Borough Council of
King's Lynn &
West Norfolk

Local Housing Needs Assessment

Members' Briefing

19th November 2026

Planning &
Development

Agenda

NPPF, updated PPG

Methodology / Key Inputs

- Standard Method
- NMSS Model
- Affordable Need
- Specific Groups

Moving Forward

August 2026 NPPF

- All change, more change or not?
- Complete re-write of national policy
  - Standard Method unchanged
  - Adjustments to Standard Method remain
  - More emphasis of Social Rent
- New national plan-making and decision making policies
- Updated PPG to follow?

Local Housing Market Assessment - 4 Key Elements

- Overall Housing Need
- Overall Housing Need by tenure and size
- Affordable Need
- Need of specific groups

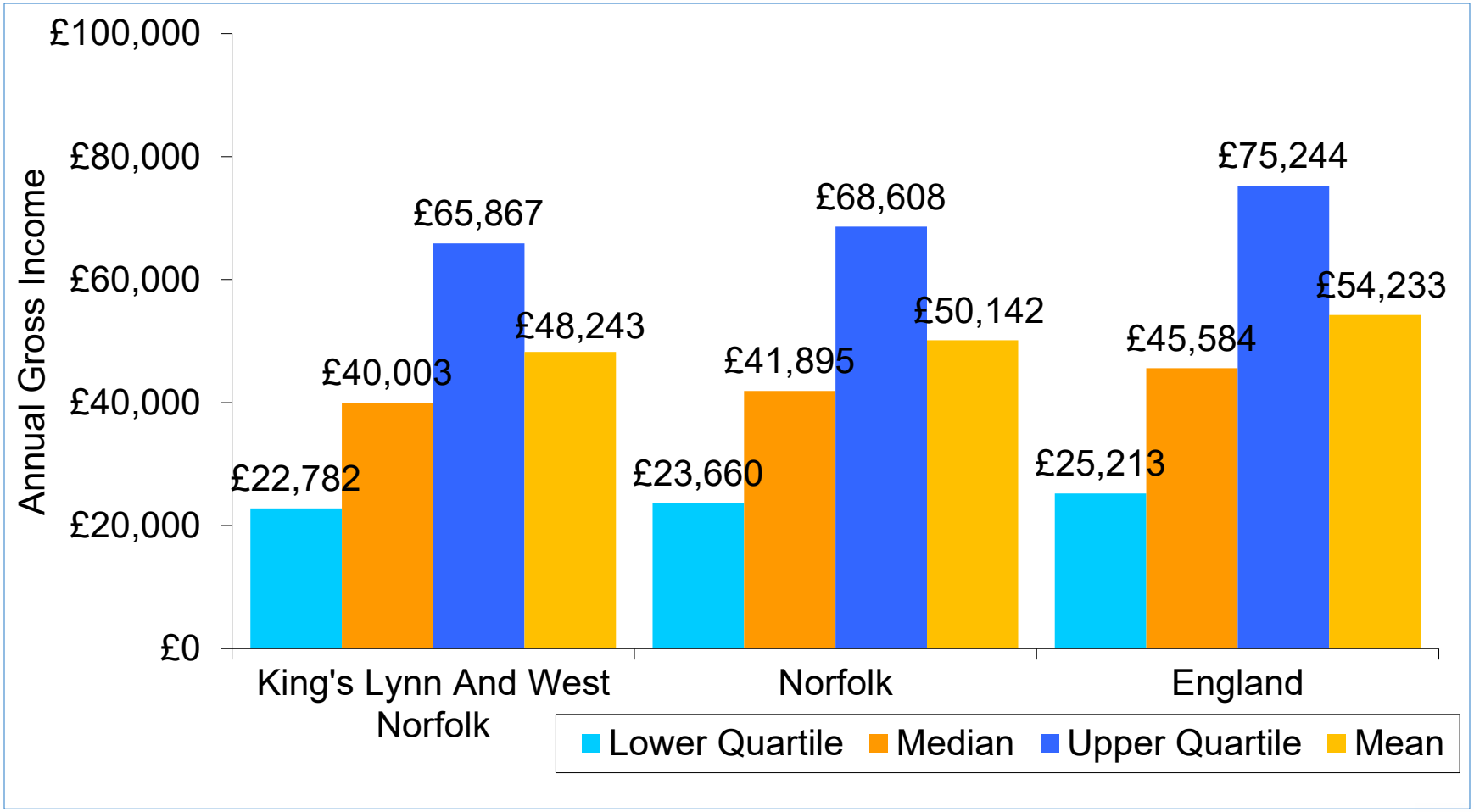
…… Inform policy recommendations

Initial context

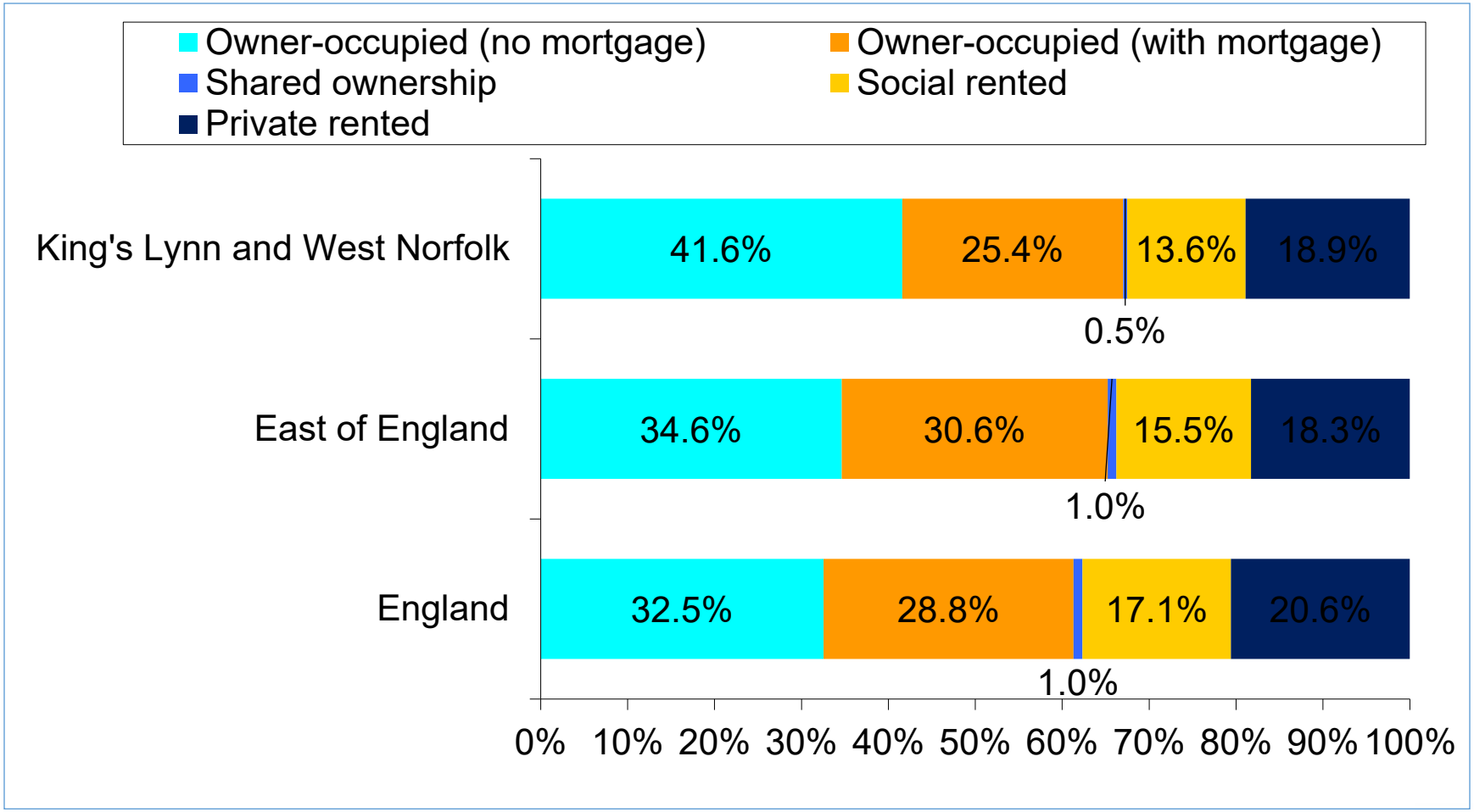
- Socio-economic profile
  - Demography
  - Income levels
  - Housing stock
  - Market dynamics

- Cost of housing
  - Market
  - Affordable
  - Intermediate options

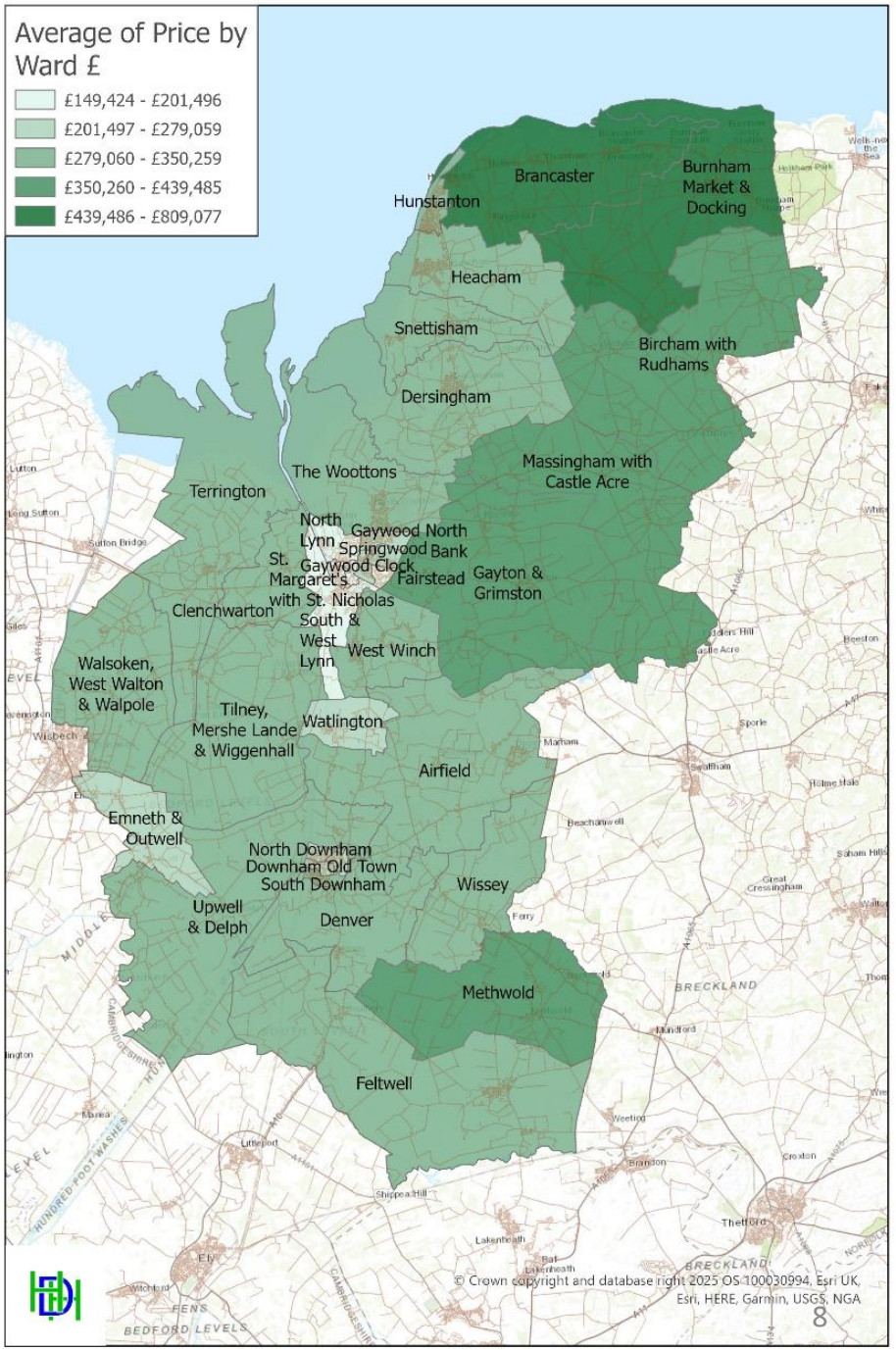
Distribution of annual gross household income, 2025



Tenure profile 2021



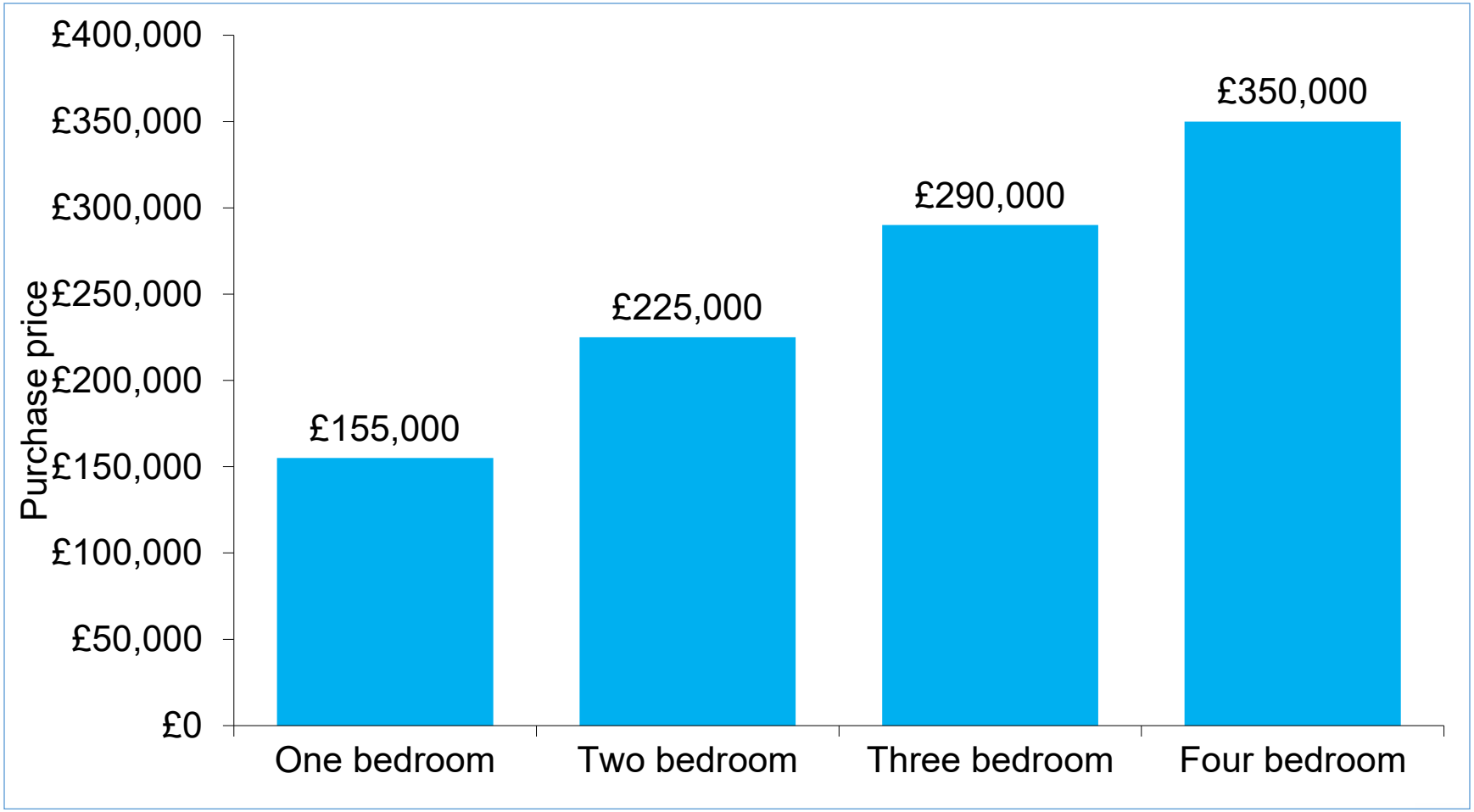
Variation in average sales prices in King's Lynn & West Norfolk by ward 2022 to 2026



Household income required to access housing



Average Newbuild Home Prices by Bedrooms

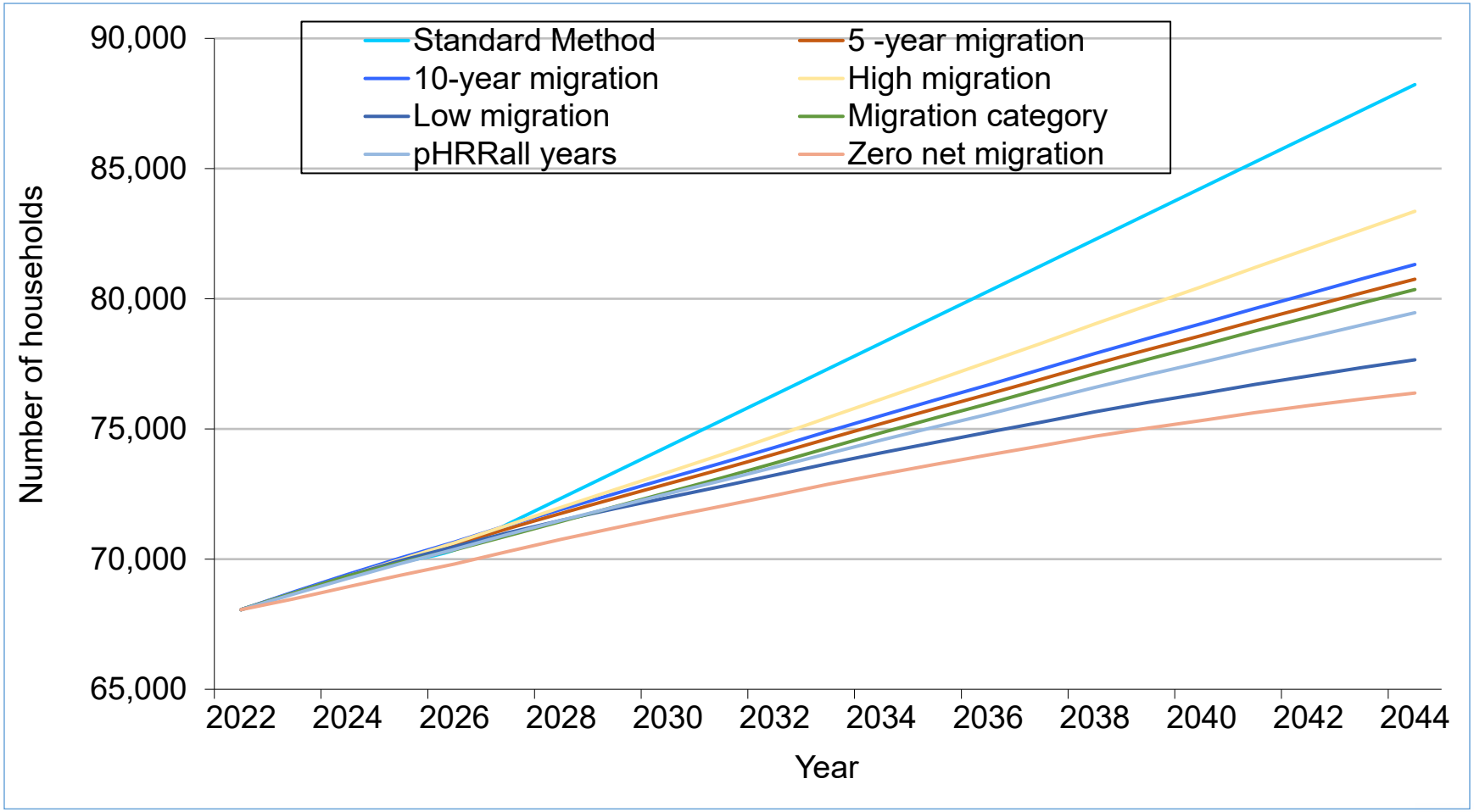


Overall Housing Need

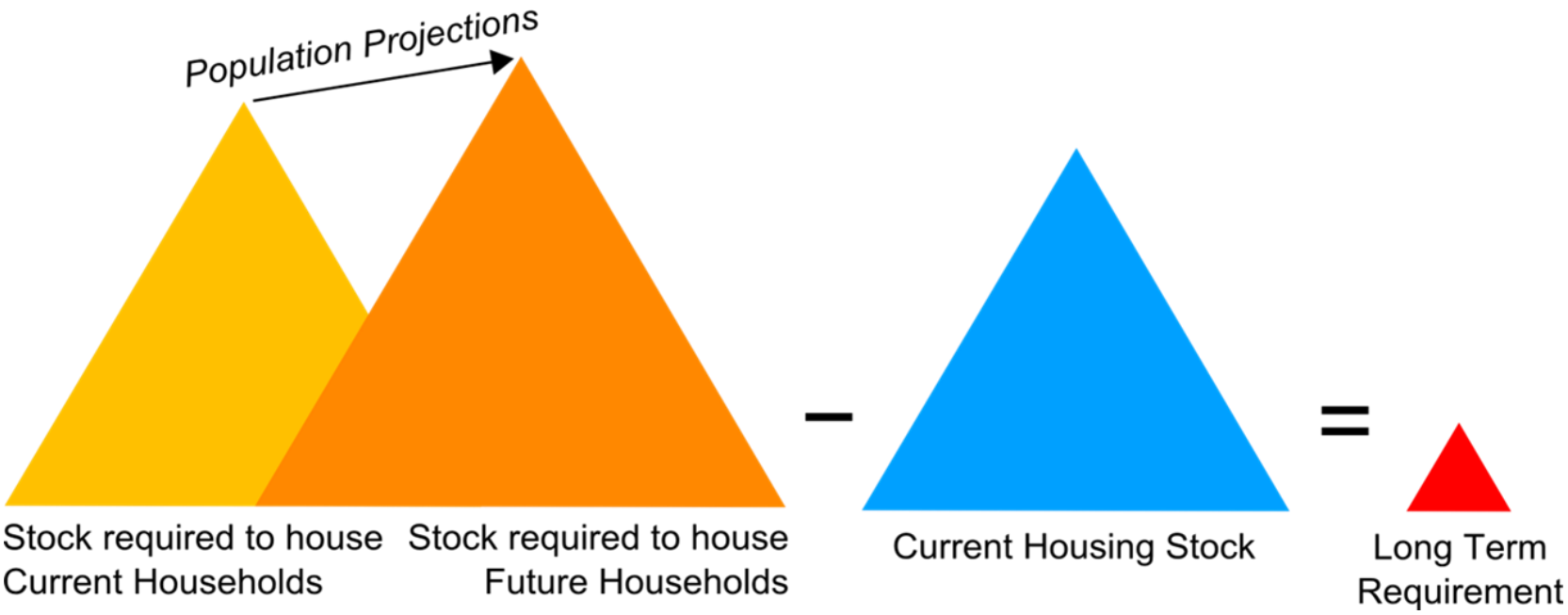
- Standard Method
- 0.8% of current stock
- Uplift for affordability
  - *Housing need is an unconstrained assessment of the minimum number of homes needed in an area. Assessing housing need is the first step in the process of deciding how many homes need to be planned for.*
  - *'The National Planning Policy Framework expects strategic policy-making authorities to follow the standard method in this guidance for assessing local housing need.'*
- Updated annually with affordability ratios

993 per year

Standard Method v Projections



By tenure and size



Population Change under Standard Method

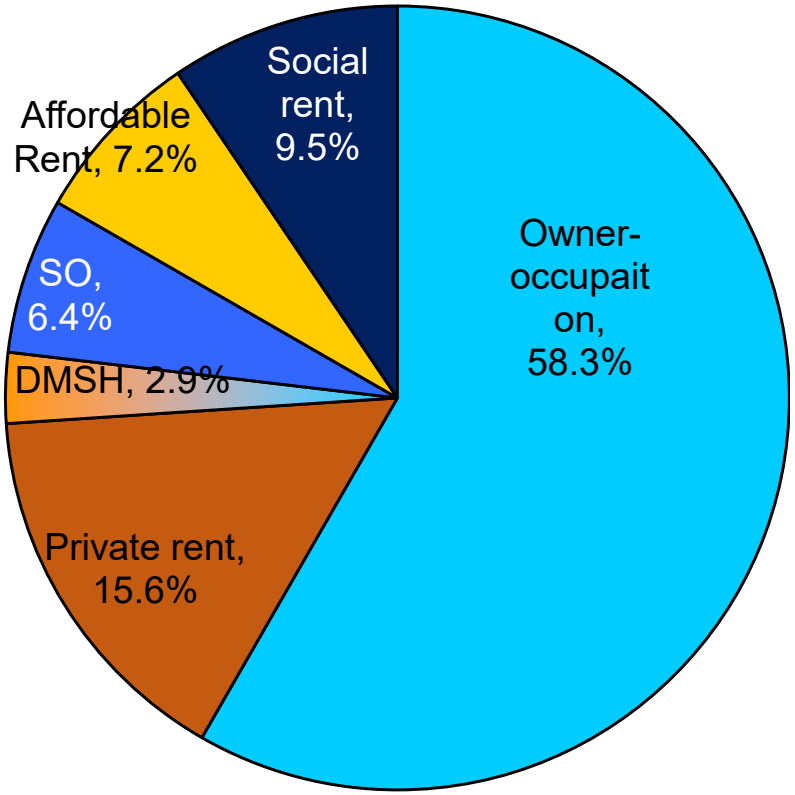
Age	*2026 Population*	*2026 Percentage*	*2044 Population*	*2044 Percentage*
0-14	25,061	15.8%	26,223	14.1%
15-29	21,142	13.3%	24,002	12.9%
30-44	27,554	17.4%	33,406	17.9%
45-59	29,363	18.5%	35,402	19.0%
60-75	32,871	20.7%	36,161	19.4%
75+	22,455	14.2%	31,443	16.8%
Total	158,446	100.0%	186,637	100.0%

Future Housing

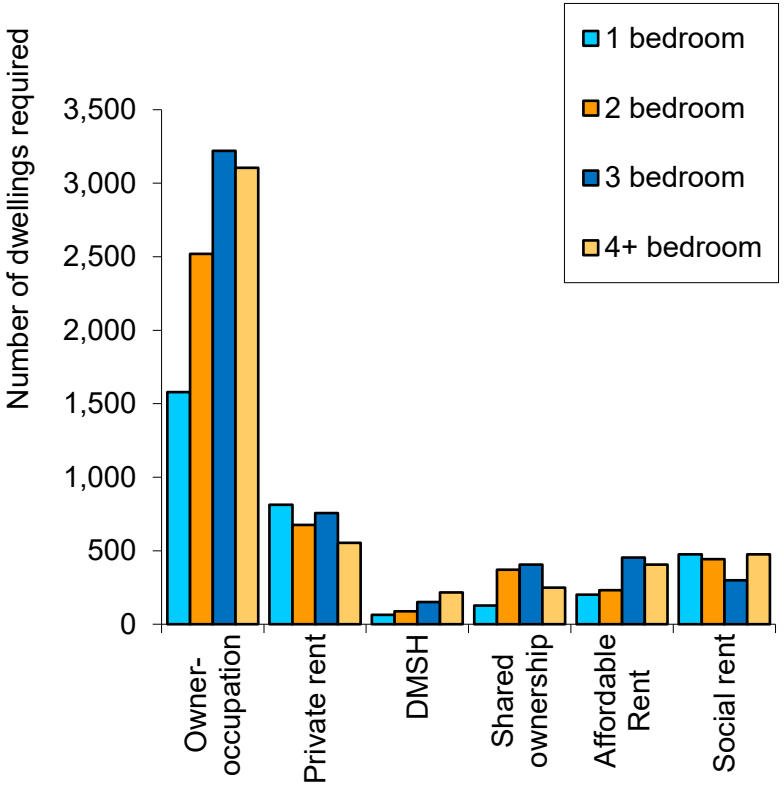
Tenure	*Base tenure profile (2026)*	*Tenure profile 2044*	*Change required*	*% of change required*
Owner-occupied	46,651	57,158	10,507	58.8%
Private rented	13,692	16,453	2,761	15.4%
First Homes	0	524	524	2.9%
Shared Ownership	328	1,442	1,114	6.2%
Affordable Rent	875	2,165	1,290	7.2%
Social Rent	8,601	10,280	1,679	9.4%
Total	70,148	88,022	17,874	100.0%

Mix by tenure and size

Tenure



Bedrooms (% of all)



What is Affordable Need?

The total affordable housing need can then be considered in the context of its likely delivery as a proportion of mixed market and affordable housing developments, taking into account the probable percentage of affordable housing to be delivered by eligible market housing led developments. An increase in the total housing figures included in the plan may need to be considered where it could help deliver the required number of affordable homes.

Paragraph: 024 Reference ID: 2a-024-20190220

AFFORDABLE NEED IS NOT A TARGET

A prescribed formula

- Current need
- Newly arising need

- Current supply
- Committed supply

228 affordable homes per year

Affordable Tenure (gross need)

Product	*One bed*	*Two bed*	*Three bed*	*Four bed*	*Total*	*Total (%)*
Discount market sales housing	16	5	4	7	33	3.3%
Shared Ownership – 40% equity share	-	5	6	18	30	3.1%
Shared Ownership – 25% equity share	26	42	30	37	135	13.7%
Shared Ownership – 10% equity share	115	98	67	56	336	34.0%
Intermediate Rent	-	12	15	7	34	3.4%
LHA cap	-	66	64	41	171	17.4%
Affordable Rent (new)	-	85	101	81	266	27.0%
Affordable Rent (all)	48	101	102	81	332	33.6%
Social Rent / requires assistance	278	195	88	30	591	59.9%
All households	393	293	190	111	987	100.0%

Older People's Housing

- Population Change (65+)
  - 2026 43,067
  - 2044 55,408
  - Plus 28.7%

- Household Change (headed by 65+)
  - 2026 27,952
  - 2044 36,723
  - Plus 31.4%

Specialist Housing

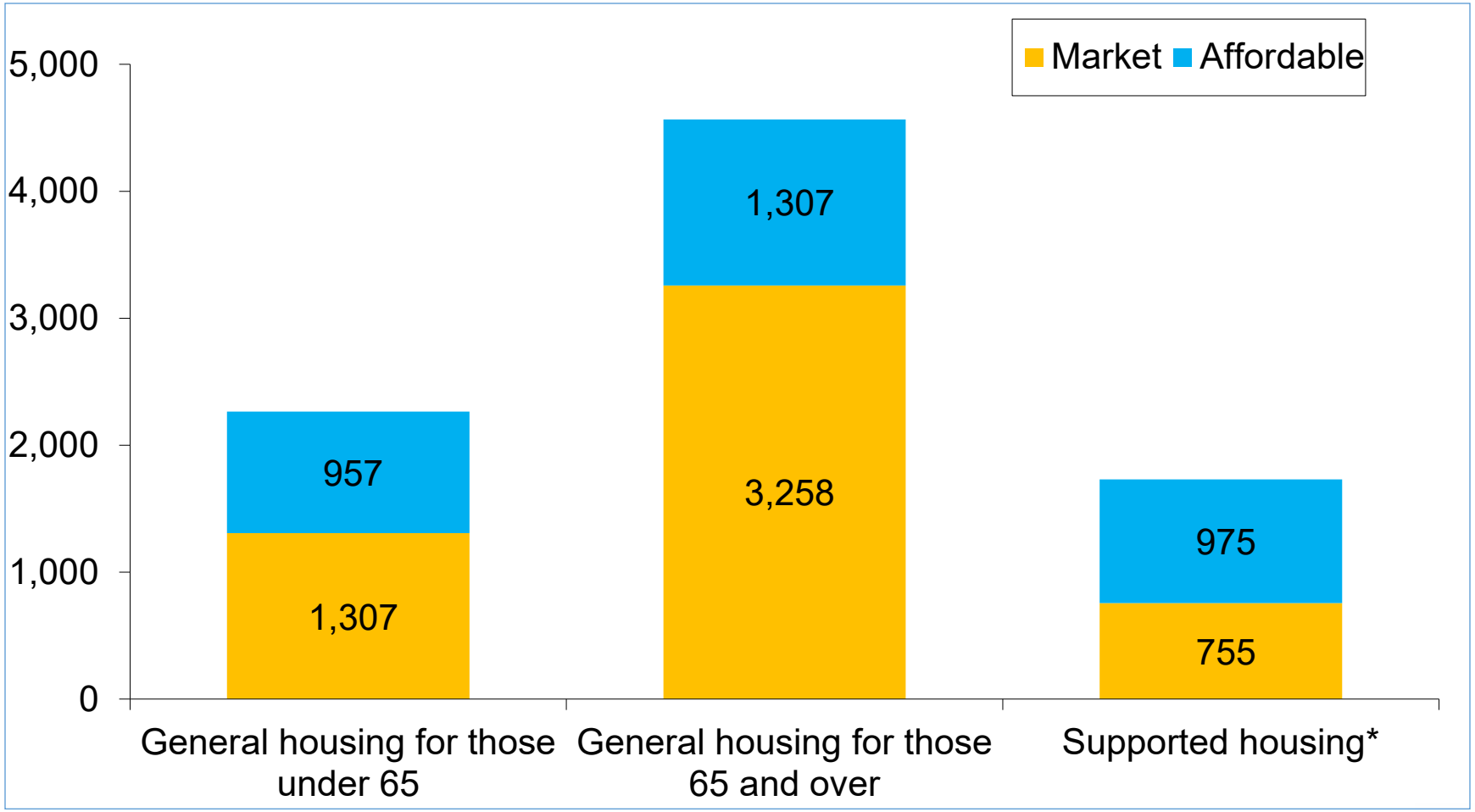
Type of specialist accommodation	*Tenure*	*Base profile (2026)*	*Profile 2044*	*Additional units required*
Sheltered housing for older people / retirement housing	Market	293	1,656	1,363
	Affordable	920	1,645	725
	Total	1,213	3,301	2,088
Extracare housing / supported living housing	Market	55	355	300
	Affordable	70	431	361
	Total	125	786	661
All specialist accommodation for older person households	Market	348	2,011	1,663
	Affordable	990	2,077	1,087
	Total	1,338	4,088	2,750

Registered Care	*Base profile (2026)*	*Profile 2044*	*Additional units required*
Market	263	449	186
Affordable	748	878	130
Total	1,011	1,327	316

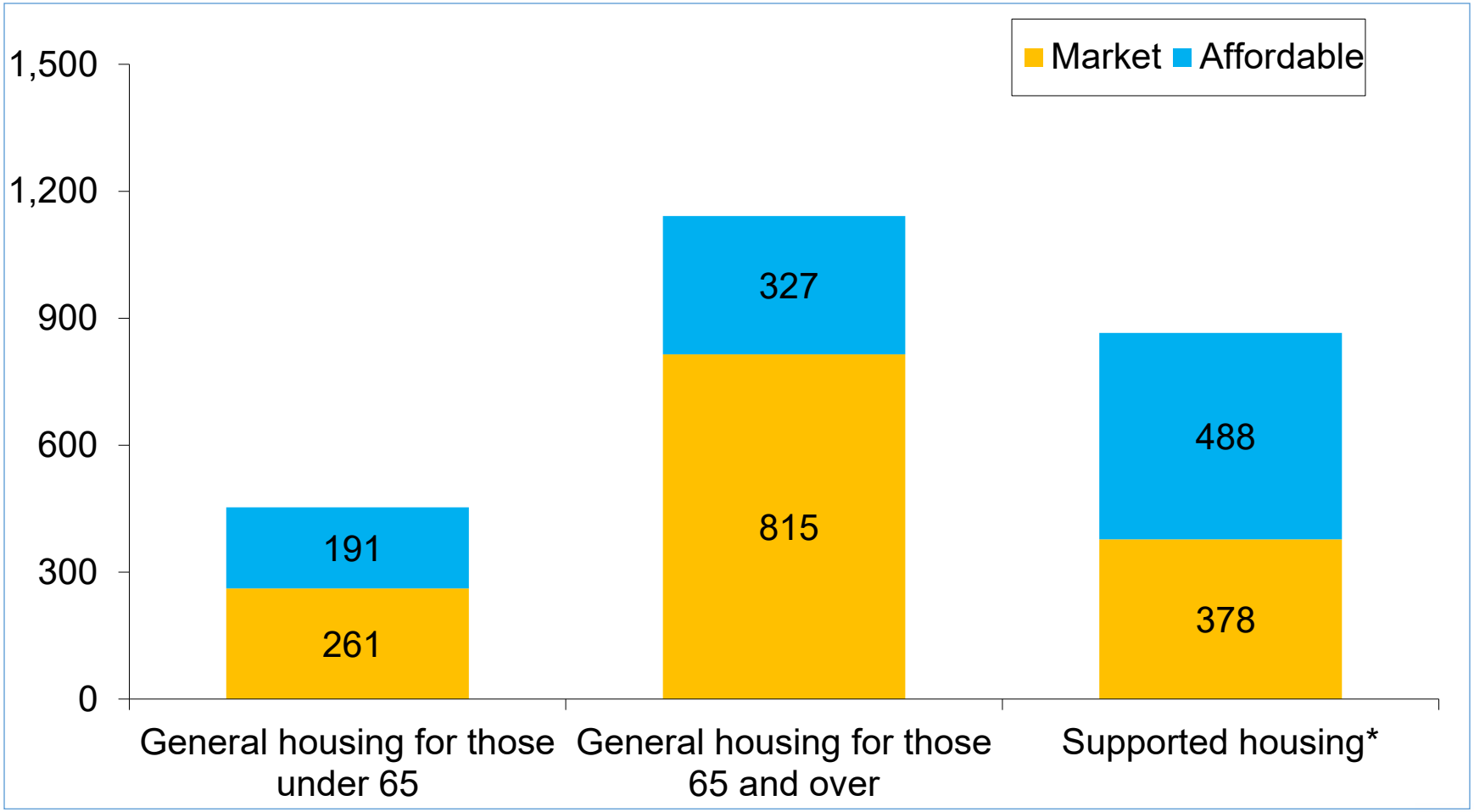
By size and tenure

Size of home	*Market**			*Affordable*		
	General housing **	Sheltered housing / retirement housing	Extra care housing / supported living housing	*General housing* **	Sheltered housing / retirement housing	Extra care housing / supported living housing
1 bedroom	298	671	156	652	1,188	346
2 bedrooms	10,468	986	199	1,000	458	86
3 bedrooms	14,168	-	-	149	-	-
4+ bedrooms	5,872	-	-	29	-	-
Total in households	30,806	1,656	355	1,830	1,645	431
Residential care	449			878		

Accessible and adaptable homes required in 2044



Wheelchair user dwellings required in 2044



Other Groups

- Families with children
- Private Rented Sector
- Self and Custom Build
- Looked-after children

Local Housing Market Assessment - 4 Key Elements

- Overall Housing Need
  - 993 per year
- Overall Housing Need by tenure and size
  - Social Rent 9.5%, Affordable Rent 7.2%, AHO 9.3%, PRS 15.6%, Owner Occupation 58.3%
- Affordable Need
  - 228 per year
- Need of specific groups
  - Aging population…