

## **Accessible Housing Information Request: Local Planning Authorities**

You do not need to answer every survey question. Please follow the instructions highlighted in yellow to know which questions to answer.

### **1) Please state which local authority you are answering on behalf of:**

London Borough of Barnet

### **2) Is your current local plan: (select one)**

☐ Approved in the new of local plans (subject or not subject to certain modifications) – *Please move to question 5*

☐ Currently under consultation – *Please move to question 5*

☐ Currently under review by the Planning Inspectorate – *Please move to question 5*

☒ The old plan is still in force (pre-2015) – *Please continue to question 3* **Current Local Plan 2012, SPD on Sustainable Design and Construction revised in October 2016 to reflect all the latest requirements including accessible adaptable dwellings, M4(2) or lifetime homes standard, and/or wheelchair user dwellings, M4(3). New Local Plan Reg 18 consulted in March 2020, Reg 19 document to be consulted in Spring 2021.**

☐ Other (please specify) –

*- If you answered "other" please continue to question 3*

### **3) Does your local plan require a target for accessible and adaptable houses?**

☒ Yes – *Please continue to question 4*

☐ No – *Please move to questions 8a-b*

### **4) What were the targets for accessible and/or adaptable housing as set out in your local plan?**

The Mayor's Housing SPG (March 2016) provides detail to supplement the housing policies in the London Plan. The London Plan requirement is that, 90% of housing should be built to Building Regulation requirement „M4(2): Accessible and adaptable dwellings“ with the remaining 10% meeting Building Regulation requirement M4 (3) „wheelchair user dwellings“. Detailed guidance on how to meet these requirements is set out in Approved Document Part M and is not repeated in Barnet's Sustainable Design and Construction SPD but reflected on page 14 of the SPD.<https://www.barnet.gov.uk/sites/default/files/assets/citizenportal/documents/planningconservationandbuildingcontrol/PlanningPolicy/SPD/appendix2draftSustainableDesignandConstructionoct2016.pdf>

*Please continue to questions 9a-d*

5) Did your local plan require a target for accessible and adaptable dwellings, M4(2) or lifetime homes standard, and/or wheelchair user dwellings, M4(3), before it was reviewed by the planning inspectorate for approval?

☐ Yes – *Please continue to questions 6a-d*

☐ No – *Please move to questions 8a-b*

6a) What was the target for M4(2) homes as set out in the local plan before the plan was reviewed by the planning inspectorate? **If not applicable, please enter N/A.**

6b) What was the target for M4(2) homes as set out in the local plan before the plan was reviewed by the planning inspectorate? **If not applicable, please enter N/A.**

6c) If the local plan referred to the lifetime homes standard, what was the target set for this before the plan was reviewed by the planning inspectorate? **If not applicable, please enter N/A.**

6d) Were any of the targets specified above amended by the planning inspectorate in the review stage?

☐ Yes – *Please continue to questions 7a-d*

☐ No – *Please move to questions 9a-d*

7a) What was the target for M4(2) homes changed to by the planning inspectorate?

7b) What was the target for M4(3) homes changed to by the planning inspectorate?

**7c) If the local plan referred to the lifetime homes standard, what was the target changed to by the planning inspectorate?**

**7d) What were the reasons given by the inspectorate for removing or amending these targets? Please select all that apply.**

- ☐ High cost
- ☐ Lack of need assessment in the local area
- ☐ Not included in the viability assessment
- ☐ Other (please specify)

**– Please move on to questions 9a-d**

**8a) What were the main reasons for the local plan not setting any targets for accessible and adaptable dwellings, M4(2), and wheelchair user dwellings, M4(3)? Please select all that apply.**

- ☐ Cost/viability
- ☐ Lack of information on the need in the local area
- ☐ There are other priorities for the local plan (i.e. economic development)
- ☐ Lack of assessed need in the local area
- ☐ Not aware of optional accessibility standards (i.e. M4(2) and M4(3))
- ☐ Other (please specify)

**8b) If your current local plan does not specify any targets for accessible and adaptable housing in the area, are targets included in other ways?**

- ☐ Yes, it is negotiated with the developer on site **– Please continue to questions 9a-d**
- ☐ No, we do not set targets at all **– Please move on to question 10**
- ☐ Other (please specify)

**– If you answered “other”, please continue to questions 9a-d**

**9a) Are you aware of developers who do not adhere to the accessibility targets negotiated on site or targets specified in the local plan?**

☐ Yes – Please continue to question 9b

☒ No – Please move on to question 10

**9b) Please provide an estimate for the proportion of developers who do not adhere to accessibility targets.**

☐ Less than 10%

☐ 10-24%

☐ 25-49%

☐ 50-75%

☐ More than 75%

**9c) What was the main reason for developers not adhering to the accessibility targets?**

☐ Cost/viability

☐ No reason given by the developer

☐ Other (please specify)

**9d) What did the local authority do to challenge this? Please specify.**

– Please continue to question 10

**10) Would you be willing to be contacted by a member of the CSJ team regarding this information?**

☐ Yes – Please continue to question 11

☒ No – End of survey

**11) Please provide either a phone number or an email address.**

Forward.planning@barnet.gov.uk

– *End of information request. Thank you for taking the time to answer these questions –*