

South Lakeland District Council

Development Management Policies DPD

**Evidence Paper:
Optional Housing Standards**

August 2017

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1 INTRODUCTION

Background

- 1.1 In 2012 the Government launched a national review of housing standards, which aimed to reduce bureaucracy and costs for house builders, reform and simplify the framework of building regulations, guidance, local codes and standards, and consolidate essential requirements into a national framework centred on building regulations.
- 1.2 On 27th March 2015 the Government announced the final outcome of the standards review through a [Ministerial Statement](#). Key outcomes of the review included:
 - New additional optional Building Regulations on water and access.
 - A new optional national space standard.
 - New mandatory security standards through amended Building Regulations.
 - Withdrawal of the Code for Sustainable Homes.
 - Withdrawal of Lifetime Homes.
- 1.3 Local authorities can introduce the new optional standards through policies in their Local Plans. The online Planning Practice Guidance states that local planning authorities should gather evidence to determine whether there is a need for the additional standards in their area, and properly justify setting appropriate policies in their Local Plans.
- 1.4 An important outcome of the review is that local authorities can no longer set their own local additional standards, as a key aim of the review was to rationalise the many different national and local standards into a streamlined and simplified system:

“From the date the [Deregulation Bill 2015](#) is given Royal Assent (26.03.15), local planning authorities and qualifying bodies preparing neighbourhood plans should not set in their emerging Local Plans, neighbourhood plans, or supplementary planning documents, any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings.” (Written Statement to Parliament)

Purpose of Paper

- 1.5 This paper accompanies the Council’s Draft Development Management Policies Development Plan Document to provide evidence and justification for the approach that is being taken in relation to the new optional housing standards.
- 1.6 In particular it provides supporting evidence that demonstrates a local need to introduce the optional building regulations in relation to accessibility and adaptability, and provides evidence and discussion in relation to the optional standards that are not being introduced at this time (nationally described space standards and water efficiency standard).

2 ACCESSIBLE AND ADAPTABLE DWELLINGS

Introduction

- 2.1 'Approved Document M' Volume 1 sets out the Building Regulations for the access to and use of dwellings. **Category 1: Visitable Dwellings**, is the mandatory set of regulations that apply to all new dwellings as standard. The housing standards review resulted in the introduction of two new optional categories:
- M4(2) – Accessible and Adaptable dwellings
 - M4(3) – Wheelchair User Dwellings
- 2.2 **Category 2 (M4(2)) Accessible and Adaptable Dwellings** requires dwellings to meet the needs of occupants with differing needs, including some older or disabled people, and to allow adaptation of the dwelling to meet the changing needs of occupants over time. This category is broadly equivalent to the Lifetimes Homes standard.
- 2.3 **Category 3 (M4(3)) Wheelchair User Dwellings** requires dwellings to meet the needs of occupants who use wheelchairs or to allow simple adaptation to meet the needs of occupants who use wheelchairs. This category can therefore be divided into wheelchair adaptable and wheelchair accessible dwellings.

The Council's Current Policy Position

- 2.4 Policy CS6.2 of the adopted Core Strategy recognises the need for a range of different housing types which meet people's needs over their lifetime. For this reason it encourages all new housing to be adaptable and seeks for housing to be built to Lifetime Homes standards. The policy states:

"All new housing should be easily adaptable for everyone, from young families to older people and individuals with a temporary or permanent physical impairment. The Council will seek housing to be built to Lifetime Homes standards".

- 2.5 The Council already therefore has a strong policy commitment to ensuring all new homes are adaptable to the needs of different people, stating in paragraph 7.10 of the Core Strategy that:

"The Council will therefore aim to ensure that all new houses that are built are suitable, or easily adaptable, for occupation by the elderly and infirm (Lifetime Homes Standard or equivalent). The lifetime homes concept increases choice, independence and longevity of tenure, and is vital to individual and community wellbeing".

- 2.6 Whilst this policy has been used to encourage Lifetime Homes it has not in practice been used to strictly require them. The Council has not specifically monitored or assessed how many homes have been completed to the Lifetime Homes standard, and there is little information available to suggest whether this element of the policy has had its intended outcome. Following the housing standards review, Lifetime Homes has been effectively superseded by the new Category 2 Building Regulation, and the Council's current policy is therefore considered to be out of date, although importantly it does refer to 'Lifetime Homes Standard **or equivalent**'.

Evidence

- 2.7 The online [Planning Practice Guidance](#) suggests that Local Authorities consider the following when determining whether to introduce the optional accessibility requirements:
- the likely future need for housing for older and disabled people (including wheelchair user dwellings).
 - size, location, type and quality of dwellings needed to meet specifically evidenced needs (for example retirement homes, sheltered homes or care homes).
 - the accessibility and adaptability of existing housing stock.
 - how needs vary across different housing tenures.
 - the overall impact on viability.
- 2.8 Additionally, the Town and Country Planning Association and Habinteg housing association have recently jointly prepared a toolkit called '[Towards accessible housing – A toolkit for planning policy](#)', which provides advice and suggests data resources for local authorities considering the introduction of the optional standards.
- 2.9 The Council has collected data and information from a wide range of sources in order to determine whether a need exists to introduce the optional requirements and the analysis is set out in the following sections. Additionally Appendix 1 presents data from a range of sources in the format suggested by the Planning Practice Guidance.
- 2.10 In preparing this evidence paper the Council has been mindful of the need to present a robust evidence base to thoroughly explore the need for the optional standards whilst also ensuring a proportionate approach has been employed in accordance with the provisions of the National Planning Policy Framework.

The likely future need for housing for older and disabled people

South Lakeland's Population Age Structure

- 2.11 South Lakeland's population has an older age profile when compared with Cumbria, the North West region and England, and in 2015 it was estimated that 27% of the population of the district was aged 65 or over, compared with an average of 17.7% across England.

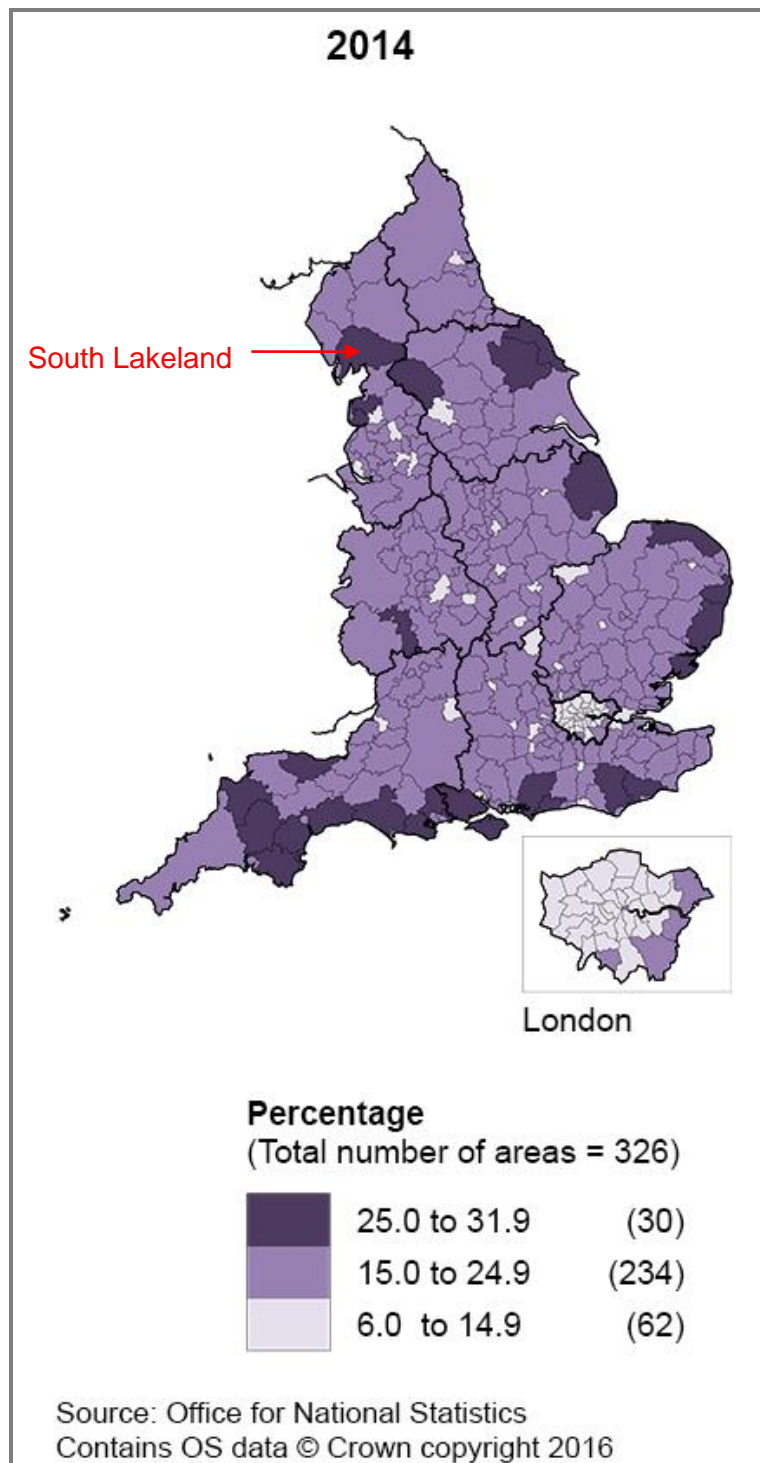
		Under 65	65-74	75-84	85+	Total	Total 65+
South Lakeland	Population	75,129	15,390	9,001	3,934	103,454	28,325
	% of popn	72.6%	14.9%	8.7%	3.8%	100.0%	27.4%
Cumbria	% of popn	76.9%	12.8%	7.4%	3.0%	100.0%	23.1%
North West	% of popn	81.9%	10.0%	5.9%	2.3%	100.0%	18.1%
England	% of popn	82.3%	9.6%	5.7%	2.4%	100.0%	17.7%

Source: ONS 2015 Mid-Year Population Estimates

Figure 1: South Lakeland's Older Population

- 2.12 Figure 2 below illustrates the proportion of the population aged 65+ in each of England's local authority areas in 2014. South Lakeland was one of only a small number of local authorities where over a quarter of the population were aged over 65, and at the date of this

analysis South Lakeland had the twelfth highest proportion of over 65s in England, placing it in the top 4% of local authorities based on this measure.



Source: ONS 'How the population of England is projected to age'.¹

Figure 2: Proportion of the population aged 65 and over in 2014

¹<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/compendium/subnationalpopulationprojections/2014basedprojections/howthepopulationofenglandisprojectedtoage>

2.13 The median age of residents in South Lakeland is the tenth highest of all the local authorities in England at 49.9 years old, placing it in the top 3%. The median age in the district sits well above the regional and national averages, and is higher than all the regional averages across England.

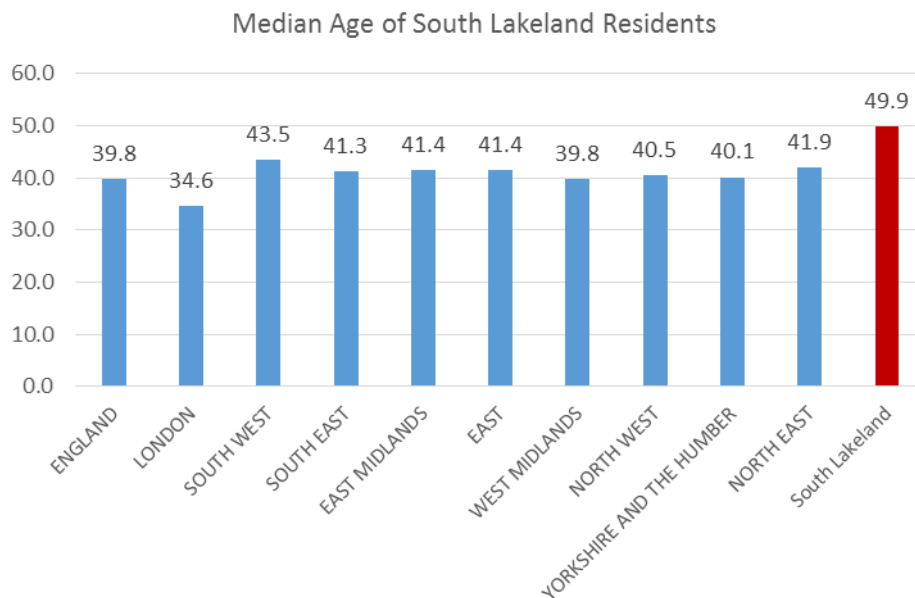
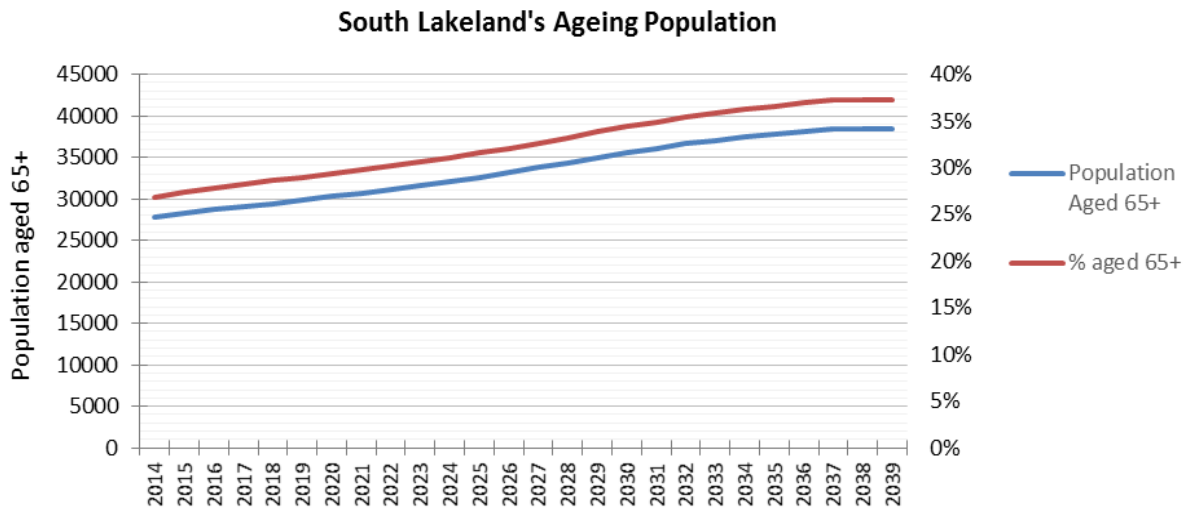


Figure 3: The Median Age in South Lakeland

South Lakeland's Ageing Population

2.14 Looking to the future, South Lakeland's population will continue to age significantly and 2014 based population projections show that there will be a significant increase in both the numbers and proportion of the population aged 65 and over. By 2039 there will be over 10,000 more people aged over 65 in South Lakeland than at present, and the percentage of people aged over 65 will have increased from around 27% to 37% of the total population. Conversely the working age population is projected to significantly decrease (by 9,200 in the period 2016-2036).



Source: 2014 Sub-National Population Projections (ONS)

Figure 4: South Lakeland's Ageing Population

2.15 2014 based projections illustrate that within the significant overall increase in the numbers of people aged over 65 living in South Lakeland the largest increases will be in the older age groups, with Figure 5 below illustrating the significant increases in the groups aged 70 and above.

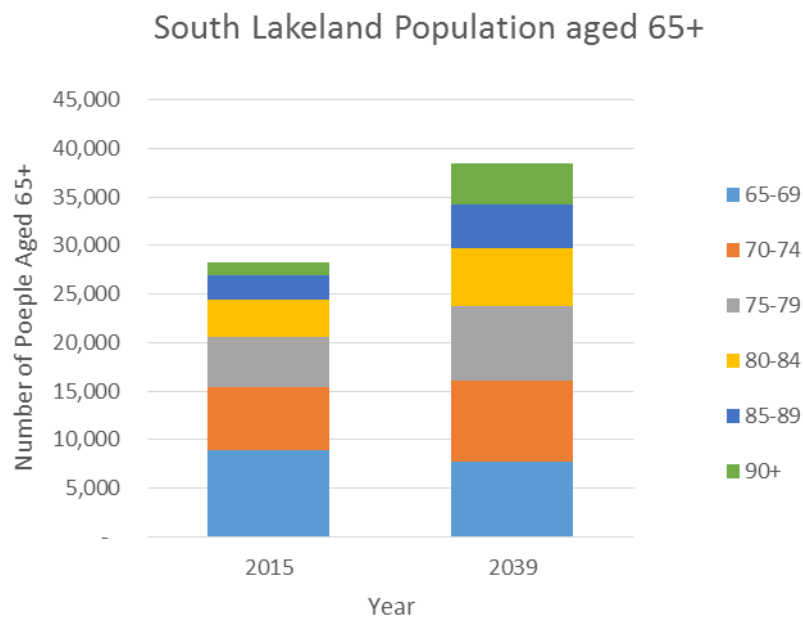


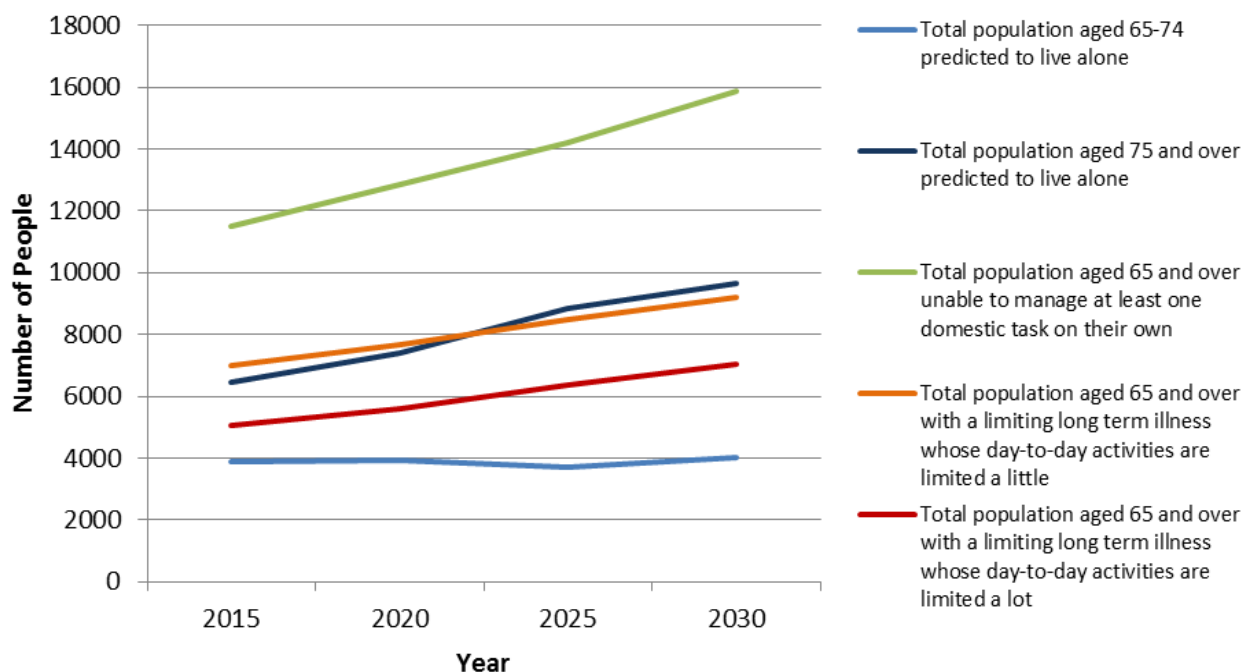
Figure 5: Projected Increases in the Over 65s

Age and Disability

2.16 The ageing population will inevitably lead to a substantial increase in the need for housing suitable for older people, due to associated mobility and disability issues. Government statistics explain that the prevalence of disability rises with age. Around 6% of children are disabled, compared to 16% of working age adults and 45% of adults over State Pension

age². Based on these prevalence figures the additional population aged over 65 by 2039 could result in an additional 4,500 disabled people aged over 65 in South Lakeland.

2.17 POPPI³ and PANSI⁴ are particularly useful sources of information in understanding the likely future changes in the characteristics of the population with regards age and disability. POPPI data (see Figure 6) predicts that there will be a significant increase in the number of older people living alone, the number of people unable to manage at least one task on their own, and the number of older people with limiting long term illnesses that limit their day to day activities. All of these factors point to the need for an increase in the number of homes that are accessible and can be adapted to meet their occupiers' changing needs over time.



Source: POPPI

Figure 6: Older Population Projections (South Lakeland)

2.18 POPPI projections point to significant rises in the number and proportion of South Lakeland's population that will live with mobility problems and dementia in future. The table below is taken from the South Lakeland 2017 Strategic Housing Market Assessment (SHMA) and shows the POPPI projections applied to two population growth scenarios for the district, and shows that there is likely to be an increase of between 2,800 and 3,000 additional people with mobility problems, which represents at least 40% of the total population growth.

Estimated Population Change for range of Health Issues (2016 to 2036) – South Lakeland					
	Type of illness/disability	2016	2036	Change	% increase
2014-	Dementia	2,014	3,427	1,413	70.1%

² Source of information: Family Resources Survey 2010/11, statement taken from <https://www.gov.uk/government/publications/disability-facts-and-figures/disability-facts-and-figures#fn:3>

³ Projecting Older People Population Information System, www.poppi.org.uk

⁴ Projecting Adult Needs and Service Information System, www.pansi.org.uk

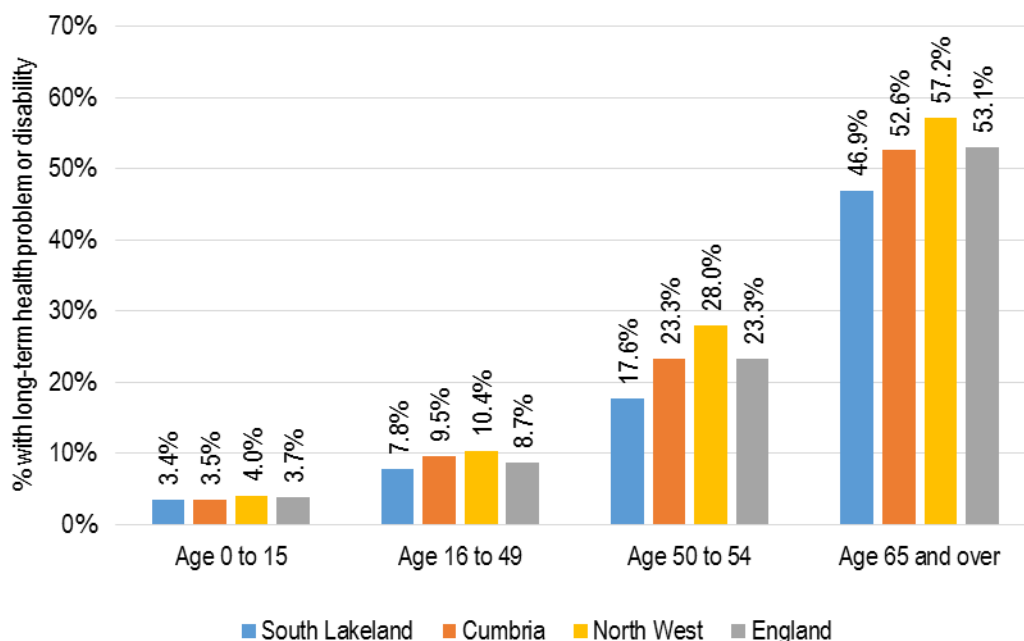
based SNPP	Mobility problems	5,242	8,031	2,789	53.2%
14-year migration	Dementia	2,023	3,492	1,469	72.6%
	Mobility problems	5,261	8,211	2,950	56.1%

Source: Data from POPPI and demographic projections

Figure 7: Estimated Population Change for a Range of Health Issues (2016-2036)

2.19 The Communities and Local Government Disability data guide provides data about households with a long-term illness or disability from the English Housing Survey. Whilst this provides a national perspective, the source cannot provide more localised data. Therefore the analysis below has drawn on the 2011 Census which includes data on the population that has a long-term health problem or disability (LTHPD).

2.20 The data indicates that across the District some 26% of households contain someone with a LTHPD. This figure is slightly lower than seen across the County and region, but is in line with the national average. It is likely however that the age profile of South Lakeland will impact upon the numbers of people in future with a LTHPD, as older people tend to be more likely to have a LTHPD. Therefore, the figure below shows the age bands of people with a LTHPD. It is clear from this analysis that those people in the oldest age bands are more likely to have a LTHPD.



Source: Census 2011

Figure 8: Population with Long-Term Health Problem or Disability in each Age Band

2.21 The 2017 SHMA applies these prevalence rates to demographic projections and estimates that the number of people with a long term health problem or disability will increase by around 3,300-4,300 in the period 2016-2036 (a 16%-21% increase) and across the district all of this increase is expected to be in age groups aged 65 and over.

Wheelchair Users

- 2.22 Information about the need for housing for wheelchair users is difficult to obtain (particularly at a local level) and so the 2017 South Lakeland SHMA undertakes analysis based on national data within a research report by Habinteg Housing Association and London South Bank University (Supported by the Homes and Communities Agency) - *Mind the Step: An estimation of housing need among wheelchair users in England* to estimate the future need for wheelchair user dwellings.
- 2.23 Overall, the report estimates that nationally there is an unmet need for wheelchair adapted dwellings equivalent to 3.5 per 1,000 households. In applying this ratio to South Lakeland, as of 2016, this would represent a current unmet need for about 170 wheelchair adapted dwellings. Moving forward, the report estimates a wheelchair accessibility need from around 3% of households. If this 3% is applied to the household growth in the demographic projections (2016-36) the SHMA calculates that there would be an additional need for around 78-169 adapted homes. If this figure is brought together with the estimated current unmet need then the total wheelchair adapted need would be for around 243-335 homes – this is about 6%-9% of the total household growth in the projections. This does therefore point towards the need for a small proportion of new homes to be built to the optional category M4(3) building regulations. Also it should be borne in mind that this is based on a national ratio, and previous discussion has highlighted the significantly ageing population in South Lakeland which will give rise to a higher prevalence of age related disability than average. These estimates should arguably therefore be seen as at the lower end of a potential need range.

	Current need	Projected need (2016-36)	Total	Total household growth	% wheelchair
2014-based Sub-National Population Projections	165	78	243	2,591	9.4%
14-year migration tend	166	169	335	5,644	5.9%

Source: Derived from demographic projections and Habinteg prevalence rates

Figure 9: Estimated need for wheelchair adaptable homes in South Lakeland 2016-2036

- 2.24 Information in the CLG Guide to available disability data, also provides some historical national data about wheelchair users by tenure (data from the 2007/8 English Housing Survey). This showed around 7.1% of social tenants to be wheelchair users, compared with 2.3% of owner-occupiers (there was insufficient data for private renting, suggesting that the number is low). This suggests a likely higher need for wheelchair adaptable and accessible homes in the affordable sector compared with private market dwellings.

Size, location, type and quality of dwellings needed to meet specifically evidenced needs (for example retirement homes, sheltered homes or care homes)

- 2.25 The South Lakeland 2014 SHMA (Strategic Housing Market Assessment) update includes a section that specifically covers the housing needs of older people. A housing market position statement was also prepared by the Council which provides an assessment of the housing needs of older people in the district.
- 2.26 Table E4 in the Technical Appendix of the 2014 SHMA update, and reproduced below, shows the housing options that older people (aged 65+) stated they would consider in the following 5 year period, based on the 2011 household survey. This is the most up to date

survey data available, as in accordance with national planning practice guidance, the 2017 SHMA has been based on available secondary data.

Housing Option	No. of responses	% of households*
Continue to live in current home with support	13,660	79.2
Buying a property on the open market	3,208	18.6
Rent a property from a private landlord	894	5.2
Rent from Council / Housing Association	1,722	10.0
Rent Sheltered accommodation	3,094	17.9
Buy Sheltered accommodation	3,164	18.3
Part rent & buy Sheltered accommodation	1,170	6.8
Rent Extra Care Housing	2,233	13.0
Buy Extra Care Housing	2,158	12.5
Part rent & buy Extra Care Housing	760	4.4
Residential care home	1,451	8.4
Co-housing	2,156	12.5
Base (no. of valid respondents)	17,244	

Figure 10: Housing Options Considered by Older People

- 2.27 The table above clearly shows that the majority of older people want to continue living in their current home, and the second most popular option is to consider purchasing another property on the open market. This clearly shows that there is a need to increase the proportion of accessible and adaptable dwellings in the private market sector, given that this continues to be the preferred tenure choice for older people.
- 2.28 Whilst the majority of older people will continue to live in their own homes it is recognised that a proportion of people will move to more specialist forms of accommodation such as Extra Care or sheltered housing. The 2017 SHMA estimates the need for specialist housing for people aged 75 and over in the period 2016-36. This projection was based on research from the Housing Learning and Information Network (Housing LIN) that suggests that there should be around 170 units of specialised accommodation (other than registered care home places) per thousand people aged over 75 years. The analysis within the SHMA for South Lakeland projects a need for around an additional 1,400 extra care/sheltered units to account for the growth in people aged 75 and over in the period 2016-36.
- 2.29 Cumbria County Council has also recently undertaken work to estimate the need for Extra Care Housing across the housing market areas within the district, to break down the district wide figure in the [Cumbria Extra Care Housing and Supported Living Strategy 2016-2025](#). This work concludes similar levels of need to the SHMA analysis when presented as per annum figures. The need for extra care housing projected by Cumbria County Council, and within the 2017 SHMA is shown below:

Projected need for Specialist Housing for Older People (2016-36) – by market area – SHMA and CCC estimates				
	SHMA		Cumbria County Council	
	Per annum	2016-36	Per annum	2016-25
Cartmel Peninsula	10	203	10	93
Central Lakes	13	261	14	122
Dales	2	44	3	23
Kendal	17	344	18	164
Kendal Rural	18	351	19	170
Ulverston & Furness	12	239	14	128
South Lakeland	72	1,443	78	700

Source: 2017 SHMA – derived from demographic projections and Housing LIN

Figure 11: Projected Need for Specialist Housing for Older People

The accessibility and adaptability of existing housing stock

2.30 The English Housing Survey provides a useful general picture of the accessibility of the existing housing stock across England. As part of the survey, surveyors assess the visitability of the sample of dwellings on four features that make the home accessible to wheelchair users, including **level access through the main door** from the pavement or driveway; **flush thresholds within the home**; a **ground floor WC**; and **passage space throughout the home of at least 81cm wide**.

2.31 The 2014-2015 survey showed that all four of these criteria were met in just 7% of homes, while in a quarter of the properties none of the features were present. The table below is taken from the 2014 survey results and shows how visitability varies across tenure, dwelling type and dwelling age.

	Number of 'visitability' features present					
	none	one	two	three	all four	all dwellings
						<i>percentages</i>
tenure						
owner occupied	25.7	42.0	20.1	7.1	5.2	100.0
private rented	28.9	34.6	18.6	9.9	8.0	100.0
local authority	23.1	31.9	20.5	18.1	6.5	100.0
housing association	18.1	27.6	18.6	17.5	18.3	100.0
dwelling type						
terraced house	40.6	36.1	13.6	5.3	4.5	100.0
semi-detached house	33.7	42.3	16.0	5.5	2.5	100.0
detached house	8.8	49.5	27.7	8.7	5.3	100.0
flat	9.5	23.7	25.2	22.1	19.5	100.0
dwelling age						
pre 1919	34.1	42.6	17.4	5.1	0.7	100.0
1919-44	33.7	43.8	17.6	4.1	0.9	100.0
1945-64	30.3	41.9	19.2	7.3	1.2	100.0
1965-80	20.7	41.8	23.5	10.7	3.4	100.0

1981-90	21.1	38.0	23.2	11.1	6.5	100.0
post 1990	7.5	18.5	18.8	20.9	34.3	100.0
all dwellings	25.4	38.4	19.7	9.5	7.1	100.0

Source: English Housing Survey

Figure 12: Visitability of Existing Housing Stock

2.32 A number of conclusions can be drawn from the above table, which when considered in the South Lakeland context provide further insight into the likely accessibility of the district's existing housing stock:

- Owner occupied and private rented housing is generally the least accessible.
- Housing association properties are the most likely to possess all four visibility features (generally due to the newer age of these properties).
- Terraced and semi-detached properties are generally the less accessible, with flats the most likely to possess all four visitability features.
- Older dwellings are generally less accessible than newer dwellings.

2.33 The survey report highlighted the importance of Building Regulations in improving the accessibility of homes and stated that the provision of level access was five times more likely to exist in homes built from 2001 onwards (when the 1999 Part M regulations began to take effect) compared with those built before 2001.

2.34 A report⁵ published in 2012 by the Building Research Establishment, commissioned by the previous government, looked in more detail at modelling the current and potential accessibility of the housing stock, based on an analysis of the 2007 English House Condition Survey dataset. The study looked at 10 aspects of accessibility and adaptability to estimate the overall position in the stock and to highlight parts of the stock which were the most/least accessible, and the easiest/most problematic to adapt. Some key findings from the report included:

- Only 16% of homes have level access, and 20% have a flush threshold.
- The most problematic dwellings to improve in terms of level access are those built before 1919, where it is estimated that around half lack level access and are not feasible to improve because it is either not possible to build a straight ramp or because the street itself is on a steep slope.
- 94% of homes have a living room already at ground/entry level, 83% have a bedroom/bedspace at entry level, and 68% have space for turning wheelchairs in kitchens and living rooms.
- Only 3.4% of homes possess all four visitability features, and around half of these are newer homes built after 1990. The report stated that an additional 12% of homes could comply with the features if minor works costing up to £1,000 were carried out.

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http://www.housinglin.org.uk/library/Resources/Housing/OtherOrganisation/Modelling_the_current_and_potential_accessibility_of_the_housing_stock.pdf

- Only 0.5% of the housing stock met all 10 accessibility criteria. The easiest homes to bring up to the standards are bungalows, ground floor flats and homes built after 1990. Older/smaller dwellings are the most difficult to improve and about a third of the stock could not be made to comply with the standards.
- At a national level the report highlighted a huge difference between the number of accessible and adaptable dwellings (111,000) with the number of households containing someone in need. The minimum estimate of need is around 2 million, but when adding in households where someone has a mobility problem and adding in households with older people this rises to 9.4 million.

2.35 The national housing surveys provide a useful broad indication of the current accessibility and adaptability of housing stock across the country and highlights that the accessibility and adaptability of the existing housing stock is generally quite poor, particularly in older properties. This data is not available at a local authority level but some other sources of data can be interpreted at a local level. For example Council Tax data shows that South Lakeland has a much higher proportion of pre 1919 properties than the regional and national level, indicating that the district has a higher proportion of its existing housing stock that is not accessible and is much more difficult or unfeasible to make accessible. This strongly suggests that the Council needs to increase the supply of accessible and adaptable homes in future new build housing stock.

Area Name	Build period			
	Pre 1919	1919-1939	1945-1992	1993-2015
South Lakeland	32.98%	9.16%	40.98%	14.10%
Cumbria	32.18%	10.89%	40.69%	14.05%
North West	24.55%	18.02%	42.02%	14.35%
England and Wales	22.08%	15.87%	44.94%	15.80%

Source: Valuation Office Agency

Figure 13: Age of Housing Stock in South Lakeland

2.36 Bungalows are often a popular type of housing for people seeking accessible dwellings (although obviously not all bungalows are accessible, in terms of step free access). Demand for bungalows in South Lakeland is high. The Council's housing market position statement in relation to the older people's housing market presented research on the availability of bungalows in the district. There are 9,200 bungalows in the district, which constitutes 18% of the total housing stock across the district. The table below taken from the statement shows the provision of bungalows across different housing markets in the district.

Housing Market Area	Total number of bungalows	Bungalows as a % of all dwellings in the HMA	% of all total bungalows in South Lakeland	% of all SLDC Households residing in the HMA
Kendal	1760	13	19	28
Rural Kendal	2410	23	26	23
Dales	440	16	5	3
Cartmel	1310	25	14	10
Ulverston	1690	17	18	19
Lakes	1590	15	17	17
All S. Lakeland	9200	18		

Figure 14: Bungalow Provision in South Lakeland

2.37 Another indication of the accessibility of the existing housing stock is the need and demand for home adaptations. The table below which is reproduced from the Council's 2014 SHMA update shows the adaptations that households indicated that they required at the time, or within 5 years from the date of the most recent household survey (2011).

Adaptation to property required either now or in the next 5 years	No. of Households	% Households
Kitchen	1,839	3.9
Bathroom	3,424	7.4
Internal handrails	2,550	5.5
External handrails	1,903	4.1
Downstairs WC	1,309	2.8
Stair lift	1,556	3.3
Improve access	1,044	2.2
Wheelchair	719	1.5
Lever door handles	349	0.8
Room for a carer	508	1.1
Community alarm service	1,403	3.0
Security alarm	1,721	3.7
Size of property	2,438	5.2
Base (Total households)	46,552	

Figure 15: Housing Adaptations Required in South Lakeland

2.38 The above table shows that a significant number of households in South Lakeland are likely to require home adaptations. The most commonly required adaptations are bathroom adaptations and handrails, and a large number of households required adaptations relating to space. This information highlights the need for new homes to be as adaptable as possible, to enable required adaptations to be undertaken easily and in a cost efficient way.

2.39 The operation of the Disabled Facilities Grant (DFG) scheme is also useful in providing information on the need for adaptations to existing housing stock in the district, and highlights the potential benefits of introducing the new optional housing standards relating to accessibility and adaptability. The Council has a statutory duty to provide grants to deliver adaptations to the homes of households with disabled people, with eligibility dictated by national legislation. The Government provides funding for statutory DFGs via the Cumbria Better Care Fund which is administered by Cumbria County Council.

2.40 The district Council's role is to assess eligibility, apply a means-test, liaise with occupational therapists, consider whether proposed adaptations are necessary and appropriate, arrange with contractors for the works to be undertaken and administer grant funding to cover the cost of the service. The Council's DFG policy has recently been reviewed and was updated in March 2017, with a key change being that the Council will no longer apply a means test for applications under £5,000. One of the eligibility criteria for the DFG is that the proposed works must be 'reasonable and practicable' and the Council's policy recognises that there may be times when this isn't the case, for example where there are multiple or excessive changes in level, if space is limited or where moving services would be prohibitively expensive. In South Lakeland approximately 80 properties are adapted each year under the scheme and these adaptations predominantly comprise of installing level access showers and stair lifts.

2.41 The DFG scheme can cover a wide range of adaptations to homes such as:

- Improvement of access into and around the home (e.g. widening doorways)

- Provision of accessible kitchen and bathroom facilities (e.g. level access showers)
- Alterations to heights or positions of light switches or power points.

2.42 Many of the adaptations administered under the scheme could be undertaken more easily or cheaply, or in some cases wouldn't be required at all if houses are built to the Category 2 or 3 optional Building Regulations. Many of the issues faced, such as difficulties entering and moving through homes and accessing switches would be addressed through the initial design of the home, negating the need for future adaptations. Where additional adaptations are still needed, this would enable them to be undertaken more simple and cost effectively, for example by already having plumbing in place for level access showers, and having sufficient space for circulation in the home. The Council in administering the DFG must ensure that all adaptations are the simplest and most cost effective options possible. The introduction of the new optional standards would help the Council achieve this requirement in new build homes, and help improve the cost efficiencies of the scheme overall, enabling it to be used to help more people in need.

Evidence from South Lakeland's New Build Home Survey 2017

2.43 In March 2017 the Council surveyed owners of new build homes in the district to understand more about their characteristics, household types, where they had moved from and views on their new homes, in order to help us further understand the need and demand for new homes. One of the questions asked occupiers whether they felt that their homes would be adaptable should their needs change in future. Approximately one third of respondents answered 'no' or 'not sure' to this question. The reasons given for these answers varied, with a number of people citing that the size of their home would likely become an issue if they had children/additional children. A number of people that answered 'unsure' raised concerns that if they acquire mobility issues in future they weren't sure their properties would be suitable due to the stairs. Other comments included properties lacking space for upgrading, and preference for a bungalow but having to buy a two storey house due to a lack of availability.

2.44 In terms of the age profile of respondents, 25% of the households that replied to the survey had household members over the age of 60. A further 17% of households contained someone aged 50 or over. A further 24% of households that responded had young children under the age of 10.

How needs vary across different housing tenures

2.45 The graph below is extracted from the Council's 2014 SHMA update and shows the tenure split in South Lakeland based on 2011 census data.

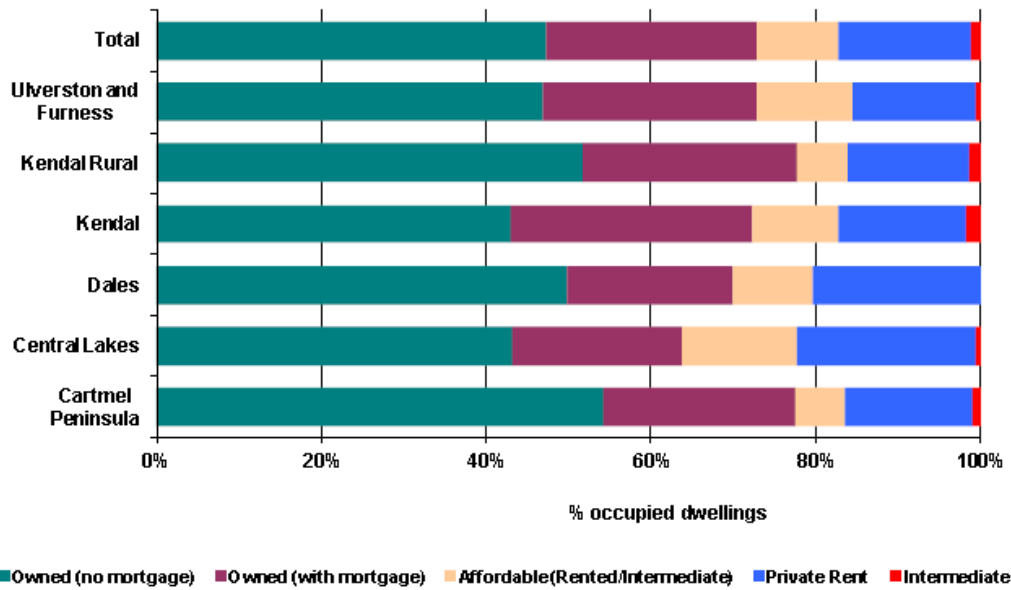
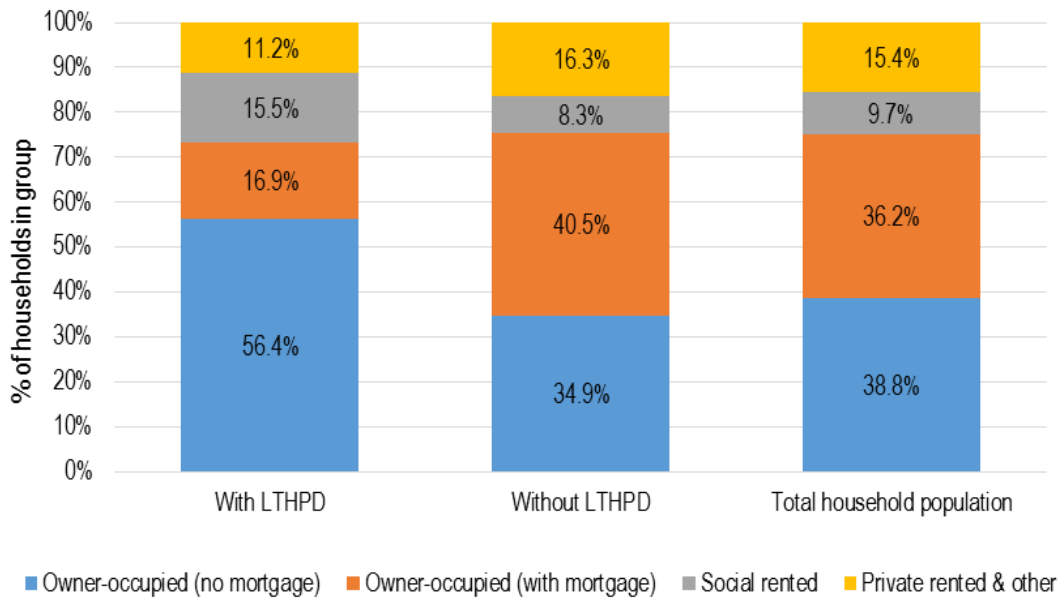


Figure 16: Tenure Split in South Lakeland

- 2.46 It is not considered that the need for accessible and adaptable dwellings differs significantly across tenures. Owner occupied dwellings do tend to have a higher aged household profile than other tenures in South Lakeland, but all tenures will experience an increase in their age profile in years to come.
- 2.47 The Local Authority Housing Register provides a useful picture of current needs in the affordable sector. 17.8% of people on the housing register consider themselves to have a disability. 161 people on the register consider they require a move to sheltered accommodation and 61 of these people consider themselves to be disabled.
- 2.48 Additionally, census data shows that in South Lakeland people living in the social rented sector are nearly twice as likely to have a long term health problem or disability than other tenures. The graph below shows that people with a long term health problem or disability are more likely to live in social housing and also more likely to be outright owners, suggesting a particular need for accessible and adaptable dwellings in these tenures.



Source: Census 2011

Figure 17: Tenure of people with long term health problems or disabilities

The Overall Impact on Viability

- 2.49 The National Planning Policy Framework states that plans should be deliverable and that development should not be subject to such a scale of obligations and policy burdens that results in its viability being threatened. The cumulative impact of standards and policies should not put implementation of the Local Plan at serious risk.
- 2.50 The Council commissioned a new district wide viability study in early 2017 to support the preparation of the new Development Management policies and to underpin the early work on the new Local Plan. This study has assessed the potential impacts of the new policy requirements emerging through the Development Management Policies DPD cumulatively with other existing policy requirements and the Council's Community Infrastructure Levy. The viability study has been published alongside the Publication version of the Development Management Policies DPD and will be submitted with it for examination.
- 2.51 The viability study has costed the impacts of introducing the optional standards in accordance with the Government's Final Implementation Impact Assessment of the Housing Standards Review, published in March 2015, and the EC Harris Cost Impact study that it was supported by. The government's Planning Practice Guidance provides a link to this national evidence and suggests it is used by Councils to consider the implications of introducing the standards locally. The tables below have been copied from the Cost Impact study report and show the cost implications of introducing the new accessibility standards. The study compares costs against existing standards, and for the accessibility standards this means comparing the new optional standards against the existing Lifetime Homes standard.

Table 1 – Summary Costs

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

Table 45 – Access costs summary

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

Table 45a – Access related space cost summary

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

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

	1B Apartment		2B Apartment		2B Terrace		3B Semi-detached		4B Detached	
Category 2	+ 1 sq.m	£289	+ 1 sq.m	£289	+ 2 sq.m	£578	+ 3 sq.m	£866	+ 3 sq.m	£866
Category 3	+ 8 sq.m	£2,310	+ 14 sq.m	£4,043	+ 21 sq.m	£6,065	+ 24 sq.m	£6,931	+ 24 sq.m	£6,931

Figure 18: Cost Impacts of Accessibility Standards

2.52 As an example, the above analysis shows that for a three bedroomed semi-detached house, the additional cost of constructing it to meet the Category 2 building regulation would be £521, compared with a cost of £1,100 for the previous Lifetime Homes standard. It is of note that South Lakeland's previous viability studies factored in Lifetime Homes costs and demonstrated that this policy requirement could be accommodated viably within the district alongside other policy requirements. The costs for Category 2 standards have been

included in the Council's 2017 viability study and initial findings (study will be finalised in September 2017) from the study indicate that this policy requirement can be delivered. Meeting Category 3 would incur much higher build costs. The additional costs of constructing a 3 bedroomed semi-detached house to Level 3 (Adaptable) would be £10,307 and to Level 3 (Accessible) it would be £22,238. The costs of building to the Category 3 (adaptable) standard have also been factored into the 2017 viability study at a rate of 5% of units on site of over 40 dwellings to align with the proposed policy position in the draft Development Management Policies DPD. Initial findings from the 2017 viability study indicate that this requirement will not threaten development viability in the district.

2.53 In considering the viability implications the Council has considered how the new optional standards will practically differ from the baseline mandatory M4(1) standards. The Local Authority Building Control (LABC) has summarised the main differences between mandatory M4(1) standards and the optional M4(2) standards, and this is presented below (and has been expanded upon based on further analysis by the Council), to give an indication of where additional costs may occur. As can be seen from the lists, the majority of the differences relate to positioning, layout and specific measurements and can be accommodated through the initial design of the property rather than resulting in additional costs at the build stage. Numerous studies undertaken into the cost impacts of previous standards such as Lifetime Homes and the Code for Sustainable Homes have concluded that the earlier standards are designed into the process, the lower the costs. Previous studies also note that the cost of implementing new standards will diminish as the concepts are more widely adopted.

External differences

- All external doors must have a level threshold - the mandatory standard is just one door,
- Approach routes must have a minimum clear width of 900mm or 750mm where there are obstructions, the gradient should be between 1:20 and 1:12,
- Every gateway must have an 850mm clear opening, with a 300mm nib on the leading edge to allow users to reach the handle,
- Parking spaces within the private curtilage of the dwelling (but not a car port or garage) must include at least one standard parking bay that can be widened at a later date to 3.3m,
- Every principal entrance must have a canopy covering a minimum width of 900mm and depth of 600mm, and be automatically lit,
- External doors must have an openable width of 850mm and have a 300mm nib on the leading edge (see diagram 2.2 Approved Document M),

Internal differences

- Within the entrance storey there must be a WC and a living area (e.g. living room, dining room or kitchen/diner).
- Stairs must be a minimum width of 850mm to allow the future installation of a stair lift,
- At least one bedroom must have a 750mm clear access zone from the foot of the bed and on both sides. Every other double bedroom will need a clear access zone on one side and the foot of the bed. Plans of furniture layouts in this case will need to be provided to show compliance (See diagram 2.4 Approved Document M),
- Walls, ducts and boxings on all WC, bathroom and wet rooms must be strong enough to support grab rails, shower seats and other adaptations, which can take a load of 1.5kn/m³,
- A bathroom must be provided on the same storey as the principal bedroom,
- For 2 or 3 storey homes with 3 or more bedrooms, ground floor WC must have a level access shower or potential for future level access shower (e.g. a hidden drainage connection) and be large enough to accommodate a shower in future (see diagram 2.6 Approved Document M),
- Consumer units must be mounted at a height between 1350mm and 1450mm above floor level,
- Handles for windows, unless on a remote opening system, must be located between 450mm and 1400mm above floor level.
- Glazing to the principal window of principal living area to start at a maximum 850mm above floor level.

Figure 19: Differences between M4(1) and M4(2) Building Regulations

Wider Viability Considerations

- 2.54 In considering the viability implications of introducing the optional standards it should not only be the initial increased costs to developers of constructing new houses to better standards that are taken into account. Any initial costs need to be factored against the long term benefits of increasing the adaptability and accessibility of the district's housing stock.
- 2.55 This principle of achieving wider social justice through the planning system is advocated by the Town and Country Planning Association (TCPA), who, in their "Planning4People" Manifesto state that the TCPA has asked the national government to include a new policy priority in the National Planning Policy Framework (NPPF) which ensures social justice and outcomes for people are just as important as the needs of land owners and developers – this would mean ensuring the viability test reflects the long term costs, or savings, of actions to the public purse, such as savings from increased housing standards to the health and social care budget and therefore the wider economy.
- 2.56 The long term costs of inaccessible housing to society and public spending must be factored in when considering the viability implications of decisions on whether or not to introduce the standards. A report by Habinteg⁶ and the government's impact assessment of the housing standards review⁷ highlight some of the costs associated with inaccessible housing, which include:
- The avoidable cost of residential care;
 - Avoidable additional levels of social care;

⁶ 'Briefing – 7 points about the New Housing Standards 2015' Habinteg, October 2015

⁷ 'Housing Standards Review – Final Implementation Impact Assessment' DCLG, 2015.

- Negative impacts on independent living, employment and social life, all of which have human, social and economic significance;
- Falls and other accidents and health care costs triggered;
- Mental health impacts and impacts on general health;
- Avoidable hospital admissions;
- Increased stays in hospital due to lack of accessible housing to return to.

Key Findings

2.57 A number of key findings can be summarised from the above evidence:

- South Lakeland's population is older than average, and is projected to age significantly - in 2015 just over a quarter of South Lakeland's population was aged 65+ but by 2039 this is expected to rise to 37%. The proportion of the population aged over 80 will increase from 7% to 14%.
- The Local Authority Housing Statistics show an increasing proportion of people on the housing waiting list needing to move on medical/welfare/disability grounds.
- 26% of households currently contain someone with a long term health problem or disability, and this will increase significantly as the population ages.
- By 2039 there will be an additional 10,000 over 65s and 7,000 over 80s in South Lakeland.
- An increase in the older population will lead to many more people with disabilities - Government statistics show that 45% of adults over the state pension age have a disability.
- Local surveys show that older people prefer to remain in their own homes or move to alternative open market housing.
- South Lakeland has a generally older housing stock than average, which tends to be more difficult and more expensive to adapt.
- There will be a large increase in the number of older people living on their own and unable to manage domestic tasks.
- Social care and public health strategies in Cumbria are placing less emphasis on placing people in residential care and more emphasis on supporting people in their own homes.

The Case for Introducing the Standards

2.58 The Council considers that based on the evidence presented in this paper that there is a strong need to increase the supply of accessible and adaptable and wheelchair user dwellings in the district to meet housing needs. It therefore considers that there is clear justification for introducing the optional building regulations M4(2) and M4(3) in the district.

Category 2: M4(2) Accessible and Adaptable Dwellings

2.59 The evidence presented in this paper clearly demonstrates the need for more accessible and adaptable homes in South Lakeland. The Council is taking the approach that it is logical and justified that **all** new homes should be flexible and to be built to a standard that is suitable for a range of different people with different characteristics and at different life stages. The proposed policy recognises the situations whereby it may not be feasible or practical to meet these requirements (e.g. due to topography or flood risk) and allows for exceptions where justified. However the Council proposes that the general expectation is that all new homes should meet these standards where possible.

2.60 The proposed universal application of the M4(2) standards is strongly supported by the ageing population of the district, as it is recognised that these homes will be of particular benefit to older people, but also based on the fact that M4(2) homes are suitable and practical for everyone. This rationale is based on the underlying principles and concept of Lifetime Homes, on which the new Category 2 building regulations are broadly based. Many Councils sought to apply the Lifetime Homes standard universally and the Council therefore considers it appropriate to apply this approach to the new optional building regulations, in recognition that M4(2) homes are for everyone, and are not a specialist product:

“Lifetime Homes are all about flexibility and adaptability; they are not ‘special’, but are thoughtfully designed to create and encourage better living environments for everyone. From raising small children to coping with illness or dealing with reduced mobility in later life, Lifetime Homes make the ups and downs of daily living easier to manage.”

www.lifetimehomes.org.uk

2.61 The universal introduction of the M4(2) requirements, whilst challenged by a number of Inspectors in Local Plan examinations, has been strongly supported across the Greater London Authority. The Inspector’s report on the Minor Alterations to the London Plan on Housing Standards supported the approach that the optional accessibility standards help meet the needs of the elderly, infirm and families with young children and considered that the ‘Evidence of Need’ paper was robust and proportionate. This is an important point as whilst some Inspectors have taken the view that Category 2 homes should only be provided for those people with a ‘specific’ need, the London Inspector embraced the principle that as with Lifetime Homes, Category 2 accessible and adaptable homes are suitable for everyone and are not a ‘specialist’ product. The London Evidence of Need Paper neatly summarises this issue and it was supported by the Inspector:

“Accessible and adaptable homes also provide a range of benefits for families with small children, ensuring homes are accessible for families using prams (i.e. through the provision of step free access and sufficient space within the home)..... Not all new homes will necessarily be occupied by a wheelchair user or person with specific access-related requirements from the outset, and the need for this requirement from existing or future occupants may emerge later. The provision of more generous space in circulation areas associated with optional standards M4(2) and M4(3) will make all residents’ lives easier regardless of their current level of mobility.”

2.62 The London Inspector also made reference to paragraph 154 of the National Planning Policy Framework which states that “Local Plans should be aspirational but realistic. They should address the spatial implication of economic, social and environmental change”. The

proposed introduction of the Category 2 standards in South Lakeland is considered to align well with this principle of the NPPF in that it is grounded in sound evidence of demographic change and is deliverable on the ground, whilst also striving to improve future housing quality for everyone, with resultant wider social benefits.

- 2.63 The introduction of the optional standards, and resultant increase in the number of accessible and adaptable homes in South Lakeland will help support the public health and social care objectives and strategies of Cumbria County Council. There are well acknowledged and important linkages between housing and health and more accessible and adaptable homes will play an important role in preventing health issues and enabling people to be better cared for in their own homes should the need arise. Cumbria's *Commissioning Strategy for Care and Support delivered by Adult Social Care 2016-2020* refers to the Care Act 2014 which places wider requirements on Councils to promote prevention and wellbeing for the whole population. The County's Strategy is to reduce spending on residential care and instead focus on prevention, rehabilitation, supported housing and care and support in local communities. The greater emphasis on supporting people in their own homes strongly aligns with the objective of improving housing standards and ensuring that more of our homes are adaptable to changing needs throughout our lifetime. The need for suitable housing that can adapt to changing needs is also stressed in Cumbria's Joint Strategic Needs Assessment (JSNA) in the 'Carers Chapter' which states:

"It is a priority within Cumbria to help older people and people with disabilities to live independent lives by remaining in their own homes for as long as possible, in order to do this suitable housing is needed."

- 2.64 The Council has engaged with Public Health colleagues at the County Council who have expressed strong support for the introduction of the accessibility standards based on their understanding of the links between housing, health and wellbeing and social care.

- 2.65 The proposed approach of ensuring all new housing complies with higher accessibility standards is also supported by Age UK, and in their 2014 Publication '*Housing in Later Life*' they state that:

"All new mainstream and specialised housing should automatically comply with higher accessibility standards, to reflect the lifetime homes standards"....." Improved design and accessibility should not be restricted to specialised housing, as the vast majority of older people will continue to live in ordinary homes".

- 2.66 The application of increased accessibility standards across all new housing in view of the country's ageing population is also strongly advocated by the Town and Country Planning Association (TCPA). A recent article⁸ in 'The Planner' (Royal Town Planning Institute Publication) on planning for an ageing population neatly summarised this argument:

"The government thinks that market demand will determine what is built, but because there is a shortage of housing, people will buy homes even if they are not well designed for growing old in. However, most of us want to age in place – but it can be very expensive to retrofit a house to meet changing needs. All homes should be built with the assumption that older people are going to live there at some point. Start from there and building for life becomes increasingly important."

(Julia Thrift, Projects and Operations director, TCPA)

⁸ 'Plans of time: Are we planning for an Ageing Population?' *The Planner*, August 2017

2.67 The principle that all homes should be built to meet a wider range of needs is considered important to the Council in terms of its duties under the Equality Act 2010. As a public sector organisation the Council has a duty to eliminate discrimination, advance equality of opportunity and remove or minimise disadvantages suffered by people due to their protected characteristics⁹ which include age and disability. The Equality Duty requires public bodies to consider the needs of all individuals in shaping policy and delivering services and the duty is intended to help make society fairer. The Council considers that introducing the optional accessibility standards is an important policy as it will help to ensure that the district's residents are not discriminated against on the grounds of age and disability in meeting their housing needs. More accessible and adaptable homes will mean that more of the district's residents, particularly older and disabled residents will be able to access new build homes and will not be disadvantaged by their characteristics.

Category 3: M4(3) Wheelchair User Dwellings

2.68 The Council's evidence, presented in the 2017 SHMA and summarised in this paper, indicates a potential need for 243-335 additional wheelchair adaptable dwellings over the period 2016-2036 taking into account current unmet need and newly arising need. This equates to approximately 12-17 wheelchair user dwellings per year. Given the Council's current plan target of 400 homes per year it is acknowledged that this represents a small proportion of total supply (between 3%-4%) and therefore any new requirement should be set at a proportionate level. For this reason it is proposed that a requirement for 5% of Category 3 dwellings on residential sites of 40 units or more would generate a realistic supply of wheelchair adaptable dwellings to meet unmet need. Under this policy a site of 40 dwellings would be expected to provide 2 wheelchair adaptable dwellings. Applying this requirement to only larger sites will also help ensure wheelchair user dwellings are provided in the most suitable and sustainable locations as larger housing sites are steered towards these locations through the Local Plan. Applying this requirement to the remaining unpermitted residential allocations with capacities over 40 units in the Land Allocations DPD would generate approximately 145 wheelchair adaptable dwellings (although a number of allocated sites are likely to gain permission before the new development management policy is adopted therefore this is likely to be an overestimate).

2.69 It is acknowledged that disability prevalence is generally greater in affordable housing tenures than owner occupation and it would therefore be logical for the new provision of wheelchair user dwellings to be focussed in this tenure. However, given the small percentages and numbers being proposed it is considered that it would be more practical to determine the split between affordable and open market properties on a case by case basis based on local evidence on need at the time of a planning application.

2.70 As explained above, the Council considers the introduction of this policy to be important on equalities grounds and will help to ensure that disabled residents are not disadvantaged in meeting their housing needs.

Conclusion

2.71 Based on the above evidence in relation to South Lakeland's population, it is considered that there is a clear need in the district to increase the supply of easily adaptable homes. The

⁹ The protected characteristics defined by the Equality Act 2010 are: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation

above evidence illustrates that the introduction of the optional standards M4(2) and M4(3) are justified in South Lakeland.

3 INTERNAL SPACE STANDARDS

Introduction

- 3.1 New build homes are often judged to be too small for the needs of people who buy them, and often are perceived as impractical for modern daily living. Recent research¹⁰ by RIBA (Royal Institute of British Architects) based on a sample of new build homes across the country revealed that more than half of the new homes being built today are not big enough to meet the needs of the people who buy them. A lack of space in homes can compromise basic lifestyle needs such as spaces to store possessions, play, exercise and entertain friends, but as the RIBA report points out, it can also have more profound knock-on effects on health, educational attainment, family relationships and even social cohesion. The size and quality of new homes is therefore an important influence on the health and wellbeing of South Lakeland’s communities.
- 3.2 After consideration of space standards in the national housing standards review, the government introduced new optional nationally described minimum internal space standards for new homes. These new standards can be introduced by local authorities through policies in their Local Plans if they can justify the need for them locally. They are then applied as conditions on planning applications.
- 3.3 The requirements of the space standard are set out in the Nationally Described Space Standard. In addition to the table below the standards also include a list of requirements in relation to minimum bedroom sizes and ceiling heights, and all requirements must be met if the standards are to be complied with.

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) ²			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Figure 20: Nationally Described Space Standards

- 3.4 RIBA’s HomeWise report 2015 revealed that outside London, the average new three bedroom house is 4m² smaller than the new national standard, illustrating that a significant

¹⁰ RIBA HomeWise Report:
<https://www.architecture.com/RIBA/Campaigns%20and%20issues/Assets/Files/HomewiseReport2015.pdf>

proportion of new homes are falling short of what the Government considers to be a minimum reasonable size.

- 3.5 The Government’s technical consultation on the new space standards explained that the starting point for the standards was the need for rooms to be able to accommodate a basic set of furniture, fittings, activity and circulation space appropriate to the function of each room. The overall objective was to ensure that all homes are highly functional in terms of meeting typical day to day needs at a given level of occupation. The space standard also takes into account the spatial implications of providing improved accessibility and adaptability, particularly for older or less mobile people, and is capable of accommodating the requirements of both Category 1 and Category 2 accessibility standards in the Building Regulations Approved Document M (2014).
- 3.6 In considering the sizes of new homes it is also important to consider some of the potential advantages of smaller homes which include reduced land take, reduced amounts of building materials, and lower heating and cooling costs, as well as lower sales values. These considerations need to be balanced against the practical space benefits of larger homes.

The Council’s Current Policy Position

- 3.7 The Council currently requires minimum space standards for affordable houses but not open market properties. The minimum size standards are set in the *Council’s Affordable Housing Guidance for Developers* and are shown in the table below. These requirements are generally lower than the newly introduced national standards although it is difficult to make a direct comparison as the Council’s requirements do not differentiate between different numbers of bed spaces and storeys for each property type.

Property type	Minimum Size
1 bed flats	40 sq m
2 bed flats	50 sq m
1 bed houses/bungalows	60 sq m
2 bed houses/bungalows	65 sq m
3 bed houses	75 sq m
4 bed houses	85 sq m

Figure 21: Current South Lakeland Size Requirements for Affordable Homes

Evidence

- 3.8 The PPG states that where a need for internal space standards is identified local authorities should take account of need (based on evidence on the size and type of dwellings currently being built), viability of imposing the standards, and timing to allow a reasonable transitional period.
- 3.9 In an earlier consultation document¹¹ on the standards the Government stated that it is right that local communities and neighbourhoods should have the ability to influence the size and type of new housing in their local areas, providing that this does not affect the viability of housing coming forward.

¹¹

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/354154/140911_HSR_CONSULTATION_DOCUMENT_-_FINAL.pdf

Need

- 3.10 In order to understand the need for the minimum internal space standards, a review has been undertaken of a sample of recently built and permitted houses in the district to understand their size and how they perform against the new national standard.
- 3.11 The table below shows a selection of house types permitted/completed in South Lakeland and indicates whether they would meet the national house standard in terms of their gross internal area. The internal size measurements have been compiled from a range of sources including plans submitted as part of planning applications, plans provided by developers, marketing material and Energy Performance Certificates. The national standards document is clear in stating that the requirements must all be met, in terms of gross internal area, bedroom sizes, storage areas and ceiling heights, but for the purposes of this research only a broad comparison of gross internal areas has been undertaken to provide a general overview.

Scheme Location	House Type	Bedrooms/ People	Size (m2)	National Standard	Meets National Standard?
ONE BEDROOM					
Natland Road, Kendal	Type D (2 storey)	1b2p	40.9	58	No
The Mart, Kendal	J (1 storey apartment))	1b2p	38	50	No
Vicarage Drive, Kendal	The Ash A (1 storey apartment)	1b2p	44	50	No
Vicarage Drive, Kendal	The Ash B (1 storey Apartment)	1b2p	49	50	No
Cragg Close, Kendal	Heversham (apartment)	1b2p	46	50	No
Oversands View, Grange-over-Sands	Aff Home (apartment)	1b2p	49	50	No
Oversands View, Grange-over-Sands	Aff Home (apartment)	1b2p	65	50	Yes
Thornfield Road, Grange-over-Sands	Keswick (1 storey apartment)	1b2p	45.06	50	No
TWO BEDROOM					
The Mart, Kendal	E (1 storey apartment)	2b3p	60	61	No
The Mart, Kendal	F (1 storey apartment)	2b3p	55	61	No
The Mart, Kendal	G (1 storey apartment)	2b3p	55	61	No
The Mart, Kendal	H (1 storey apartment)	2b3p	58	61	No
Vicarage Drive, Kendal	The Sycamore A (1 storey apartment)	2b3p	56	61	No
Vicarage Drive, Kendal	The Sycamore B (1 storey apartment)	2b3p	66	61	Yes
Cragg Close, Kendal	Brigsteer (apartment)	2b3p	68.5	61	Yes
Cragg Close, Kendal	Helsington (apartment)	2b3p	52.8	61	No
Cragg Close, Kendal	Underbarrow (apartment)	2b3p	65.1	61	Yes
Oversands View, Grange-over-Sands	Aff Home Plots 2&4 (apartment)	2b3p	59	61	No
Oversands View, Grange-over-Sands	Aff Home (apartment)	2b3p	62	61	Yes
Typical House Type	Hawthorn (2 storey house)	2b3p	65	70	No
Thornfield Road, Grange-over-Sands	Ambleside (1 storey apartment)	2b3p	63.7	61	Yes
Natland Road, Kendal	Type G (2 storey)	2b4p	83.5	79	Yes
Natland Road, Kendal	Type A (2 storey)	2b4p	67.1	79	No
The Mart, Kendal	D (2 storey)	2b4p	68.5	79	No
Cragg Close, Kendal	Stainton (2 storey house)	2b4p	70	79	No
Cragg Close, Kendal	Woodhouse (2 storey house)	2b4p	70.5	79	No
Oversands View, Grange-over-Sands	Aff Home (2 storey house)	2b4p	71	79	No
Oversands View, Grange-over-Sands	Aff Home (2 storey house)	2b4p	83	79	Yes
Typical House Type	Epsom (2 storey house)	2b4p	66	79	No
Typical House Type	Altrincham (apartment)	2b4p	57	70	No

Scheme Location	House Type	Bedrooms/ People	Size (m2)	National Standard	Meets National Standard?
Thornfield Road, Grange-over-Sands	Ennerdale (2 storey house)	2b4p	58.5	79	No
Thornfield Road, Grange-over-Sands	Grasmere (2 storey house)	2b4p	67.5	79	No
THREE BEDROOM					
Natland Road, Kendal	Type F (2 storey)	3b4p	77.8	84	No
Cragg Close, Kendal	Beetham (2 storey house)	3b4p	88	84	Yes
Natland Road, Kendal	Type H (2 storey)	3b5p	94.7	93	Yes
Natland Road, Kendal	Type E (2 storey)	3b5p	94.7	93	Yes
Natland Road, Kendal	Type B (2 storey)	3b5p	74.4	93	No
The Mart, Kendal	B (2 storey)	3b5p	87	93	No
The Mart, Kendal	C (2 storey)	3b5p	85	93	No
Vicarage Drive, Kendal	The Rowan (3 storey house)	3b5p	94	99	No
Vicarage Drive, Kendal	The Birch (3 storey house)	3b5p	94	99	No
Vicarage Drive, Kendal	The Larch (2 storey house)	3b5p	80	93	No
Cragg Close, Kendal	Crosthwaite (2 storey house)	3b5p	87.6	93	No
Cragg Close, Kendal	Milnthorpe (2 storey house)	3b5p	79	93	No
Cragg Close, Kendal	Sandside (2 storey house)	3b5p	110	93	Yes
Cragg Close, Kendal	Silverdale (2 storey house)	3b5p	79.2	93	No
Oversands View, Grange-over-Sands	Aff Home (2 storey house)	3b5p	72	93	No
Oversands View, Grange-over-Sands	Aff Home (2 storey house)	3b5p	79	93	No
Oversands View, Grange-over-Sands	The Osprey (2 storey house)	3b5p	105	93	Yes
Oversands View, Grange-over-Sands	The Sandpiper (bungalow)	3b5p	101	86	Yes
Oversands View, Grange-over-Sands	The Swallow (dormer bungalow)	3b5p	90	93	No
Oversands View, Grange-over-Sands	The Curlew (2 storey house)	3b5p	113	93	Yes
Typical House Type	Hastings (2 storey house)	3b5p	89	93	No
Typical House Type	York (2 storey house)	3b5p	75	93	No
Typical House Type	Rowan (2 storey house)	3b5p	84	93	No
Vicarage Drive, Kendal	The Chestnut (2 storey house)	3b6p	104	102	Yes
Vicarage Drive, Kendal	The Oak (2 storey house)	3b6p	112	102	Yes
Oversands View, Grange-over-Sands	The Bewick (2 storey house)	3b6p	110	102	Yes
Oversands View, Grange-over-Sands	The Skylark (2 storey house)	3b6p	116	102	Yes
Typical House Type	Chester (2 storey house)	3b6p	96	102	No
FOUR BEDROOM					
The Mart, Kendal	A (3 storey)	4b6p	110	112	No
Cragg Close, Kendal	Silverdale plus (2 storey house)	4b6p	100.1	106	No

Scheme Location	House Type	Bedrooms/ People	Size (m2)	National Standard	Meets National Standard?
Thornfield Road, Grange-over-Sands	Derwent (2 storey house)	4b6p	103.6	106	No
Thornfield Road, Grange-over-Sands	Thirlmere (3 storey house)	4b6p	102.1	112	No
Cragg Close, Kendal	Milnthorpe plus (2 storey house)	4b7p	105	115	No
Cragg Close, Kendal	Storth (2 storey house)	4b7p	137	115	Yes
Typical House Type	Durham (2 storey house)	4b7p	124	115	Yes
Typical House Type	Wellington (2 storey house)	4b7p	115	115	Yes
Typical House Type	Warwick (2 storey house)	4b7p	130	115	Yes
Typical House Type	Taunton (2 storey house)	4b7p	148	115	Yes
Typical House Type	Greenwich (2 storey house)	4b7p	117	115	Yes
Typical House Type	Grantham (2 storey house)	4b7p	134	115	Yes
Typical House Type	Boston (2 storey house)	4b7p	125	115	Yes
Typical House Type	Arundel (2 storey house)	4b7p	134	115	Yes
Thornfield Road, Grange-over-Sands	Coniston (2 storey house)	4b7p	114.6	115	No
Thornfield Road, Grange-over-Sands	Loweswater (2 storey house)	4b7p	138.8	115	Yes
Thornfield Road, Grange-over-Sands	Loughrigg (2 storey house)	4b7p	118.1	115	Yes
Thornfield Road, Grange-over-Sands	Seathwaite (2 storey house)	4b7p	115.8	115	Yes
Thornfield Road, Grange-over-Sands	Ullswater (2 storey house)	4b7p	94	115	No
Thornfield Road, Grange-over-Sands	Windermere (3 storey house)	4b7p	128.8	121	Yes
Oversands View, Grange-over-Sands	The Lapwing (2 storey house)	4b8p	136	124	Yes
Oversands View, Grange-over-Sands	The Sanderling (2 storey house)	4b8p	143	124	Yes
Typical House Type	Balmoral (2 storey house)	4b8p	160	124	Yes
Thornfield Road, Grange-over-Sands	Rydal (2 storey house)	4b8p	136.5	124	Yes

- 3.12 The above analysis paints a mixed picture in terms of the sizes of new dwellings on recent significant housing schemes in South Lakeland. The assessment shows that there is a general mix with some property types that would meet the relevant new national standards in terms of internal area, but a significant proportion that wouldn't. At the outset this illustrates that a proportion of the new homes coming forward in the district do not meet the standards that the national Government has defined as minimum reasonable home sizes taking into account practical requirements for daily living.
- 3.13 A general finding from the table above can be drawn that the smaller property types tend to be the least likely to meet the new national standards, whilst at the upper end of the market, the majority of the four bedroom types in South Lakeland are of a size that would meet the new national standards. Some schemes have offered a variety of house size options within the same category, for example differently sized 3 bed 5 person houses which has offered a degree of choice in the market.
- 3.14 Our evidence does show that a lot of the new homes being built and permitted in the district fall short of the national standards, which could be used as evidence to demonstrate a need for the standards. However, our research also shows that on a number of schemes a variety of house types and sizes have been provided, including some that would meet the space standards and others that would fall short. It could be argued that this is providing choice in the market and providing some smaller, more affordable homes that would be lost if the standards were introduced.

Evidence from South Lakeland's New Build Home Survey 2017

- 3.15 In March 2017 the Council surveyed owners of new build homes in the district to understand more about their characteristics, household types, where they had moved from and views on their new homes, in order to help us further understand the need and demand for new homes. The survey was in the format of a postal questionnaire and we received a response rate of 36% which is generally considered to be a good response rate for a postal survey. One of the questions asked occupiers whether they felt that their homes had enough storage space, and another question asked if they were generally happy with the sizes of the rooms in their new home. Some findings from the survey results are presented below:
- 91% of respondents said they were generally happy with the room sizes in their new home.
 - Of those respondents not happy with their room sizes, issues raised included bedrooms being too small to accommodate enough furniture, and living spaces being too small and not well designed in terms of radiator and socket placement to allow for functional furniture layout.
 - 30% of respondents did not consider they had enough storage space, 70% were happy with the amount of storage space.
 - Of those respondents not happy with storage space in their new homes issues raised included a lack of internal cupboards (particularly upstairs), lack of kitchen cupboard storage, lack of utility space for storing washing machines, cleaning equipment, laundry etc, garages being too small for cars, wasted space (e.g. under stairs being boarded over rather than a cupboard provided), difficulties in using lofts for storage,

general shortage of storage, and lack of storage space in bedrooms due to small room sizes.

- 3.16 These findings show that of those households who responded to the survey the vast majority are generally happy with the sizes of rooms provided in their new build homes, suggesting that internal space provision is not a significant issue in the district. A significant proportion of respondents (almost a third) however were dissatisfied with the storage space in their home. Storage requirements fall within the nationally described space standards, suggesting that there could be some demand for these standards to be introduced to address local concerns.

Viability

- 3.17 In terms of the impact of the space standards on development viability, at an individual house level, it is not considered there would be a significant adverse impact on viability, as higher build costs for larger houses could mostly be recovered through increased sales values.
- 3.18 The cost impact study of the new standards commissioned by the Government presented an analysis of the cost implications of increasing the space provided in new homes, and these are shown in the table below. For example the cost of adding three square metres to a three bedroom semi-detached property is calculated at £1,896, however when cost recovery in terms of increased sales value is taken into account the residual figure is £381. Given that new build three bedroom semi-detached properties in South Lakeland are generally likely to be sold for a minimum of £190,000 (and frequently in the £220k-240k range), a figure of £381 represents a very small proportion, around 0.2%.
- 3.19 The proportion of costs that are recovered through increased values tend to decrease the more space is added, so for relatively small additions (1-2 metres) 90% of the costs is recovered via sales values whereas for a 10 square metre addition only 60% of the costs would be recovered. The extent to which the increased costs of meeting the space standards in South Lakeland would impact upon development viability would therefore largely depend on how much larger homes would need to be to meet the standards – i.e. how far short are they falling of the standards at present. The earlier analysis showed that some 3 bed 5 person houses permitted/completed in the district only just fall short of the standards, with the smallest gap being 3 square metres short of the national standards, whilst others fell short by as much as 21 square metres. This would clearly have a significant impact if these properties were to be increased to a size that would comply with the standards in terms of development costs.

Table 37 – Additional space costs summary

	1B Apartment	2B Apartment	2B Terrace	3B Semi-detached	4B Detached
Total Cost increase per m2					
+ 1 sq.m	+ £722	+ £722	+ £632	+ £632	+ £540
+ 2 sq.m	+ £1,444	+ £1,444	+ £1,264	+ £1,264	+ £1,080
+ 3 sq.m	+ £2,166	+ £2,166	+ £1,896	+ £1,896	+ £1,620
+ 5 sq.m	+ £3,610	+ £3,610	+ £3,175	+ £3,175	+ £2,700
+ 10 sq.m	+ £7,220	+ £7,220	+ £6,320	+ £6,320	+ £5,400

Table 37a – Additional space costs after Space cost recovery

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

Note – The above figures are based on 80% of costs being recovered via increased revenues as described under 4.3.9 to 4.3.16. This approach is based on areas where space standards are implemented after viability testing – in areas where space standards would not be found to be viable a reduced cost recovery may occur.

Figure 22: Cost impacts of increasing space in new homes

- 3.20 Across wider sites it is considered that that there could be potential implications for viability if increases in house sizes result in lower numbers of properties and reduced densities on a site. However, the cost impact study commissioned by the Government to support the housing standards review noted that on low and medium density housing sites it is unlikely that small changes in space standards would lead to an overall reduction in site density.
- 3.21 It is considered that the introduction of the national space standards could have greater implications for house purchasers than for developers. For example whilst a number of smaller 2 and 3 bed properties are being built in South Lakeland that would fall short of the new national space standards, they are providing a more affordable option, often for those taking a first step on to the housing ladder. If the minimum space standards were introduced these types of properties would be removed from the mix, and only houses meeting the standard, with an associated higher sales value would be available.

Key Findings

- A significant proportion of new homes in South Lakeland would not meet the requirements of the nationally described space standards.

- Larger house types in the district are those most likely to meet the new space standards, with smaller house types and apartments the least likely to meet the new standards.
- A significant number of recently permitted or completed house types would require substantial increases in size to meet the national standards, which would have implications for development costs and viability, and affordability.
- A recent survey undertaken by the Council suggests that occupants of private new build houses in the district are generally happy with the room sizes in their homes but less satisfied with storage provision.

The Case for Introducing the Standards

- 3.22 A decision on whether to introduce the national space standards must be based on a balancing exercise of the local need for the standards against the potential implications, such as impacts on development viability and affordability. Based on the consideration of available evidence above it was considered to be a finely balanced argument as to whether it would be appropriate to introduce the national space standards through the Development Management Policies DPD.
- 3.23 Evidence of recently permitted and completed schemes has shown that a high proportion of the new homes that are currently being built in the district fall short of the national standards and in some cases by a significant margin. These tend to be one to three bed homes, and affordable homes tend to be smaller than market homes. Primary survey research undertaken by the Council has shown that occupiers of new build houses in the district are; however, generally happy with room sizes, but almost a third are dissatisfied with storage space provision.
- 3.24 At this point in time the Council has decided not to pursue the adoption of the nationally described space standards but will keep this position under review. In particular the national government has signalled in its recent [Housing White Paper](#) that it is likely to review the national space standards in light of the recognition that a 'one size fits all' approach may not be the most appropriate way forward. The Council will therefore await further national policy developments as it may be that more scope for locally based approaches could arise.
- 3.25 The Council, through its adopted Core Strategy policy CS6.2 already requires new development to offer a range of house sizes and types and it is considered that this policy provides a sufficient framework to continue to enable the Council to negotiate appropriate mixes and sizes of properties on new housing sites to meet local needs.
- 3.26 Additionally the Council is proposing to introduce the optional Building Regulations optional adaptability and accessibility standards (Category M4(2)) through the DMDPD which in themselves have space requirements to ensure practical layouts and circulation spaces, and will therefore have a positive impact in this respect.
- 3.27 The Council will continue to monitor the types and sizes of houses that are being developed and will have the opportunity to review this position when work commences on the single Local Plan review.

Conclusion

- 3.28 At this stage the Council considers that there is some justification for introducing space standards based on the size of properties currently being provided, and residents' concerns over the lack of storage space; however, the Council has decided to await further guidance from the government in respect of the national space standards and the forthcoming review.

4 WATER EFFICIENCY

Introduction

- 4.1 The new optional requirement within G2 of the Building Regulations is a reduction in the general standard of 125 litres/person/day to 110 litres/person/day.
- 4.2 The online Planning Practice Guidance (PPG) confirms that this standard should be applied only where there is a clear need, which should be established through existing sources of evidence, consultation with utilities providers and the Environment Agency, and consideration of the impact on viability.

The Council's Current Policy Position

- 4.3 The Council's current policy position in the adopted Core Strategy requires sustainable and efficient construction in new development. Policy CS8.7 requires new residential development to meet the Code for Sustainable Homes as required by building regulations. The policy provides a list of initiatives that will be required/ encouraged including the use of low water volume fittings and grey water systems and rainwater harvesting.
- 4.4 The existing policy refers to the Code for Sustainable Homes, and is therefore now considered to be out of date following the national housing standards review and withdrawal of the Code. The Council's current policy position is therefore to rely on the standard building regulations in relation to water efficiency.

Evidence

- 4.5 The table below summarises the sources of evidence that the PPG recommends using to establish if there is a clear need for the optional water efficiency requirements:

Evidence Source	The findings for South Lakeland
Environment Agency Water Stressed Areas Classification 2013	The United Utilities water company area is classified as being under 'moderate stress' at present and at 'moderate stress' in a range of future scenarios. With a final stress classification of 'Not Serious', South Lakeland is not considered as an area of serious water stress.
Water Resource Management Plans – United Utilities' 2015 Final Water Resources Management Plan	South Lakeland's population is served from the Integrated Resource Zone that covers most of the North West. The Management Plan confirms that there will be enough water available to meet the challenges of population growth, new housing, climate change and environmental protection without any need for enhanced demand management or new water sources.
Consultation with United Utilities and the Environment Agency	The consultation response from United Utilities offered support for the general encouragement of water efficiency measures in new development but did not specifically endorse support for the introduction of the new optional Building Regulations. The Environment Agency's response did not refer to the new optional standard for water efficiency.

Conclusion

- 4.6 There are no major constraints with regards water resources and South Lakeland is not in an area of water stress. Resultantly it is not considered that there is a clear need to introduce the optional water efficiency building regulations standards.

5 APPENDIX 1 – DATA COLLECTION

Data Sources suggested by the Planning Practice Guidance

Evidence Source	Indicator	Findings in South Lakeland																								
LA Housing Statistics	People who need to move on medical or welfare grounds, including grounds relating to a disability	<p>2014: There were 3470 people on the waiting list at 1st April 2014. 348 people on the list needed to move on medical/welfare grounds, including grounds relating to disability. This equates to around 10% of the people on the waiting list.</p> <p>2013: 3200 people on the waiting list, 268 on medical/welfare/disability grounds. This equates to 8.4% of the total waiting list.</p> <p>2012: 2710 people on the waiting list, 152 on medical/welfare/disability grounds. This equates to 5.6% of the total waiting list.</p>																								
Personal Independence Payments	Numbers claiming personal independence payments (has replaced disability living allowance)	PIP Claims in Payment Oct 2015 = 739																								
Census	Self-reported information on long term health problems and disabilities.	<p>2011 Census: 18.8% of the district's population said they had a limiting health problem or disability. England: 17.64%</p> <p>2001 Census: 18.5% of the district's population reported a limiting long term illness. England: 17.93%</p>																								
Population Estimates	Estimates by age cohort.	<p>2014 based government projections show a significantly ageing population in South Lakeland.</p> <table border="1"> <thead> <tr> <th rowspan="2"></th> <th colspan="2">Numbers</th> <th colspan="2">% of Total Population</th> </tr> <tr> <th>2015</th> <th>2039</th> <th>2015</th> <th>2039</th> </tr> </thead> <tbody> <tr> <td>65+</td> <td>28302</td> <td>38470</td> <td>27.5%</td> <td>37.3%</td> </tr> <tr> <td>80+</td> <td>7720</td> <td>14712</td> <td>7.5%</td> <td>14.3%</td> </tr> <tr> <td>All ages</td> <td>103092</td> <td>103168</td> <td></td> <td></td> </tr> </tbody> </table>		Numbers		% of Total Population		2015	2039	2015	2039	65+	28302	38470	27.5%	37.3%	80+	7720	14712	7.5%	14.3%	All ages	103092	103168		
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80+	7720	14712	7.5%	14.3%																						
All ages	103092	103168																								

Household Projections	Household projections by age cohort.	2012 based household projections by age cohort (of household representative) show large forecasted increases in older households.				
			Number of households			
		Age Group	2015	2037	2015-37 Change	% change 2015-2037
		15-19	62	61	-1	-1.61%
		20-24	659	587	-72	-10.93%
		25-29	1643	1574	-69	-4.20%
		30-34	2339	2287	-52	-2.22%
		35-39	2660	2645	-15	-0.56%
		40-44	3280	3118	-162	-4.94%
		45-49	4148	3424	-724	-17.45%
		50-54	4586	3351	-1235	-26.93%
		55-59	4406	3652	-754	-17.11%
		60-64	4290	3746	-544	-12.68%
		65-69	5473	5081	-392	-7.16%
		70-74	4288	5588	1300	30.32%
75-79	3595	4870	1275	35.47%		
80-84	2840	4155	1315	46.30%		
85+	2862	6413	3551	124.07%		
Total	47133	50557	3424	7.26%		

POPPI and PANSI Data

POPPI (Projecting older people population information) and PANSI (Projecting adult needs and service information) are useful sources of population information that can help indicate potential future needs for accessible and adaptable housing. The following tables provide a summary of some key findings of relevance.

People aged 65 and over with a limiting long-term illness:

	2014	2015	2020	2025	2030
People aged 65-74 whose day-to-day activities are limited a little	2,912	3,009	3,048	2,873	3,127
People aged 75-84 whose day-to-day activities are limited a little	2,813	2,845	3,288	4,015	4,078
People aged 85 and over whose day-to-day activities are limited a little	1,116	1,144	1,316	1,602	1,974
Total population aged 65 and over with a limiting long term illness whose day-to-day activities are limited a little	6,841	6,999	7,652	8,489	9,179
People aged 65-74 whose day-to-day activities are limited a lot	1,552	1,604	1,625	1,531	1,666
People aged 75-84 whose day-to-day activities are limited a lot	1,907	1,928	2,228	2,721	2,764

People aged 85 and over whose day-to-day activities are limited a lot	1,471	1,509	1,735	2,112	2,603
Total population aged 65 and over with a limiting long term illness whose day-to-day activities are limited a lot	4,929	5,041	5,588	6,364	7,033

People aged 65 and over living alone:

	2014	2015	2020	2025	2030
Males aged 65-74 predicted to live alone	1,500	1,520	1,540	1,440	1,560
Males aged 75 and over predicted to live alone	1,836	1,870	2,278	2,856	3,128
Females aged 65-74 predicted to live alone	2,280	2,340	2,370	2,250	2,460
Females aged 75 and over predicted to live alone	4,514	4,575	5,124	5,978	6,527
Total population aged 65-74 predicted to live alone	3,780	3,860	3,910	3,690	4,020
Total population aged 75 and over predicted to live alone	6,350	6,445	7,402	8,834	9,655

People aged 65 and over unable to manage at least one domestic task on their own¹²:

	2014	2015	2020	2025	2030
Total population aged 65 and over unable to manage at least one domestic task on their own	11,309	11,486	12,839	14,213	15,881

PANSI

People aged 18-64 with a disability

	2014	2015	2020	2025
Total population aged 18-64 predicted to have a moderate physical disability	5,052	5,001	4,976	4,829
Total population aged 18-64 predicted to have a serious physical disability	1,578	1,562	1,575	1,547
Total population aged 18-64	57,700	57,000	55,500	53,500

¹² People aged 65 and over unable to manage at least one mobility activity on their own, by age and gender, projected to 2030. Activities include: going out of doors and walking down the road; getting up and down stairs; getting around the house on the level; getting to the toilet; getting in and out of bed