



Reference: FOI1342

Request:

In your Local Plan, you specify that “Accessibility of homes Market Housing

- a. For new housing developments, excluding low-rise non-lift serviced flats, 50% of homes are to meet building regulation M4(2) – ‘Category 2 -accessible and adaptable dwellings’.
Affordable Housing
- b. For all new housing developments, excluding low-rise non-lift serviced flats, 90% of homes should meet building regulation M4(2) – ‘accessible and adaptable dwellings’
- c. 10% of new homes where the local authority is responsible for allocating or nominating a person to live in that dwelling should meet building regulation M4(3)(2) (b). When providing for wheelchair user housing, early discussion with the Council is required to obtain the most up-to-date information on specific need in the local area. Where there is no specific need identified, then M4 (3) (2) (a) will apply, to allow simple adaptation of the dwelling to meet the future needs of wheelchair users.”

I would like to know:

- how the percentages were calculated?
- why these apply more to affordable housing?

Response:

The proportion of homes to be sought from development as compliant with Optional Technical Standards for accessible and adaptable homes are based upon evidence of the needs for accessible and adaptable housing and the implications for the viability of development.

Key evidence regarding the needs for accessible and adaptable homes were presented to the Examination of the North Tyneside Local Plan in 2016. This evidence is available online here https://my.northtyneside.gov.uk/sites/default/files/web-page-related-files/Housing%20Optional%20Technical%20Standards_0.pdf.

The Authority’s draft Local Plan submitted to the secretary of state for examination in 2016 proposed, on the basis of this evidence that 100% of market dwellings should be accessible and adaptable, whilst 90% of affordable homes should be accessible and adaptable with a further 10% of affordable homes wheelchair accessible. The 10% wheelchair accessible requirement was limited to affordable homes to reflect the requirement for such provision to accord with the needs of specific households.

Through the examination the Inspector provided advice to the Authority that led to a series of main modifications. Amongst these, to reflect the potential implications for economic viability of the standards, the proportion of market homes to be accessible and adaptable was reduced from 100% to 50%. You can view the Inspector’s report and recommended Main Modifications here [Local Plan Inspector's Report, Local Plan Main Modifications](#).

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