

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 –*