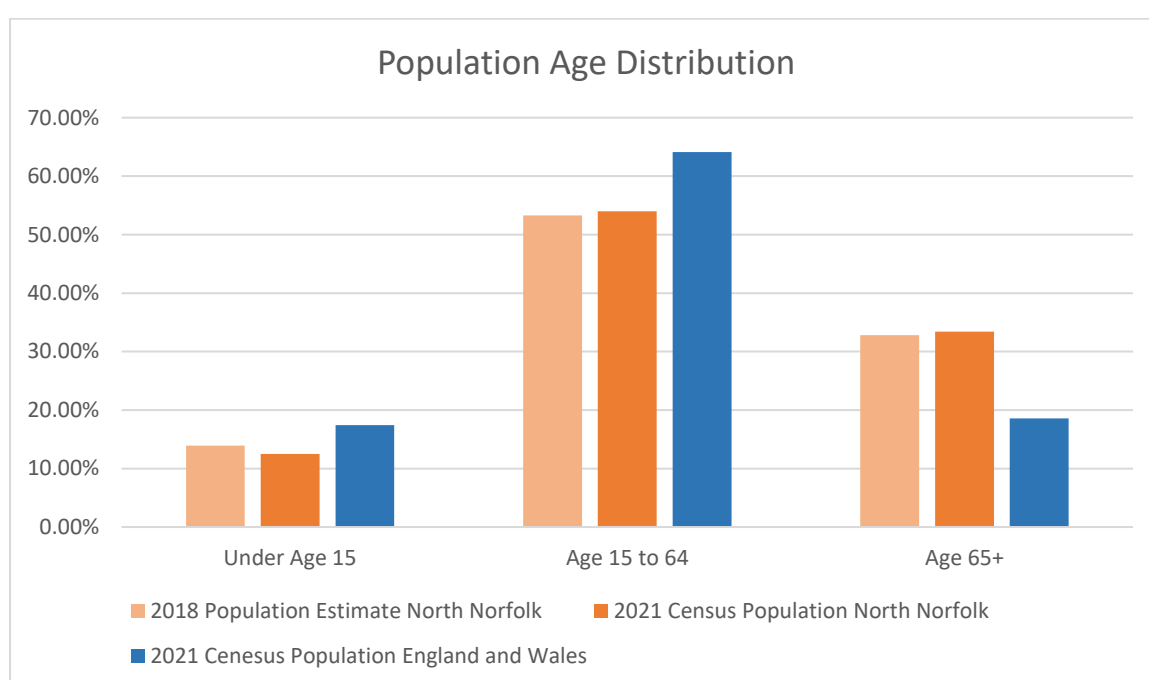


## Housing Strategy Refresh 2023

### Population and Age

Between 2011 and 2021 censuses the population of North Norfolk grew from 101,499 to 103,000 an increase of 1.5%. By comparison in the same period the population of England and Wales grew by 6.3% and the population of the East of England grew by 8.3%.

In 2021 33.4% of the North Norfolk population was aged 65+. This is the highest proportion for any district in England and Wales. By comparison the proportion aged 65+ in England and Wales was 18.6%. By contrast North Norfolk has lower proportions of younger ages. Only 12.5% of the population is aged under 15 (17.4% in England and Wales). The comparison with the 2018 population estimates show that the aging of the population is ongoing.



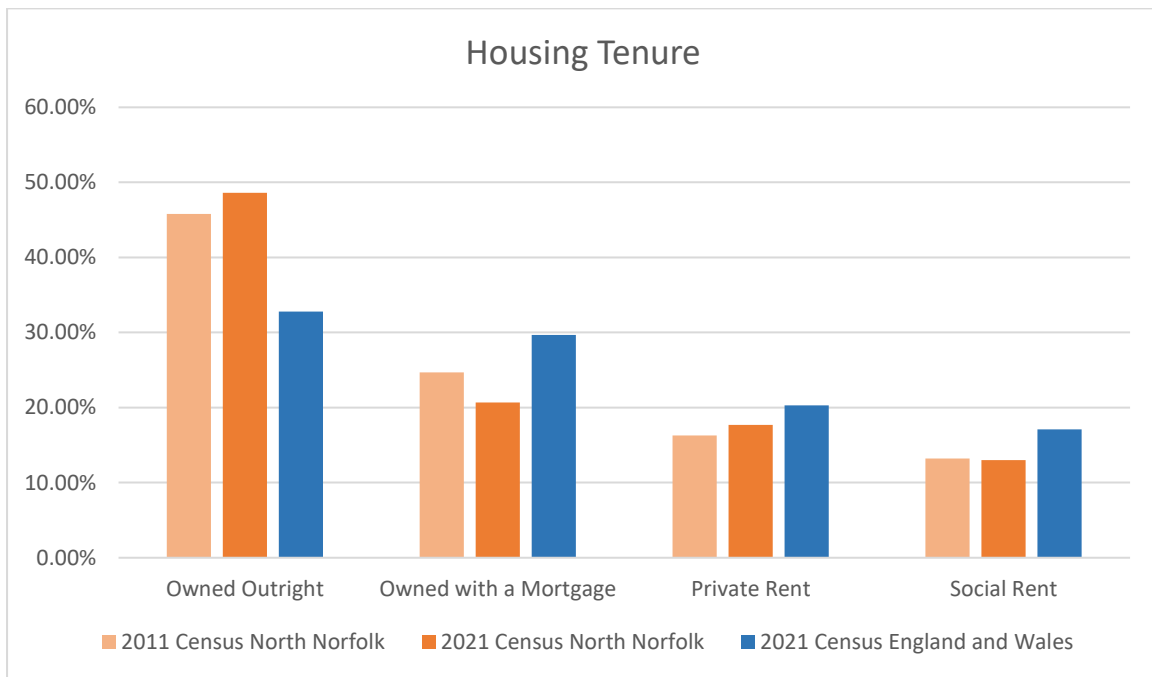
### Households and Tenure

Between the censuses of 2011 and 2021 the number of households in North Norfolk increased from 46,046 to 48,400 an increase of 5.1%. This is greater than the increase for England and Wales of 3.4% but less than the increase for the East of England of 6.2%.

In terms of tenure, in 2021 North Norfolk has a high percentage of owner occupation at 69.3%, which is slightly lower than the 70.5% in 2011. However the percentage of owner occupiers who own outright (without a mortgage) has risen from 45.8% to 48.6%. This is the one of the highest percentage of outright owned homes for districts in England and Wales.

The number of households renting in private rented sector has increased from 16.3% in 2011 to 17.7% in 2021. By contrast the number of households with social (housing association) tenancies has fallen slightly from 13.2% to 13.0%.

The census measures households that are normally resident on the day of the census. This means that the large number of holiday and second homes in the district do not form part of the household statistics.

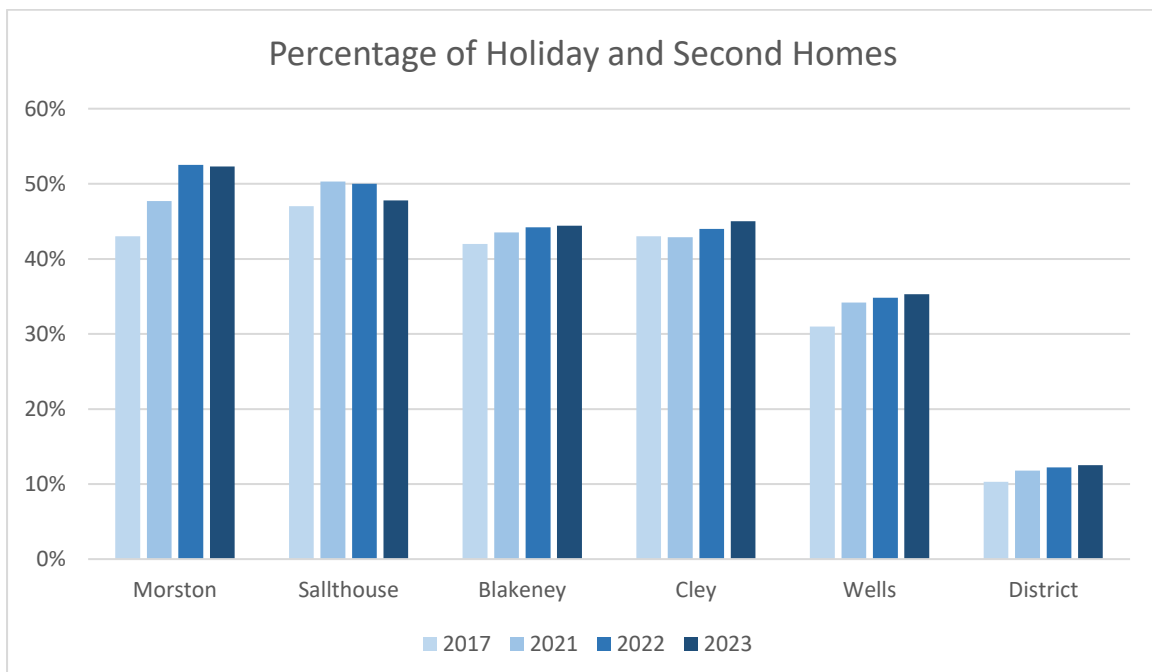


### Holiday and Second Homes

The table shows the percentage of holiday and second homes for 2017 and the recent years 2021, 2022 and 2023.

Morston, Salthouse, Blakeney and Cley have the highest percentages of holiday and second homes. However, as these are all quite small settlements the percentage change from year to year can due to a small change in the number of holiday and second homes.

Wells is a larger settlement (1,803 homes in 2023). Here there has been a steady growth in the percentage of holiday and second homes.



There has also been a steady growth in the number of holiday and second homes across the district as a whole. In 2023 there are 31 parishes/towns which have 20%+ holiday and second homes.

## House Prices, Rents and Income

### Income

The Annual Survey of Hours and Earnings (ASHE) reports on employee income.

The district has a lot of part-time workers and the table illustrates the effect this has on employee earnings. The large number of part-time workers reduce the mean and median incomes for all employees.

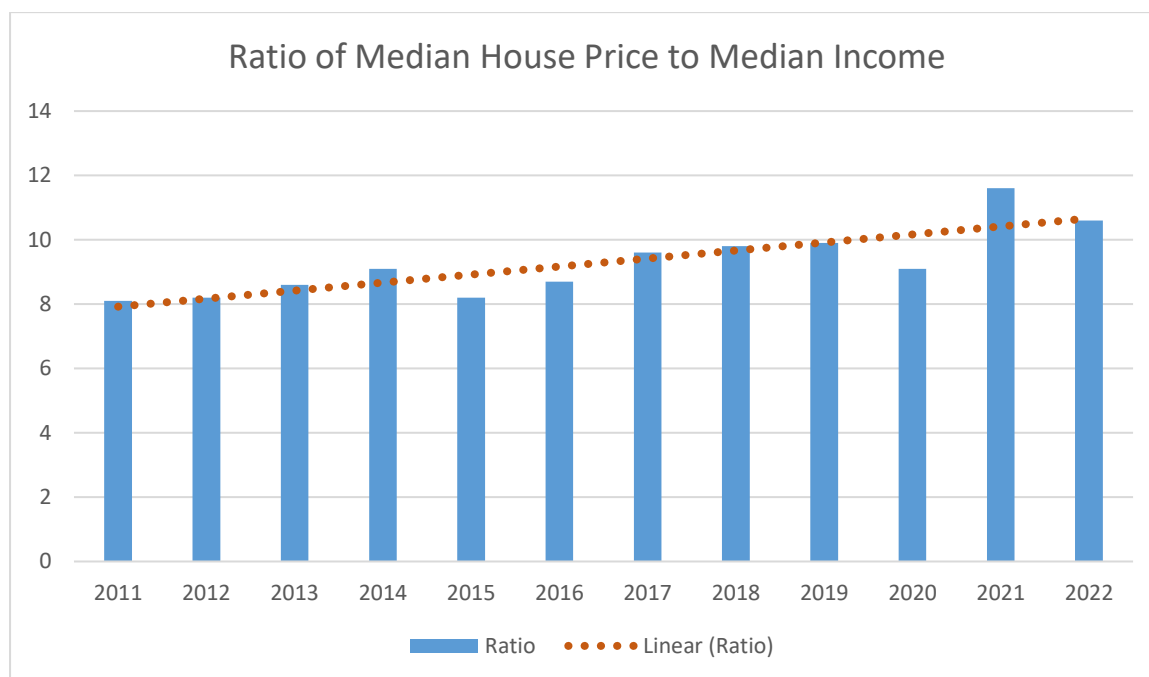
	Mean	Median
All employee earnings	£25,505	£23,864
Full-time employee earnings	£32,113	£28,759

Source: Annual Survey of Hours and Earning 2022 – Office for National Statistics

North Norfolk has a lot of retired people due to the high proportion of the local population that are age 65+. Pensioner income is not part of the ASHE survey.

### House Prices

Along with other local authority areas North Norfolk incomes are not rising as fast as house prices. In 2022 the median house price of £300,000 was 10.6 times the median income.



### Rent

In June 2020 a review of properties for rent found 82 properties available for rent of which 15 were within the local housing allowance (LHA) rate.

A similar exercise in August 2023 found 68 properties for rent of which only two were within the LHA rate. Average rents have risen faster than the LHA rates and faster than incomes with increases – depending on property size – ranging from 25.8% to 38.5%.

Properties Available to Rent (June 2020)				
Bedroom Size	1-bed	2-bed	3-bed	4-bed
Average Rent £ pcm	£558.42	£646.79	£848.24	£1,370.71
Number available to rent	19	39	17	7
Number within LHA	3	12	0	0

Properties Available to Rent (August 2023)				
Bedroom Size	1-bed	2-bed	3-bed	4-bed
Average Rent £ pcm	£702.50	£865.20	£1,174.94	£1,849.66
Increase in Rent from June 2020	25.8%	33.8%	38.5%	34.9%
Number available to rent	12	25	16	15
Number within LHA	2	0	0	0

### Affordable Housing Delivery

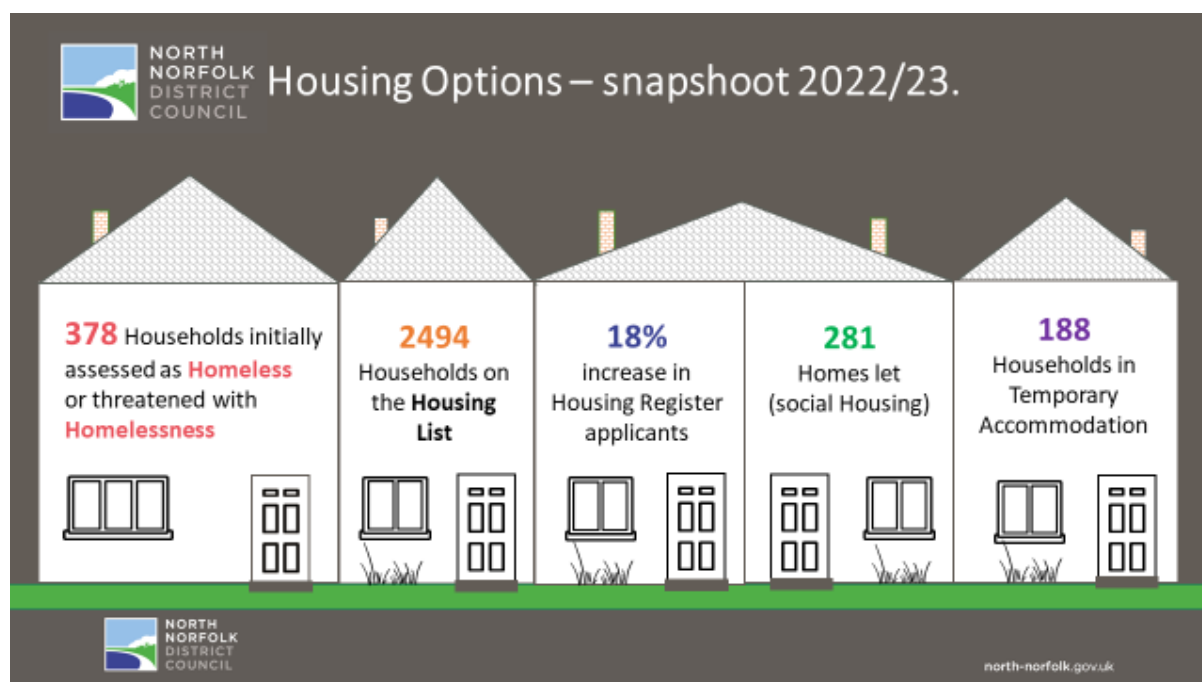
The district has a target of 100 new affordable homes each year. We have achieved this target most years with average delivery in the nine years to 2022/23 of 87 homes. Unfortunately right to buy sales and voluntary sales by Flagship have reduced the existing supply of affordable homes so that the net addition to the affordable stock in the nine years to 2023 is only 261 homes, an average of 29 net additional homes each year.

Year	New Affordable Homes	Right to Buy Sales	Voluntary Sales	Net Change in Affordable Homes
2014/15	74	20	40	14
2015/16	65	30	44	-9
2016/17	83	24	38	21
2017/18	90	23	56	11
2018/19	107	16	45	46
2019/20	79	6	45	28
2020/21	108	22	24	62
2021/22	160	16	44	100
2022/23	13	7	18	-12

<b>2014/2023</b>	779	164	354	261
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## Housing Need and Homelessness

The following snapshot was prepared as part of a review of the operation of the Your Choice Your Home Partnership.



There were 557 households on the housing register in at 31<sup>st</sup> March 2023. These are the households in the greatest housing need. By contrast housing associations let only 281 homes in the year to 31<sup>st</sup> March.

This lack of affordable housing is having a negative impact on homelessness. In 2019/20 the Council provided temporary accommodation for 135 households by 2022/23 this had risen to 188.

## Housing Stock Condition

A lot of the housing in North Norfolk is in poor condition.

Tenure	Homes in Disrepair	Households in Fuel Poverty	Homes with EPC of F or G
Owner Occupied	1,481	3,097	9,572
Private Rented	473	2,048	2,510
Social Rented	113	610	678
<b>Overall</b>	<b>2,067</b>	<b>5,755</b>	<b>12,760</b>

The information in the table comes from the report prepared for the Council by the Building Research Establishment in 2020 (and the legacy database).

Homes in disrepair relate to homes with disrepair to a major structural element such as a wall or roof.

There are 12,760 homes with an EPC of E or F. Of these 2,510 are rented and do not meet the legal minimum energy efficiency standards of an EPC E.

For rented homes households in fuel poverty are close to the number of homes with EPC F and G. In the privately owned sector only about 1/3<sup>rd</sup> of households in properties with an EPC of F or G live in fuel poverty. This suggests many home owners are able to afford to heat energy inefficient homes.

The table shows how North Norfolk compares with the rest of England for energy performance. North Norfolk is over-represented in the low bands E – F and under-represented in the high bands A – D.

