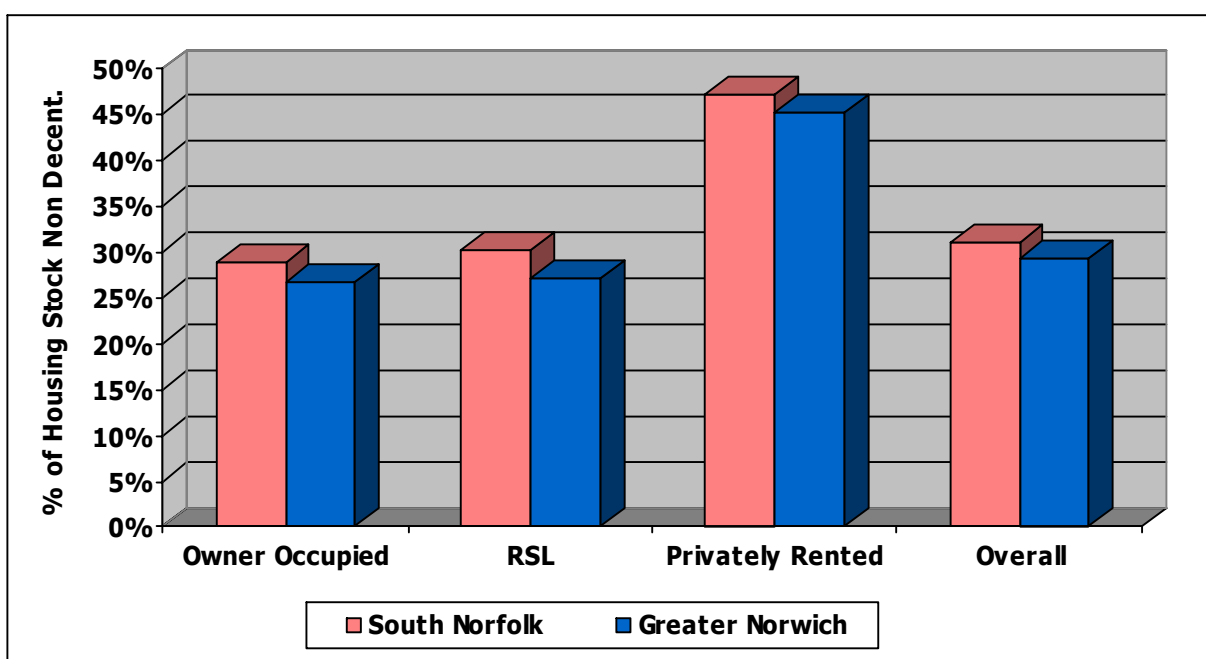
## STOCK CONDITION

### Measuring Stock Condition

16. The guidance on conducting HMAs does not specify how to measure stock conditions. There has, however, been much guidance and legislation that indicates the areas of key concern, and the key measures for assessing the condition of the housing stock are:
- The Decent Homes Standard
  - Unfit Dwellings and Dwellings with Housing Health & Safety Hazards
  - Vacant Dwellings

- The privately rented stock and Houses in Multiple Occupation (HMOs)
- Fuel Poverty and Hard to Heat Homes

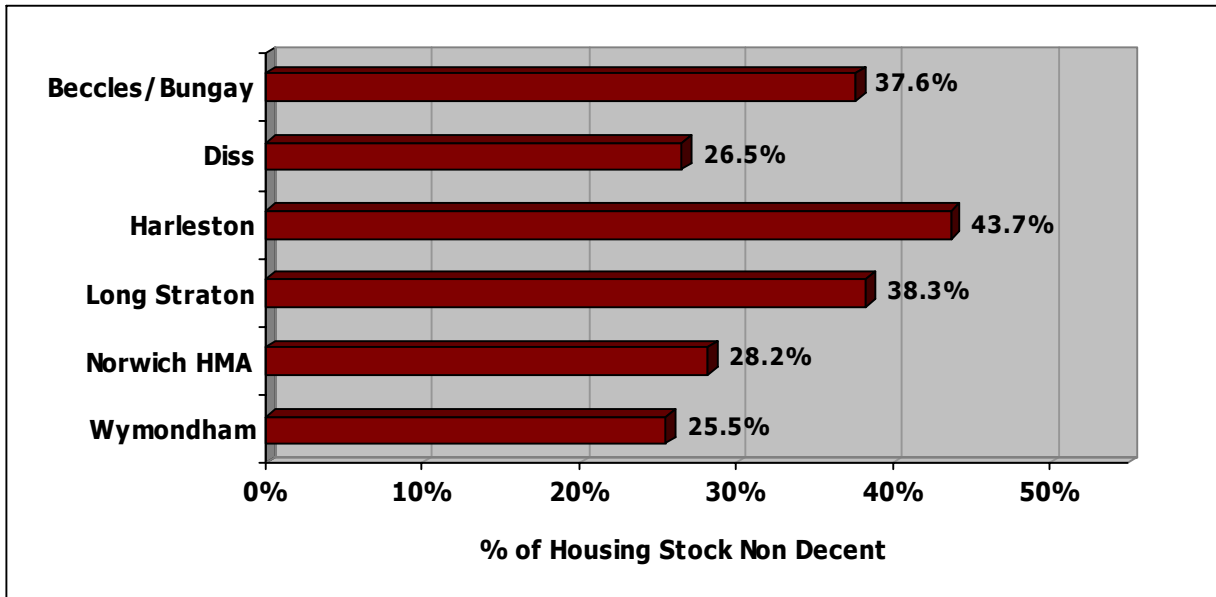
17. In examining stock condition in the private sector, of key importance is consideration of the Decent Homes Standard. It is Government policy that everyone should have the opportunity of living in a “decent home”. The Decent Homes Standard contains four broad criteria that a property should:
- Be above the legal minimum standard for housing;
  - Be in a reasonable state of repair;
  - Have reasonably modern facilities (e.g. kitchens and bathrooms) and services; and
  - Provide a reasonable degree of thermal comfort (i.e. effective insulation and efficient heating).
18. If a dwelling fails any one of these criteria it is considered to be “non decent”. Under Part 1 of the Housing Act 2004, the new Housing Health and Safety Rating System (HHSRS) replaced the existing statutory fitness standard from April 2006. The new system assesses “hazards” within dwellings and categorises them into Category 1 and Category 2 hazards. Local authorities will have a duty to take action to deal with Category 1 Hazards. HHSRS also applies to the Decent Homes Standard – if there is a Category 1 Hazard at the property it will fail Criterion A of the Standard.
19. Based on the House Condition Survey data and the HHSRS, 15,450 dwellings (31.2%) in South Norfolk can be classified non decent, which is slightly higher than the proportions in both the Greater Norwich sub-region (29.7%) and England (30.1%) as a whole. The all England figure is taken as the proportion of non-decent private sector and RSL dwellings from the 2003 EHCS. The chart below shows the proportions of non-decent dwellings by tenure for South Norfolk and the Greater Norwich sub-region.



**Figure 15: Non Decent Dwellings by Tenure and Area**

Source: Greater Norwich Household & Physical Survey 2005-06

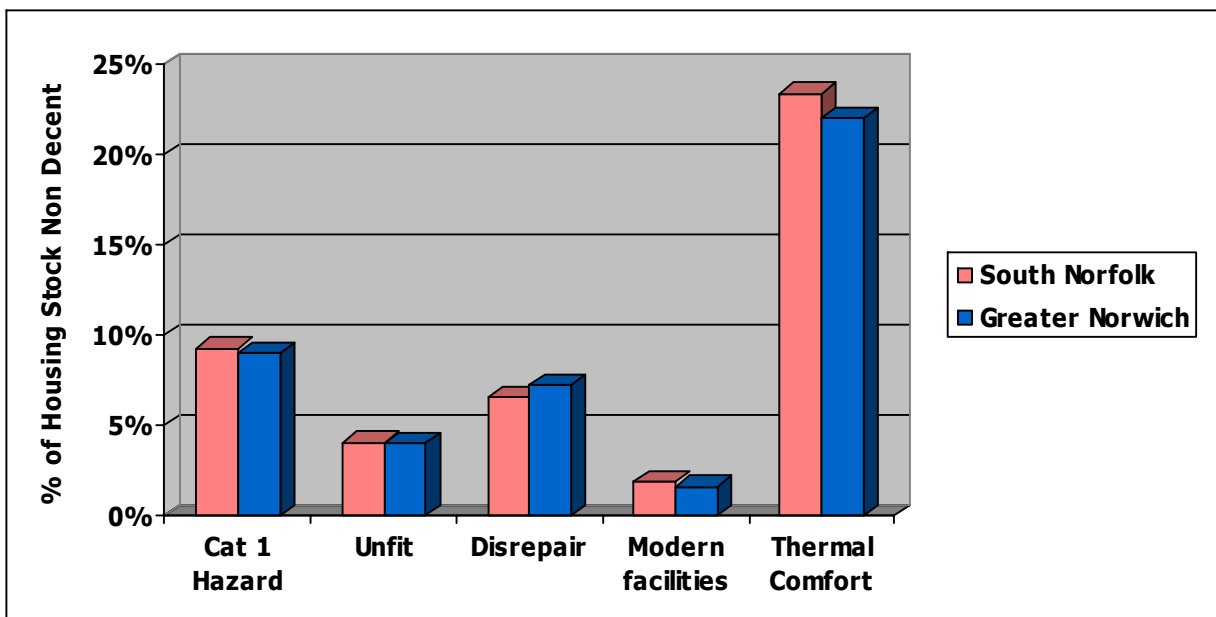
20. The distribution across the housing market areas is shown in Figure 16 (below). The highest level of non decency in South Norfolk is found in the Harleston HMA, followed by Long Stratton and Beccles/Bungay. Areas that have significant amounts of rural stock often have higher levels of non decency than average due to the age of the stock and problems associated with energy efficiency, mains gas supply, damp and cold exposure etc. The lowest levels are for Diss and Norwich, with the figures for Norwich being heavily influenced by the large proportion of more modern suburban stock outside the city centre.



**Figure 16: Non Decent Dwellings by HMA**

Source: Greater Norwich Household & Physical Survey 2005-06

21. Since the Decent Homes Standard is divided into 4 criteria, it is possible to give a breakdown of the reasons why dwellings fail the standard. The table below gives such a breakdown, but lists both unfit dwellings and dwellings with a Category 1 Hazard as the two alternatives for criterion A:



**Figure 17: Reasons for Non Decency as a Proportion of Entire Stock by Local Authority**

Source: Greater Norwich Household & Physical Survey 2005-06

22. A poor degree of thermal comfort is the primary cause of failure of the decent homes standard, as it is in England as a whole. Failures due to lack of adequate modern facilities occur at a relatively low rate, which is reflected in the fact that the guidelines for this category are not stringent. For example, even if a kitchen or bathroom had an item older than the specified period it would not fail unless there were multiple items over the specified age.

### Private Sector Vulnerable Occupiers and Non Decency

23. At present the government target set for achieving decency standards in the private sector is that under PSA 7, where 65% of all dwellings occupied by vulnerable residents should be made decent by 2006/07. In practice, the most challenging target will be the 70% to be met by 2010/11. Vulnerable households are defined as those in receipt of certain means tested benefits, as detailed in the main report.
24. The proportion of non-decent dwellings by area has already been considered above. The table below gives the numbers of non-decent dwellings within each area and the rate of non decency, but the table also lists the level of shortfall, for the local authority as a whole and for each HMA, in terms of meeting the 70% target for vulnerable occupiers in the private sector.

Sub Area	Vulnerable households	Percentage decent with vulnerable households	Shortfall for vulnerable occupiers <sup>1</sup>
<b>Housing Market Area</b>			
Beccles/Bungay <sup>2</sup>	650	61.6	60
Diss	1,210	63.9	80
Harleston	1,180	63.1	70
Long Stratton	690	67.7	20
Norwich <sup>3</sup>	22,210	65.8	970
Wymondham	1,750	68.0	30
<b>South Norfolk</b>	<b>8,410</b>	<b>67.4</b>	<b>230</b>

**Figure 18: Non Decent Dwellings with Vulnerable Households by Sub-area**

Source: Greater Norwich Household & Physical Survey 2005-06

Note 1: Where number is negative, this represents a surplus

Note 2: Figures do not include dwellings within these HMAs that are outside the Greater Norwich sub-region

Note 3: Figures for Norwich HMA include dwellings within the sub-region but outside South Norfolk

Note 4: Figures may not sum due to rounding

25. Obligations under PSA 7 are based on the overall stock for England and then at the level of each local authority. No requirement is made on individual wards or HMAs individually, but it is useful to consider concentrations by area in order to target resources to try and achieve the targets under PSA 7.

### Cost to Remedy Non Decency

26. Having determined the reasons for dwellings being classified as non-decent, it is possible to indicate what level of repairs/improvements would be needed to make all dwellings decent. The cost to remedy non decency has been determined by examining the specific failures of each non decent dwelling and determining the course of action necessary to make the dwelling decent. This can be done for each criterion of the Standard and the table below gives such a distribution for all non decent dwellings in the stock.

Category	Total Cost £ Million	Cost per Dwelling £
<b>South Norfolk</b>		
Category 1 Hazard	8.5	2,300
Repair	8.2	2,000
Amenities	12.3	13,300
Thermal comfort	12.3	1,100
<b>Total</b>	<b>£44.3 million</b>	<b>£2,900</b>

**Figure 19: Repair Cost by Non-Decency Reason (HHSRS)**

Source: Greater Norwich Household & Physical Survey 2005-06

27. The costs are based on the assumption that only the items that cause dwellings to be non decent are tackled. Comprehensive repairs (referred to later) most closely resemble traditional renovation grant costs, but the costs given here are lower as they relate to the works necessary to deal only with failing items and not all repair issues.
28. The cost to remedy Category 1 Hazards is generally lower than the cost to rectify unfitness. This is due to the fact that many of these hazards can be rectified at low cost as they do not involve the expensive work to the fabric of the dwelling often associated with some fitness failures.
29. Remedying the problems of thermally inefficient dwellings is more complex. Limited individual improvements to dwellings would move some into thermal comfort, whereas others would require multiple improvements.

### Thermal Comfort Failure and Hard to Heat Homes

30. Households that suffer from fuel poverty are a key target for reducing issues such as excess winter deaths and reducing unnecessary energy consumption, which leads to reducing carbon emissions. Fuel poverty is necessarily related to dwellings that fail the thermal comfort criterion of the Decent Homes Standard and homes that are hard to heat. Where a household has a low income and lives in a dwelling that falls under either of these criteria, they are likely to be in fuel poverty.
31. As a consequence, if thermal comfort failures and hard to heat homes are remedied, this will result in the elimination of fuel poverty and any future potential for fuel poverty. The following table gives the total number of dwellings failing the thermal comfort standard for each of the three failure reasons. The total and average costs associated with each reason for failure is also given.

Area		Where Room Heaters primary heating source	Where Central Heating and inadequate insulation	Where Storage Heating and inadequate insulation
<b>South Norfolk</b>	Dwellings	1,480	4,190	5,390
	Total (£s)	5.0 million	4.5 million	2.9 million
	Average (£s)	3,400	1,060	530

**Figure 20: Thermal Comfort Failures and Cost to Remedy**

Source: Greater Norwich Household & Physical Survey 2005-06

32. Where a dwelling fails due to having room heaters as the primary heating system type, it has been assumed that the remedy will involve the installation of a full central heating system and sufficient insulation where necessary. Where a dwelling fails, but has central heating or storage heating, the installation of adequate insulation only has been considered. Whilst the installation of central heating has the highest average cost, the prevalence of fuel poverty in such dwellings is at its highest level.

### Overall Dwelling Conditions

33. The overall unfitness rate for South Norfolk is 4.1%, which is marginally above the rate for the Greater Norwich sub-region (4.0%) though below the rate of 4.2% for dwellings in England (2001 EHCS). This means that there are currently 2,050 unfit dwellings across the district. The overall proportion of dwellings with a Category 1 Hazard is 9.3% (compared to 9.0% for the sub-region), representing 4,600 dwellings across the district. There are no comparisons available from the 2001 EHCS, but preliminary figures from the 2003 EHCS suggest a rate of 7.8% for dwellings with a Category 1 Hazard.
34. Based on the division of the sample by sub-areas, it is possible to produce figures for each of the sub-areas. The table below illustrates the rates of unfitness and substantial disrepair for each of the HMAs:

Housing Market Area	Unfit Dwellings		Category 1 Hazards	
	N	%	N	%
Beccles/Bungay <sup>1</sup>	180	6.0%	370	12.1%
Diss	190	3.2%	400	6.7%
Harleston	340	6.9%	830	16.7%
Long Stratton	110	2.3%	420	9.1%
Norwich <sup>2</sup>	3,710	3.6%	8,480	8.1%
Wymondham	260	2.8%	950	10.0%

**Figure 21: Poor Condition Dwellings by HMA**

Source: Greater Norwich Household & Physical Survey 2005-06

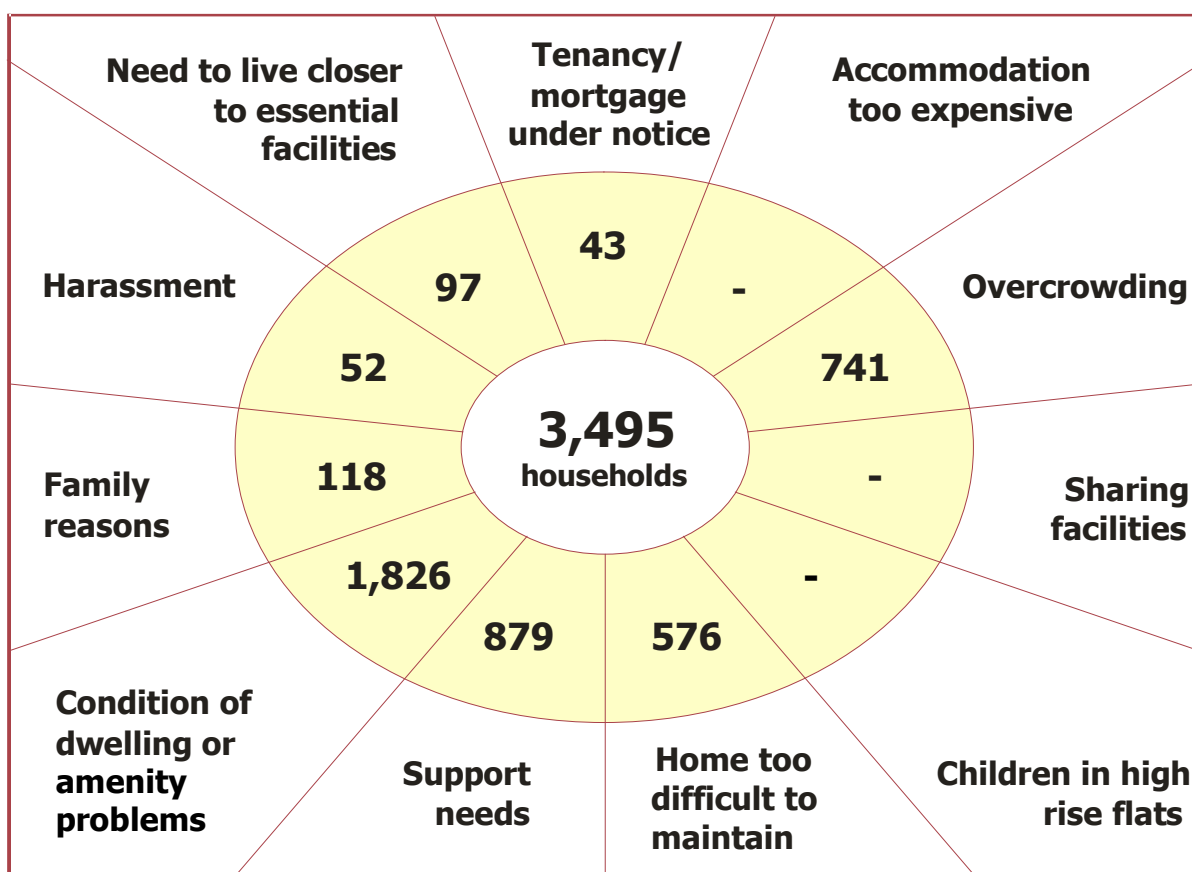
Note 1: Figures do not include dwellings within these HMAs that are outside the Greater Norwich sub-region

Note 2: Figures for Norwich HMA include dwellings within the sub-region but outside South Norfolk

## HOUSING NEED

### Existing Households in Housing Need

35. An important element of housing requirements is housing need – households lacking their own housing or living in housing which is inadequate or unsuitable, who are unlikely to be able to meet their needs in the housing market without some form of assistance (Bramley & Pawson, 2000). Overall, a total of 3,495 households were assessed as living in unsuitable housing due to one or more factors. The unsuitability problems experienced are shown below, with further details on the derivation of the figures provided in the main report.



**Figure 22: Established Households Living in Unsuitable Housing**

Source: Greater Norwich Household & Physical Survey 2005-06

36. It is worth noting that overall, this equals 7.2% of all established households in South Norfolk (lower than the 8.2% identified for the sub-region as a whole). There are notable differences between the proportion of households in unsuitable housing based on their current tenure – with only 5.2% of owner occupiers being unsuitably housed, compared to 13.2% of those who rent privately and 16.0% of households renting from a social landlord.
37. Figure 23 (below) summarises the overall number of established households identified as living in unsuitable housing in each HMA, and the associated proportion relative to the total number of local households.

Sub Area	Established Households in Unsuitable Housing	
	N	%
<b>Housing Market Area</b>		
Beccles/Bungay <sup>1</sup>	232	7.7%
Diss	338	5.3%
Harleston	270	6.2%
Long Stratton	214	4.5%
Norwich HMA	10,297	8.8%
Wymondham	614	6.7%
<b>South Norfolk</b>	<b>3,495</b>	<b>7.2%</b>

**Figure 23: Established Households in Unsuitable Housing by Sub-area**

Source: Greater Norwich Household & Physical Survey 2005-06

Note 1: Figures do not include dwellings within these HMAs that are outside the Greater Norwich sub-region

38. Where a move is appropriate and required to resolve a housing problem, some households may need to move to homes outside the area (for example, those moving for care or support), and others will choose to move further afield for other reasons. Where unsuitably accommodated households are likely to willingly leave the area, their needs should not be counted within the estimate of net need. Nevertheless, while the needs of likely out-migrants can be discounted, any needs of in-migrants to the area will add to the total requirement.
39. Finally, a proportion of the households remaining will be able to afford to buy or rent an appropriate dwelling at (or above) threshold market prices. Therefore, when considering households who are in housing need, we must also discount from the total those who are able to afford. The impact of each of these stages is summarised below:

Factor	Number of Households	
	Discounted	Remaining
Households assessed as currently living in unsuitable housing	-	3,495
Households with an objectively assessed in-situ solution	1,641	1,854
Households with a subjectively assessed in-situ solution (where the household neither wants nor expects nor needs to move)	1,148	706
Households that need to move, but that will leave the area	143	563
Households that need to move, but will be moving into institutional housing or join another household	-	563
Households that need to move, but can afford to rent or buy market housing	240	323

**Figure 24: Resolving Housing Suitability Problems**

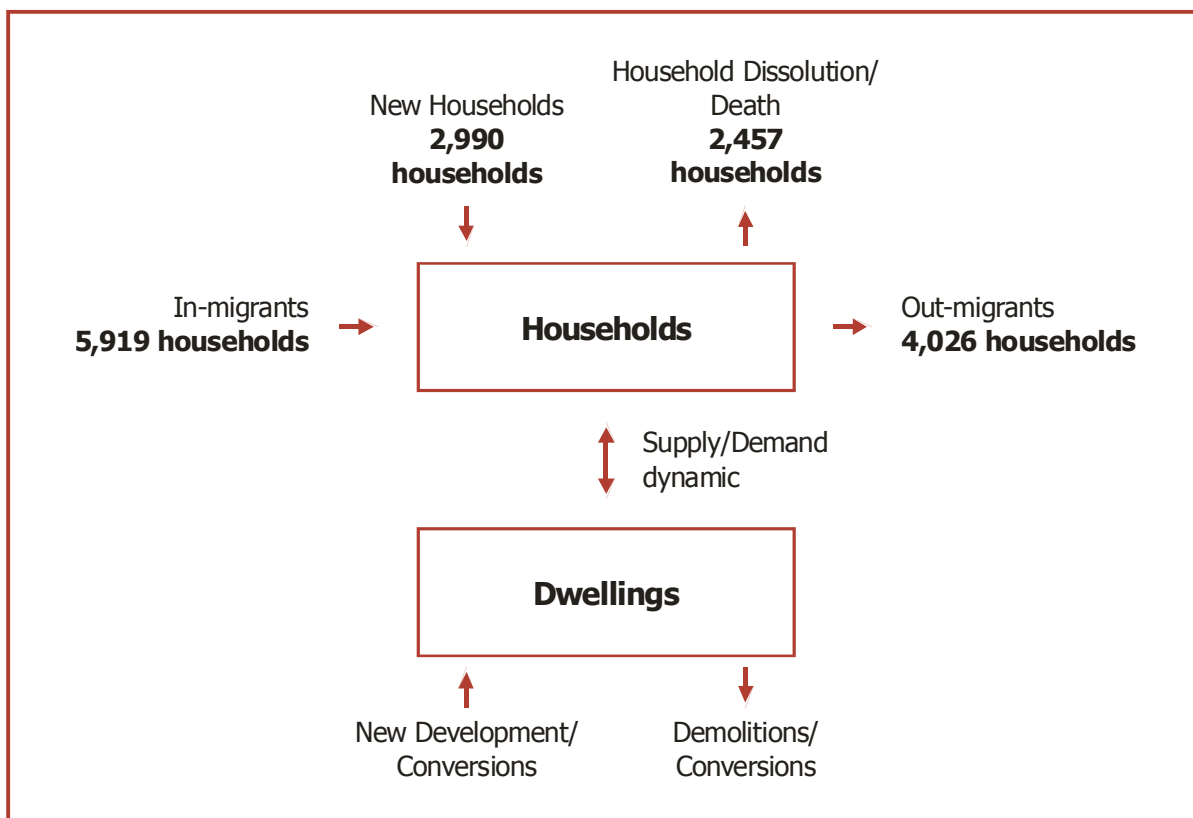
Source: Greater Norwich Household & Physical Survey 2005-06

Note: Figures may not sum due to rounding

40. After discounting the households whose needs do not require alternative housing provision in South Norfolk, only 323 (9.2%) of the identified 3,495 unsuitably housed households remain. The remaining households previously identified can either afford to resolve their housing problems without financial subsidy or their needs will be satisfied without having to move from their current home.
41. When considering all current housing needs (including established households living in unsuitable homes, homeless households in temporary accommodation and people sleeping rough), the study identified existing need from a total of 389 households in South Norfolk.

## Modelling Household Flows

42. Existing housing need considers only the current position, and does not account for housing demand and important changes in the household population resulting from migration and indigenous household population changes. The flows of housing need, demand and supply are shown below.



**Figure 25: 5-Year Requirement/Supply Flow Analysis for South Norfolk District**

Source: ORS Housing Market Model, Greater Norwich Sub-regional Housing Requirement Assessment 2005-06

43. In considering this combination of inward and outward household flows, we can determine the likely pressure placed upon the dwelling stock – and the implicit requirement for additional housing provision.
44. The net gains and losses of each pair of flow streams are detailed below, where it is apparent that up to a net 2,427 additional dwellings would need to be provided over the 5-year period to sustain the existing supply/demand balance. If this number of homes is not provided, one or more flows will have to change.

Housing Type	Inward Flow	Outward Flow	Net Requirement
<b>5-YEAR REQUIREMENT</b>			
Migration	5,919	4,026	1,893
Indigenous change	2,990	2,457	533
Established household moves	5,627	5,627	-
<b>TOTAL</b>	<b>14,536</b>	<b>12,109</b>	<b>2,427</b>

**Figure 26: Summary of 5-Year Housing Requirements by Household Flows**

Source: ORS Housing Market Model, Greater Norwich Sub-regional Housing Requirement Assessment 2005-06

Note: Figures may not sum due to rounding

## Understanding the Required Housing Mix

45. In seeking to understand the required housing mix, household affordability has been grouped into three classifications. In allocating households to specific types of housing, the determining factor is affordability:
- **Social rented housing** – for those households unable to afford any more than target social rents;
  - **Intermediate housing** – for those households able to afford more than target social rents, but unable to afford to buy owner occupied housing and unable to afford to rent privately at rents at the market rent threshold; and
  - **Market housing** – for those households able to afford to buy owner occupied housing or able to afford to rent privately at rents at or above the market rent threshold.
46. When considering the appropriate housing supply, the following sources of supply are considered:
- **Social rented housing** – social housing provided to rent from local authorities and Registered Social Landlords;
  - **Intermediate housing** – dedicated intermediate housing products (such as shared ownership, discount market sale, sub-market rent, etc.) and a proportion of the housing in the private rented sector with rents below the market rent threshold (i.e. within the lowest quartile); and
  - **Market housing** – owner occupied housing and housing in the private rented sector.
47. Insofar as the private rented sector is not controlled (and there is no guarantee that the cheapest rented properties will always be available to those households with limited affordability), the Model assumes that a proportion of the existing supply of properties below the market rent threshold will be taken by those allocated to market housing. Whilst these households could technically afford more expensive properties, this assumption recognises that some may choose to pay less than the amount deemed to be affordable.
48. As previously noted, the ORS Housing Market Model identified an overall requirement for 2,427 additional dwellings over a 5-year period. The balance of this net requirement between the different housing types is detailed below:

Housing Type	Gross Housing Requirement	Housing Supply	Net Housing Requirement (Surplus)	
			N	%
<b>5-YEAR REQUIREMENT</b>				
Market	11,656	9,832	1,824	75.2%
Intermediate	856	607	249	10.3%
Social	2,024	1,670	354	14.6%
<b>TOTAL</b>	<b>14,536</b>	<b>12,109</b>	<b>2,427</b>	<b>100.0%</b>

**Figure 27: Summary of South Norfolk 5-Year Housing Requirements by Housing Type**

Source: ORS Housing Market Model, Greater Norwich Sub-regional Housing Requirement Assessment 2005-06  
 Note: Figures may not sum due to rounding

49. In summary, the ORS Housing Market Model identifies an overall 5-year requirement for slightly over 2,400 additional dwellings, with the balance between social housing, intermediate housing and market housing being 15:10:75 respectively.
50. Figure 28 (below) identifies the gross requirement for housing over the next 5-years in terms of housing type and size, and then details the overall net requirement and the net requirement on an annualised basis.

Housing Requirement	Type of Housing			
	Market	Intermediate	Social	All Sectors
<b>Gross Requirement</b>				
1 bedroom	403	-	954	1,357
2 bedrooms	3,283	685	811	4,779
3 bedrooms	4,688	171	259	5,118
4+ bedrooms	3,282	-	-	3,282
<b>Total</b>	<b>11,656</b>	<b>856</b>	<b>2,024</b>	<b>14,536</b>
<b>Net Requirement</b>				
1 bedroom	(88)	-	336	248
2 bedrooms	(415)	264	379	211
3 bedrooms	1,395	2	(361)	1,037
4+ bedrooms	932	-	-	931
<b>Total</b>	<b>1,824</b>	<b>249</b>	<b>354</b>	<b>2,427</b>
<b>Net Requirement (Annualised)</b>				
1 bedroom	(18)	-	67	50
2 bedrooms	(83)	49	76	95
3 bedrooms	279	-	(72)	228
4+ bedrooms	179	-	-	186
<b>Total</b>	<b>365</b>	<b>49</b>	<b>71</b>	<b>559</b>

**Figure 28: Annual Net Housing Requirement by Property Type and Size**

Source: ORS Housing Market Model, Greater Norwich Sub-regional Housing Requirement Assessment 2005-06  
 Note: Figures may not sum due to rounding

### Understanding the Intermediate Housing Requirement

51. Intermediate Housing can cover a broad range of affordable housing solutions – but clearly not all households able to afford intermediate housing products will be able to afford all possible solutions. Furthermore, some households may aspire to shared ownership (in particular where they aspire to home ownership) whereas others may aspire to sub-market rented products (in preference to either renting privately or social rent).
52. Figure 29 (overleaf) shows the thresholds for the Social and Private rented sectors. Households able to afford no more than social rent have all been allocated to the social housing requirement by the model, and those able to afford the appropriate private rent have been allocated to market housing. The following analysis concentrates on those households able to afford more than the identified social rent but unable to afford private rents – i.e. those allocated to intermediate housing.

Property Size	Rent Thresholds	
	Social Rent	Private Rent
<b>WEEKLY RENT</b>		
1 bedroom	£50.00	£69.20
2 bedrooms	£57.70	£111.90
3 bedrooms	£61.70	£126.90
4+ bedrooms	£66.90	£173.10

**Figure 29: Weekly Rent Thresholds by Sector and Property Size**

53. The further analysis employed identifies whether the affordability of those households allocated to intermediate housing places them:
- Towards the upper end of the affordability range;
  - Towards the middle of the affordability range; or
  - Towards the bottom of the affordability range.
54. The specific bands for each of these broad sectors are detailed below.

Property Size	Affordability Band		
	Lower	Middle	Upper
<b>WEEKLY HOUSING COST</b>			
1 bedroom	£50-56	£56-63	£63-69
2 bedrooms	£58-76	£76-94	£94-112
3 bedrooms	£62-83	£83-105	£105-127
4+ bedrooms	£67-102	£102-138	£138-173

**Figure 30: Affordability Bands for Intermediate Housing Costs**

Source: ORS Housing Market Model, Greater Norwich Sub-regional Housing Requirement Assessment 2005-06

55. Whilst households in the lower intermediate affordability band may find a limited amount of housing within the existing stock, there is little if any prospect of providing new housing at prices only marginally above social rent thresholds – therefore it is likely that such households will remain a pressure on social housing, and it is appropriate to consider their needs alongside the social housing requirement as detailed below.

Housing Type	5-Year Requirement	Annual Average	%
<b>NET REQUIREMENT</b>			
Market	1,824	365	75.2%
Upper & Middle Intermediate Bands	225	45	9.3%
Lower Intermediate Band & Social	378	76	15.6%
<b>TOTAL</b>	<b>2,427</b>	<b>485</b>	<b>100.0%</b>

**Figure 31: Summary of 5-Year Housing Requirements by Housing Type when considering Lower Intermediate Housing and Social Requirement together**

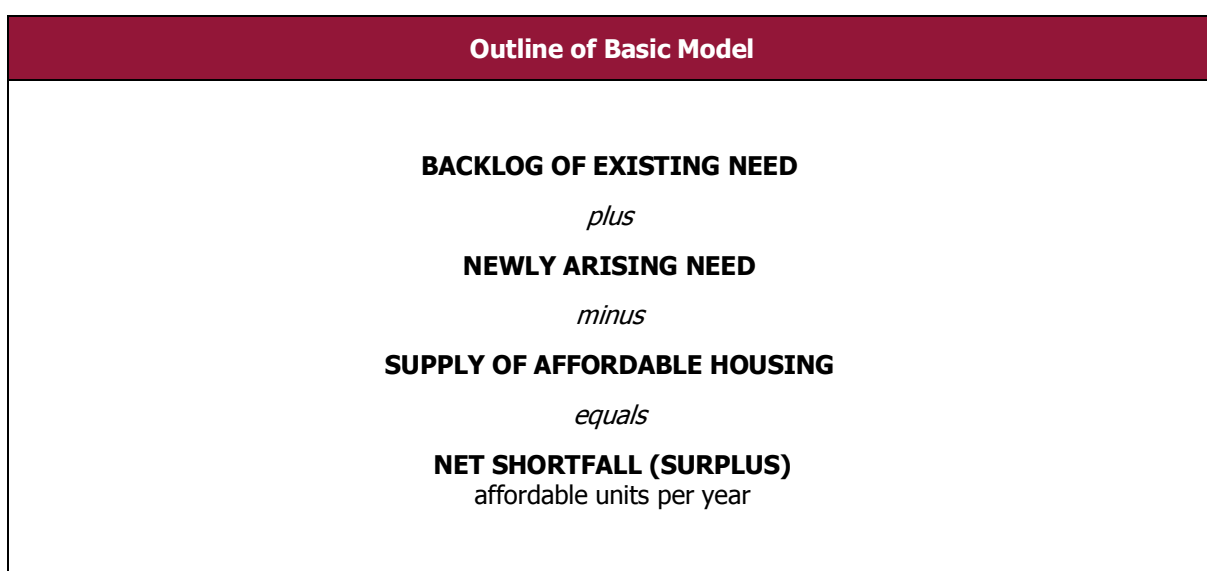
Source: ORS Housing Market Model, Greater Norwich Sub-regional Housing Requirement Assessment 2005-06

Note: Figures may not sum due to rounding

56. When considering the need for additional social housing together with those households only able to afford the cheapest intermediate housing products (i.e. those households only able to afford marginally more than social rents) the combined need accounts for 15.6% of the overall housing requirement identified, with more expensive intermediate housing products accounting for only 9.3% of the total in South Norfolk.

### The Basic Needs Assessment Model

57. The Basic Needs Assessment Model is a framework that is typically used in local housing needs assessments to identify the absolute level of need for affordable housing in terms of net shortfalls or surpluses of units each year.
58. The main stages of the Model outlined below show simply that need is to be balanced against supply to provide the net shortfall (or surplus) of affordable housing units. The major division within the Model concerns two distinct types of need – the backlog of existing need and newly arising need.



**Figure 32: Outline of the Basic Needs Assessment Model**  
Source: Bramley & Pawson, 2000

59. The Basic Needs Assessment Model was introduced by the DETR in their Guidance published in 2000. Whilst the framework has provided an effective and consistent method for presenting the results of different housing needs studies undertaken over recent years, a number of problems inherent to the model’s design have been identified through its wide application. In developing the emerging draft guidance, ODPM have sought to address these problems – but whilst the draft guidance published to date has overcome some issues, in doing so yet further problems have been introduced.
60. Insofar as the new framework has yet to be finalised, we have not sought to include it within this report – but instead we have used the original DETR proposed framework with some slight changes to overcome the identified problems as detailed in the main report. The analysis at each of the 18-stages has been derived from the dynamic flow modelling from the ORS housing market model (though figures have been annualised where necessary) and the outputs are detailed in Figure 33 (overleaf).

Stage		Element	Number of Households
BACKLOG NEED	1	Backlog need existing households	3,495
		<i>minus</i>	
	2	Cases where in-situ solution most appropriate, moves to institutional housing and out-migrants	2,932
		<i>minus</i>	
	3	Households able to afford to rent or buy in market	240
		<i>plus</i>	
	4	Backlog of non-households	67
	<i>equals</i>		
5	<b>Total Backlog Need</b> 1 - 2 - 3 + 4	<b>389</b>	
	<i>times</i>		
6	Quota to progressively reduce backlog	20%	
	<i>equals</i>		
7	<b>Annual need to reduce backlog</b> 5 x 6	<b>78</b>	
NEWLY ARISING NEED	8	New household formation (gross)	587
		<i>times</i>	
	9	Proportion unable to buy or rent in market	38% = 222
		<i>plus</i>	
	10	Ex-institutional population moving into community	-
		<i>plus</i>	
	11	Existing households falling into priority need	70
	<i>plus</i>		
12	In-migrant households unable to afford market housing	206	
	<i>equals</i>		
13	<b>Newly Arising Need</b> (8 x 9) + 10 + 11 + 12	<b>498</b>	
SUPPLY		Existing household dissolution	146
		<i>plus</i>	
	14	Established households moving and vacating affordable housing	206
		<i>plus</i>	
	Out-migrant households vacating affordable housing	104	
	<i>equals</i>		
17	<b>Total Affordable Supply</b> 14 [ - 15 + 16 ]	<b>456</b>	
NET		<i>equals</i>	
	18	<b>NET SHORTFALL (SURPLUS)</b> affordable units per year 7 + 13 - 17	<b>121</b>

**Figure 33: Basic Needs Assessment Model for South Norfolk**

Source: ORS Housing Market Model, Greater Norwich Sub-regional Housing Requirement Assessment 2005-06



## Appendix:

# Wards and Parishes in HMAs

Housing Market Area	Parishes	Wards
<b>Beccles and Bungay<sup>1</sup></b>	Bedingham, Broome, Ditchingham, Earsham, Ellingham, Geldeston, Gillingham, Hales, Heckingham, Hedenham, Kirby Cane, Raveningham, Stockton, Thwaite, Toft Monks, Woodton	Ditchingham and Broome, Earsham, Gillingham, Hempnall, Thurlton
<b>Diss</b>	Bressingham, Burston And Shimpling, Dickleburgh And Rushall, Diss, Gissing, Roydon, Shelfanger, Tibenham, Tivetshall St Margaret, Tivetshall St Mary, Winfarthing	Bressingham and Burston, Bunwell, Dickleburgh, Diss, Roydon, Scole
<b>Harleston</b>	Alburgh, Brockdish, Denton, Needham, Pulham Market, Pulham St Mary, Redenhall With Harleston, Scole, Starston, Wortwell	Beck Vale, Dickleburgh, Earsham, Harleston, Scole
<b>Long Stratton</b>	Aslacton, Flordon, Forncett, Great Moulton, Hempnall, Long Stratton, Morningthorpe, Saxlingham Nethergate, Shelton, Tasburgh, Tharston And Hapton, Topcroft, Wacton	Bunwell, Dickleburgh, Earsham, Forncett, Hempnall, Newton Flotman, Stratton, Tasburgh
<b>Wymondham</b>	Ashwellthorpe, Bunwell, Carleton Rode, Deopham, Hingham, Kimberley, Morley, Tacolneston, Wicklewood, Wreningham, Wymondham	Bunwell, Cromwells, Newton Flotman, Wicklewood, Hingham and Deopham, Abbey, Town, Rustens, Forncett, Northfields

**Figure 34: Wards and Parishes in HMAs**

Note 1: Lists do not include Parishes and Wards within the HMAs that are outside the Greater Norwich sub-region

Housing Market Area	Parishes	Wards
<p><b>Norwich HMA</b></p>	<p><b>Broadland District</b>  Acle, Attlebridge, Beeston St Andrew, Beighton, Blofield, Brundall, Cantley, Drayton, Felthorpe, Frettenham, Great And Little Plumstead, Hainford, Haveringland, Hellesdon, Hemblington, Honingham, Horsford, Horsham St Faith And Newton St Faith, Lingwood And Burlingham, Morton On The Hill, Old Catton, Postwick With Witton, Rackheath, Ringland, South Walsham, Spixworth, Sprowston, Stratton Strawless, Strumpshaw, Taverham, Thorpe St Andrew, Upton With Fishley, Weston Longville</p> <p><b>Norwich City</b></p> <p><b>South Norfolk District</b>  Alpington, Ashby St Mary, Barford, Barnham Broom, Bawburgh, Bergh Apton, Bixley, Bracon Ash, Bramerton, Brooke, Caistor St Edmund, Carleton St Peter, Chedgrave, Claxton, Colney, Costessey, Cringleford, East Carleton, Easton, Framingham Earl, Framingham Pigot, Great Melton, Hellington, Hethersett, Holverston, Howe, Keswick, Ketteringham, Kirby Bedon, Kirstead, Langley With Hardley, Little Melton, Loddon, Marlingford, Mulbarton, Mundham, Newton Flotman, Poringland, Rockland St Mary, Runhall, Seething, Shotesham, Sisland, Stoke Holy Cross, Surlingham, Swainsthorpe, Swardeston, Thurton, Trowse With Newton, Wrampingham, Yelverton</p>	<p><b>Broadland District</b>  Acle, Blofield with South Walsham, Brundall, Burlingham, Buxton, Drayton North, Drayton South, Great Witchingham, Hellesdon North West, Hellesdon South East, Hevingham, Horsford and Felthorpe, Marshes, Old Catton and Sprowston West, Plumstead, Spixworth with St Faiths, Sprowston Central, Sprowston East, Taverham North, Taverham South, Thorpe St Andrew North West, Thorpe St Andrew South East, Wroxham</p> <p><b>Norwich City</b>  Bowthorpe, Catton Grove, Crome, Eaton, Lakenham, Mancroft, Mile Cross, Nelson, Sewell, Thorpe Hamlet, Town Close, University, Wensum</p> <p><b>South Norfolk District</b>  Brooke, Chedgrave and Thurton, Cringleford, Easton, Hethersett, Loddon, Mulbarton, New Costessey, Newton Flotman, Old Costessey, Poringland with the Framinghams, Rockland, Stoke Holy Cross, Tasburgh, Wicklewood</p>

**Figure 35: Wards and Parishes in Norwich HMA**

Note: Lists include Parishes and Wards within Norwich HMA that are within the sub-region but outside South Norfolk district

# Table of Figures

<b>Figure 1:</b>	<b>Population of Greater Norwich, Eastern Region and England: 1981-2004</b> Source: ONS Mid-Year Population Estimates .....	6
<b>Figure 2:</b>	<b>Age Profile by Area</b> Source: UK Census of Population 2001 .....	6
<b>Figure 3:</b>	<b>Net Migration to South Norfolk by England and Wales Region 1999-2004</b> Source: ONS Migration Statistics Unit: Movements between local authorities in England and Wales (based on patient register data and patient re-registration recorded in the NHSCR), 1999-2004 Note: Figures may not sum due to rounding.....	7
<b>Figure 4:</b>	<b>Net Migration to South Norfolk by the Government Office Regions of England and Wales 1999-2004</b> Source: ONS Migration Statistics Unit: Movements between local authorities in England and Wales (based on patient register data and patient re-registration recorded in the NHSCR), 1999-2004 .....	7
<b>Figure 5:</b>	<b>Net Migration to South Norfolk by Age Group 1999-2004</b> Source: ONS Migration Statistics Unit: Movements between local authorities in England and Wales (based on patient register data and patient re-registration recorded in the NHSCR), 1999-2004 Note: Figures may not sum due to rounding .....	8
<b>Figure 6:</b>	<b>Net Migration to South Norfolk by Age Group 1999-2004</b> Source: ONS Migration Statistics Unit: Movements between local authorities in England and Wales (based on patient register data and patient re-registration recorded in the NHSCR), 1999-2004 .....	8
<b>Figure 7:</b>	<b>Ethnic Group by Area</b> Source: UK Census of Population 2001 Note 1: Figures for Norwich HMA include dwellings within the sub-region but outside South Norfolk Note 2: Figures may not sum due to rounding .....	9
<b>Figure 8:</b>	<b>Proportion of Population by Ethnic Group and Area</b> Source: UK Census of Population 2001 Note: Figures may not sum due to rounding .....	9
<b>Figure 9:</b>	<b>Property Type by Area</b> Source 1: Greater Norwich Household & Physical Survey 2005-06 Source 2 (England 2003): English House Condition Survey Note 1: Figures for Norwich HMA include dwellings within the sub-region but outside South Norfolk.....	10
<b>Figure 10:</b>	<b>Property Type by Area</b> Source: Greater Norwich Household & Physical Survey 2005-06 Note 1: Figures do not include dwellings within these HMAs that are outside the Greater Norwich sub-region Note 2: Figures for Norwich HMA include dwellings within the sub-region but outside South Norfolk Note 3: Figures may not sum due to rounding .....	10
<b>Figure 11:</b>	<b>Type of Occupant for Properties by Area</b> Source: Greater Norwich Household & Physical Survey 2005-06 Note 1: Second home figures should be treated with caution as households in their main home may have been more likely to participate in the survey which could introduce a bias in the results. Second home figures also exclude properties with temporary residents, such as holiday lets. Note 2: Figures do not include dwellings within these HMAs that are outside the Greater Norwich sub-region Note 3: Figures for Norwich HMA include	

dwellings within the sub-region but outside South Norfolk Note 4: Figures may not sum due to rounding .....	11
<b>Figure 12: Tenure by Area</b> Source: UK Census of Population 2001 Note 1: Figures for Norwich HMA include dwellings within the sub-region but outside South Norfolk.....	11
<b>Figure 13: Tenure by Area</b> Source: Greater Norwich Household & Physical Survey 2005-06 Note 1: Owned figures include shared ownership properties. Private rent figures include rent free housing, tied housing and other properties rented from employer. RSL figures include other social rent Note 2: Figures do not include empty dwellings Note 3: Figures do not include dwellings within these HMAs that are outside the Greater Norwich sub-region Note 4: Figures for Norwich HMA include dwellings within the sub-region but outside South Norfolk Note 5: Figures may not sum due to rounding.....	12
<b>Figure 14: Council Tax Bands by Area</b> Source: Valuation Office Agency Note: Figures may not sum due to rounding .....	12
<b>Figure 15: Non Decent Dwellings by Tenure and Area</b> Source: Greater Norwich Household & Physical Survey 2005-06 .....	13
<b>Figure 16: Non Decent Dwellings by HMA</b> Source: Greater Norwich Household & Physical Survey 2005-06.....	14
<b>Figure 17: Reasons for Non Decency as a Proportion of Entire Stock by Local Authority</b> Source: Greater Norwich Household & Physical Survey 2005-06 .....	14
<b>Figure 18: Non Decent Dwellings with Vulnerable Households by Sub-area</b> Source: Greater Norwich Household & Physical Survey 2005-06 Note 1: Where number is negative, this represents a surplus Note 2: Figures do not include dwellings within these HMAs that are outside the Greater Norwich sub-region Note 3: Figures for Norwich HMA include dwellings within the sub-region but outside South Norfolk Note 4: Figures may not sum due to rounding.....	15
<b>Figure 19: Repair Cost by Non-Decency Reason (HHSRS)</b> Source: Greater Norwich Household & Physical Survey 2005-06 .....	16
<b>Figure 20: Thermal Comfort Failures and Cost to Remedy</b> Source: Greater Norwich Household & Physical Survey 2005-06 .....	16
<b>Figure 21: Poor Condition Dwellings by HMA</b> Source: Greater Norwich Household & Physical Survey 2005-06 Note 1: Figures do not include dwellings within these HMAs that are outside the Greater Norwich sub-region Note 1: Figures for Norwich HMA include dwellings within the sub-region but outside South Norfolk.....	17
<b>Figure 22: Established Households Living in Unsuitable Housing</b> Source: Greater Norwich Household & Physical Survey 2005-06.....	18
<b>Figure 23: Established Households in Unsuitable Housing by Sub-area</b> Source: Greater Norwich Household & Physical Survey 2005-06 Note 1: Figures do not include dwellings within these HMAs that are outside the Greater Norwich sub-region .....	18
<b>Figure 24: Resolving Housing Suitability Problems</b> Source: Greater Norwich Household & Physical Survey 2005-06 Note: Figures may not sum due to rounding .....	19
<b>Figure 25: 5-Year Requirement/Supply Flow Analysis for South Norfolk District</b> Source: ORS Housing Market Model, Greater Norwich Sub-regional Housing Requirement Assessment 2005-06.....	20

<b>Figure 26: Summary of 5-Year Housing Requirements by Household Flows</b> Source: ORS Housing Market Model, Greater Norwich Sub-regional Housing Requirement Assessment 2005-06 Note: Figures may not sum due to rounding .....	20
<b>Figure 27: Summary of South Norfolk 5-Year Housing Requirements by Housing Type</b> Source: ORS Housing Market Model, Greater Norwich Sub-regional Housing Requirement Assessment 2005-06 Note: Figures may not sum due to rounding .....	21
<b>Figure 28: Annual Net Housing Requirement by Property Type and Size</b> Source: ORS Housing Market Model, Greater Norwich Sub-regional Housing Requirement Assessment 2005-06 Note: Figures may not sum due to rounding .....	22
<b>Figure 29: Weekly Rent Thresholds by Sector and Property Size</b> .....	23
<b>Figure 30: Affordability Bands for Intermediate Housing Costs</b> Source: ORS Housing Market Model, Greater Norwich Sub-regional Housing Requirement Assessment 2005-06 .....	23
<b>Figure 31: Summary of 5-Year Housing Requirements by Housing Type when considering Lower Intermediate Housing and Social Requirement together</b> Source: ORS Housing Market Model, Greater Norwich Sub-regional Housing Requirement Assessment 2005-06 Note: Figures may not sum due to rounding .....	23
<b>Figure 32: Outline of the Basic Needs Assessment Model</b> Source: Bramley & Pawson, 2000 .....	24
<b>Figure 33: Basic Needs Assessment Model for South Norfolk</b> Source: ORS Housing Market Model, Greater Norwich Sub-regional Housing Requirement Assessment 2005-06 .....	25
<b>Figure 34: Wards and Parishes in HMAs</b> .....	27
<b>Figure 35: Wards and Parishes in Norwich HMA</b> .....	28



# Glossary of Terms

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## Key Terms and Definitions

**Affordable housing:** is housing of an adequate standard which is cheaper than the housing generally available in the local housing market. This can comprise a combination of subsidised rented housing, subsidised low cost home ownership (LCHO) including shared ownership, and in some market situations cheap housing for sale. Local planning policies can provide for the provision of appropriate quantities of affordable housing in this sense.

**Bedroom standard:** objective measure of occupation density. A standard number of bedrooms was allocated to each household depending upon the household composition.

**Debts:** exclude any mortgage/house loan, but include debts on credit cards, hire purchase etc.

**Equity:** is the difference between the selling price of a house and the value of the outstanding mortgage.

**Hidden households:** include anyone who lives as part of a household who are likely to leave to establish independent accommodation during the next two years.

**Household income:** includes all salaries, benefits and pensions – before deductions such as tax and National Insurance.

**Household:** one person living alone, or a group of people (not necessarily related) living at the same address with common housekeeping – that is, they normally share at least one meal per day and the housekeeping costs. Any students or schoolchildren that normally live there should be included as part of the household, even if they are currently away at school, college or university.

**Housing demand:** the quantity of housing, of the type and quality, that households both want and can afford to buy or rent in the open market without subsidy. In other words, housing demand takes account of both preference and the ability to pay.

**Housing Market Area:** the geographical area in which a substantial majority of the employed population both live and work and where those moving house without changing employment choose to stay.

**Housing need:** the quantity of housing, of the type and quality, necessary to house those households currently lacking their own housing, or living in housing which is unsuitable or inadequate, and who cannot afford to buy or rent suitable housing in the open market. In other words, housing need takes account of those without adequate housing who are unable to resolve their situation without assistance.

**Housing requirements:** encompasses both housing demand and housing need, and is therefore the quantity of housing necessary for all households to have access to suitable housing, irrespective of their ability to pay. In other words, it is the amount of housing necessary to accommodate the population at appropriate minimum standards.

**Intermediate housing:** housing which is below market rents, but above social rent rates. This can include low cost ownership and Key Worker schemes.

**Key Worker:** someone whose services are essential to the development and sustainability of the local community – normally by virtue of their employment in essential services (such as police and emergency services; social services, health and personal care; or education).

**Low cost home ownership or shared ownership:** housing designed to help people who wish to buy their own home, but cannot afford to buy outright (with a mortgage). Through this type of scheme you buy a share in the property with a Housing Association or other organisation.

**Market Housing:** housing which sells, or is rented, for its full market price.

**McClement Equivalence Scale:** used to adjust gross household incomes on the basis of the household structure to recognise the impact of each household member upon the cost of living.

**New build Homebuy:** a low cost home ownership scheme where the householders part buy a property and pay rent on the remaining share.

**Older person household:** any household containing a member who is aged over 60 years where no member is aged less than 50 years.

**Open market Homebuy:** a low cost home ownership scheme where the householders part buy a property and get an interest free loan from a housing association, which is repaid as an equity stake when the house is sold.

**Output area:** the smallest area for which UK Census of Population statistics are produced. An output area usually comprises 100-200 households.

**Sub-region:** a set of local authorities which interact closely with each other. The local authorities may all be in one region, or they may spread across two or more regions.

**Social housing:** housing of an adequate standard which is provided to rent (or on a shared ownership basis) at below market cost for households in need by local authorities or Registered Social Landlords (RSLs) operating on a basis of accepted and regulated standards of good practice in relation to physical conditions, management, allocation, equal opportunities, and accountability to tenants and other stakeholders.

**Special needs:** people currently living as part of the household who suffer from any long-term illness, health problem, mental health problem or disability, including problems associated with old age, which limit their daily activities or affect their housing requirements.

**Transactional vacancies:** it is necessary for a proportion of the housing stock to be empty at any point in time to enable people to move within the housing market. Transactional vacancies also include properties that are empty while undergoing repairs and improvement, but are brought back into use quickly and without intervention.

## Acronyms and Initials

ASHE	Annual Survey of Hours and Earnings
BDC	Broadland District Council
BME	Black and Minority Ethnic
BRE	Building Research Establishment
CLASSIC	Comprehensive Local Authority Stock Survey Information Collation
COA	Census Output Area
CORE	Continuous Recording
CRE	Commission for Racial Equality
DDA	Disability Discrimination Act
DETR	Department of the Environment, Transport and the Regions
DOE	Department of the Environment
DWP	Department of Work and Pensions
EHCS	English House Condition Survey
HA	Housing Association
HCS	House Condition Survey
HECA	Home Energy Conservation Act
HIP	Housing Strategies and Investment Programmes
HMA	Housing Market Area
HMO	Houses in Multiple Occupation
HSMS	House Stock Modelling Service
HSOP	Housing Strategy and Operational Plan
LA	Local Authority
LCHO	Low Cost Home Ownership
NDC	Norwich District Council
NES	New Earnings Survey
NHSCR	National Health Service Central Patient Register
NS-SeC	National Statistics Socio-economic Classifications

ODPM	Office of the Deputy Prime Minister
ONS	Office for National Statistics
ORS	Opinion Research Services
PAF	Postcode Address File
PPG	Planning Policy Guidance note
PPS	Professional Partnership Services
PSA	Public Service Agreement
RSL	Registered Social Landlord
PSL	Private Sector Leased
RTB	Right to Buy
SNDC	South Norfolk District Council
UA	Unitary Authority
UDP	Unitary Development Plan



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