



MATTERS STATEMENT

**Harlow District Council
Local Plan Examination**

For: Countryside Properties Ltd

Representation ID: 6599/6597/6594/
6588/6582

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Matter 7: Development Management Policies

"Are the development management policies in the plan positively prepared, justified, effective and consistent with national policy? This includes some specific questions in bullet point form. In turn:

H5 Accessible and Adaptable Housing • Is this policy consistent with national policy and sufficiently justified? Have the effects on viability been assessed?

H6 Housing Mix • Is the policy sufficiently clear to be effective? Are the percentages in Figure 14.1 the most appropriate for use and how would they be applied site by site? Have the effects on viability been assessed?

H8 Affordable Housing • Is the policy justified and sufficiently clear to be effective? Have the effects on viability been assessed?

L1 Open Spaces, Play Areas and Sporting Provision and Facilities in Major Development"

Introduction

This statement has been prepared on behalf of Countryside Properties Ltd in relation to the forthcoming Hearing Sessions for the Harlow Local Development Plan Independent Examination.

Countryside Properties Ltd have an interest in several existing development sites within Harlow and are keen to promote high quality residential developments within the area.

As Countryside's interests relate to existing sites and not proposed allocations, this representation relates to the proposed Development Management Policies and the impact those will have on the development of sites in respect of high-quality Urban Design and viability.

Matter 7 Response

Policy H5 relates to accessible and adaptable dwellings, the principle support for a policy of this nature is set out in paragraph 61 of the National Planning Policy Framework and the requirement for a policy of this nature is supported.

However, it is considered that this policy is overly onerous and will have a direct impact on viability of development, density of development and achieving high-quality design.

The supporting text advises that "*National Policies require Local Plans to support Building Control regulations*" it is considered that this emerging policy doesn't '*support*' Part M of the Building Regulations but fundamentally re-writes the requirements.

As set out in our Regulation 19 submissions, Part M (Appendix 1) requires all properties to be Part M4(1) compliant, with Parts M4(2) and M4(3) being an optional requirement and subject to planning permission. The requirement that all properties to be 'at least' M4(2) compliant is unjustified and unsound. If this sort of approach was deemed appropriate, then Part M would require all properties to be M4(2) compliant and not M4(1) compliant.

The justification for this policy is also considered to be flawed. Harlow is a Mark One New Town developed by Sir Fredrick Gibberd following the Second World War. Designed to ease overcrowding in London and the surrounding area created by the devastation of the bombing during the Blitz, the Town became populated over a relatively short period. Unlike many areas that develop and grow organically, New Town's have historically tended to comprise an aging population that were either first or second generation. This is supported by the Strategic Housing Market Assessment (SHMA) 2015 which states "*most of these older people already live in the area and many will not move from their current homes*".

The SHMA advises that between 2015 – 2033 the number of over 65's in the Market Area will increase by approximately 47,200, with circa three quarters of the growth identified in Harlow as being over 65 within the plan period.

However, a document produced in 2016 by Essex County Council (ECC) "A profile of people living in Harlow" (Appendix 2), indicates that Harlow has a lower proportion of over 65s compared to the County as a whole, although a 21% increase is expected between 2015 – 2025, circa 2,800 people or 17% of the total population. Extrapolated to 2015, this would equate to circa 5,040 people. The SHMA figure would be circa 6,900 people. Whilst population forecasts are not an exact science, there is a big difference between the SHMA figure and the ECC figure, such that neither can be fully relied on to reflect the truest figure.

Furthermore, neither of these documents undertake to ascertain what proportion of this over 65 population would be likely to require new accommodation, over their existing property, or due to re-location to the area. As stated above, many are already located in the area and will not move from existing properties.

Whilst there is merit in ensuring properties are capable of adaptation, given the above, the proposed policy requirement for all new dwellings to be M4(2) compliant is unjustified with no demonstrable evidence showing that the excessive requirement is necessary.

The requirement will in turn have a detrimental impact on the ability to create high-quality environments and innovative design.

Looking at the parking requirements associated with Part M4(2), each standard parking space associated with each Part M4(2) compliant property needs to be widened from the Essex Parking Standard requirement of 2.9m to 3.3m. The parking sizes are already considered to be land hungry, with any further increases in size further eroding the ability to deliver developments that do not appear overly car dominant. To quantify the impact of this element of the policy proposed, for a residential development constructed at an average density of 35dph, the increased parking space size alone will result in the loss of 1 dwelling per hectare of development.

The additional requirement of full step free access to entrances and shallow gradients being applied creates a flat, lifeless environment with no articulation.

The need to introduce ramps and lift shafts to developments further increases the amount of land required per dwelling and erodes flexibility in design.

The SHMA acknowledges that the application of Part M4(2) should only occur where viability is not compromised. This position is not reflected in the proposed policy wording, which makes no allowance for viability to be discussed.

By way of example as to how the Part M4(2) requirement affects viability: Part M4(2) requires a step-free access to be created for each dwelling, irrespective of the storey upon which it is located. If this is applied to a flatted development, each and every flat block would require a lift to be installed, regardless of height. Similarly, in instances where the sub-division of an existing dwelling is proposed, forming 1no ground floor flat and 1no first floor flat, a lift would be required.

The increase in cost associated with the installation of a lift will no doubt dissuade people from subdividing their properties and will challenge the viability of many small to mid-scale developments within the District. Or lead to a reduction in the mix of housing being offered on each site to maximise viability. This is considered to undermine the Government's aims as set out in the Housing White Paper 'Fixing Our Broken Housing Market' February 2017 and directly impact on the Authority's ability to meet their aspirations set out in emerging Policy H6.

The requirements of Part M4(2), when applied across an entire development site, results in a significant loss of development land, such that meeting these standards will result in either a reduction in the number of dwellings being delivered per hectare, an increase in height of development or, worse case scenario, a reduction in the number of developers wishing to develop in the District due to the policy requirements being overly onerous. Of course, the latter will raise significant issues in obtaining a consistent 5-year land supply and potentially even being able to demonstrate that future sites are deliverable.

It is not currently possible to ascertain what impact this may have on specific developments as the Local Planning Authority have not published a comprehensive Strategic Housing Land Availability Assessment and have only made available pdf's of all the sites considered. It is considered however that the smaller sites, such as those set out in emerging Policy HS2 are the most likely to be significantly affected, if not rendering them undeliverable. It is also noted that the Local Planning Authority have failed to identify which sites are proposed to be deliverable within the first 5 years of the plan period.

Given the level of growth required in Harlow, along with the boundary constraints associated with the New Town, this extent of loss on all development sites will significantly reduce the ability to meet the OAHN and in turn place additional pressure on less suitable sites, with the return to planning by appeal as opposed to being Plan led.

The approach taken by Harlow is also at odds with other emerging and adopted Local Plan Policies within the same SHMA area:

East Hertfordshire District Council - Adopted October 2018:

"Policy HOU7 Accessible and Adaptable Homes

I. In order to ensure delivery of new homes that are readily accessible and adaptable to meet the changing needs of occupants, and to support independent living, the Council will require that:

- (a) all new residential development should meet the Building Regulations Requirement M4(2): Category 2 – Accessible and Adaptable Dwellings; and*
- (b) on sites proposing 11 or more gross additional dwellings, a proportion of dwellings will be expected to meet the Building Regulations Requirement M4(3): Category 3 – Wheelchair User Dwellings, where appropriate.*

II. Only where circumstances exist where it can be demonstrated by the applicant that it is not practically achievable or financially viable to deliver this policy, will new development be exempt from the requirement."

Epping Forest District Council – pending Hearing Sessions.

No policy requirement.

Uttlesford District Council – Plan submitted January 2019.

"Policy H 10 Accessible and Adaptable Homes

Provision will be made for housing, including bungalows, that meets the needs of the ageing population and those with disabilities.

Housing designed specifically for older people should offer easy access to community facilities, services and frequent public transport, or where this is not

possible facilities and services should be available on-site. Where possible schemes should be well-related and integrated with the wider neighbourhood. Subject to viability older people's housing developments should be designed in accordance with the HAPPI principles.

New housing must be designed and constructed in a way that enables it to be adapted to meet the changing needs of its occupants over time. For this reason, the Council requires all new housing on sites of 11 or more dwellings (market and affordable) to meet the optional Building Regulations Requirement M4(2): Category 2 (Accessible and Adaptable Dwellings). 10% of market housing and 15% of affordable housing will be required to meet Category 3 (M4(3)) requirements (Wheelchair user dwellings).

Only where circumstances exist where it can be demonstrated by the applicant that it is not practically achievable or financially viable to deliver will new development be exempt from this policy."

As can be seen, all four Authorities have taken a slightly differing approach to this issue, with Harlow's approach being the most stringent and lacking in any viability considerations, which is consistent point between Uttlesford and East Herts. What makes this even more puzzling is that whilst the SMHA indicates an increase in over 65s in Harlow of circa 6,900 people, of the 47,200 people expected within the wider Housing Market Area, leaving a residual growth of 40,300 across the remaining three Districts. Given the greater growth in the other District's there is no justification for Harlow to have a more onerous policy.

Emerging Policy H5 also includes a requirement in respect of the delivery of Part M4(3) compliant dwellings, requiring major development to deliver a proportion of M4(3) compliant dwellings as per the proportions set out in the SHMA. The SHMA 2015 states: "the evidence therefore supports the need for 10% of market housing and 15% of affordable housing to meet Category 3 requirements".

The SHMA seemingly fails to provide the stated evidence to support this position.

There is no localised information available in respect of disability data, however, the national figures for England show that around 1 in 30 households (3.3%) have at least one wheelchair user, with this being significantly higher for affordable housing at 7.1%. The SHMA fails to provide any indication as to how this trend has changed over recent years, that would in turn enable an assessment, as to likely increase, to be made over the plan period. The SHMA merely concludes that the existing 3.3% should increase by a huge 6.7% and the affordable housing requirement by 7.9%.

When based on an average development size of 100 residential units with 30% affordable housing, this would equate to a 330% increase in provision over the existing 1 in 30 dwelling identified within England to date.

There is further concern that the SHMA will quickly become dated, with no legal requirement for the document to be updated. As will be seen below in respect of Policy H6, the 2015 version is already out of date.

Whilst the provision of clear guidance in a policy is welcomed, it does need to be reasonable, substantiated and not result in development being unviable.

A caution should also be placed against the 2015 SHMA, at that time inward employment development had not been fully understood. The Enterprise Zones are now becoming established and Public Health England's science campus was a complete unknown, in fact the significant reduction in the Glaxo Smith Kline operations had led to a fall in the number of skilled jobs within the District. This trend will affect this Plan period and it is hoped that this will bring with it an influx of younger skilled workers. This places further questions on the onerous requirements of Policy H5.

Lastly, Government Policy specifically warns against reference to non-planning legislation, as other legislation/standards are subject to regular change and results in planning policy becoming out of date quickly. This was seen with the changes to the Code for Sustainable Homes and Authorities with specific policies found themselves with unenforceable policies, conditions and legal agreements.

Certainly, in respect of Part M, changes were introduced in 2015 which incorporated the accessibility requirements M4 (1) (2) & (3). These changes superseded the Code for Sustainable Homes and the Design and Quality Standards, amongst other technical standards. The Code for Sustainable Homes was adopted in 2006, lasting only 9 years before it was replaced with the revised Part M requirements. The revised document incorporates some elements of the standards it replaced but is not readily transferable and as such many Local Plan Policies were rendered out of date and unenforceable. Such stringent requirements, as proposed within Emerging Policy H5, are similarly likely to be usurped by any changes to Building Regulations in due course.

It is considered highly likely that this policy will result in a significant amount of viability questions in respect of future development and without some form of amendment to enable a discussion on this point to be had, may lead to a shortfall in housing development, or an increase in appeals.

Furthermore, the regular change in Building Regulations is likely to result in the policy being defunct within the early stages of the plan period.

This policy is considered to be flawed and therefore unsound, it is recommended that it be deleted to ensure housing development can be readily delivered and the five-year housing land supply not brought into question.

Policy H6 correctly requires a mix of housing types, size and tenure to be provided on all major residential developments. The justification proceeds to tie this to the most recent SHMA and sets out the percentages of housing types, size and tenure in Figure 14.1. The figures referenced are sourced from the SHMA 2015.

The Local Planning Authority have recently published a SHMA Affordable Housing Update (July 2017). Figure 22 of that document renders Figure 14.1, of the Emerging Local Plan, out of date. The July update show the following affordable housing need:

FLAT	1 Bedroom	8.4% (+5.5%)
	2 Bedroom	17.2% (+1.1%)
HOUSE	2 Bedroom	30% (+2.6%)
	3 Bedroom	36.3% (-4.8%)
	4+ Bedrooms	6.25% (-4.25%)

Whilst the need to deliver any type of housing to meet the demands of the local population are fully understood and appreciated, to require developments to accord strictly with a SHMA or successor document will likely result in developments failing to meet the demonstrable need of the area at the time upon which the application is made.

SHMA documents are not readily updated, particularly following the adoption of a new Local Plan, such that the delivery of Affordable Housing in accordance with the SHMA is likely to result in the delivery of housing that is not meeting local need, as the supporting information is out of date.

Registered Social Landlords and the Council's Housing department are in the best position to advise on the most preferable Affordable Housing mix to meet the local need. Many Authorities have opted to not be so prescriptive within the planning policy, but to require agreement on the provision to be reached between the parties or adopted an approach where the Affordable Housing element should reflect the general mix on the proposed development.

The East Herts, recently adopted policy is less prescriptive and allows for more up to date information to be used to inform housing mix, it states (relevant extract):

"Policy HOU1 Type and Mix of Housing

- I. On new housing developments of 5 or more gross additional dwellings, an appropriate mix of housing tenures, types and sizes will be expected in order to create mixed and balanced communities appropriate to local character and taking account of the latest Strategic Housing Market Assessment and any additional up-to-date evidence, including the latest East Herts Housing and Health Strategy; local demographic context and*

trends; local housing need and demand; and site issues and design considerations....."

The proposed policy also sets out the preferred Market Housing Mix, again drawn from the SHMA 2015, however, unlike the affordable mix set out above this has not been revisited and certainly won't have regard to the potential impact the additional employment opportunities in the District will have on housing need. In short, the SHMA is already out of date.

Developers are in the best position to understand the most up to date position in respect of housing need in an area, particularly in respect of larger schemes. They monitor demand, sales rates and market shifts, this then informs their purchase of sites and their associated viability. Ultimately, they are not going to build houses that there isn't a demand for, to bind sites to a market housing mix that is already out of date will deter developers from buying and building out sites. This will in turn affect the Council's ability to deliver on their 5 year housing land supply.

This policy, in its current form, is considered to be unsound and will deter development.

Policy H8 sets out the Council's affordable housing requirement of 30% on all major residential developments, however, this needs further clarity within the Policy working to ensure compliance with the NPPF 2012 and NPPG (as of July 2018).

Within the Inspector's Guidance Note we are advised that the submitted Plan is being considered under the NPPF 2012. Regard therefore needs to be given to the 2014 Written Ministerial Statement (WMS) on Affordable Housing, which was later reflected in the NPPG. Major development is defined as 10 or more residential units, however the WMS and subsequent amendment to the NPPG required affordable housing delivery to be applied to 11 or more dwellings. This should therefore be reflected in this policy wording.

The supporting text limits consideration to Affordable Rent and Intermediate Affordable Housing, it excludes consideration of Social Rented housing, which are all part of the definition of affordable housing in the NPPF 2012.

The nature of the mix of affordable housing is considered at paragraph 14.38 which contradicts Policy H6.

Whilst this Plan is not being considered against the NPPF 2018, the latter document has included a demonstrable shift in the definition of affordable housing. The policy should allow flexibility to allow alternative types of affordable housing, or it will effectively be out of date as soon as it is adopted.

The need to add such flexibility is critical to ensuring the Plan remains relevant, has longevity and supports sustainable development.

Policy L1 has been included within the Schedule of Minor Modifications submitted with the Plan. Whilst our objections to this policy remain, if included within later modification consultations, the amendments are an improvement.

It still remains the case however that the Council have no up to date assessment of need in respect of leisure facilities to support any new development. As a consequence, the policy requires the delivery of facilities that are potentially unnecessary and therefore challengeable.

The policy needs to be supported by a robust up to date evidence base to ensure developments deliver what is actually required to meet the needs of that development. Until such time as an appropriate assessment has been undertaken, this policy can only be considered to be unsound.

Conclusions

There is general support for the Harlow Local Development Plan and its aims and objectives. Inward investment and growth should only serve to benefit everyone, however, it is considered that the Development Management policies set out above serve to undermine the timely and comprehensive delivery of housing and are likely to result in uninspiring lifeless developments that are dominated by hard surfacing.

The policies will deter developers from the District and where development occurs will likely result in many viability challenges due to lower density developments and overly prescriptive policy requirements.

Countryside are committed to delivering high quality housing in Harlow, but are of the opinion that these policies, in their current form, will significant prejudice this position.

Whilst not seeking the complete removal of these condition, amendments are required to ensure the Plan can be found sound and that development is not unduly hindered.

APPENDIX 1

The Building Regulations 2010

**Access to and use of
buildings**

APPROVED DOCUMENT

M

Volume 1: Dwellings

M4(1) Category 1: Visitable dwellings

M4(2) Category 2: Accessible and adaptable dwellings

M4(3) Category 3: Wheelchair user dwellings

2015 edition incorporating 2016 amendments –
for use in England*

Main changes in the 2015 edition

This volume of this approved document supports requirements M4(1), M4(2) and M4(3) of Schedule 1 to the Building Regulations 2010. It takes effect on 1 October 2015 for use in England*. The 2004 edition of Approved Document M with 2010 and 2013 amendments will continue to apply to work started before 1 October 2015 or work subject to a building notice, full plans application or initial notice submitted before that date.

The main changes are:

- Approved Document M has been split into two parts:
 - Volume 1: Dwellings
 - Volume 2: Buildings other than dwellings.
- Requirement M4 'Sanitary conveniences in dwellings' has been replaced by new requirements:
 - M4(1) Category 1: Visitable dwellings
 - M4(2) Category 2: Accessible and adaptable dwellings
 - M4(3) Category 3: Wheelchair user dwellings.

Regulation M4(1) is mandatory for all new dwellings unless one of the optional requirements M4(2) or M4(3) applies.

Main changes made by the 2016 amendments

The changes are corrections and clarifications, as set out in the 2016 AD M Volume 1 Corrigenda.

* This approved document gives guidance for compliance with the Building Regulations for building work carried out in England. It also applies to building work carried out on excepted energy buildings in Wales as defined in the Welsh Ministers (Transfer of Functions) (No.2) Order 2009.

The approved documents

What is an approved document?

The Secretary of State has approved a series of documents that give practical guidance about how to meet the requirements of the Building Regulations 2010 for England. Approved documents give guidance on each of the technical parts of the regulations and on regulation 7 (see the back of this document).

Approved documents set out what, in ordinary circumstances, may be accepted as reasonable provision for compliance with the relevant requirements of the Building Regulations to which they refer. If you follow the guidance in an approved document, there will be a presumption of compliance with the requirements covered by the guidance. However, compliance is not guaranteed; for example, 'normal' guidance may not apply if the particular case is unusual in some way.

Note that there may be other ways to comply with the requirements – *there is no obligation to adopt any particular solution contained in an approved document*. If you prefer to meet a relevant requirement in some other way than described in an approved document, you should discuss this with the relevant building control body.

In addition to guidance, some approved documents include provisions that must be followed exactly, as required by regulations or where methods of test or calculation have been prescribed by the Secretary of State.

Each approved document relates only to the particular requirements of the Building Regulations that the document addresses. However, building work must also comply with any other applicable requirements of the Building Regulations.

How to use this approved document

This document uses the following conventions.

- a. Text against a green background is an extract from the Building Regulations 2010 or the Building (Approved Inspectors etc.) Regulations 2010 (both as amended). These extracts set out the legal requirements of the regulations.
- b. Key terms, printed in green, are defined in Appendix A.
- c. When this approved document refers to a named standard or other document, the relevant version is listed in Appendix B (standards) or Appendix C (other documents). However, if the issuing body has revised or updated the listed version of the standard or document, you may use the new version as guidance if it continues to address the relevant requirements of the Building Regulations.

NOTE: Standards and technical approvals may also address aspects of performance or matters that are not covered by the Building Regulations, or they may recommend higher standards than required by the Building Regulations.

Where you can get further help

If you do not understand the technical guidance or other information in this approved document or the additional detailed technical references to which it directs you, you can seek further help through a number of routes, some of which are listed below.

- a. The Government website: www.gov.uk
- b. *If you are the person undertaking the building work:* either from your local authority building control service or from an approved inspector
- c. *If you are registered with a competent person scheme:* from the scheme operator
- d. *If your query is highly technical:* from a specialist or an industry technical body for the relevant subject.

The Building Regulations

The following is a high level summary of the Building Regulations relevant to most types of building work. Where there is any doubt you should consult the full text of the regulations, available at www.legislation.gov.uk.

Building work

Regulation 3 of the Building Regulations defines 'building work'. Building work includes:

- a. the erection or extension of a building
- b. the provision or extension of a controlled service or fitting
- c. the material alteration of a building or a controlled service or fitting.

Regulation 4 states that building work should be carried out in such a way that, when work is complete:

- a. *For new buildings or work on a building that complied with the applicable requirements of the Building Regulations:* the building complies with the applicable requirements of the Building Regulations.
- b. *For work on an existing building that did not comply with the applicable requirements of the Building Regulations:*
 - (i) the work itself must comply with the applicable requirements of the Building Regulations
 - (ii) the building must be no more unsatisfactory in relation to the requirements than before the work was carried out.

Material change of use

Regulation 5 defines a 'material change of use' in which a building or part of a building that was previously used for one purpose will be used for another.

The Building Regulations set out requirements that must be met before a building can be used for a new purpose. To meet the requirements, the building may need to be upgraded in some way.

Materials and workmanship

In accordance with regulation 7, building work must be carried out in a workmanlike manner using adequate and proper materials. Guidance on materials and workmanship is given in Approved Document 7.

Energy efficiency requirements

Part 6 of the Building Regulations imposes additional specific requirements for energy efficiency.

If a building is extended or renovated, the energy efficiency of the existing building or part of it may need to be upgraded.

Notification of work

Most building work and material changes of use must be notified to a building control body unless one of the following applies.

- a. It is work that will be self-certified by a registered competent person or certified by a registered third party.
- b. It is work exempted from the need to notify by regulation 12(6A) of, or Schedule 4 to, the Building Regulations.

Responsibility for compliance

People who are responsible for building work (e.g. agent, designer, builder or installer) must ensure that the work complies with all applicable requirements of the Building Regulations. The building owner may also be responsible for ensuring that work complies with the Building Regulations. If building work does not comply with the Building Regulations, the building owner may be served with an enforcement notice.

Contents

The approved documents	Page i
The Building Regulations	iii
Section 0: Approved Document M. Volume 1: Access to and use of dwellings	1
Summary	1
Application	1
Optional requirements	1
Interaction with other legislation	1
Mixed use development	2
Material alterations	2
Historic buildings	2
Interaction with Parts C and K of the Building Regulations	2
Requirement M4(1): Category 1 – Visitable dwellings	3
Performance	3
Section 1: Category 1 – Visitable dwellings	4
Section 1A: Approach to the dwelling	4
Application	4
Approach routes	4
Communal entrances	5
Communal lifts and stairs	6
Section 1B: Private entrances and spaces within the dwelling	7
Application	7
Private entrances	7
Circulation areas and internal doorways	7
Sanitary facilities	8
Services and controls	9
Optional requirement M4(2): Category 2 – Accessible and adaptable dwellings	10
Performance	10
Section 2: Category 2 – Accessible and adaptable dwellings	11

Section 2A: Approach to the dwelling	11
Application	11
Approach routes	11
Car parking and drop-off	13
Communal entrances	14
Communal lifts and stairs	15
Section 2B: Private entrances and spaces within the dwelling	16
Application	16
Private entrances	16
Circulation areas and internal doorways	17
Habitable rooms	18
Sanitary facilities	19
Services and controls	22
Optional requirement M4(3): Category 3 – Wheelchair user dwellings	23
Performance	23
Section 3: Category 3 – Wheelchair user dwellings	24
Section 3A: Approach to the dwelling	24
Application	24
Approach routes	24
Car parking and drop-off	27
Communal entrances	27
Communal lifts and stairs	28
Section 3B: Private entrances and spaces within, and connected to, the dwelling	30
Application	30
Private entrances	30
Circulation areas, internal doorways and storage	32
Habitable rooms	36
Sanitary facilities	40
Services and controls	49
Private outdoor space	50
Appendix A: Key terms	51
Appendix B: Standards referred to	54
Appendix C: Other documents referred to	55
Appendix D: Furniture schedule	56
Index	57

Section 0: Approved Document M

Volume 1: Access to and use of dwellings

Summary

- 0.1** This approved document gives guidance about how to comply with requirements M4(1), M4(2) and M4(3) of the Building Regulations. It contains the following sections:

Section 1: Category 1 – Visitable dwellings

Section 2: Category 2 – Accessible and adaptable dwellings

Section 3: Category 3 – Wheelchair user dwellings

Application

- 0.2** The recommendations of this volume of this approved document apply to newly erected dwellings, and dwellings undergoing material alteration, only. They do not apply to the extension of a dwelling.

Optional requirements

- 0.3** Requirements M4(2) and M4(3) are 'optional requirements' as defined in the Building Regulations. An optional requirement only applies where a condition that one or more dwellings should meet the relevant optional requirement is imposed on new development as part of the process of granting planning permission. Where no condition is imposed, dwellings only need to meet requirements M4(1). Compliance should be assessed against only one of requirements M4(1), M4(2) or M4(3) for any given dwelling.
- 0.4** Where any part of an approach route, including vertical circulation in the common parts of a block of flats, is shared between dwellings of different categories, Section A of the optional requirement for the highest numbered category of dwelling served will apply to that part of the approach route.
- 0.5** Where a local planning authority sets a planning condition for Category 3 (wheelchair user) housing it can specify which dwellings should be wheelchair accessible by including in the planning permission a condition stating that optional requirement M4(3)(2)(b) applies. Where no such condition is applied, optional requirement M4(3)(2)(a) will apply by default requiring that dwellings should be wheelchair adaptable.
- 0.6** The person carrying out building work must inform the building control body where any optional requirements apply.

Interaction with other legislation

The Workplace (Health, Safety and Welfare) Regulations

- 0.7** If people, such as cleaners and caretakers, are employed to work in the common parts of flats and similar buildings the Workplace (Health, Safety and Welfare) Regulations will apply.
- 0.8** The Workplace (Health, Safety and Welfare) Regulations contain some requirements that affect building design. The main requirements are covered by the Building Regulations. For further information see www.hse.gov.uk.

The Equality Act 2010 and Equality Act 2010 (Disability) Regulations

- 0.9** Those who dispose of, let or manage premises are subject to the provisions in Part 4 of the Equality Act 2010. The Act protects people who meet the Act's definition of a disabled person from disability discrimination, harassment and victimisation. The provisions in Part 4 of the Act do not apply to the erection of new dwellings.

Mixed use development

- 0.10** Common areas in mixed use development containing both domestic and non domestic functions should meet the requirements for non-domestic buildings in Approved Document M: Volume 2.

Material alterations

- 0.11** Where a dwelling is subject to a material alteration, the building should be no less compliant with requirement M4(1) than it was prior to the building work taking place.

Historic buildings

- 0.12** Historic buildings include listed buildings, buildings in conservation areas, buildings of architectural merit referred to as a material consideration in a Local Plan, buildings of architectural and historic merit within national parks, areas of outstanding natural beauty, world heritage sites and vernacular buildings of traditional form and construction.
- 0.13** Requirements for accessibility should be balanced against preserving historic buildings or environments. In achieving an appropriate balance it would be appropriate to take into account the advice of the local authority's conservation and access officers, English Heritage and the views of local access groups.

Interaction with Parts C and K of the Building Regulations

- 0.14** Requirements M4(1), M4(2) and M4(3) of Part M set out requirements for stepped and ramped approaches forming part of accessible approach routes in and around dwellings. Part K sets out requirements for stepped or ramped approaches which form part of a building other than where the requirements of Part M are applicable. Where both Part M and Part K apply, requirement M4(1), M4(2) or M4(3) as appropriate of Part M takes precedence.
- 0.15** In meeting the provisions of Part M by providing a level or ramped approach and level threshold, care must be taken to ensure the moisture resistance and design of the dwelling as a whole also complies with requirements C2 and C4.

Requirement M4(1): Category 1 – Visitable dwellings

This section of the approved document deals with the following requirement from Part M of Schedule 1 to the Building Regulations 2010.

Requirement	
<i>Requirement</i>	<i>Limits on application</i>
Category 1 – visitable dwelling	
Access and use	
M4(1). Reasonable provision should be made for people to—	Requirement M4(1) does not apply to:
(a) gain access to; and	(a) an extension to a dwelling; or
(b) use, the dwelling and its facilities	(b) any part of a building that is used solely to enable the building or any service or fitting in the building to be inspected, repaired or maintained.

Performance

In the Secretary of State's view, requirement M4(1) will be met when a new dwelling makes reasonable provision for most people, including wheelchair users, to approach and enter the dwelling and to access habitable rooms and sanitary facilities on the entrance storey. Reasonable provision is made if the dwelling complies with all of the following.

- Within the curtilage of the dwelling or the building containing the dwelling, it is possible to approach and gain access to the dwelling.
- It is possible to gain access to the dwelling, or the building containing the dwelling, from the most likely point of alighting from a car.
- A disabled person who is able to walk is able to visit any dwelling in a building containing one or more dwellings.
- Visitors can access and use the habitable rooms and a WC within the entrance storey of the dwelling (or the principal storey where the entrance storey does not contain a habitable room).
- Where the habitable rooms and the WC are located on the entrance storey, access between them is step free.
- Wall-mounted switches and socket outlets in habitable rooms are reasonably accessible to people who have reduced reach.

Section 1: Category 1 – Visitable dwellings

Section 1A: Approach to the dwelling

Application

- 1.1 The provisions of Section 1A apply to external and internal areas and elements that form part of the approach route to the dwelling and fall within the plot (or curtilage) of the individual dwelling, or the building containing the dwelling.
- 1.2 Where parking is not provided within the curtilage, the provisions apply to the approach route between the dwelling and the nearest point at which a visitor, including a disabled person, would expect to get in and out of a car. This point of access may be within or outside the plot of the dwelling, or the building containing the dwelling (such as a block of flats). These provisions do not apply beyond the curtilage of the development.

Approach routes

General

- 1.3 The approach route should be safe and convenient for everyone, including older and disabled people and some wheelchair users. It should adopt the shallowest gradient that can reasonably be achieved and be step-free where possible.
- 1.4 The approach route should be level, gently sloping, or, where necessary, ramped. On steeply sloping plots, a stepped approach can be used.
- 1.5 Normally these provisions will apply to the principal private entrance but where this is not possible, access to a suitable alternative entrance would be reasonable.
- 1.6 To enable most people to approach the dwelling, approach routes should comply with all of the following.
 - a. The approach route is level, gently sloping, ramped or, where unavoidable, stepped.
 - b. All external parts of the approach route have a suitable ground surface.
 - c. The approach route is a minimum of 900mm wide with a maximum cross fall of 1 in 40.
 - d. Where a driveway forms all, or part of, the approach route, an additional allowance of at least 900mm wide should be provided so that a wheelchair user can pass a parked car.

External ramps forming part of an approach route

- 1.7 A ramped approach should comply with all of the following.
 - a. Individual flights are:
 - for gradients up to 1:15 – not more than 10m long
 - for gradients up to 1:12 – not more than 5m long
 - b. Every flight has a minimum clear width of 900mm.

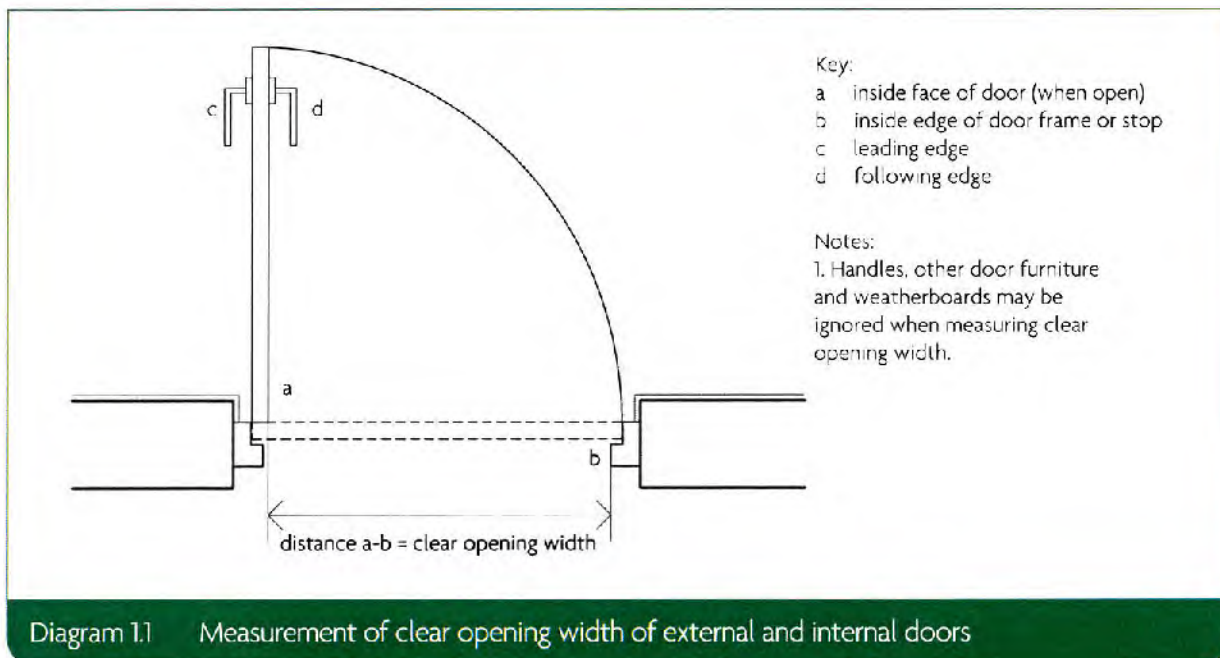
- c. Every flight has a top and bottom landing.
- d. An intermediate landing is provided between individual flights and at any change of direction.
- e. Every landing is a minimum of 1200mm long, clear of the swing of any door (or gate).

External stepped approach

- 1.8** Where it is not possible to achieve **step-free** access to any **private** entrance (as may occur on a **steeply sloping plot**) a stepped approach is acceptable if it complies with all of the following.
- a. Steps are uniform with a rise of 75-150mm and a minimum going of 280mm (for tapered steps measured at a point 270mm from the 'inside' (narrow end) of the step).
 - b. Steps have suitable **tread nosings**.
 - c. No individual flight has a rise of more than 1800mm between landings.
 - d. Every flight has a minimum **clear width** of 900mm.
 - e. Top and bottom and, where necessary, intermediate landings, are provided and every landing has a minimum length of 900mm.
 - f. Every flight with three or more risers has a suitable handrail to one side. This grippable handrail is 850-1000mm above the pitch line of the flight and extends a minimum of 300mm beyond the top and bottom nosings.

Communal entrances

- 1.9** The principal **communal entrance** door of the building containing the **dwelling** should comply with all of the following.
- a. The door has a minimum **clear opening width** of 775mm, when measured in accordance with Diagram 1.1.



- b. Any threshold is an **accessible threshold**.
- c. The ground surface (or entrance flooring) does not impede wheelchairs.

Communal lifts and stairs

General provisions

1.10 A passenger lift is the most convenient way for many people to move from one storey to another. Where a lift is provided, it should be suitable for a wheelchair user. Where lift access cannot reasonably be achieved it is acceptable to provide a suitable stair.

Communal passenger lifts

1.11 A suitable lift should comply with all of the following.

- a. There is a clear landing a minimum 1500mm long and 1500mm wide directly in front of the lift door at every floor level.
- b. The load capacity is at least 400kg.
- c. The doors have a minimum clear opening width of 800mm.
- d. The car is a minimum 900mm wide and 1250mm deep inside.
- e. Tactile indication, to identify each storey, is provided on the landing and adjacent to the lift call button.
- f. Tactile indication, to confirm the floor selected, is provided on, or adjacent to, the lift buttons within the car.
- g. The lift incorporates a signalling system that gives visual notification that the lift is answering a landing call.
- h. The lift has a dwell time of five seconds before its doors begin to close after they are fully open.
- i. The system can be overridden by a door re-activating device that relies on appropriate electronic methods (but not a door edge pressure system); provided that the lift door remains fully open for at least three seconds.
- j. When the lift serves more than three storeys, it provides visual and audible indicators to identify the floor reached.
- k. Landing and car controls are between 900mm and 1200mm above the car floor and a minimum 400mm (measured horizontally) from the inside of the front wall.

NOTE: A lift complying with **BS EN 81-70** type 1 would satisfy the requirements of provisions f. to j. of paragraph 1.11.

Communal stairs

1.12 The principal communal stairs that give access to the dwelling should comply with one of the following:

- a. Where the dwelling is on an upper floor and does not have lift access, the stair meets the requirements of Part K for a general access stair.
- b. Where the dwelling is on an upper floor and does have lift access, the stair meets the requirements of Part K for a utility stair.

Section 1B: Private entrances and spaces within the dwelling

Application

1.13 Except where noted, the provisions of Section 1B apply to the principal private entrance and to key areas within the entrance storey (or where there are no habitable rooms on the entrance storey, the principal storey) of the dwelling. This applies to all dwelling types, including upper floor flats.

Private entrances

1.14 The principal private entrance to the dwelling (or the alternative entrance where the approach route is not to the principal private entrance) should comply with all of the following.

- The door has a minimum clear opening width of 775mm, when measured in accordance with Diagram 1.1.
- Any threshold is an accessible threshold.
- Where a step into the dwelling is unavoidable, the rise is a maximum 150mm and is aligned with the outside face of the door threshold.

Circulation areas and internal doorways

Door and hall widths

1.15 To facilitate access into habitable rooms and to a WC in the entrance storey, door and hall widths should comply with all of the following (see Diagram 1.2).

- Every door to a habitable room and the room containing the WC has a minimum clear opening width as set out in Table 1.1, when measured in accordance with Diagram 1.1.
- Any localised obstruction, such as a radiator, does not occur opposite or close to a doorway, and is no longer than 2m in length; and the corridor is not reduced below a minimum 750mm width at any point.

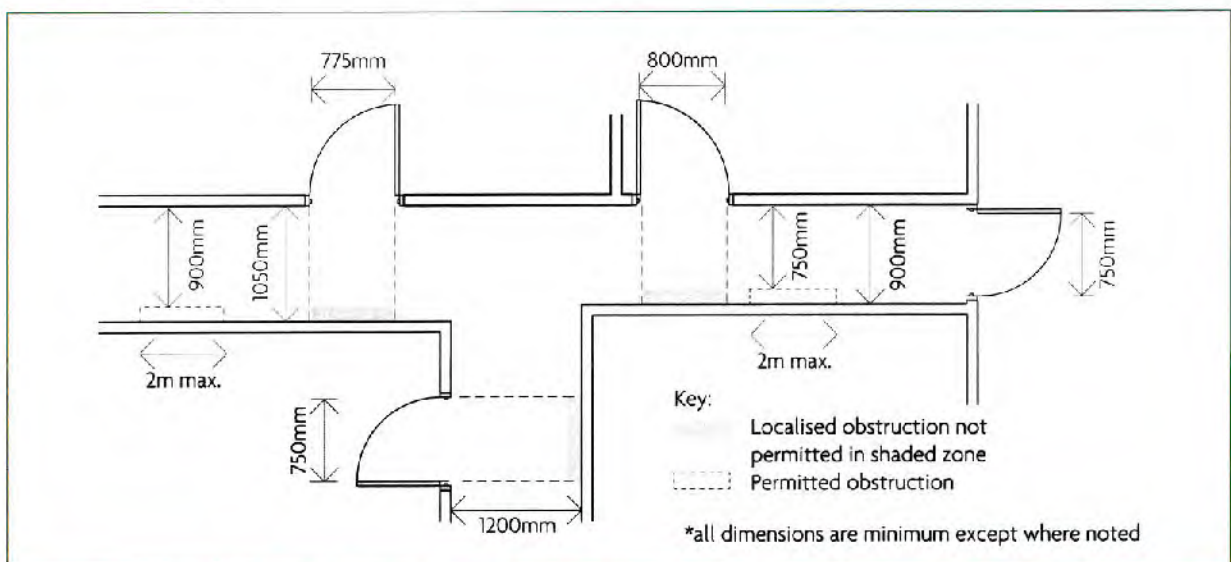


Diagram 1.2 Minimum door width, hall widths and localised obstructions

Table 1.1 Minimum widths of corridors and passageways for a range of doorway widths

Doorway clear opening width (mm)	Corridor clear passageway width (mm)
750 or wider	900 (when approached head on)
750	1200 (when approach is not head-on)
775	1050 (when approach is not head-on)
800	900 (when approach is not head on)

NOTE: A standard 826mm door leaf up to 44mm thick will be deemed to satisfy a requirement for a clear opening width of 775mm.

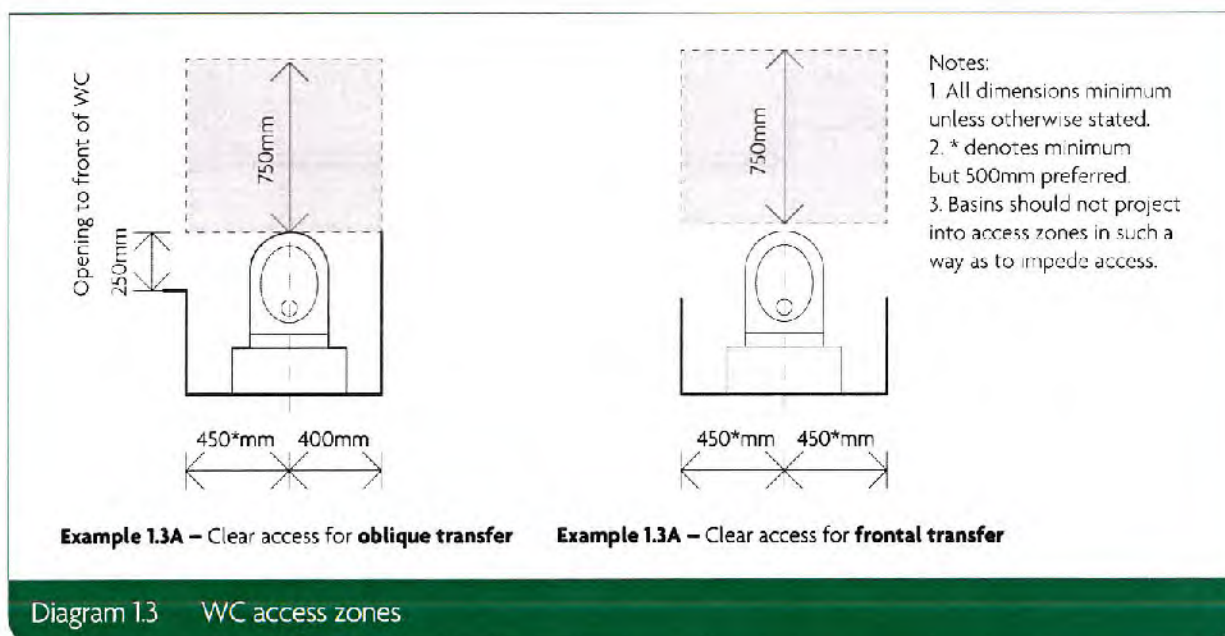
Private stairs and changes of level within the entrance storey

- 1.16** To provide easy access between rooms on the entrance storey, a stepped change of level within the entrance storey should be avoided where possible. If internal steps or stairs on the entrance level are unavoidable, they should comply with the provisions of Part K.

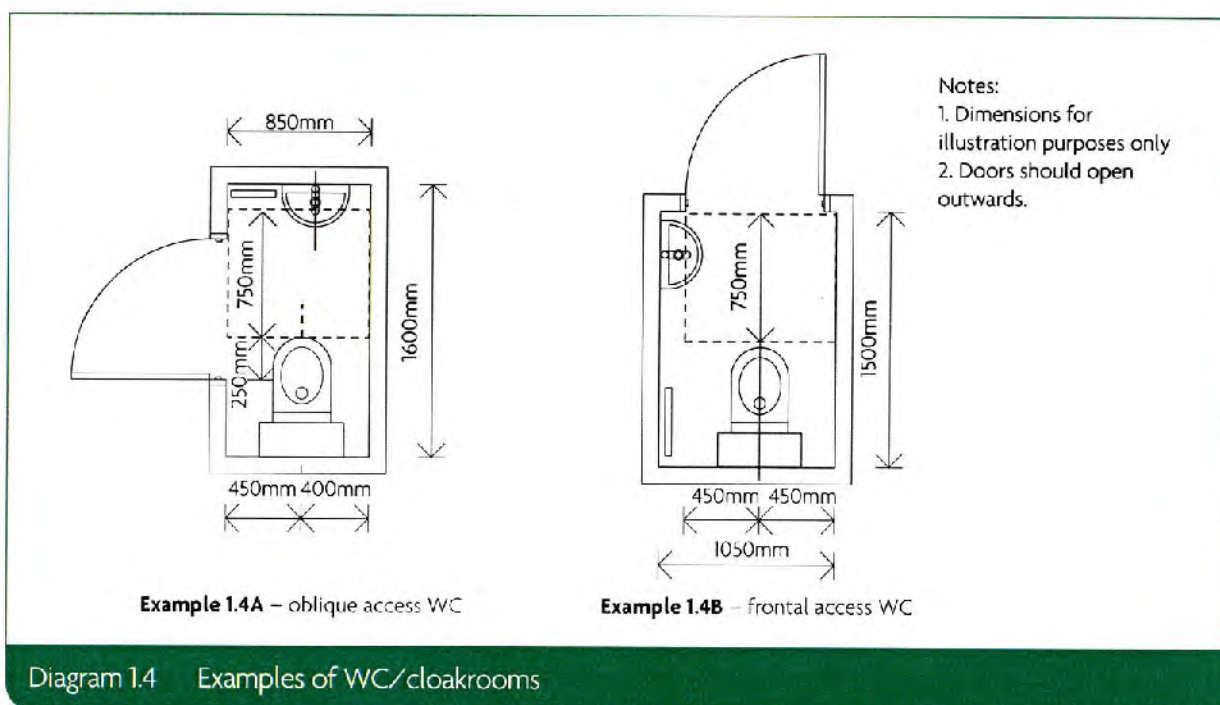
Sanitary facilities

WC facilities

- 1.17** To enable easy access to a WC, a dwelling should comply with all of the following.
- A room (which may be a WC/cloakroom or a bathroom) containing a WC is provided on the entrance storey or, where there are no habitable rooms on the entrance storey, on the principal storey or the entrance storey.
 - There is clear space to access the WC in accordance with Diagram 1.3.
 - Any basin is positioned to avoid impeding access.
 - The door to the room opens outwards and has a clear opening width in accordance with Table 1.1.



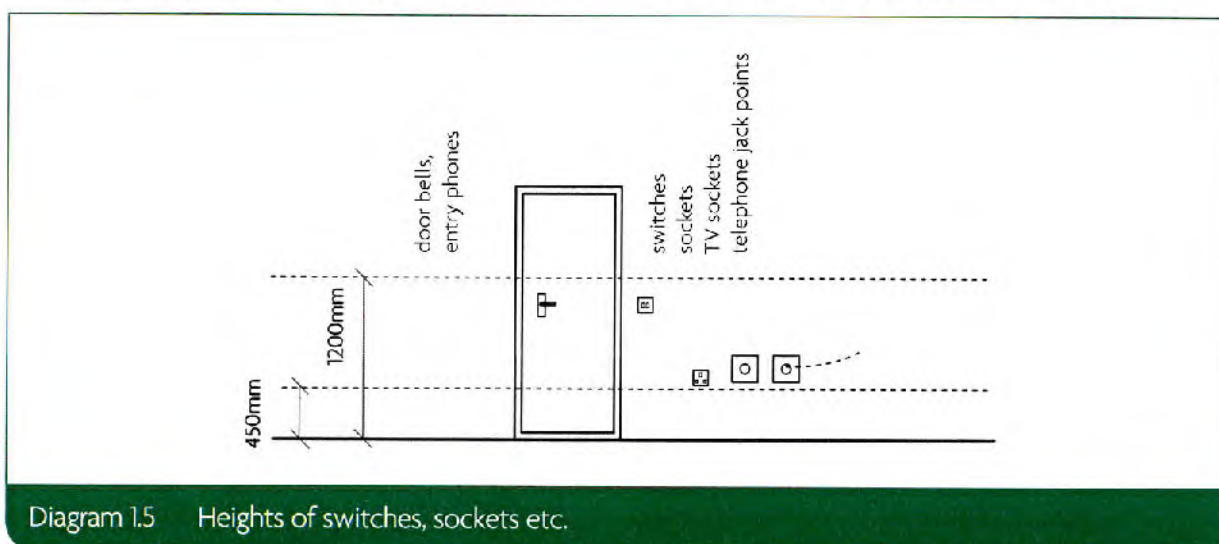
NOTE: Examples of compliant WC/cloakrooms are shown in Diagram 1.4.



Services and controls

1.18 To assist people who have reduced reach, services and controls should comply with all of the following.

- Switches and sockets, including door bells, entry phones, light switches, power sockets, TV aerials and telephone jacks, serving **habitable** rooms throughout the **dwelling** have their centre line 450-1200mm above floor level, as shown in Diagram 1.5.
- Consumer units are mounted so that the switches are 1350-1450mm above floor level.



Optional requirement M4(2): Category 2 – Accessible and adaptable dwellings

This section of the approved document deals with the following optional requirement from Part M of Schedule 1 to the Building Regulations 2010.

Requirement	
<i>Optional requirement</i>	<i>Limits on application</i>
Part M access to and use of buildings	
Category 2 – accessible and adaptable dwellings	
M4(2) optional requirement	Optional requirement M4(2)–
(1) Reasonable provision must be made for people to—	(a) may apply only in relation to a dwelling that is erected;
(a) gain access to; and	(b) will apply in substitution for requirement M4(1);
(b) use, the dwelling and its facilities.	(c) does not apply where optional requirement M4(3) applies;
(2) The provision made must be sufficient to—	(d) does not apply to any part of a building that is used solely to enable the building or any service or fitting in the building to be inspected, repaired or maintained.
(a) meet the needs of occupants with differing needs, including some older or disabled people; and	
(b) to allow adaptation of the dwelling to meet the changing needs of occupants over time.	

Performance

In the Secretary of State's view, optional requirement M4(2) will be met where a new dwelling makes reasonable provision for most people to access the dwelling and incorporates features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users. Reasonable provision is made if the dwelling complies with all of the following.

- Within the curtilage of the dwelling, or of the building containing the dwelling, it is possible to approach and gain step-free access to the dwelling and to any associated parking space and communal facilities intended for the occupants to use.
- There is step-free access to the WC and other accommodation within the entrance storey, and to any associated private outdoor space directly connected to the entrance storey.
- A wide range of people, including older and disabled people and some wheelchair users, are able to use the accommodation and its sanitary facilities.
- Features are provided to enable common adaptations to be carried out in future to increase the accessibility and functionality of the dwelling.
- Wall-mounted switches, socket outlets and other controls are reasonably accessible to people who have reduced reach.

Section 2: Category 2 – Accessible and adaptable dwellings

Section 2A: Approach to the dwelling

Application

- 2.1 The provisions of Section 2A apply only where a planning condition requires compliance with optional requirement M4(2) for accessible and adaptable dwellings (see paragraphs 0.3 to 0.6).
- 2.2 The provisions of Section 2A apply to external and internal areas and elements that form part of the approach route to the individual dwelling and fall within the plot (or curtilage) of the dwelling or the building containing the dwelling.
- 2.3 The provisions also apply to the approach route between the dwelling and the point, or points, at which an occupant or visitor, including a disabled person, would expect to get in and out of a car. This point, or points, of access may be within or outside the plot of the dwelling or the building containing the dwelling (typically a block of flats). These provisions do not apply beyond the curtilage of the development.
- 2.4 Reasonable provision should be made to ensure that the approach route to any communal facilities that serve the dwelling meets these provisions. Communal facilities include storage areas, such as those used for depositing refuse and recycling, but not plant rooms or other service areas unless occupants need regular access, for example for meter reading.
- 2.5 For a house (or other dwelling that sits within its own plot) the approach route will often only involve a driveway, or a gate and a path, but for a dwelling within a larger building (typically a block of flats) the approach route will usually involve one, or more, communal gates, paths, entrances, doors, lobbies, corridors and access decks, as well as communal lifts and stairs.

Approach routes

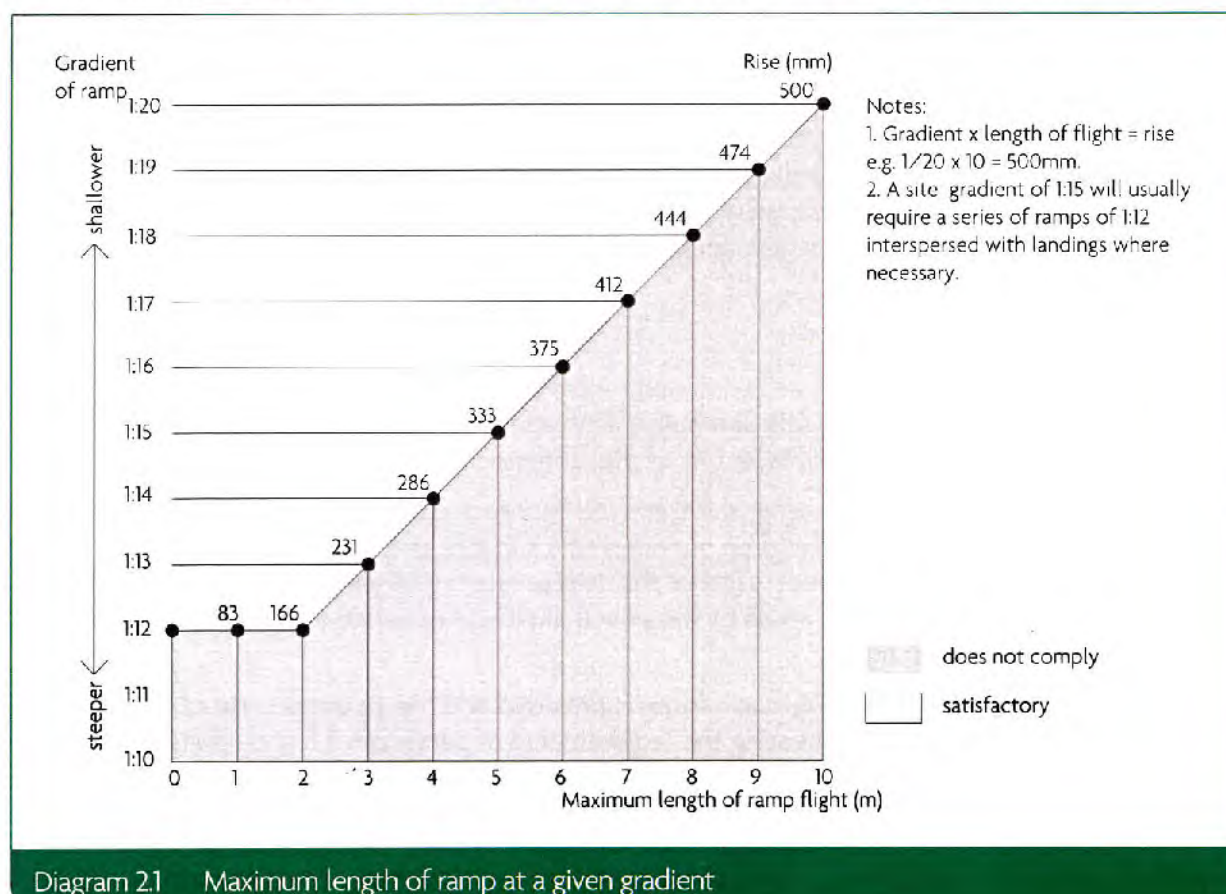
General

- 2.6 The approach route should be safe and convenient, adopt the shallowest gradient that can reasonably be achieved and be step-free, irrespective of the storey on which the dwelling is located.
- 2.7 Where it is not reasonable to achieve a step-free approach route to the principal private entrance, a step-free approach route should be provided to a suitable alternative private entrance instead. The provisions for approach routes (other than those relating specifically to step-free access) should still apply to both the route to the principal private entrance and the route to the alternative private entrance.
- 2.8 Where a communal ramped approach route is provided and has an overall rise of 300mm or more, an additional stepped route meeting the requirements of paragraph 2.11 should also be provided.

- 2.9** An approach route for a Category 2 dwelling should comply with all of the following.
- The approach route is level, gently sloping or, where necessary, ramped.
 - Private parts of the approach route have a minimum clear width of 900mm or 750mm where there are localised obstructions.
 - Communal parts of the approach route (except communal stairs) have a minimum clear width of 1200mm or 1050mm where there are localised obstructions.
 - Any localised obstruction does not occur opposite or close to a doorway, or at a change of direction, and is no longer than 2m in length.
 - All external parts of the approach route have a suitable ground surface.
 - Every gate (or gateway) along the approach route has both:
 - a minimum clear opening width of 850mm
 - a 300mm nib to the leading edge of the gate.

External and internal ramps forming part of an approach route

- 2.10** To enable people to use a ramp safely, the ramp should comply with all of the following.
- The gradient is between 1:20 and 1:12.
 - The length of each flight at a given gradient meets the provisions of Diagram 2.1.
 - Flights within a private approach route have a minimum clear width of 900mm.
 - Flights within a communal approach route have a minimum clear width of 1200mm.



- e. Every flight has a top and bottom landing.
- f. An intermediate landing is provided between individual flights and at any change of direction.
- g. Every landing is a minimum 1200mm long, clear of any door (or gate) swing.

External steps forming part of an additional route

2.11 To enable a wide range of people to use steps safely, a stepped approach should comply with all of the following.

- a. Steps are uniform with a rise of between 150mm and 170mm and a going of between 280mm and 425mm (for tapered steps measured at a point 270mm from the 'inside' (narrow end) of the step).
- b. Steps have suitable tread nosings.
- c. No individual flight has a rise between landings of more than 1800mm.
- d. Every flight has a minimum clear width of 900mm.
- e. Top and bottom and, where necessary, intermediate landings are provided and every landing has a minimum length of 900mm.
- f. Every flight with three or more risers has a suitable grippable handrail to one side, (or to both sides where the flight is wider than 1000mm). This grippable handrail is 850-1000mm above the pitch line of the flight and extends a minimum of 300mm beyond the top and bottom nosings.

Car parking and drop-off

Parking space

2.12 Where a parking space is provided for the dwelling, it should comply with all of the following.

- a. Where the parking is within the private curtilage of the dwelling (but not within a carport or garage) at least one space is a standard parking bay that can be widened to 3.3m.
- b. Where communal parking is provided to blocks of flats, at least one standard parking bay is provided close to the communal entrance of each core of the block (or to the lift core where the parking bay is internal). The parking bay should have a minimum clear access zone of 900mm to one side and a dropped kerb in accordance with paragraph 2.13d.
- c. Access between the parking bay and the principal private entrance or, where necessary, the alternative private entrance to the dwelling is step free.
- d. The parking space is level or, where unavoidable, gently sloping.
- e. The gradient is as shallow as the site permits.
- f. The parking space has a suitable ground surface.

Drop-off point

2.13 Where a drop-off point is provided for the dwelling, it should comply with all of the following.

- a. It is located close to the principal communal entrance of the building containing the dwelling.
- b. It is level or, where unavoidable, gently sloping.
- c. It has a suitable ground surface.

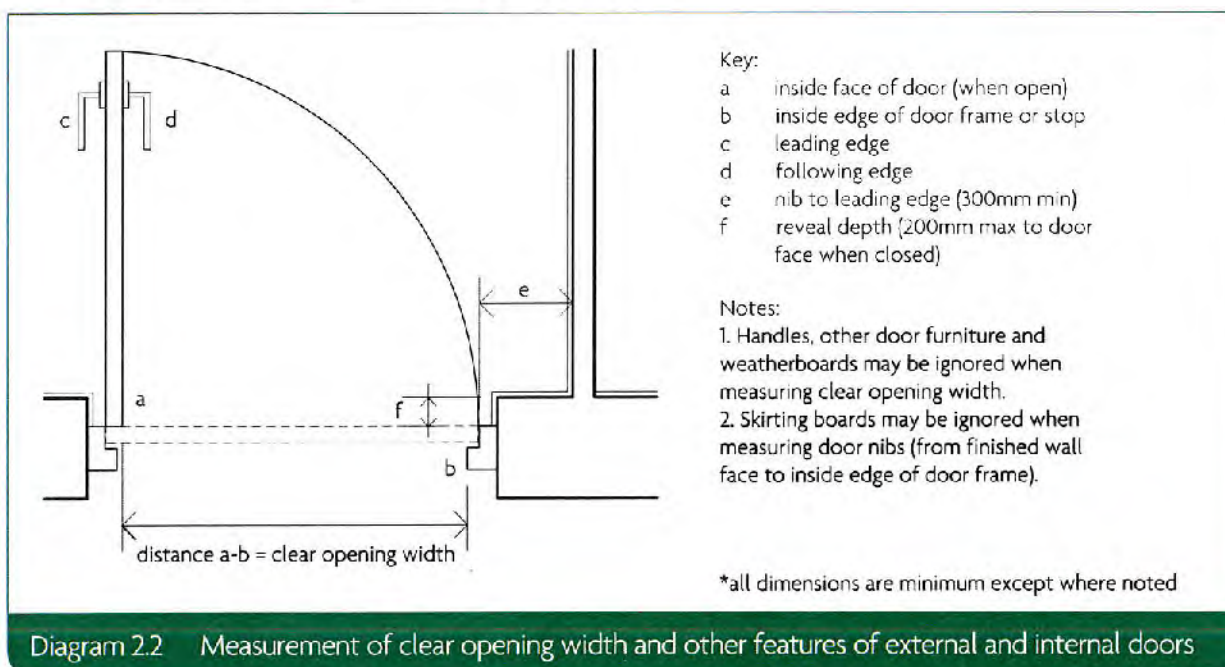
- d. Where a dropped kerb is provided, it is a minimum of 1000mm wide, reasonably flush with the adjoining ground and has a maximum gradient of 1:12.

Communal entrances

Principal communal entrance

2.14 The principal communal entrance should comply with all of the following.

- There is a level landing a minimum of 1500mm wide and 1500mm long directly outside the entrance and clear of the swing of any door.
- The landing is covered to a minimum width of 1200mm and depth of 900mm.
- Lighting is provided which uses fully diffused luminaires activated automatically by a dusk to dawn timer or by detecting motion.
- The entrance door (or gate) has a minimum clear opening width of 850mm, when measured in accordance with Diagram 2.2.
- Where there are double doors (or gates), the main (or leading) leaf provides the required minimum clear opening width.
- A minimum 300mm nib is provided to the leading edge of the door (or gate) and the extra width created by this nib is maintained for a minimum distance of 1200mm beyond it.
- The reveal on the leading side of the door (usually the inside) has a maximum depth of 200mm.
- The threshold is an accessible threshold.
- Where there is a lobby or porch, the doors are a minimum of 1500mm apart and there is a minimum of 1500mm between door swings.
- The ground surface (or entrance flooring) does not impede wheelchair movement.
- Door entry controls, where provided, are mounted 900-1000mm above finished ground level, and at least 300mm away from any projecting corner.



Other communal doors

2.15 Every communal door, or gate, along the approach route should comply with provisions d. to k. of paragraph 2.14.

Communal lifts and stairs

Communal lifts

- 2.16** A wide range of people, including accompanied wheelchair users, should be able to access and use the lift. Every passenger lift that gives access to the dwelling should comply with all of the following.
- a. There is a clear landing, a minimum of 1500mm long and 1500mm wide, directly in front of the lift door at every floor level.
 - b. The lift is equivalent to or meets the requirements of **BS EN 81-70:2003** for a type 2 lift.
 - c. The car is a minimum of 1100mm wide and 1400mm deep inside.
 - d. Doors have a minimum clear opening width of 800mm.
 - e. Landing and car controls are 900-1200mm above the car floor and a minimum of 400mm (measured horizontally) from the inside of the front wall.
 - f. The lift has an initial dwell time of five seconds before its doors begin to close after they are fully open.

Communal stairs

2.17 The principal communal stair that gives access to the dwelling should meet the requirements of Part K for a general access stair.

Section 2B: Private entrances and spaces within the dwelling

Application

- 2.18** The provisions of Section 2B apply only where a planning condition requires compliance with optional requirement M4(2) for accessible and adaptable dwellings (see paragraphs 0.3 to 0.6).
- 2.19** The provisions of Section 2B apply to private entrances, other external doors and key elements within the dwelling.

Private entrances

Principal private entrance and alternative entrance

- 2.20** The principal private entrance, or the alternative private entrance where step-free access cannot be achieved to the principal private entrance, should comply with all of the following.
- There is a level external landing with a minimum width and depth of 1200mm.
 - The landing is covered for a minimum width of 900mm and a minimum depth of 600mm.
 - Lighting is provided which uses fully diffused luminaires activated automatically by a dusk to dawn timer or by detecting motion.
 - The door has a minimum clear opening width of 850mm when measured in accordance with Diagram 2.2.
 - Where there are double doors, the main (or leading) leaf provides the required minimum clear opening width.
 - A minimum 300mm nib is provided to the leading edge of the door and the extra width created by this nib is maintained for a minimum distance of 1200mm beyond it.
 - The depth of the reveal on the leading side of the door (usually the inside) is a maximum of 200mm.
 - The threshold is an accessible threshold.
 - Where there is a lobby or porch, the doors are a minimum of 1500mm apart and there is at least 1500mm between door swings.

Other external doors

- 2.21** All other external doors – including doors to and from a private garden, balcony, terrace, garage, carport, conservatory or storage area that is integral with, or connected to, the dwelling – should comply with provisions d. to i. of paragraph 2.20.

Circulation areas and internal doorways

Door and hall widths

2.22 To facilitate movement into, and between, rooms throughout the dwelling, doors and corridors should comply with all of the following (see Diagram 2.3).

- The minimum clear width of every hall or landing is 900mm.
- Any localised obstruction, such as a radiator, does not occur opposite or close to a doorway or at a change of direction and is no longer than 2m in length; and the corridor is not reduced below a minimum 750mm width at any point.
- Every door has a minimum clear opening width as set out in Table 2.1.
- A minimum 300mm nib is provided to the leading edge of every door within the entrance storey.

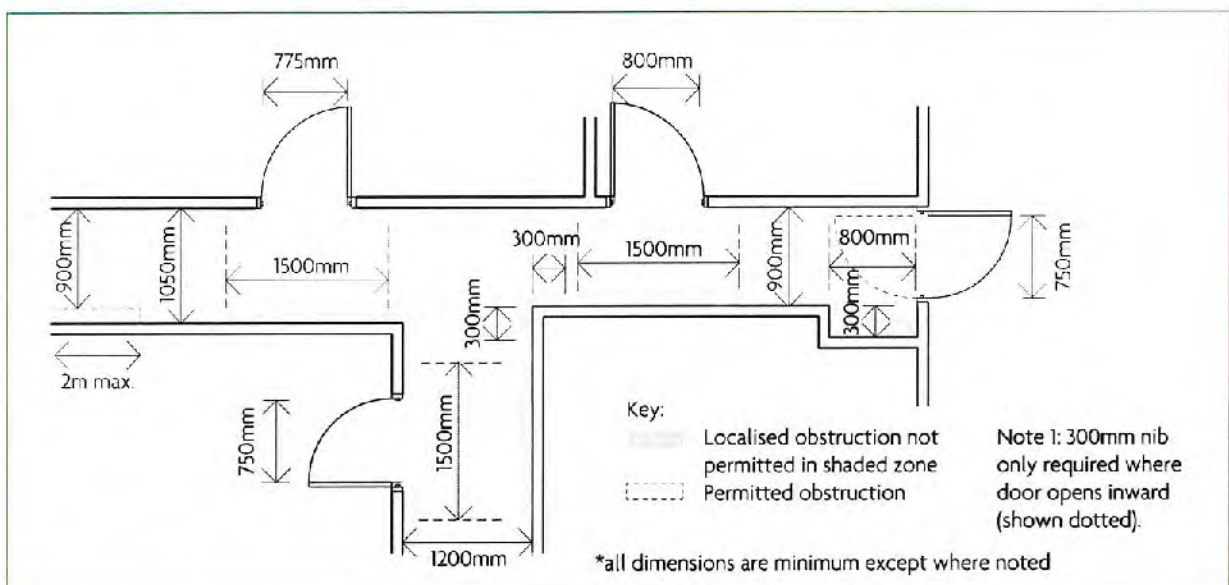


Diagram 2.3 Minimum door and hall widths and restrictions on localised obstructions

Table 2.1 Minimum widths of corridors and passageways for a range of doorway widths

Doorway clear opening width (mm)	Corridor clear passageway width
750 or wider	900 (when approached head on)
750	1200 (when approach is not head-on)
775	1050 (when approach is not head-on)
800	900 (when approach is not head-on)

NOTE 1: The provisions of paragraph 2.22 do not apply to:

- cupboards unless large enough to be entered, or
- en-suite bathrooms or showers that are additional to the provisions of paragraphs 2.26 to 2.29.

NOTE 2: Double doors effectively provide nibs where each leaf is at least 300mm wide.

NOTE 3: A standard 826mm door leaf up to 44mm thick will be deemed to satisfy a requirement for a clear opening width of 775mm.

Private stairs and changes of level within the dwelling

2.23 To allow people to move between storeys, and to allow a stair-lift to be fitted to the stairs from the entrance storey to the storey above (or the storey below where this contains the bathroom required by the provisions of paragraph 2.29), stairs should comply with all of the following.

- a. Access to all rooms and facilities within the entrance storey is step-free.
- b. Level changes within every other storey are avoided where possible.
- c. The stair from the entrance storey to the storey above (or below) has a minimum clear width of 850mm when measured 450mm above the pitch line of the treads (ignoring any newel post).
- d. All stairs meet the provisions of Part K for private stairs.

Habitable rooms

Living, kitchen and eating areas

2.24 To provide usable living spaces and easy, step-free access between a living area, a WC and the principal private entrance, key accommodation should comply with all of the following.

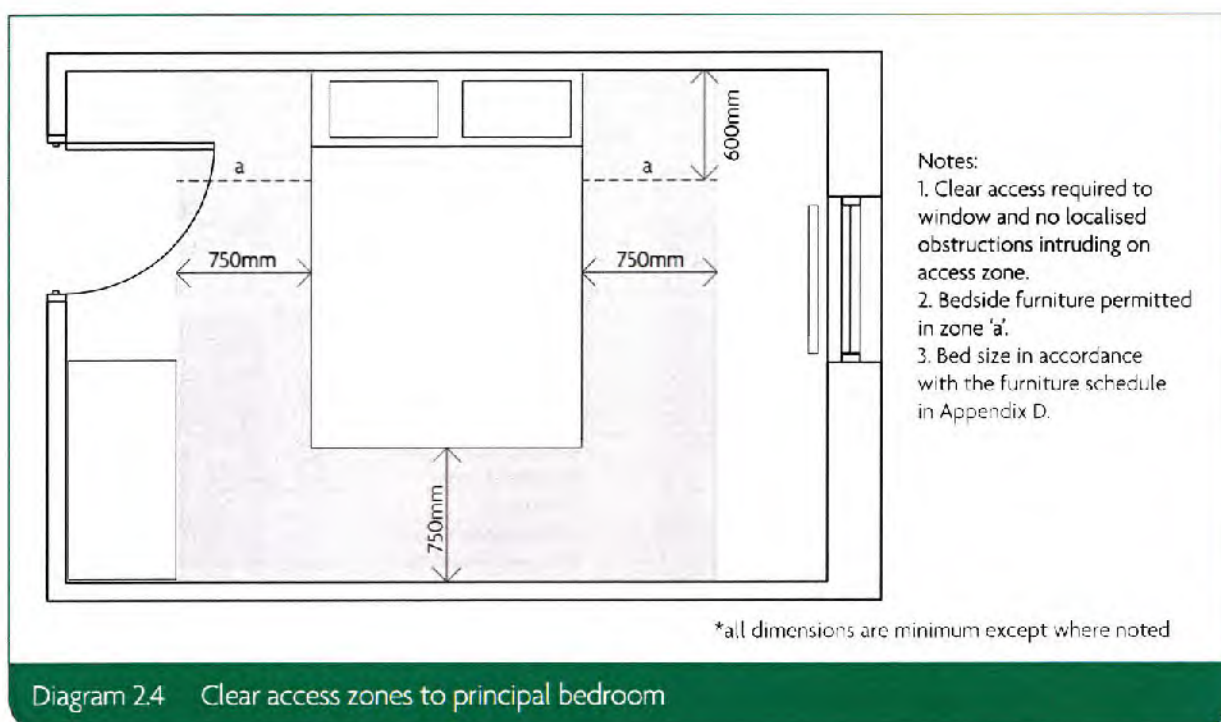
- a. Within the entrance storey there is a living area (which may be a living room, dining room or a combined kitchen and dining room).
- b. A minimum 1200mm clear space is provided in front of and between all kitchen units and appliances.
- c. Glazing to the principal window of the principal living area starts a maximum of 850mm above floor level or at the minimum height necessary to comply with the requirements of Part K for guarding to windows.

Bedrooms

2.25 To enable a wide range of people to access and use them, bedrooms should comply with all of the following.

- a. Every bedroom can provide a clear access route a minimum 750mm wide from the doorway to the window.
- b. At least one double bedroom (the principal bedroom) can provide a clear access zone a minimum 750mm wide to both sides and the foot of the bed.
- c. Every other double bedroom can provide a clear access zone a minimum 750mm wide to one side and the foot of the bed.
- d. All single and twin bedrooms can provide a clear access zone a minimum 750mm wide to one side of each bed.
- e. It can be demonstrated (for example by providing dimensioned bedroom layouts, similar to the example in Diagram 2.4) that the provisions above can be achieved.

NOTE: For the purpose of demonstrating compliance with these provisions, beds should be of the size set out in the furniture schedule in Appendix D.



Sanitary facilities

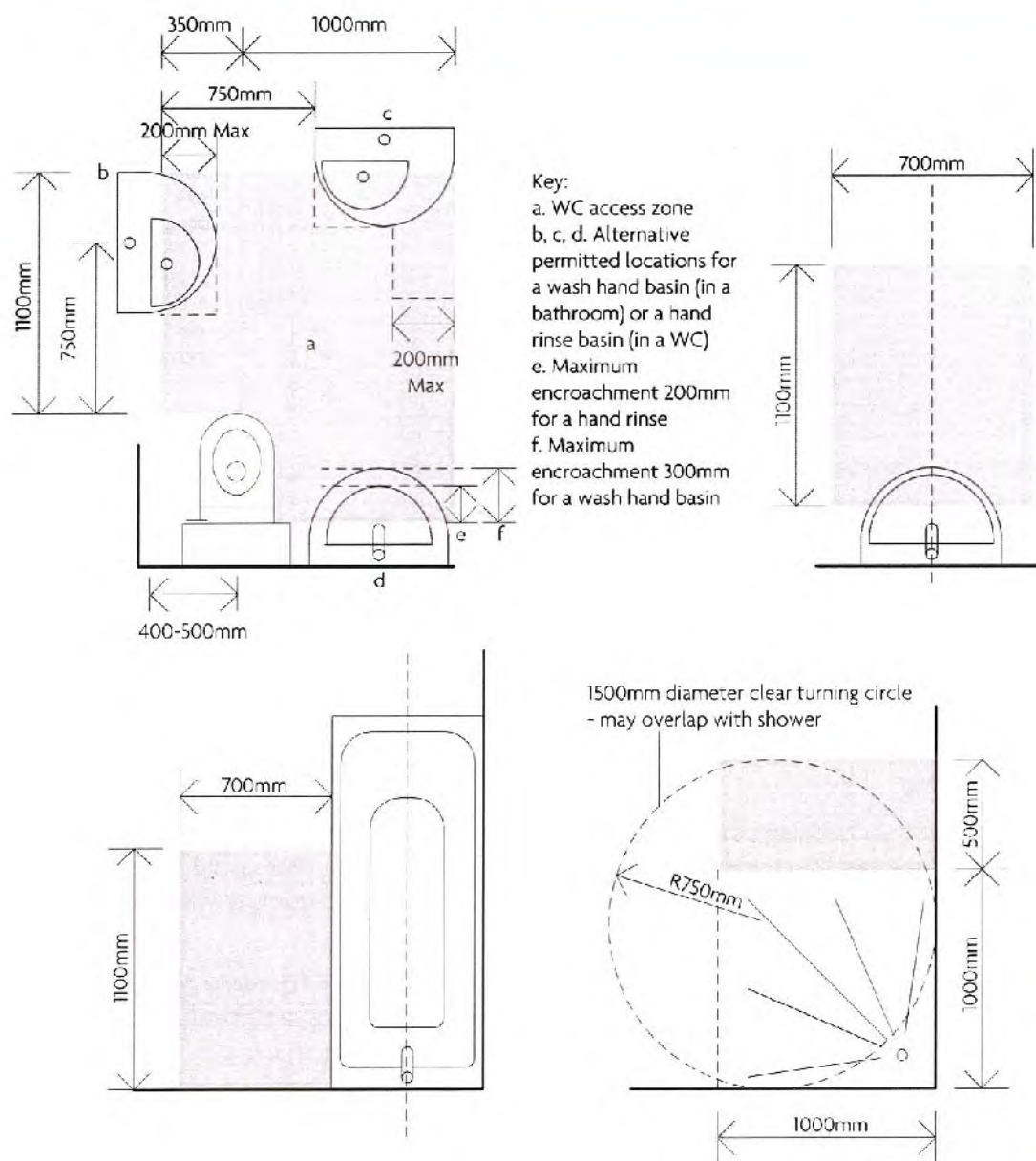
General provisions

2.26 All walls, ducts and boxings to the WC/cloakroom, bathroom and shower room should be strong enough to support grab rails, seats and other adaptations that could impose a load of up to 1.5kN/m². Additional sanitary facilities beyond those required to comply with this guidance need not have strengthened walls.

NOTE: The loading for strengthened walls is considered suitable for many types of adaptations but additional localised strengthening may be required if adaptations are fitted that impose high point loads.

WC facilities on the entrance storey

- 2.27** To provide step-free access to a WC that is suitable and convenient for some wheelchair users and, where reasonable, to make provision for showering, dwellings should comply with all of the following.
- a. Every dwelling has a room within the entrance storey that provides a WC and basin (which may be within a WC/cloakroom or a bathroom).
 - b. In a two or three storey dwelling with one or two bedrooms, the WC (together with its associated clear access zone) meets the provisions of Diagram 1.3 and the basin does not impede access to the WC.
 - c. In a two or three storey dwelling with three or more bedrooms, the room with the WC and basin also provides an installed level access shower or a potential level access shower, and the shower, WC and basin (together with their associated clear access zones) meet the provisions of Diagram 2.5. Examples of compliant WC layouts are shown in Diagram 2.6.
 - d. The door opens outwards.

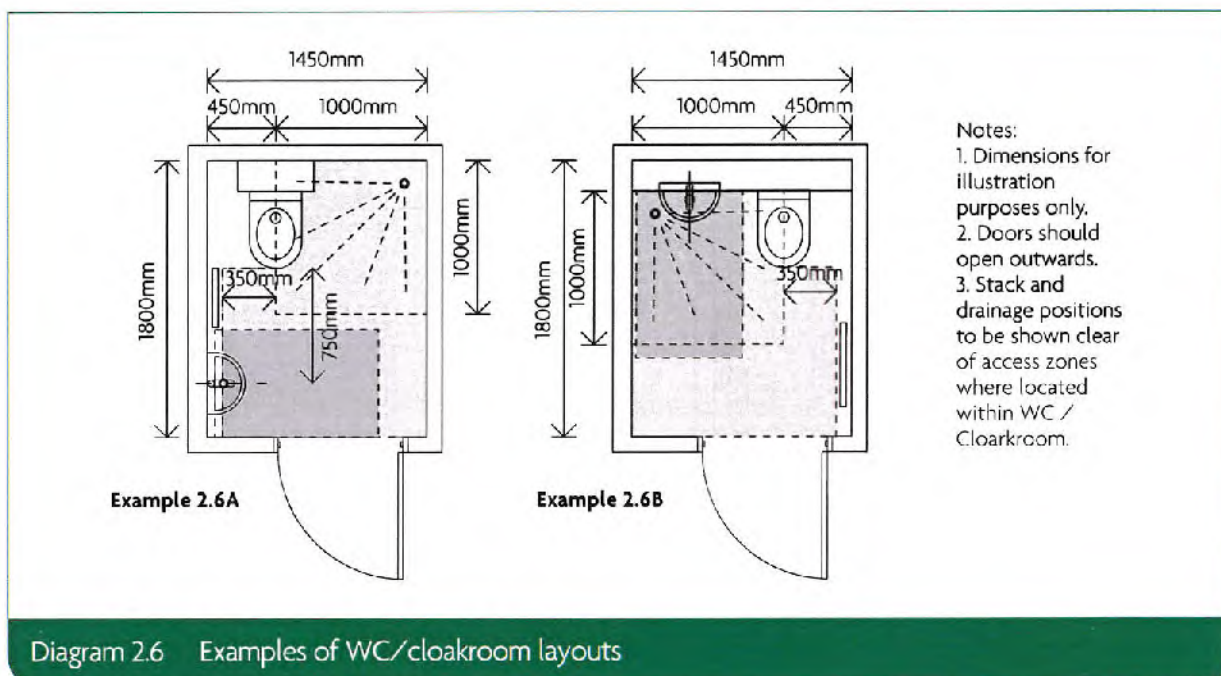


Notes:

1. Sizes of fittings are minima based on the furniture schedule in Appendix D. Other larger sizes may affect the overall size of a bathroom or WC/cloakroom.
2. Access zones may overlap except where noted.
3. The access zone to the basin may extend under it as far as any fixed obstruction, such as a vanity unit, pedestal or trap.
4. In WC/cloakrooms the basin and/or WC may encroach into the shower space but this should be minimised.
5. Any radiator or towel rail should be clear of all access zones.

*all dimensions are minimum except where noted

Diagram 2.5 Sanitary fittings, associated clear access zones and permitted encroachment of basins

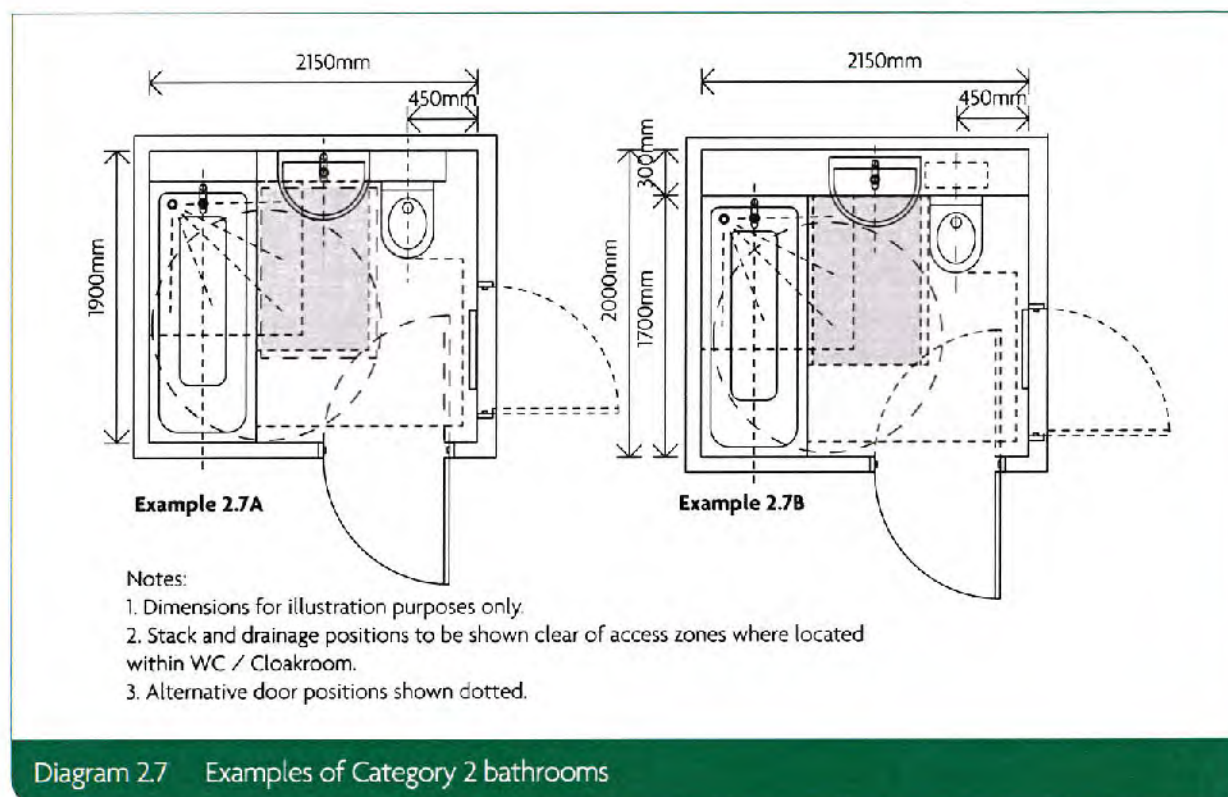


2.28 Where the dwelling provides both an accessible bathroom with a WC and a WC/cloakroom within the same storey, the WC/cloakroom may comply with the provisions of Diagram 1.3.

Bathrooms

2.29 To provide convenient access to a suitable bathroom, the dwelling should comply with all of the following.

- a. Every dwelling has a bathroom that contains a WC, a basin and a bath, that is located on the same floor as the double bedroom, described as the principal bedroom in paragraph 2.25b.
- b. The WC, basin and bath (together with their associated clear access zones) meet the provisions of Diagram 2.5. Examples of bathroom layouts are shown in Diagram 2.7.
- c. Provision for a potential level access shower is made within the bathroom if not provided elsewhere within the dwelling.



Services and controls

2.30 To assist people who have reduced reach, services and controls should comply with all of the following.

- Consumer units are mounted so that the switches are between 1350mm and 1450mm above floor level.
- Switches, sockets, stopcocks and controls have their centre line between 450mm and 1200mm above floor level and a minimum of 300mm (measured horizontally) from an inside corner.
- The handle to at least one window in the principal living area is located between 450mm and 1200mm above floor level, unless the window is fitted with a remote opening device that is within this height range.
- Handles to all other windows are located between 450mm and 1400mm above floor level, unless fitted with a remote opening device that is within this height range.
- Either:
 - boiler timer controls and thermostats are mounted between 900mm and 1200mm above finished floor level on the boiler, or
 - separate controllers (wired or wireless) are mounted elsewhere in an accessible location within the same height range.

NOTE: Controls that are part of a radiator or cooker hood are exempt from these provisions.

Optional requirement M4(3): Category 3 – Wheelchair user dwellings

This section of the approved document deals with the following optional requirement from Part M of Schedule 1 to the Building Regulations 2010.

Requirement	
<i>Optional requirement</i>	<i>Limits on application</i>
Category 3 – wheelchair user dwellings	
M4(3) optional requirement	Optional requirement M4(3)–
(1) Reasonable provision must be made for people to—	(a) may apply only in relation to a dwelling that is erected;
(a) gain access to, and	(b) will apply in substitution for requirement M4(1);
(b) use, the dwelling and its facilities.	(c) does not apply where optional requirement M4(2) applies;
(2) The provision made must be sufficient to—	(d) does not apply to any part of a building that is used solely to enable the building or any service or fitting in the building to be inspected, repaired or maintained.
(a) allow simple adaptation of the dwelling to meet the needs of occupants who use wheelchairs; or	
(b) meet the needs of occupants who use wheelchairs.	Optional requirement M4(3) (2)(b) applies only where the planning permission under which the building work is carried out specifies that it shall be complied with.

Performance

In the Secretary of State's view, optional requirement M4(3) will be met where a new dwelling makes reasonable provision, either at completion or at a point following completion, for a wheelchair user to live in the dwelling and use any associated **private** outdoor space, parking and **communal** facilities that may be provided for the use of the occupants. Reasonable provision is made if the dwelling complies with all of the following.

- Within the curtilage of the dwelling or of the building containing the dwelling, a wheelchair user can approach and gain step-free access to every private entrance to the dwelling and to every associated private outdoor space, parking space and **communal** facility for occupants' use.
- Access to the WC and other accommodation within the **entrance** storey is step-free and the **dwelling** is designed to have the potential for **step-free** access to all other parts.
- There is sufficient internal space to make accommodation within the dwelling suitable for a wheelchair user.
- The dwelling is wheelchair adaptable such that key parts of the accommodation, including sanitary facilities and kitchens, could be easily altered to meet the needs of a wheelchair user or, where required by a local planning authority, the dwelling is wheelchair accessible.
- Wall-mounted switches, controls and socket outlets are accessible to people who have reduced reach.

Section 3: Category 3 – Wheelchair user dwellings

Section 3A: Approach to the dwelling

Application

- 3.1 The provisions of Section 3A apply only where a planning condition requires compliance with optional requirement M4(3) for a wheelchair user dwelling (see paragraphs 0.3 to 0.6).
- 3.2 The provisions of Section 3A apply to specific external and internal areas and elements that form part of the approach route to the dwelling and fall within the plot (or curtilage) of the individual dwelling, or the building containing the dwelling.
- 3.3 The provisions of Section 3A also apply to the approach route between the dwelling and the point, or points, at which a wheelchair user, or other disabled occupant or visitor, would expect to get in and out of a car. This point, or points, of access may be within or outside the plot of the dwelling, or the building containing the dwelling. These provisions do not apply beyond the curtilage of the development.
- 3.4 Reasonable provision should also be made to ensure that the approach route to any communal facilities intended to serve the dwelling meets these provisions. Communal facilities include storage areas, such as those used for depositing refuse and recycling, but not plant rooms or other service areas unless occupants need regular access to equipment within these spaces, for example for meter reading.
- 3.5 For a house (or other dwelling that sits within its own plot) the approach route will often only involve a driveway, or a gate and a path. For a dwelling within a larger building (typically a block of flats) the approach route usually involves one, or more, communal gates, paths, entrances, doors, lobbies, corridors and access decks, as well as communal lifts and stairs.
- 3.6 All the provisions of Section 3A apply to wheelchair adaptable and wheelchair accessible dwellings.

Approach routes

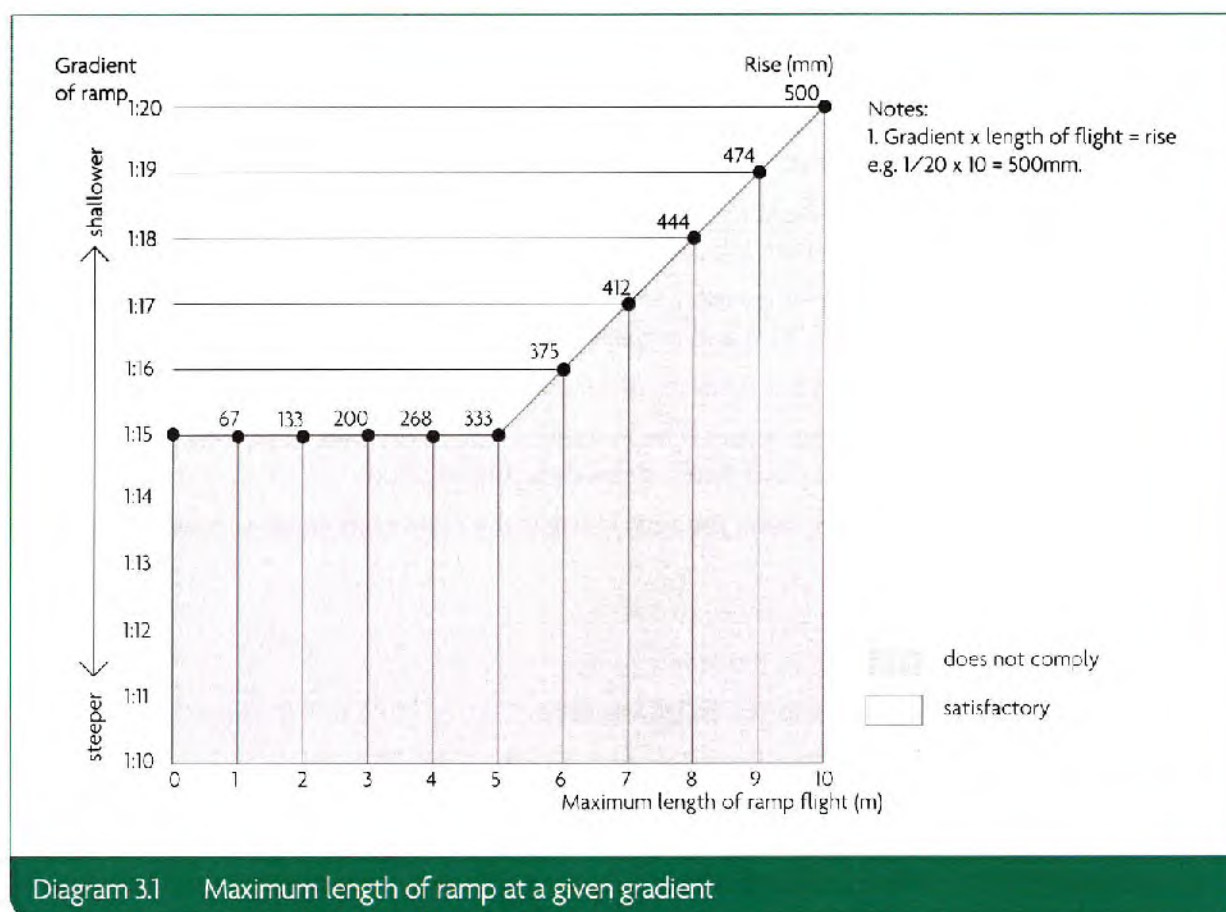
General provisions

- 3.7 The approach route should be safe and convenient for everyone, be at the shallowest gradient that can reasonably be achieved, and be step-free, irrespective of the storey on which the dwelling is located. Approach routes to dedicated storage for mobility scooters (where provided) should also be step-free.
- 3.8 A step-free approach route should be provided to all private entrances. Where a communal ramped approach route is provided and has an overall rise of 300mm or more, an additional stepped route meeting the requirements of paragraph 3.11 should also be provided.

- 3.9** An accessible step-free approach route that is specifically suitable for a wheelchair user should comply with all of the following.
- The approach route is level, gently sloping or ramped.
 - The approach route (whether private or communal) has a minimum clear width of 1200mm.
 - Any localised obstruction does not occur opposite or close to a doorway or at a change of direction and is no longer than 2m in length.
 - A level space with a minimum width and depth of 1500mm for passing or turning is provided at each end of the approach route and at maximum intervals of 10m.
 - External parts of the approach route have a suitable ground surface.
 - External parts of the approach route are illuminated by fully diffused lighting activated automatically by a dusk to dawn timer or by detecting motion.
 - Every gate (or gateway) between the footway and the main communal or private entrance has all of the following:
 - a minimum clear opening width of 850mm
 - a minimum 300mm nib to the leading edge
 - a minimum 200mm nib to the following edge.

External and internal ramps forming part of an approach route

- 3.10** External and internal ramps should comply with all of the following.
- The gradient is between 1:20 and 1:15.
 - The length of each flight at a given gradient meets the provisions of Diagram 3.1.
 - Flights (whether within a private or communal approach route) have a minimum clear width of 1200mm.
 - Top and bottom landings are provided to every flight.
 - An intermediate landing is provided between individual flights and at any change of direction.
 - Every landing is level and a minimum of 1200mm clear of any door (or gate) swing.



External steps forming part of an additional route

- 3.11** To enable a wide range of people to use them safely, external steps should comply with all of the following.
- Steps are uniform with a rise of between 150mm and 170mm and a going of between 280mm and 425mm (for tapered steps measured at a point 270mm from the 'inside' (narrow end) of the step).
 - Steps have suitable tread nosings.
 - No individual flight has a rise of more than 1800mm between landings.
 - Every flight has a minimum clear width of 900mm.
 - Top, bottom and, where necessary, intermediate landings are provided and every landing is a minimum 900mm long.
 - Every flight with three or more risers has a suitable grippable handrail on one side of the flight (or to both sides where the flight is wider than 1000mm). This grippable handrail is 850-1000mm above the pitch line of the flight and extends at least 300mm beyond the top and bottom nosings.
 - Single steps are avoided.

Car parking and drop-off

Parking space

- 3.12** Where a dwelling has a parking space, to enable a wheelchair user to get into and out of a car from both sides and access the boot space, the parking space should comply with all of the following.
- Where the parking space is within the private curtilage of a dwelling (including a carport or garage) it is a standard parking bay with an additional minimum clear access zone of 1200mm to one side and to the rear.
 - Where it is within a communal parking area, it is a standard parking bay with an additional minimum clear access zone of 1200mm to both sides.
 - The parking space is level.
 - The parking space has a minimum clear headroom of 2200mm.
 - The parking space has a suitable ground surface.

NOTE: The side access zones in communal parking areas may be shared by two bays.

Drop-off point

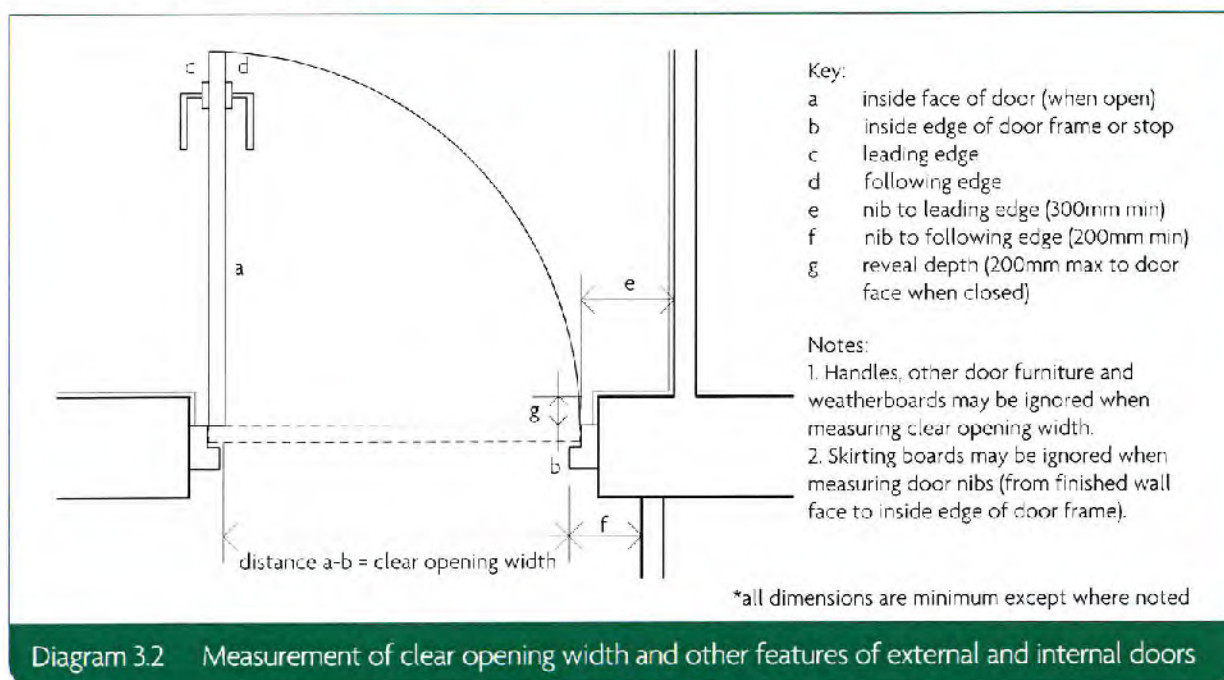
- 3.13** Where a drop-off point (or setting down point) is provided for the dwelling, it should comply with all of the following.
- The drop-off point is located close to the principal communal entrance of the core of the building that contains the dwelling.
 - The drop-off point is level.
 - The drop-off point has a suitable ground surface.
 - Where a dropped kerb is provided, it is a minimum of 1000mm wide, is reasonably flush with the adjoining ground and has a maximum gradient of 1:15.

Communal entrances

Principal communal entrance

- 3.14** To enable a wheelchair user to enter the principal communal entrance, it should comply with all of the following.
- There is a level landing with a minimum width and depth of 1500mm outside the entrance.
 - The landing is covered to a minimum width and depth of 1200mm.
 - Lighting is provided which uses fully diffused luminaires activated automatically by a dusk to dawn timer or by detecting motion.
 - A clear turning circle 1500mm in diameter is provided inside the entrance area, behind the entrance door when closed.
 - The entrance door (or gate) has a minimum clear opening width of 850mm when measured in accordance with Diagram 3.2.
 - Where double doors (or gates) are provided, the main leaf provides the required minimum clear opening width.
 - A minimum 300mm nib is provided to the leading edge of the door (or gate) and the extra width created by this nib is maintained for a minimum of 1800mm beyond it.

- h. A minimum 200mm nib is provided to the following edge of the door (or gate) and the extra width created by this nib is maintained for a distance of a minimum 1800mm beyond it.
- i. The door is located reasonably centrally within the thickness of the wall while ensuring that the depth of the reveal on the leading face of the door (usually the inside) is a maximum of 200mm.
- j. The threshold is an accessible threshold.
- k. Where there is a lobby or porch, the doors are a minimum of 1500mm apart and there is a minimum of 1500mm clear space between door swings.
- l. Power assisted opening is provided where the opening force of the door is more than 30N from 0° to 30° or more than 22.5N from 30° to 60° of the opening cycle.
- m. The ground surface (or entrance flooring) does not impede movement by wheelchair users.
- n. Door entry controls, where provided, are mounted 900-1000mm above finished ground level a minimum of 300mm away from any projecting corner.



Other communal doors

3.15 Every communal door, or gate, along the approach route should comply with provisions e. to n. of paragraph 3.14.

Communal lifts and stairs

Communal lifts

3.16 To enable a wide range of people, including accompanied wheelchair users, to access and use the lift, every communal passenger lift that gives access to the dwelling should comply with all of the following.

- a. A clear landing, a minimum of 1500mm long and 1500mm wide, is directly in front of the lift door at every floor level.

- b. The lift is equivalent to or complies with requirements of **BS EN 81-70:2003** for a type 2 lift.
- c. The lift car is a minimum of 1100mm wide and 1400mm deep
- d. Doors have a minimum clear opening width of 800mm.
- e. Landing and car controls are located 900-1200mm above the car floor and a minimum of 400mm (measured horizontally) from the inside of the front wall.
- f. The lift has an initial dwell time of five seconds before its doors begin to close after they are fully open.

Communal stairs

- 3.17** The principal communal stair that gives access to the dwelling should meet the provisions of Part K for a general access stair.

Section 3B: Private entrances and spaces within, and connected to, the dwelling

Application

- 3.18** The provisions of Section 3B apply only where a planning condition requires compliance with optional requirement M4(3) for a wheelchair user dwelling (see paragraphs 0.3 to 0.6).
- 3.19** The provisions of Section 3B apply to private entrances, other external doors and key elements within the dwelling. They also cover any associated private outdoor space, garden, balcony or private roof terrace.
- 3.20** In order to demonstrate that the dwelling is capable of meeting the functional and spatial provisions for a wheelchair adaptable or wheelchair accessible dwelling, furnished plan layouts that show the access zones and other provisions of Section 3B and the furniture of the furniture schedule included as Appendix D of this approved document should be provided to a scale of at least 1:100.
- 3.21** All the provisions of Section 3B apply to wheelchair adaptable and wheelchair accessible dwellings, except where noted otherwise.

Private entrances

Principal private entrance

- 3.22** The principal private entrance to the individual dwelling should comply with all of the following (see Diagram 3.3).
- There is a level external landing with a minimum width and depth of 1500mm and clear of any door swing.
 - The landing area is covered for a minimum width and depth of 1200mm.
 - Lighting is provided which uses fully diffused luminaires activated automatically by a dusk to dawn timer or by detecting motion.
 - There is a minimum 1500mm clear turning circle inside the entrance area, in front of the door when closed.
 - A minimum 300mm nib is provided to the leading edge of the door and the extra width created by this nib is maintained for a minimum of 1800mm beyond it. A minimum 150mm nib is provided to the hinge side of the door (to allow for the fitting of a cage to the inside face of the letter box).
 - The door has a minimum clear opening width of 850mm, when measured in accordance with Diagram 3.2.
 - Where there are double doors, the main (or leading) leaf provides the required minimum clear opening width. A minimum 200mm nib is provided to the following edge of the door and the extra width created by the nib is maintained for a minimum of 1500mm beyond it.

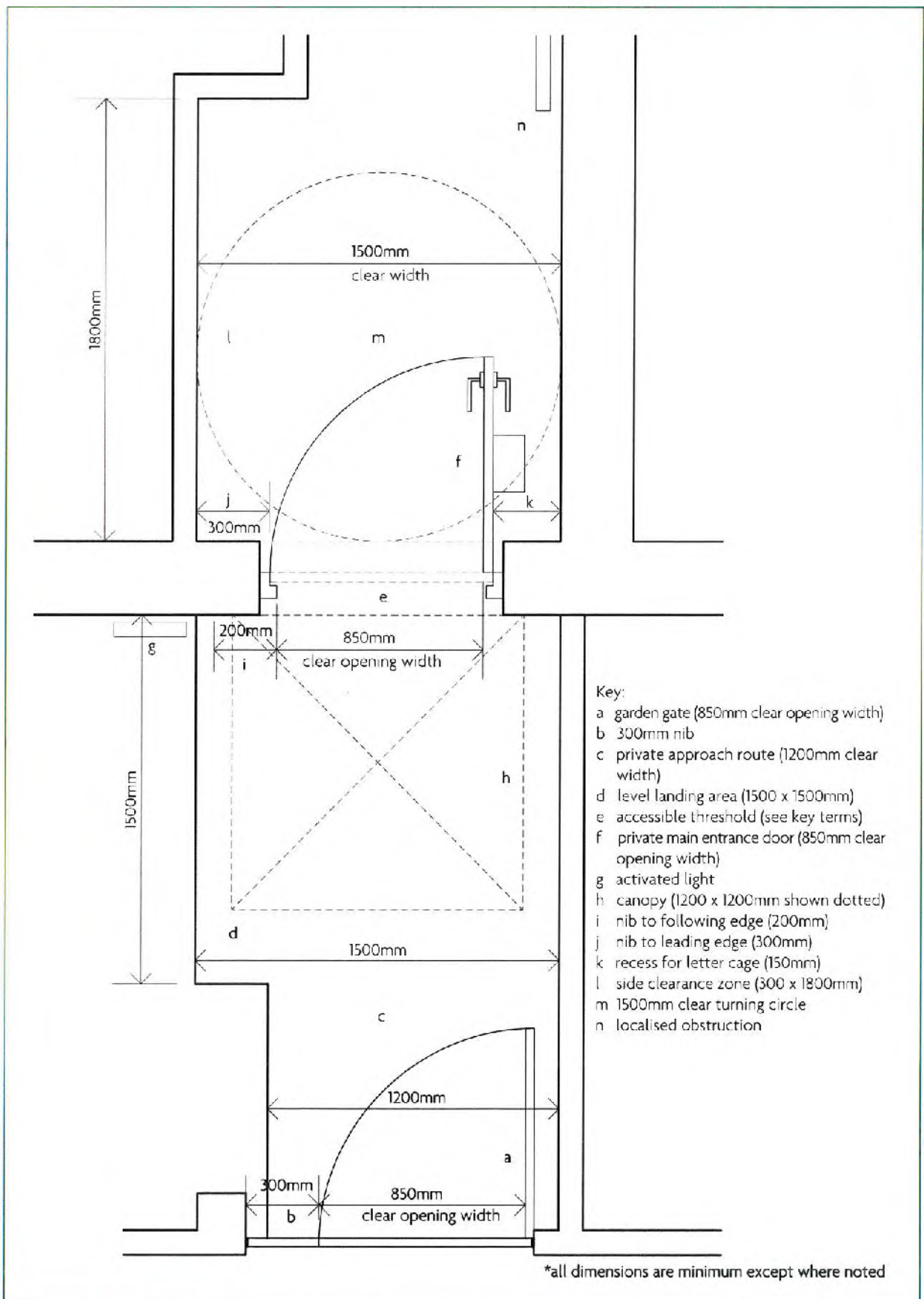


Diagram 3.3 Features associated with principal private entrance

- h. The door is located reasonably centrally within the thickness of the wall while ensuring that the depth of the reveal on the leading face of the door (usually the inside) is a maximum of 200mm.
- i. The threshold is an accessible threshold.
- j. Where there is a lobby or porch, the doors are a minimum of 1500mm apart and there is a minimum of 1500mm between door swings.
- k. Door entry controls, where provided, are mounted 900-1000mm above finished ground level a minimum of 300mm away from any external return corner.
- l. A fused spur, suitable for the fitting of a powered door opener, is provided on the hinge side of the door.

Other external doors

3.23 All other external doors – including doors to and from a private garden, balcony, terrace, garage, carport, conservatory or storage area that is integral with, or connected, the dwelling comply with provisions f. to k. of paragraph 3.22 and should have a minimum 300mm nib to the leading edge of the door with the extra width created by this nib extending for a minimum 1800mm beyond it.

Circulation areas, internal doorways and storage

Hall and door widths

- 3.24** To facilitate wheelchair movement into and between rooms, internal halls and doors should comply with all of the following (see Diagram 3.4).
- a. The minimum clear width of every hallway, approach or landing is 1050mm.
 - b. Where the approach to a doorway is not head-on, the minimum clear width of the hallway or approach is 1200mm.
 - c. Any localised obstruction, such as a radiator, does not occur opposite or close to a doorway or at a change of direction and is no longer than 2m in length, as shown in Diagram 3.4.
 - d. Every door has a minimum clear opening width of 850mm, irrespective of the direction of entry, when measured in accordance with Diagram 3.2.
 - e. Where an outward opening door is located close to a corner and another door is located on the return wall within 800mm of that corner, the leading edge of the outward opening door is a minimum of 800mm from the corner, as shown in Diagram 3.5, unless a 1500mm turning circle is provided immediately outside the door.
 - f. A minimum 300mm nib is provided to the leading edge of every door.
 - g. A minimum 200mm nib is provided to the following edge of every door.

NOTE 1: The provisions of paragraph 3.24 do not apply to:

- cupboards unless they are large enough to be entered, or
- en-suite bathrooms or showers that are additional to the provisions of paragraphs 3.41 to 3.43.

NOTE 2: Double doors effectively provide nibs where each leaf is a minimum of 300mm wide.

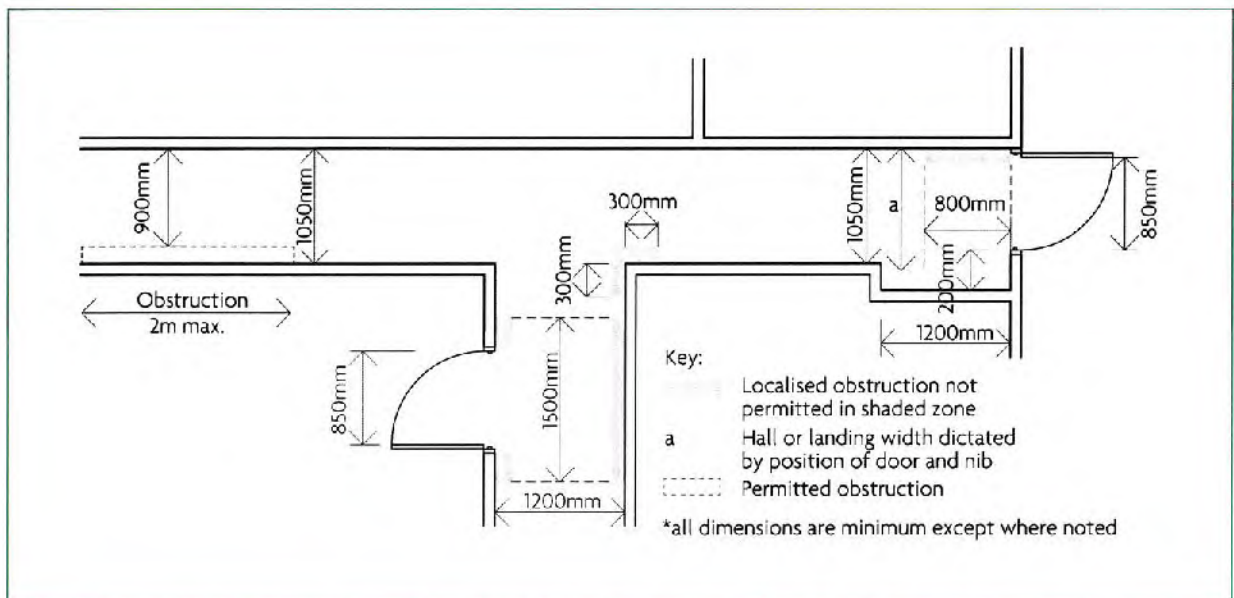


Diagram 3.4 Minimum door and hall widths and restrictions on localised obstructions

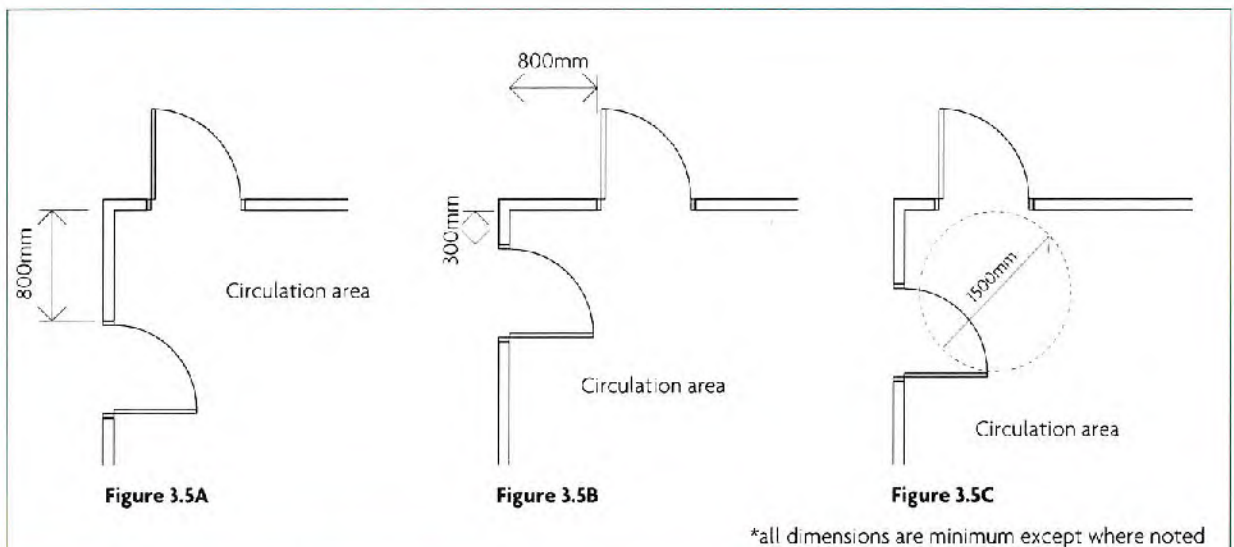


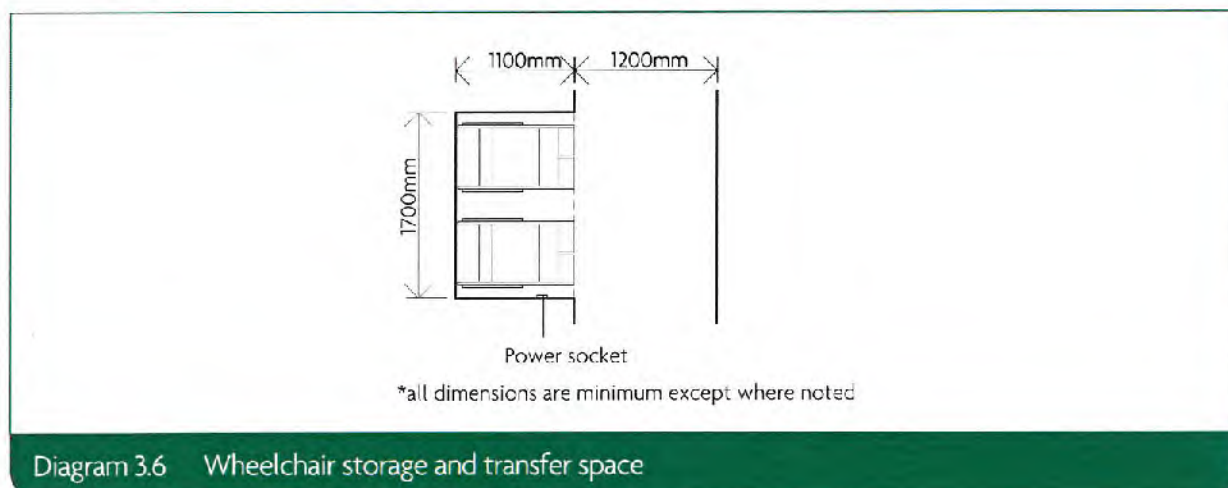
Diagram 3.5 Outward opening doors in a corner

Wheelchair storage and transfer space

3.25 To enable a person to charge and store up to two wheelchairs and transfer between an outdoor and an indoor wheelchair, a dwelling should have a storage and transfer space which complies with all of the following.

- A minimum 1100mm deep by 1700mm wide space is available on the entrance storey, preferably close to the principal private entrance.
- Is accessible from a space that has a minimum clear width of 1200mm, as shown in Diagram 3.6.
- A power socket is provided within the space.

- d. In wheelchair adaptable dwellings the storage and transfer space may be used for another purpose such as general storage (and doors fitted if required) provided that:
- the provisions of paragraph 3.25 can be met without alteration to structure or services, and
 - the space is additional to the minimum requirements for storage, living spaces and bedrooms set out in paragraphs 3.26, 3.31 and 3.35.



General storage space

3.26 To make adequate provision for the storage of household items, general built-in storage space should comply with Table 3.1.

Table 3.1 Minimum area of general built-in storage

Number of bedrooms	1	2	3	4	5	6
Minimum storage area (m ²)	1.5	2.0	2.5	3.0	3.5	4.0

NOTE: For the purposes of Table 3.1, include areas with reduced headroom as follows:

- headroom between 900mm and 1500mm: at 50% of its area
- lower than 900mm: do not count.

The full area under a stair that forms part of the storage provision should be counted as 1m².

Through-floor lifting device provision

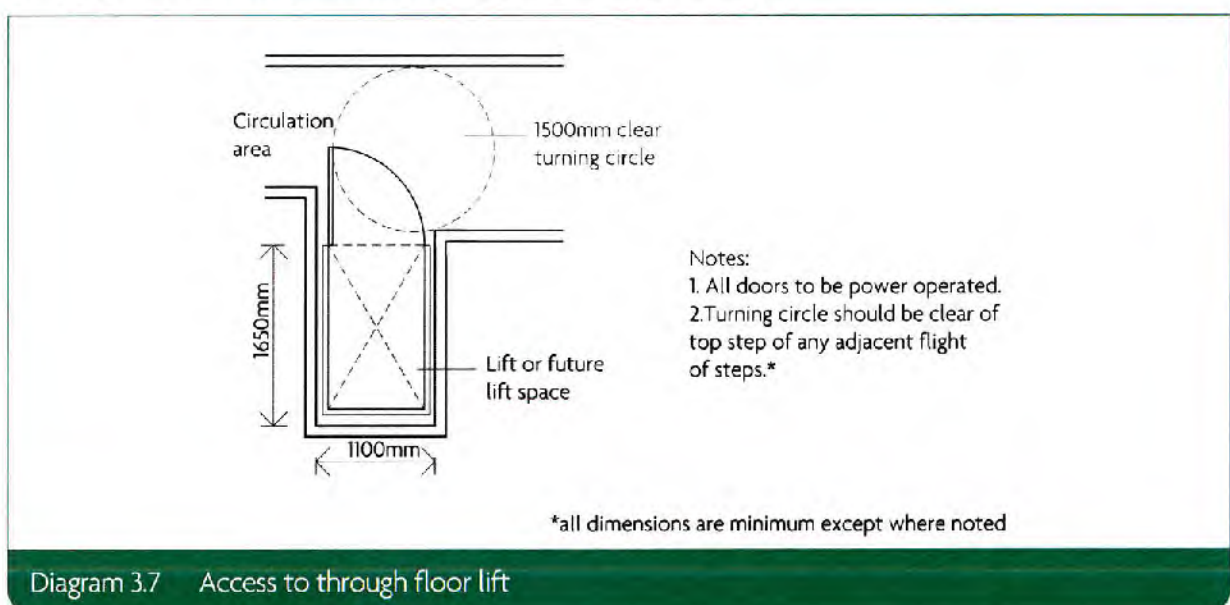
3.27 To ensure that provision can be made for a wheelchair user to access to all parts of a dwelling on more than one floor level, the dwelling should comply with either the requirements of paragraph 3.28 for a wheelchair adaptable dwelling or 3.29 for a wheelchair accessible dwelling.

3.28 Where the dwelling is defined as wheelchair adaptable, it should be easy to install a lift. The space for the liftway can, however, be used for another purpose (such as storage or part of a habitable room) providing it is demonstrated that the dwelling complies with all of the following.

- Any floors, walls and doors that have been installed to allow the potential liftway to be used as storage or for other purposes could be easily removed without structural alteration.

- b. Future provision for the **liftway** is a minimum of 1100mm wide and 1650mm long internally linking circulation areas at every floor level of the dwelling.
 - c. Where walls forming the **liftway** enclosure are not initially installed, they can be easily reinstated without the need for structural works and would not compromise compliance with this or any other part of the Building Regulations.
 - d. Drawings demonstrate how all the provisions of paragraph 3.29 can be complied with if a suitable lifting device is fitted in the future.
 - e. The space for the future lift installation is not used to meet other requirements and in particular is not included in the minimum living, kitchen and eating area set out in paragraph 3.31.
- 3.29** Where the dwelling is defined as **wheelchair accessible**, a suitable through-floor lift or lifting platform should be installed and commissioned and the dwelling should comply with all of the following.
- a. There is a continuous **liftway** a minimum 1100mm wide and 1650mm long internally linking every floor level of the dwelling.
 - b. The liftway can be entered from the same one of its narrower ends at every floor level.
 - c. A minimum 1500mm **clear turning circle**, clear of the liftway door when open at 90 degrees, could be provided in front of the **liftway** door at every floor level, as shown in Diagram 3.7.
 - d. A power socket, suitable for powering the lifting device, is provided close to the **liftway**.
 - e. The shaft is positioned to allow the lift to run between the circulation areas in every storey of the dwelling (irrespective of the number of storeys).
 - f. Lifting devices should be positioned with the end opposite to the entry point located against a wall at every floor level.
 - g. Doors are power operated.

NOTE: In a two storey **dwelling** the requirement can typically be met by a home lift to **BS 5900** or lifting platforms to **BS EN 81-41**. A lifting platform may require a larger liftway than stated in paragraph 3.29 and may also require a three-phase power supply.



Private stairs and changes of level within the dwelling

3.30 An ambulant disabled person should be able to move within, and between, storeys. It should also be possible to fit a stair-lift to the stairs from the entrance storey to the storey above (or the storey below where this contains the bathroom required by the provisions of paragraph 3.41). The dwelling should comply with all of the following.

- Access to all rooms and facilities within the entrance storey is step-free.
- There are no changes of level within any other storey.
- The stair from the entrance storey to the storey above (or below) and any stair within the storey above (or below) has a minimum clear width of 850mm when measured at 450mm above the pitch line of the treads (ignoring any newel post).
- A power socket suitable for powering a stair-lift is provided close to the foot or head of any stair to which a stair lift may be fitted.
- All stairs meet the provisions of Part K for private stairs.

Habitable rooms**Living areas**

3.31 To provide usable living spaces that have a convenient, step-free relationship between the living space, WC and principal private entrance, living areas should comply with all of the following.

- The principal living area is within the entrance storey.
- The minimum combined internal floor area of living, dining and kitchen space meets the provisions of Table 3.2.
- Glazing to the principal window of this living area starts a maximum of 850mm above floor level or at the minimum height reasonable in achieving compliance with the provisions of Part K for guarding to windows.

Table 3.2 Minimum combined floor area for living, dining, and kitchen space

Number of bedspaces	2	3	4	5	6	7	8
Minimum floor area m ²	25	27	29	31	33	35	37

Kitchen and eating areas

3.32 The relationship between the kitchen, dining and living areas should be convenient and step-free. Kitchen and eating areas should comply with all of the following.

- The kitchen and principal eating area are within the same room, or connected to each other, and located within the entrance storey.
- There is a minimum clear access zone 1500mm wide in front of, and between, all kitchen units and appliances.

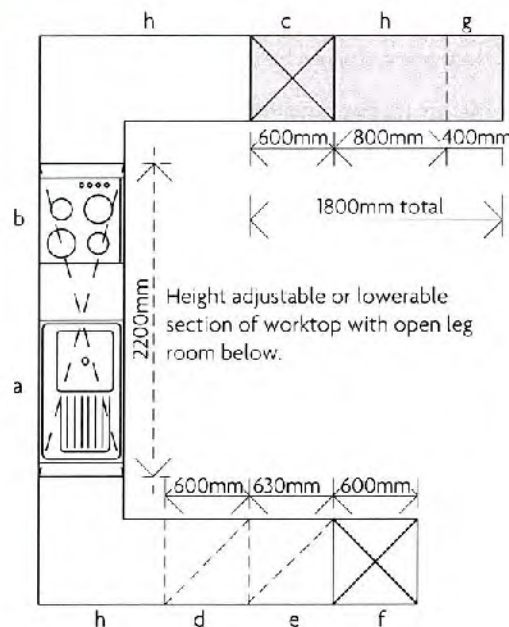
3.33 Where the dwelling is defined as wheelchair adaptable, in addition to the provisions of paragraph 3.32, the kitchen should comply with all of the following.

- The overall length of kitchen worktop meets at least the provisions of Table 3.3.

- b. Drawings demonstrate how the kitchen could be easily adapted to meet the provisions of paragraph 3.34 and Table 3.4 at a future date without compromising the space in any other part of the dwelling and without the need to move structural walls, stacks or concealed drainage.

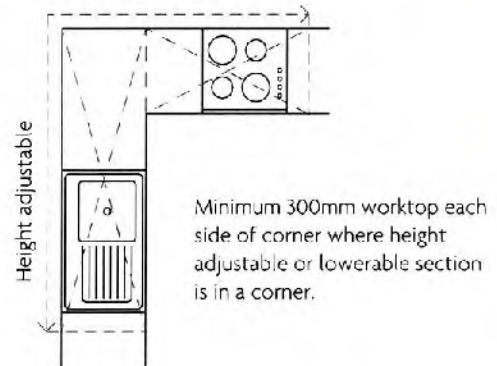
Table 3.3 Minimum length of kitchen worktop, including fittings and appliances, to be fitted at completion for a wheelchair adaptable dwelling

Number of bedspaces	2	3 & 4	5	6-8
Minimum worktop length (mm)	4330	4730	5630	6730



Notes:

1. Shaded units represent additional requirements for a wheelchair accessible layout over an equivalent wheelchair adaptable layout.
2. Unit length should be measured through mid-line of the worktop, not the front or rear edge.



Wheelchair accessible layout:

Key:

- a sink and drainer
- b hob
- c suitable space for built-in oven (c./l 800-900mm)
- d dishwasher
- e washing machine
- f fridge freezer
- g recycling
- h storage base units (inc. corner units)

Allow for shallow, insulated sink bowl with swivel, mixer tap and flexible plumbing and provide a min. 400mm length of worktop to at least one side of the oven and fridge/freezer.

*all dimensions are minimum except where noted

Diagram 3.8 Example of a wheelchair accessible kitchen layout

3.34 Where the dwelling is defined as wheelchair accessible, in addition to the provisions of paragraph 3.32, the kitchen should comply with all of the following (see in Diagram 3.8).

- a. The overall length of kitchen worktop meets the provisions of Table 3.4.
- b. The worktop includes a continuous section that incorporates a combined sink and drainer unit and a hob, and all of the following.
 - The section of worktop is a minimum 2200mm long.
 - The section of worktop is either a height adjustable worktop, or is a fixed section capable of being refixed at alternate heights.
 - There are no fixed white goods (appliances) placed beneath this section of worktop.
 - This section of worktop provides clear and continuous open leg space underneath (capable of achieving a minimum of 700mm clearance above floor level).
- c. The sink is not more than 150mm deep with insulation to the underside to prevent scalding of a wheelchair user's legs.
- d. Taps should be lever operated and capable of easy operation.
- e. A suitable space has been identified for a built-in oven (with its centre line between 800mm and 900mm above floor level) to be installed.
- f. A pull out shelf is provided beneath the oven enclosure.
- g. There is a minimum of 400mm of worktop to at least one side of the oven and fridge or fridge freezer where this is taller than the worktop height (or to one side of a pair of tall appliances where they are located together at the end of a run).
- h. Water supply to sinks includes isolation valves and flexible tails.
- i. Drainage is either flexible, or is fixed but easily adaptable to suit worktop heights between 700mm and 950mm above finished floor level.

Table 3.4 Minimum length of kitchen worktop, including fittings and appliances, to be fitted at completion for a wheelchair accessible dwelling

Number of bedspaces	2	3 & 4	5	6–8
Minimum worktop length (mm)	6130	6530	7430	8530

Bedrooms

3.35 One bedroom should be close to an accessible bathroom suitable for a wheelchair user.

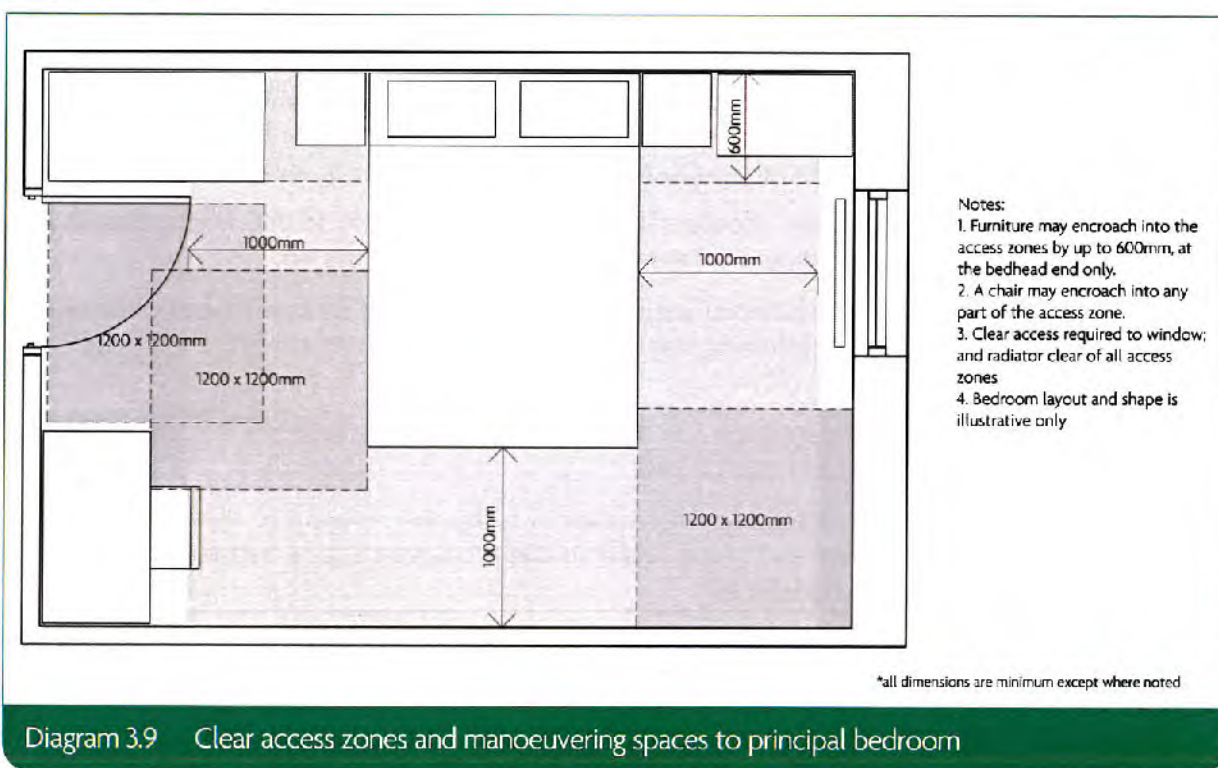
All other bedrooms should be accessible to a wheelchair user. Bedrooms should comply with all of the following.

- a. Every bedroom can provide a minimum clear access route, 750mm wide, from the doorway to the window.
- b. Every bedroom can provide a minimum 1200mm by 1200mm manoeuvring space inside the doorway, clear of the bed and the door (when the door is in the closed position).
- c. The ceiling structure to every bedroom is strong enough to allow for the fitting of an overhead hoist capable of carrying a load of 200kg.

- d. A principal double bedroom is located on the entrance storey, or the storey above (or below) the entrance storey, has a minimum floor area of 13.5m² and is a minimum of 3m wide clear of obstructions (e.g. radiators).
- e. The principal double bedroom can provide a minimum 1000mm wide clear access zone to both sides and the foot of the bed and in front of all furniture, and a minimum 1200mm by 1200mm manoeuvring space on both sides of the bed (see Diagram 3.9).
- f. Every other double (or twin) bedroom has a minimum floor area of 12.5m² and is a minimum of 3m wide.
- g. Every other double bedroom can provide a 1000mm wide clear access zone to one side and the foot of the bed, and in front of all furniture.
- h. All single and twin bedrooms provide a minimum 1000mm clear access zone to one side of each bed and in front of all furniture.
- i. Every single bedroom has a minimum floor area of 8.5m² and is at least 2.4m wide.

NOTE 1: When demonstrating compliance with these provisions, bed sizes and furniture should comply with the requirements of the furniture schedule in Appendix D.

NOTE 2: The loading for strengthened ceilings is considered suitable for many types of adaptations but additional localised strengthening may be required to support high point loads at the time that adaptations are fitted.



Sanitary facilities

General provisions

3.36 Dwellings should provide suitable WC and washing facilities. Reasonable provision will vary depending on whether dwellings are wheelchair adaptable or wheelchair accessible. To provide suitable and convenient sanitary facilities, a dwelling should comply with all of the following.

- a. WC facilities are provided which comply with the relevant requirements of paragraphs 3.37 to 3.40, and bathroom facilities are provided which comply with the relevant requirements of paragraphs 3.41 to 3.43.
- b. Any dwelling with four or more bedspaces provides access to a minimum of two WCs in separate bathrooms or WC/cloakrooms (see Table 3.5).
- c. Every room that contains an installed level access shower is constructed as a wet room.
- d. All walls, ducts and boxings to every WC/cloakroom, bath and shower room are strong enough to support grab rails, seats and other adaptations that could impose a load of 1.5kN/m^2 .
- e. The ceiling structure to bathrooms and WC/cloakrooms required by paragraphs 3.36 to 3.40 is strong enough to allow for the fitting of an overhead hoist capable of carrying a load of 200kg.
- f. Where sanitary facilities are wheelchair accessible, WC flush controls are positioned on the front of the cistern on the transfer side and can be easily gripped, e.g. a lever flush handle.
- g. Where sanitary facilities are wheelchair accessible, WC pans should be a minimum of 400mm high.
- h. Where sanitary facilities are wheelchair accessible, basins and sinks should be wall hung (typically with their rim 770-850mm above finished floor level) and the clear zone beneath basins, services and pedestals is maximised to enable wheelchair users to approach. Ideally this clear zone should be in the range 400-600mm from finished floor level.
- i. Stacks or soil and vent pipes should only be positioned adjacent to WC where there is no practical alternative and should always be on the wall side of the WC.

NOTE 1: The loading for strengthened walls is considered suitable for many types of adaptations but additional localised strengthening may be required if adaptations are fitted that impose high point loads.

NOTE 2: The provisions of paragraph 3.36 do not apply to sanitary facilities that are additional to the provisions of paragraphs 3.36 to 3.40.

NOTE 3: For the purposes of establishing number of bedspaces relevant to these requirements, a bedroom at or above 8.5m^2 and below 12.5m^2 in size is counted as one bedspaces, and equal to or greater than 12.5m^2 as two bedspaces.

Table 3.5 Summary of minimum requirements for sanitary provision in typical dwelling types (dwellings should also comply with relevant detailed requirements set out in paragraphs 3.36-3.43)

Single storey dwelling (typically a flat or bungalow)	
Occupancy	Typical minimum sanitary provision
2 or 3 bedspaces	Bathroom with level access shower
4 bedspaces	Bathroom with level access shower and separate WC/cloakroom
5 bedspaces or more	Bathroom with level access shower and separate WC/cloakroom (or second bathroom). Wheelchair accessible dwellings must also provide both a level access shower and a bath
Two or three storey dwelling (typically a house or maisonette)	
Occupancy	Typical minimum sanitary provision
2 or 3 bedspaces	Bathroom with level access shower on same level as principal bedroom + entrance storey WC/cloakroom (where bathroom not on the entrance storey)
4 bedspaces	Bathroom with level access shower on same level as principal bedroom and entrance storey WC/cloakroom or second bathroom
5 bedspaces or more	Bathroom with level access shower on same level as principal bedroom and entrance storey WC/cloakroom or second bathroom. Wheelchair accessible dwellings must also provide both a level access shower and a bath

WC facilities on the entrance storey

3.37 To make suitable and convenient provision for a wheelchair user to use a WC, the dwelling should comply with all of the following.

- Every dwelling has, on the entrance storey, a wet room (which may be a WC/cloakroom or a bathroom) that contains a WC, a basin and an installed level access shower and complies with the requirements of either paragraph 3.38 or 3.39.
- Where the dwelling provides both a bathroom and a WC/cloakroom on the same storey, the WC facility need only comply with the requirements of paragraph 3.40.
- The door to the WC facility opens outwards.

3.38 Where the dwelling is defined as wheelchair adaptable, WC facilities should also comply with all of the following.

- The WC, basin and shower (and their associated clear access zones) meet the provisions in Diagram 3.10. An example of a compliant design is shown in Diagram 3.12.
- It is demonstrated how the WC/cloakroom could be easily adapted in future to meet the provisions of paragraph 3.39.

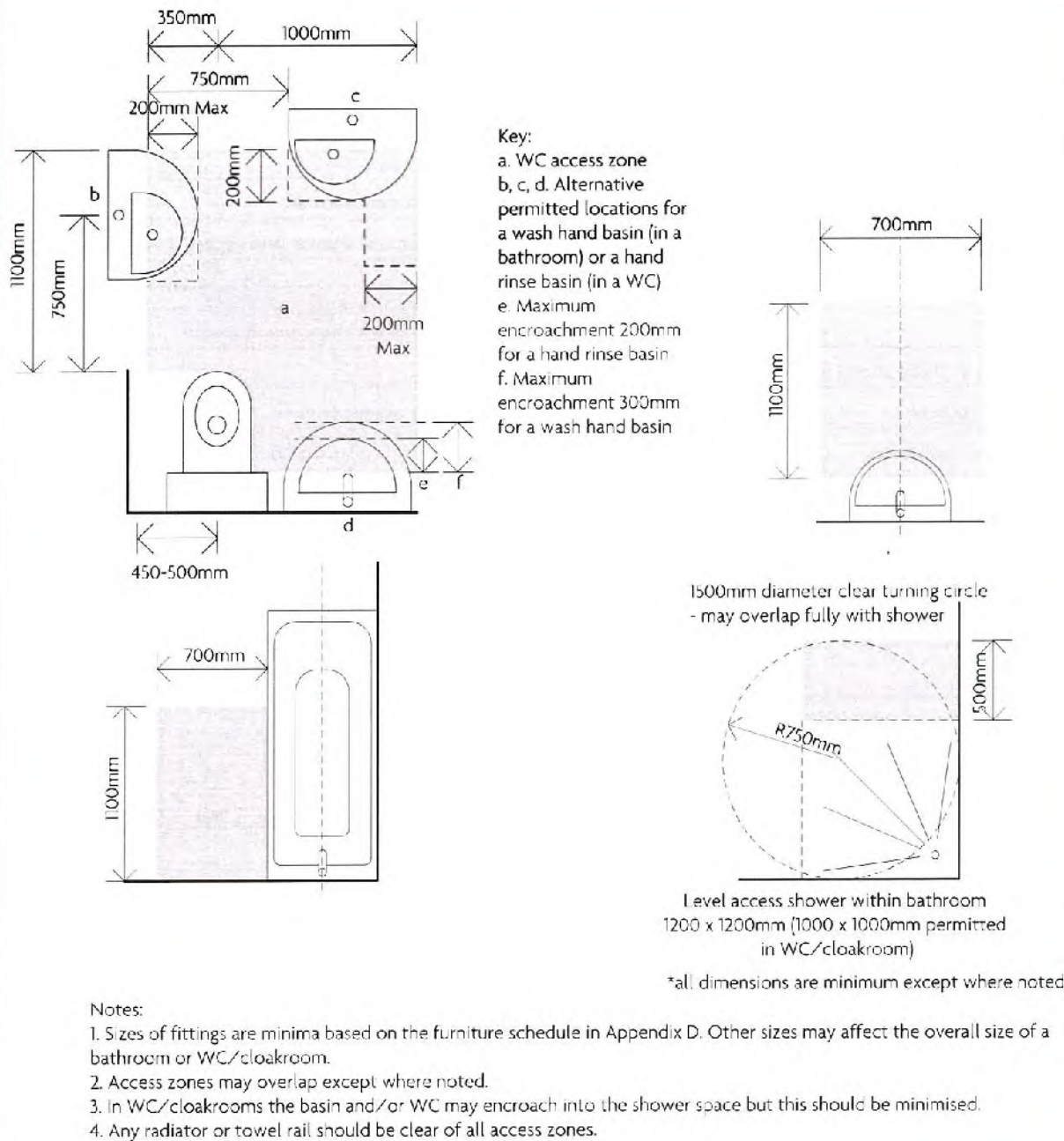
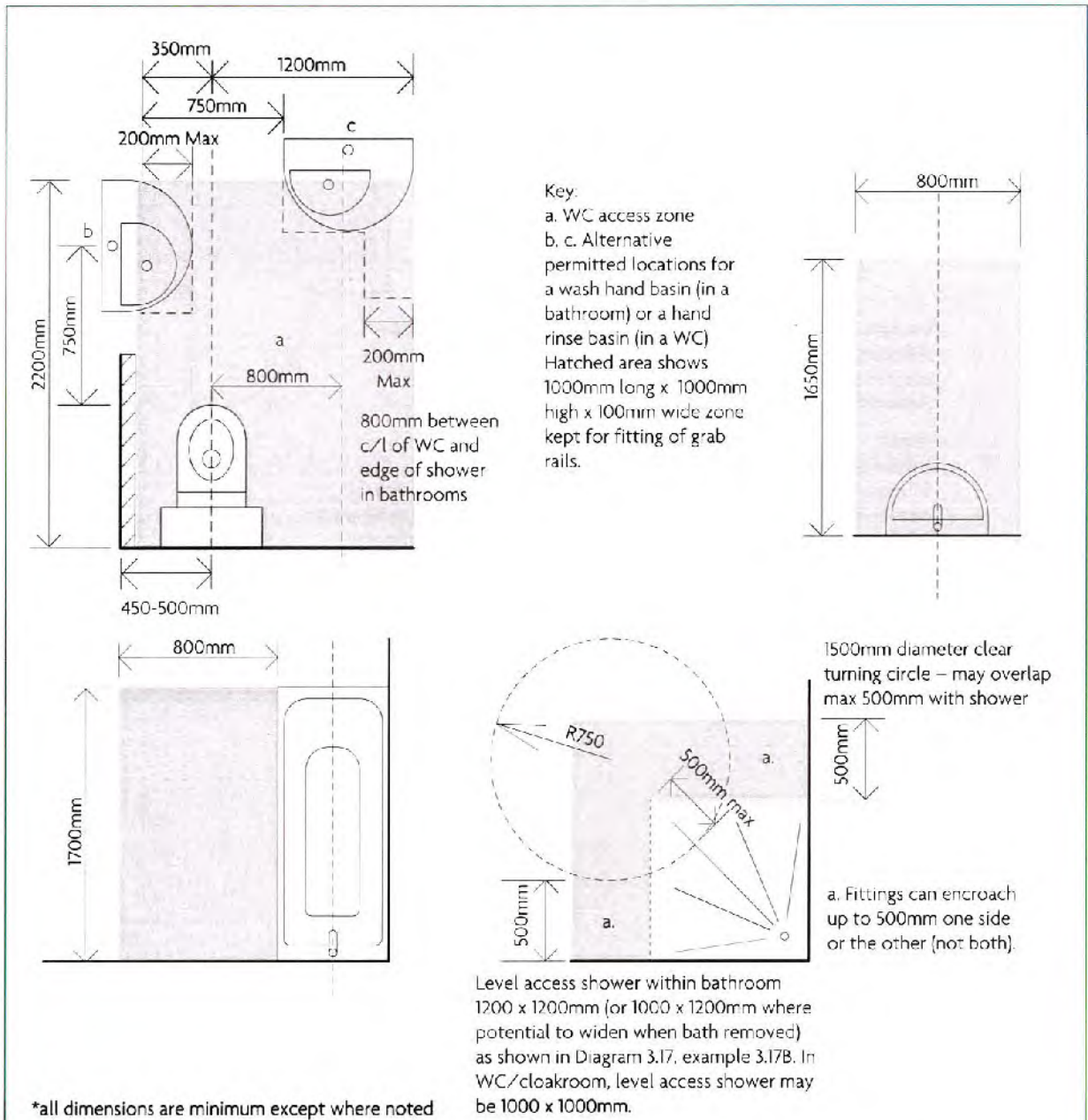


Diagram 3.10 Sanitary fittings associated clear access zones and permitted encroachment of basins – wheelchair adaptable

3.39 Where the dwelling is defined as wheelchair accessible, WC facilities should also comply with all of the following.

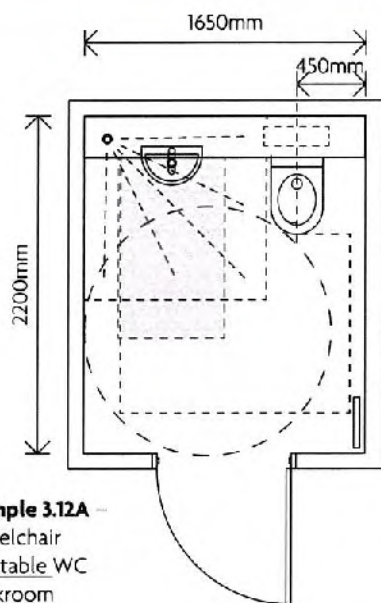
- a. The WC, basin and shower (and their associated clear access zones) meet the provisions in Diagram 3.11. Examples of compliant designs are shown in Diagram 3.12.



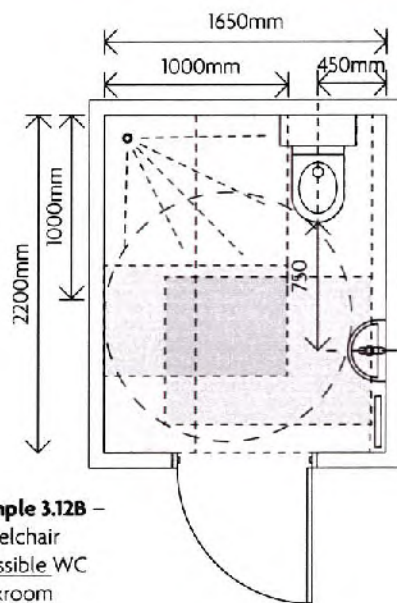
Notes:

1. Sizes of fittings are minima based on the furniture schedule in Appendix D. Other sizes may affect the overall size of a bathroom or WC/cloakroom.
2. Access zones may overlap except where noted.
3. Clear access zone minimum 400mm-600mm high required under all basins other than essential traps and drainage connections providing these do not impede approach by a wheelchair user.
4. Any radiator or towel rail should be clear of all access zones.

Diagram 3.11 Sanitary fittings, associated clear access zones and permitted encroachment of basins – wheelchair accessible



Example 3.12A –
Wheelchair
adaptable WC
cloakroom



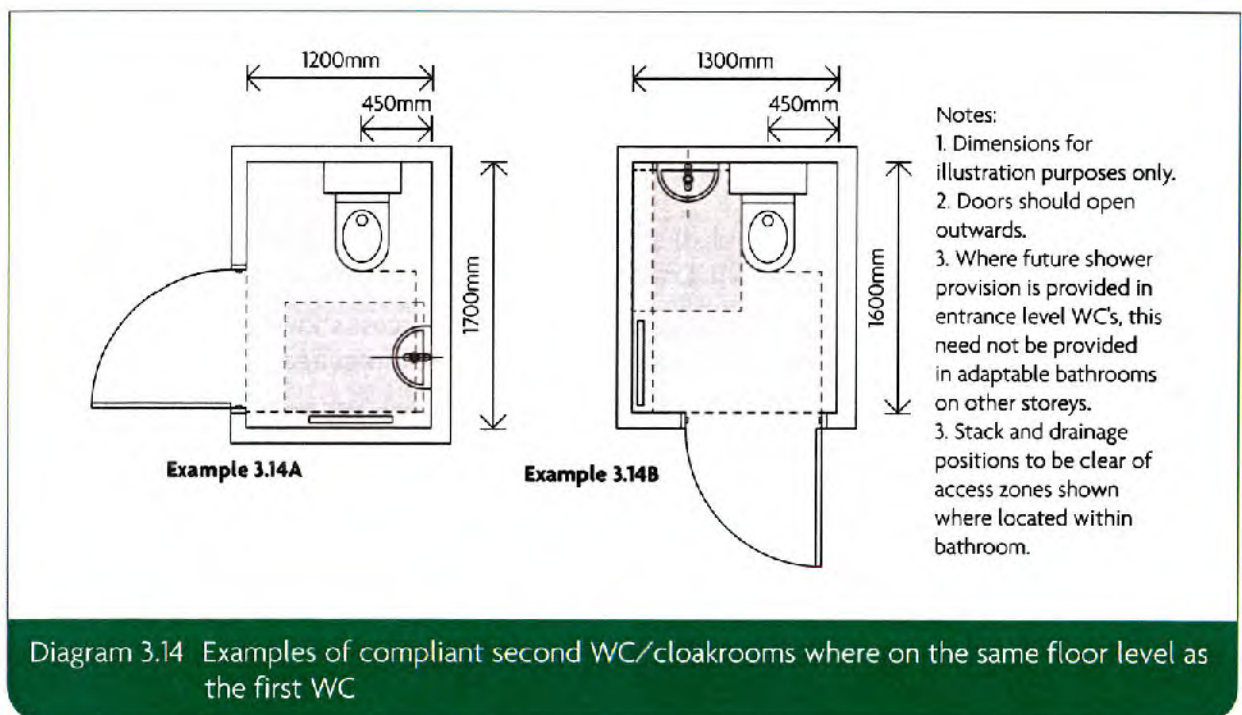
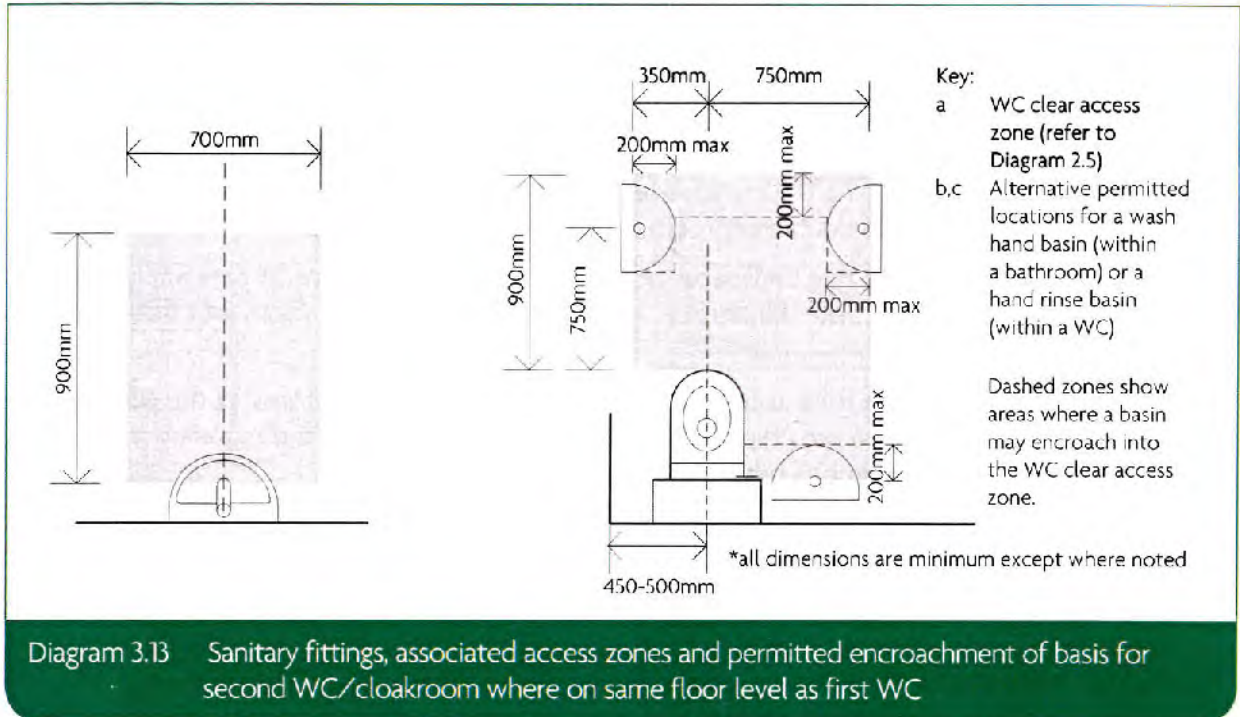
Example 3.12B –
Wheelchair
accessible WC
cloakroom

Notes:

1. Dimensions for illustration purposes only.
2. Doors must be capable of opening outwards – in wheelchair adaptable bathrooms the door may open inwards providing that the door can be easily rehung to open outwards (e.g. door stops are planted and easily moved).
3. Stack and drainage positions to be shown clear of access zones where located within WC / Cloakroom.

Diagram 3.12 Example of wheelchair adaptable WC/cloakroom layout with potential to be wheelchair accessible

3.40 Where the dwelling provides both a bathroom and a WC/cloakroom on the same storey, the WC and basin in the WC/cloakroom (and their associated clear access zones) should as a minimum comply with the provisions shown in Diagram 3.13. Examples of compliant designs are shown in Diagram 3.14.



Appendix D: Furniture schedule

Space	Furniture to be shown	Furniture size (mm)	Number bedspaces / number furniture items required						
			2	3	4	5	6	7	8
Living space	Arm chair (or number sofa seats in addition to minimum sofa provision)	850x850	2	3	1	2	3	4	1
	2 seat settee (optional)	850x1300							
	3 seat settee	850x1850			1	1	1	1	
	TV	220x650	1	1	1	1	1	1	1
	coffee table	500x1050 or 750 diameter							
	occasional table	450x450							
	storage units	500 x length shown (1 only required)	1000	1000	1500	2000	2000	2000	
Dining space	dining chair		2	3	4	5	6	7	+
	dining table	800 x length shown (1 only required)	800	1000	1200	1350	1500	1650	
Bedrooms									
Double Bedroom	Principal bedroom double bed; or	2000x1500	1	1	1	1	1	1	1
	Other double bedroom double bed; or	1900x1350	1	1	1	1	1	1	1
	single bed (2 number in twin)	1900x900	2	2	2	2	2	2	2
	bedside table	400x400	2	2	2	2	2	2	2
	desk and chair	500x1050	1	1	1	1	1	1	1
	chest of drawers	450x750	1	1	1	1	1	1	1
	double Wardrobe	600x1200	1	1	1	1	1	1	1
Twin bedroom	single bed (2 number in twin)	1900x900			2	2	2	2	2
	bedside table	400x400			2	2	2	2	2
	chest of drawers	450x750			1	1	1	1	1
	table and chair	500x1050			1	1	1	1	1
	double wardrobe	600x1200			1	1	1	1	1
Single Bedroom	single bed	1900x900		1	1	1	1	1	1
	bedside table	400x400		1	1	1	1	1	1
	chest of drawers	450x750		1	1	1	1	1	1
	table and chair	500x1050		1	1	1	1	1	1
	double wardrobe	600x1200		1	1	1	1	1	1
Bathrooms	WC + cistern	500x700							
	Bath	700x1700							
	Wash hand basin	600x450							
	Hand rinse basin	350x200							
Manoeuvring zone									
Bedrooms	Manoeuvring square as per requirements	1200x1200							
Living rooms	Turning circle; or	1500x1500							
	Turning ellipse	1400x1700							

Index

Note:

- Category 1 – Visitable dwellings
- Category 2 – Accessible and adaptable dwellings
- Category 3 – Wheelchair user dwellings

A

accessible and adaptable dwellings 2.1–2.30

access zones

- bathrooms 2.29, 3.42, 3.43; Diagrams 2.5, 2.7, 3.15–3.17
- bedrooms 2.25, 3.35; Diagrams 2.4, 3.9
- kitchens 3.32
- parking spaces 2.12, 3.12
- sanitary fittings Diagrams 2.5, 3.10, 3.11
- WC facilities 2.27, 3.38–3.40; Diagrams 1.3, 3.10, 3.11, 3.13

approach route

- optional requirement 0.4
- Category 1 1.1–1.8
- Category 2 2.1–2.11
- Category 3 3.1–3.10

B

basins

- permitted encroachment Diagrams 2.5, 3.10, 3.11
- wheelchair accessible dwellings 3.36

bathrooms

- Category 2 2.29; Diagram 2.7
- Category 3 3.41–3.43; Diagrams 3.10, 3.11
- wheelchair accessible 3.43; Diagrams 3.16, 3.17
- wheelchair adaptable 3.42; Diagram 3.15

bedrooms

- Category 2 2.25
- Category 3 3.35
- clear access zones Diagrams 2.4, 3.9

British Standards

- BS EN 81-70 1.11, 2.16, 3.16
- BS 5900 3.29

Building Regulations 2010

- Part C 0.15
- Part K 0.14

C

car parking

- Category 2 2.12
- Category 3 3.12

circulation areas 1.15, 2.22, 3.24

clear opening width Diagrams 1.1, 2.2, 3.2

cloakrooms *see* WC facilities

communal entrances

- Category 1 1.9; Diagram 1.1
- Category 2, 2.14; Diagram 2.2
- Category 3, 3.14; Diagram 2.2

communal lifts

- Category 1 1.10, 1.11
- Category 2 2.16
- Category 3 3.16

communal stairs 1.10, 1.12, 2.17, 3.17

controls 1.18, 2.30, 3.44; Diagram 1.5

corridors

- Category 1 1.15; Table 1.1; Diagram 1.2
- Category 2 2.22; Table 2.1; Diagram 2.3
- Category 3 3.24; Diagram 3.4

D

doorways

- on approach routes 2.15, 3.15
- external doors 2.21
- principal communal entrance 1.9, 2.15–2.15, 3.14–3.15
- principal private entrance 2.20, 3.22; Diagram 3.3
- internal, Category 1 1.15; Table 1.1; Diagram 1.2
- internal, Category 2 2.22; Table 2.1; Diagram 2.3
- internal, Category 3 3.24; Diagrams 3.4, 3.5
- see also* clear opening width

drop-off points 2.13, 3.13

E

entrances *see* communal entrances; private entrances; principal communal entrances; principal private entrances

entrance storey 1.13–1.18
kitchen and eating areas 3.32
principal bedroom 3.35
WC facilities 1.17, 2.27, 3.37–3.39
wheelchair storage 3.25

Equality Act 2010 0.9

F

furniture schedule Appendix D

H

habitable rooms
Category 2 2.24–2.25
Category 3 3.31–3.35

Halls *see* corridors

historic buildings 0.12–0.13

K

kitchens
wheelchair accessible dwellings 3.32, 3.34;
Table 3.4; Diagram 3.8
wheelchair adaptable dwellings 3.32, 3.33;
Table 3.3

L

legislation 0.7–0.9
Building Regulations 2010 0.14, 0.15
Equality Act 2010 0.9
Equality Act 2010 (Disability) Regulations 0.9
The Workplace (Health, Safety and Welfare) Regulations 0.7–0.8

lifts
wheelchair accessible dwellings 3.29;
Diagram 3.7
wheelchair adaptable dwellings 3.28
see also communal lifts

living area 2.24, 3.31; Table 3.2

M

material alterations 0.11
mixed use development 0.10

O

optional requirements 0.3–0.6

P

parking spaces 2.12, 3.12
principal bedroom 2.25
principal communal entrances 1.9, 2.14, 3.14
principal private entrances
Category 2 2.20
Category 3 3.22; Diagram 3.3
principal storey
WC facilities 1.27
private entrances
Category 1 1.13–1.14
Category 2 2.20–2.21
private outdoor space 3.45

R

ramps
on approach route 1.7, 2.10, 3.10
maximum length for gradient Diagrams 2.1, 3.1

S

sanitary facilities
Category 1 1.17
Category 2 2.26–2.28
Category 3 3.36–3.43; Table 3.5
see also bathrooms; WC facilities
sanitary fittings Diagram 2.5
wheelchair accessible dwellings Diagrams 3.11, 3.16, 3.17
wheelchair adaptable dwellings Diagrams 3.10, 3.14
services 1.18, 2.30, 3.44; Diagram 1.5
showers 2.27, 3.36–3.39, 3.41; Table 3.5; Diagram 2.5,
see also bathrooms, sanitary fittings
stairs
communal 1.10, 1.12
private 2.23, 3.30

stepped approach

Category 1 1.8

Category 2 2.11

Category 3 3.11

steps *see* stepped approach

storage space

general storage 3.26; Table 3.1

wheelchair storage and transfer 3.25; Diagram 3.6

V

visitable dwellings 1.1–1.18

W

WC access zones Diagrams 1.3, 3.13, 3.14

wheelchair accessible dwellings Diagram 3.11

wheelchair adaptable dwellings Diagram 3.10

WC facilities

Category 1 1.17; Diagram 1.4

Category 2 2.27; Diagram 2.6

Category 3 3.36–3.40; Diagrams 3.11–3.14

wheelchair user dwellings 3.1–3.45

wheelchair accessible dwellings

bathrooms 3.43; Diagrams 3.11, 3.16, 3.17

kitchens 3.34; Table 3.4; Diagram 3.3

lifting devices 3.29; Diagram 3.7

optional requirement 0.5

WC facilities 3.36, 3.39; Diagrams 3.11, 3.12

wheelchair adaptable dwellings

bathrooms 3.42; Diagrams 3.10, 3.15

kitchens 3.33; Table 3.3

lifting devices 3.28

storage space 3.25

WC facilities 3.36, 3.38; Diagrams 3.10, 3.12

Workplace (Health, Safety and Welfare)

Regulations 0.7–0.8

worktops Tables 3.3, 3.4

List of approved documents

The following documents have been published to give guidance on how to meet the Building Regulations. You can find the date of the edition approved by the Secretary of State at www.gov.uk.

Approved Document A

Structure

Approved Document B

Fire safety

Volume 1: Dwellinghouses

Volume 2: Buildings other than dwellinghouses

Approved Document C

Site preparation and resistance to
contaminants and moisture

Approved Document D

Toxic substances

Approved Document E

Resistance to the passage of sound

Approved Document F

Ventilation

Approved Document G

Sanitation, hot water safety and water
efficiency

Approved Document H

Drainage and waste disposal

Approved Document J

Combustion appliances and fuel storage
systems

Approved Document K

Protection from falling, collision and impact

Approved Document L1A

Conservation of fuel and power in new
dwellings

Approved Document L1B

Conservation of fuel and power in existing
dwellings

Approved Document L2A

Conservation of fuel and power in new
buildings other than dwellings

Approved Document L2B

Conservation of fuel and power in existing
buildings other than dwellings

Approved Document M

Access to and use of buildings

Volume 1: Dwellings

Volume 2: Buildings other than dwellings

Approved Document P

Electrical safety – Dwellings

Approved Document Q

Security – Dwellings

Approved Document 7

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APPENDIX 2



A profile of people living in Harlow

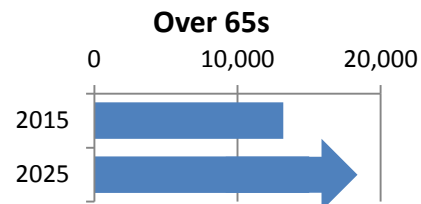
March 2016
Organisational Intelligence

Harlow is one of a number of 'new towns' built in the 1950's to provide social housing to people living in London. Covering an area of 12 square miles, the town was designed by the architect Lord Gibberd and built on a theme of neighbourhoods around the town centre. Each of the original seven neighbourhoods has necessary amenities – shops, schools, church, health centre and district council neighbourhood offices. The aim across the town was to have large areas of green open spaces - most of which have been preserved.

An overview of Harlow including key issues impacting the population, health and wellbeing, and demand on services

People and place

- An **ageing population** is increasing demand on services.



- Several **deprived areas** with poor health and unemployment.
- Very high population density.
- Very high rate of **crime** and fewer residents feel safe.
- Lower than average waste **recycling** levels.



Lifestyles

- Reducing **smoking, drinking** and child/adult **obesity**, plus increasing the level of physical activity, are all areas for improvement.
- Interventions need to reach high risk groups to reduce the number of preventable health conditions and service demand.
- Hospital admissions due to **alcohol** related conditions are worse than the England average.
- Increase in number of adults in **substance misuse** treatment.

Physical and mental health

- Third highest rate of **diabetes** in the county.
- Higher rate of hospital admissions due to **hip fractures** than England.
- Both prevention and treatment are important to improving health outcomes.
- Poor **wellbeing** amongst adults but a lower than average percentage with **mental health** problems.
- Increasing number of people with **dementia**. Unpaid carers require support to achieve their role.



Housing

- High proportion of **social tenants**, with fewer than average number of residents owning their own homes.
- Large rise in **house prices**.
- Very high proportions on the **housing waiting list** and in **temporary accommodation**.
- High rate of **homeless** households.
- Ageing population will impact on the availability of health services, housing and care homes.



Children and Young people

- Very high rate of **teenage pregnancy** is linked to a range of poor outcomes in later life.
- Higher than average **Chlamydia** testing but also higher percentages testing positive.
- High levels of **child poverty**.
- High rate of **children in care**.
- High level of eligibility for free early education entitlement (two year olds) but low **take up** rates.

Education

- Low percentage of children who are **ready for school**.
- The proportion who achieve a **good level of development** at age 5 is close to the average but there is a **gap** for those eligible for free school meals.
- Lower than average proportion achieve five or more **GCSEs** at grades A*-C.
- High proportion attend a **good or outstanding school**.
- Lowest **persistent secondary absenteeism** in Essex.
- Far fewer pupils than average aspire to go to **university**.



Employment

- Higher than average number of adults with **no qualifications**.
- Average adult unemployment but higher proportion of **young people** Not in Education Employment or Training.
- Lower level of **employment** amongst adults.
- Higher than average ratio of **jobs** per population and increasing number of jobs.
- Most businesses have 9 or fewer employees.



Transport

- Shortest average **travel time** by public transport or walking to reach key services in Essex.
- Below average percentage of residents in Essex who are satisfied with local **bus service** and local transport information.
- Access to a car is essential for people out of work and not able to use public transport or walk to an employment centre. 14% may miss out on **work opportunities** unless they have access to a car.

Greater demand on health and social care due to an ageing population and schools and services supporting 5-15 year olds

This section links to the following Essex County Council Outcomes



Children get the best start



Good health & wellbeing



Learning



Safer communities



Economic growth



Sustainable environment

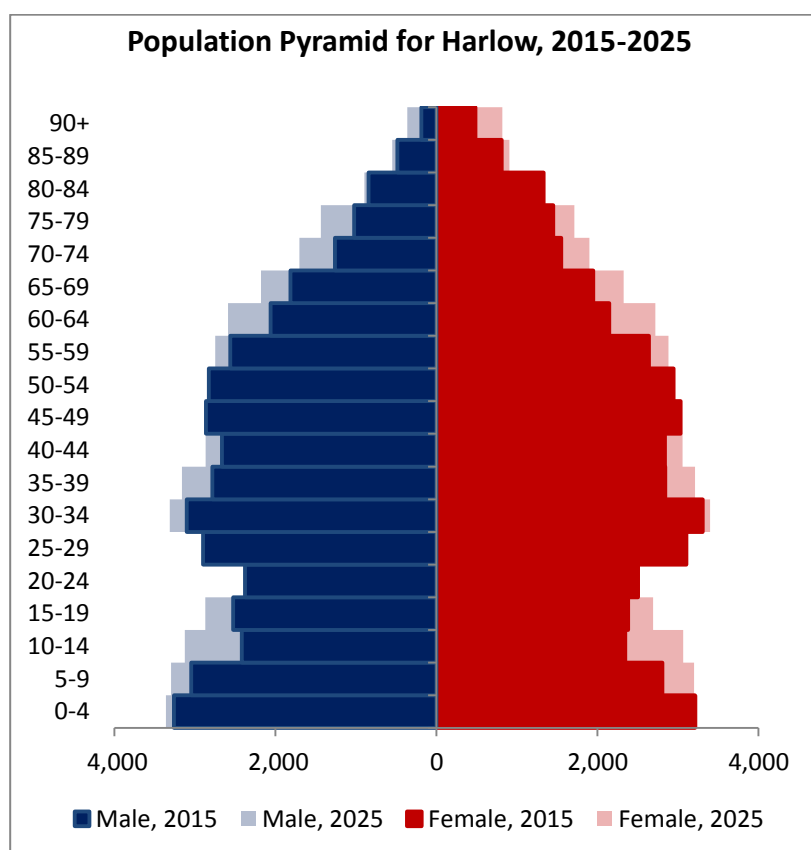


Independence



Harlow is the fourth smallest district in Essex in terms of total population numbers, accounting for 6% of the total population in Essex. It has a lower proportion of over 65s compared to the county as a whole although an 21% increase is expected between 2015 and 2025 equating to 2,800 more people. This ageing population will put greater demand on health, social care services and housing needs.

The working population is essential for economic growth, requiring adequate housing, access to jobs and businesses, and the Harlow proportion is forecast to decrease by 3% by 2024.

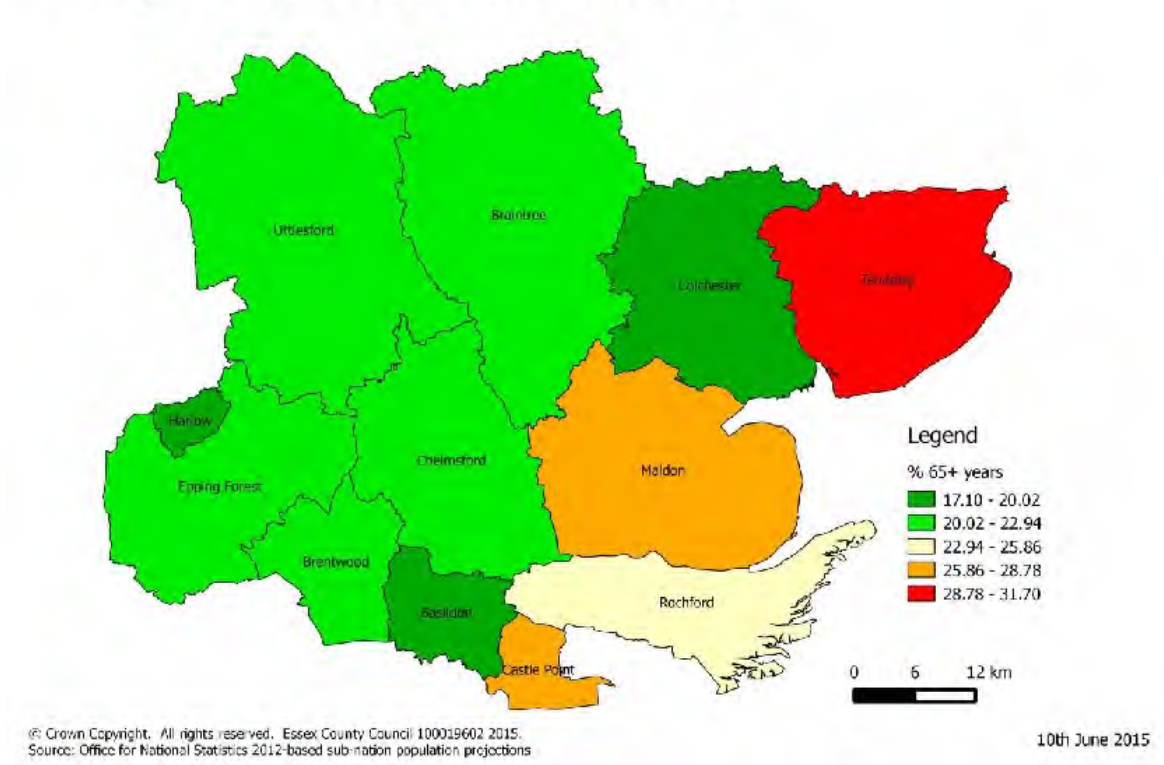


Source: ONS, 2012 sub-national populations

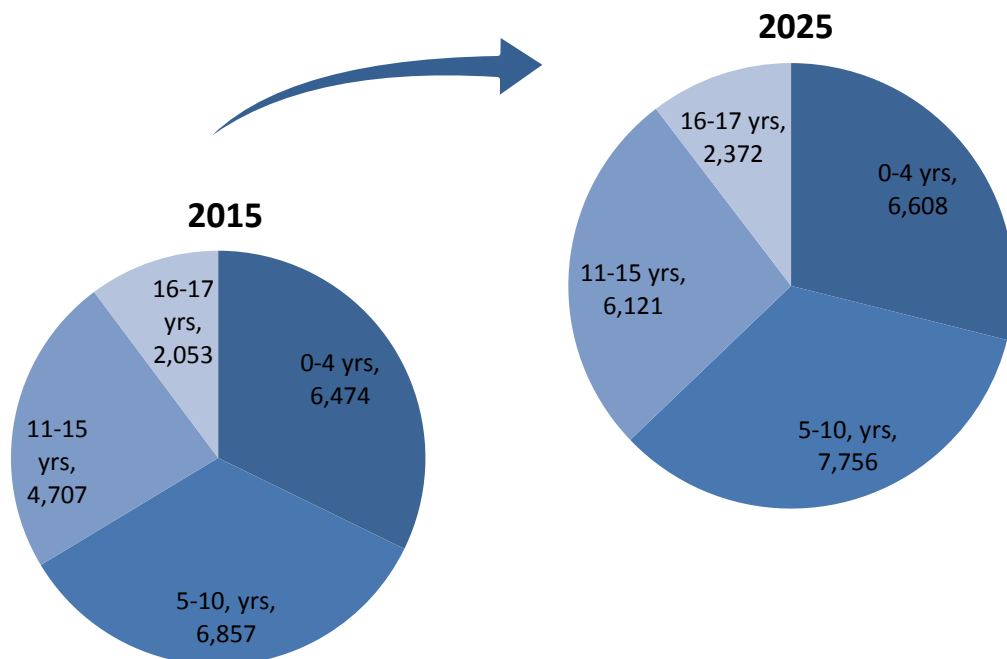
Between 2015 and 2025:

- The total population will increase from 84,600 to 91,800: an increase of 8% or 7,100 more people.
- Over 65s will increase from 13,200 to 16,000: an increase of 21% (2,800) and will represent 17% of the total population in the district.
- The proportion of the working age population will fall slightly from 58% to 55%.
- There will be 2,900 more under 19s.
- 14,400 new babies will be born over the period.

Percentage of older people (65+ years) by district (2024)



Between 2015 and 2025, the 5-10 year old and 11-15 year old age groups will be the biggest growing age groups for children: an increase of 899 and 1,415 respectively. School places and services will need to be available to support these changes.



Harlow has a number of areas of relative deprivation

This section links to the following Essex County Council Outcomes



Children get the best start



Good health & wellbeing



Learning



Safer communities



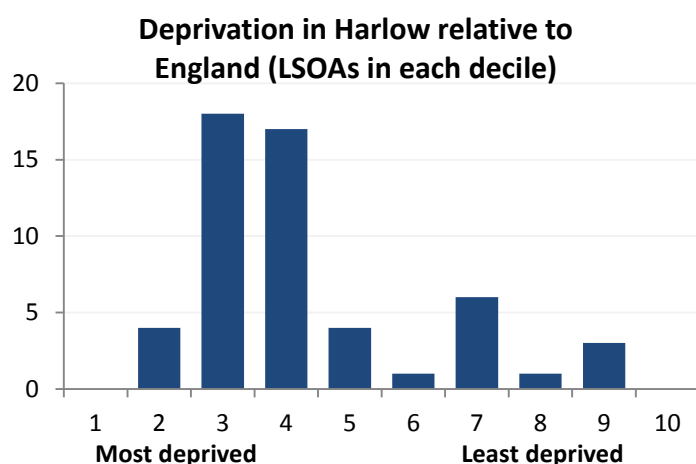
Economic growth



Sustainable environment



Independence



Source: DCLG, Indices of Multiple Deprivation (IMD) 2010

The Indices of Multiple Deprivation are made up of a number of different domains including: income; employment; health and disability; education, skills and training and housing and services which impact the overall deprivation. The difference in deprivation between areas is a major determinant of health inequality: if deprivation inequalities decrease then health inequalities are likely to decrease also.

There are 54 LSOAs in Harlow, with none of them being amongst the most deprived 10% (or the most affluent 10%) in England.

The distribution would suggest that there are a few affluent areas of Harlow but many that are relatively deprived. Harlow is ranked 101 out of 326 local authorities in England on overall deprivation (where 1 is the highest level of deprivation).

MOSAIC is a tool for identifying the characteristics of households within an area. There are 66 different household types in MOSAIC and some or all of them can be present in an area. The top three most prevalent household types in Harlow, representing 21% of households are:

"M56 Solid Economy" 9.5% of households	"K47 Offspring Overspill" 5.6% of households	"K46 Self Supporters" 5.4% of households
<ul style="list-style-type: none"> Families with children, aged 18-25 Renting from social landlord Household income less than £15k Lower wage service roles Relatively stable finances but small bills may be a struggle 	<ul style="list-style-type: none"> Pre-retirement families with adult children, aged 56-60 Own three bed semis and terraces Individual incomes not high, with household incomes of £30-39k Better off if children are contributing but bills can be a struggle 	<ul style="list-style-type: none"> Singles living alone, aged 46-65 Own two or three bedroom small homes, often terraces Still working Income typically of £20-29k

Staple Tye, Toddbrook and Mark Hall wards are areas with high deprivation and health inequalities. The household profiles in these areas are quite different and therefore the approach needed to reduce inequalities is also likely to be different.

Staple Tye ward	Toddbrook ward	Mark Hall ward
<ul style="list-style-type: none"> • 11% of households are M56 'Solid Economy' who tend to be families with children, renting their homes with incomes under £15k. • 7% are M55 'Families with Needs' who are cohabiting couples or singles with children, renting with household incomes under £15k. • 6% are N61 'Estate Veterans' (see right for definition). • 6% are M54 'Childcare Squeeze' who are couples likely to have pre-school children, own low value homes and have incomes of £30-39k. 	<ul style="list-style-type: none"> • 9% of households are M56 'Solid Economy' (see left for definition). • 7% are J41 'Central Pulse' who are singletons aged under 35 who rent flats, with incomes of £20-29k. • 6% are K47 'Offspring Overspill' who are pre-retirement families with adult children and incomes of £30-39k. • 6% are K46 'Self Supporters' who live alone, are aged 46-65 and own 2/3 bedroom small homes with incomes of £20-29k. • 6% are N61 'Estate Veterans' (see right for description). 	<ul style="list-style-type: none"> • 13% of households are M56 'Solid Economy' (see left for description). • 9% are O63 'Streetwise Singles' who are singles and sharers aged under 30 in low cost social flats with incomes of less than £15k. • 7% are N61 Estate Veterans' who are 76-80, often living alone, on low incomes and long term social renters. • 7% are K47 'Offspring Overspill' (see left for description). • 6% are J45 'Bus-Route Renters' who tend to be 25-40, living alone and renting lower value flats.

Reducing smoking, drinking and adult obesity are areas for improvement

This section links to the following Essex County Council Outcomes



Children get the best start



Good health & wellbeing



Learning



Safer communities



Economic growth



Sustainable environment



Independence

Smoking, drinking alcohol and obesity can cause preventable health conditions. At 23.8% Harlow has the third highest smoking prevalence in the county, and it is also higher than the national average of 18%. Prevalence is higher in people in routine and manual jobs (36.4%).

Alcohol related admissions to hospital were significantly higher than the national rate of 645 per 100,000 population in 2013/14. There were 193 arrests for drug possession in Harlow in the year to September 2015, down 13.1% from a year earlier and accounting for 7.8% of all arrests in Essex. 372 adults and 55 young people were receiving treatment for drug abuse, plus 226 adults and six young people were receiving treatment for alcohol abuse in the district in 2014/15. This is a

- 23.8% of adults are smokers, higher than the national average.
- 552 people (731 per 100,000) were admitted to hospital with alcohol related conditions, worse than the national average.
- 156 adults (and 31 young people) were in treatment for drug/alcohol misuse, up 12% from a year earlier.

10% decrease since 2013/14 in the number of adults being treated but the number is the fourth highest in the county.



Citizen Insight Source: Residents Survey 2015

11% of Harlow residents stated that they smoke, similar to the Essex average (10%).

The proportion of adults who are overweight or obese (66.1%) is in the mid range of districts but is slightly higher than the national average (64.6%). At 36.2% Harlow has the highest proportion of children aged 10-11 in the county (the Essex average is 30.7%) and the figure is also higher than the national average of 33.3% in 2014/15.

Compared to the county average Harlow has a lower rate of physical activity levels in terms of organised sport participation (31.7% compared to 35.4% of adults) and as part of a club membership (19.6% against 22.9%). Residents should do more to improve their levels of physical activity in order to benefit their health, to achieve a lower risk of cardiovascular disease, stroke and coronary heart disease and this may mean creating more opportunities for people to do so.

- 66.1% of adults and 36.2% of 10-11 year old children are overweight or obese. This is higher than the national figure for adults and children.
- 14.6% of adults in Harlow are doing enough physical activity to benefit their health, the third lowest in the county and lower than the national average of 17.6%.



Citizen Insight Source: Residents Survey 2015

- 35% said that in the last week they did 30 minutes of moderate physical activity on five days or more, lower than the county average of 39%.
- Harlow residents (38%) are most likely to cite lack of time as the main reason for not taking more exercise (slightly lower than the Essex average of 43%). They are more likely than all Essex residents to say that it is too expensive (32% compared to 23%).

Poor health and increasing numbers of people with dementia, diabetes and admissions due to hip fractures will put demand on health services

This section links to the following Essex County Council Outcomes



Children get the best start



Good health & wellbeing



Learning



Safer communities



Economic growth



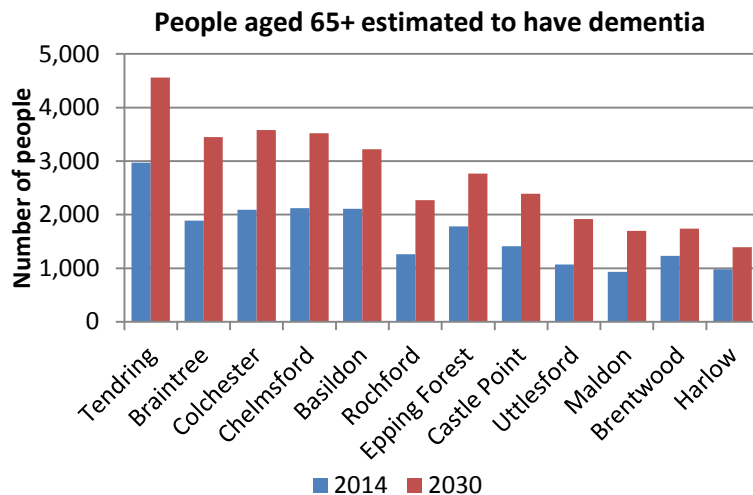
Sustainable environment



Independence



Increasing numbers of people with dementia will have an impact on health services including training of staff, support for unpaid carers, and the available housing stock as more places in supported and sheltered housing and care homes will be needed.



980 people aged over 65 are thought to have dementia and this number is expected to rise by 42% to 1,390 by 2030, the second lowest percentage increase in the county.

Harlow had the highest rate of people who died prematurely from cardiovascular diseases (CVD) in the county, higher than the national average of 75.7. It has the second highest rate of preventable deaths from CVD, which is close to the national average of 49.2. There has been a general improvement of these rates which is consistent with the national picture, and likely due to improvements in treatment and lifestyle. Prevention and treatment are important to improve things further.

- 81.1 per 100,000 people (147) died prematurely from cardiovascular disease (2012-2014), the highest rate in the county. 48.5 per 100,000 (86) were preventable deaths from CVD.

- 618 per 100,000 (95) residents aged 65+ were admitted to hospital with hip fractures in 2014/15.
- Harlow has the third highest rate of diabetes in Essex at 6.7% (4,871) of the GP registered population, and the rate has risen over the last four years.

The prevalence of hospital admissions due to hip fractures in the over 65s in 2014/15 was worse than the previous year and was worse than the England average of 571 per 100,000 population, but was however in the mid-range of figures in the county. Hip fractures can cause a loss of independence and are likely to result in an increased need for social care and care home places.

There was an increase in the number of recorded cases of diabetes in 2014/15, compared with the previous period, and the rate has been increasing over the last four years (as has the national figure). This may be due to higher levels of diabetes or improved detection by GPs. The rate is slightly above the national average.



Citizen Insight Source: Residents Survey 2015

63% of Harlow residents rate their general health as good, the lowest percentage in Essex and below the county average of 70%.

658 adults in Harlow were receiving social care support in 2014/15. 90% had personal budgets while 21% had Direct Payments, very close to the figures for the whole of Essex.

74% of adults who had accessed reablement services during the year left as self-carers, i.e. being able to live independently, just above the county average of 71%. (Reablement is a short-term service to help people with their daily living activities in order to regain or increase their independence following an illness, injury, disability or when people need some support in re-building confidence).

- 658 adults in Harlow were receiving social care support in 2014/15.
- 90% of them had personal budgets, similar to the county average of 91%.

Lower than average life satisfaction, higher than average level of bullying and adult mental health prevalence in West Essex CCG is lower than England figures

This section links to the following Essex County Council Outcomes



Children get the best start



Good health & wellbeing



Learning



Safer communities



Economic growth



Sustainable environment



Independence



National research highlights that good emotional and mental health is fundamental to the quality of life and productivity of individuals, families, communities and nations. It is associated with improved learning; increased participation in community life; reduced risk-taking behaviour and improved health outcomes. Poor child emotional well-being and mental health can have a lasting effect into adulthood. Research has shown that early intervention, preventative strategies and resilience building are effective to improve emotional wellbeing and mental health and are most effective when they take a holistic, family centred approach.



Citizen Insight

According to the 2015 Pupil Health and Wellbeing (SHEU) survey:

- Primary pupils in Harlow scored their overall wellbeing as 14.2 out of 20, close to the county average while secondary pupils scored their overall wellbeing as 12.5 out of 20, also similar to the Essex figure.
- 25.2% of secondary school pupils in Harlow say they have sometimes felt afraid to go to school because of bullying, above the Essex average of 20.5%.

67% of residents rated their life satisfaction at 7 or more out of 10, fewer than the 72% in the whole of Essex and the second lowest in the county (Residents Survey 2015)

People with a serious mental illness have mortality rates 2-3 times higher than the total population that is largely due to undiagnosed or untreated physical illness as there had been a focus on the mental illness.

The proportion of people with a mental health problem in the West Essex CCG (0.69%) area is lower than the national figure. This indicator shows the prevalence of schizophrenia, bipolar affective disorder and other psychoses. This figure is much lower than the 4.2% of those completing a GP survey who report they have a long term mental health problem, which may be due to an under recording of diagnosis or the increased likelihood of people with mental or physical health problems completing GP surveys.

A large proportion of older people diagnosed with mental health problems are often related to dementia. During 2014/15 the Older Age Mental Health team conducted 10 assessments for people entering the service and 18 reviews on residents in Harlow. This represented 2% of all assessments and 1% of all reviews conducted in Essex: the third smallest number of assessments and smallest number of reviews in the county.

In the NHS West Essex CCG area, which covers Epping, Harlow and Uttlesford:

- 0.69% have a mental health problem lower than the England figure (0.86%, QOF prevalence)
- 4.2% of people completing a GP survey report a long term mental health problem, lower than the England figure (5.1%)

Harlow has high rates of children in care, with a Child Protection Plan and children in poverty, and a very high rate of teenage pregnancy

This section links to the following Essex County Council Outcomes



Children get the best start



Good health & wellbeing



Learning



Safer communities



Economic growth



Sustainable environment



Independence

The wellbeing of children and young people can be affected by many factors. Children and young people in care are among the most socially excluded children in England and there tend to be significant health and social inequalities for these children compared with all children. Harlow has the second highest rate of children in care in the county (47.8 per 10,000 population), although only a third of children originating from Harlow are placed there. Twice as many children originating from outside the district are placed in Harlow (mainly Unaccompanied Asylum Seeking Children).

The rate of children with a Child Protection Plan is 24.4, the second highest in the county and above the Essex average of 16.9, while its rate of children receiving other social care support at 215.0 is significantly higher than the county average of 152.5.

- At the end of December 2015 there were 96 children in care originating from the Harlow district.
- 49 children with a Harlow postcode had a Child Protection Plan in place.
- 432 children received other social care support.

During 2015, Harlow had 111 families commenced on a Family solutions episode, representing 10% of all episodes in Essex. Family Solutions is an early intervention project.

The rate of hospital admissions caused by injury to children aged 0-14 (either unintentional or deliberate) was 76.4 per 10,000 in 2013/14, below the Essex average of 92.3 and the second lowest district in Essex

- During 2015, Harlow had 111 families commenced on a Family Solutions episode.
- 127 children were admitted to hospital due to injury in 2013/14, a lower rate than the Essex average.

38.3% of two year olds were eligible for Free Early Education Entitlement and the take up rate was 58.3% in autumn term 2015.

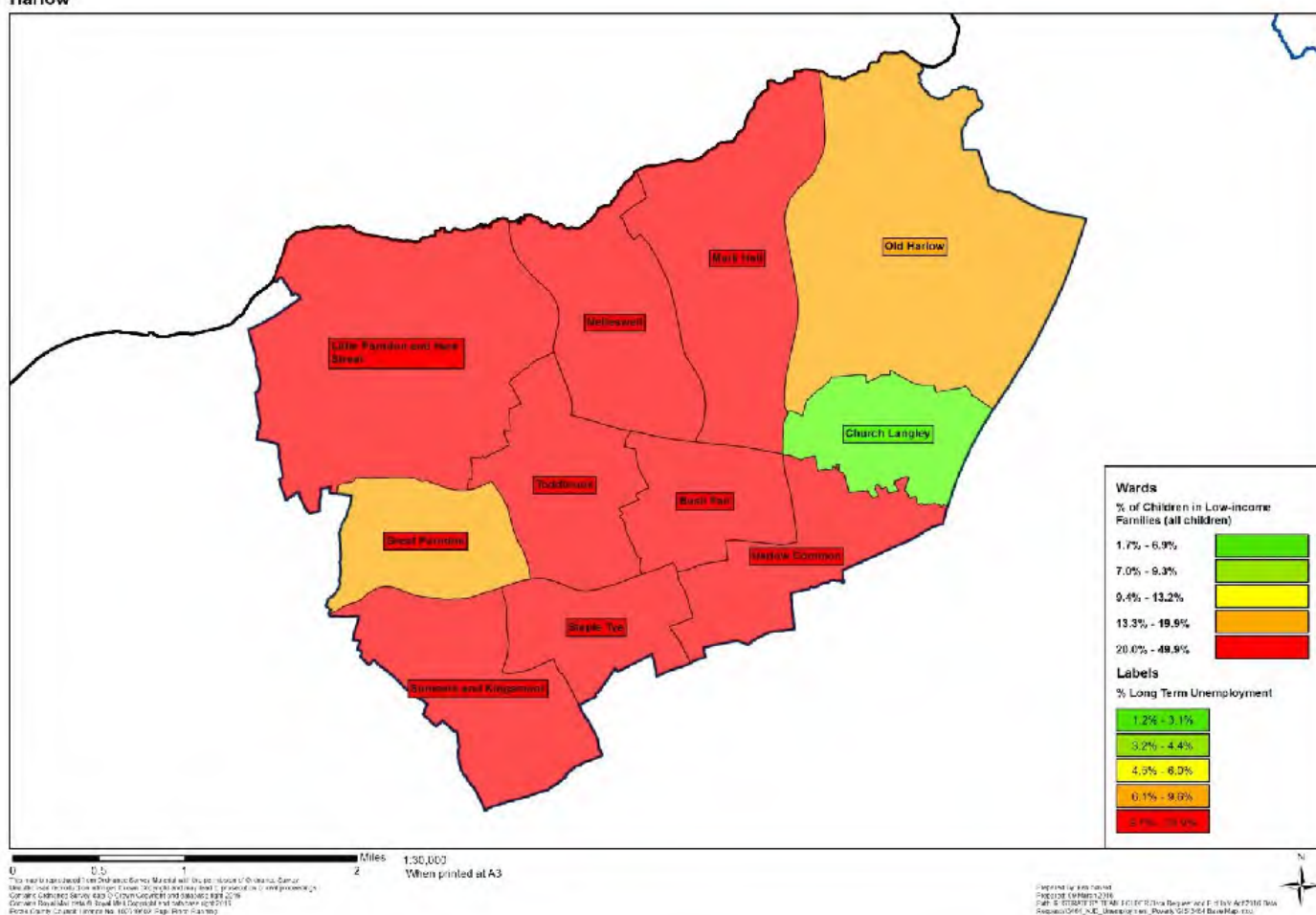
Inequalities that develop in childhood tend to also disadvantage people as they become adults, for example poor health and social exclusion of care leavers and poor health, and financial outcomes for children who experience poverty. Early support can help to mitigate these problems later in life. Free Early Education Entitlement (FEEE) is a priority nationally for early years and Harlow, while having the second highest proportion of families who are eligible, had the second lowest take-up rate in the county.

Low earnings and long-term worklessness are key factors impacting child poverty. Parental qualifications, family structure and size also have an impact on available income. Child poverty can lead to poor health outcomes including child-mortality and illness such as child mental health and low birth weight. Targeting initiatives at areas of high long-term unemployment may improve income and potentially reduce the risk of child poverty.

The map below shows the percentage of children in low income families compared to long-term unemployment (those claiming Job Seekers Allowance for more than 12 months). The bandings are based on the data across all wards in Essex and the map shows that Harlow has eight areas of significant child poverty when compared to the rest of the county plus two other wards that show above average child poverty or long-term unemployment.

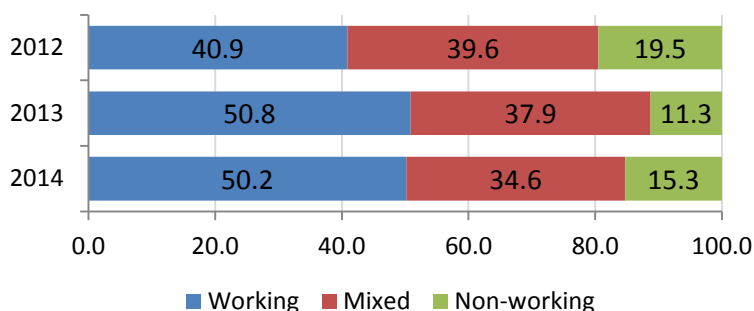
Percentage of children in low income families (2014) and long-term unemployment (2012/13) by ward

Harlow



Eight out of Harlow's 11 wards had a higher than average percentage of children living in low income families in 2013 – the highest were Staple Tye (27.1%), Toddbrook (24.9%) and Mark Hall (24.9%). Nettlewell had the highest levels of long-term unemployment in 2013 (17.9%) followed by Staple Tye (16.2%), Little Parndon and Hare Street (15.3%) and Sumners and Kingsmoor (15.3%).

% Children in households



9.2% of Harlow residents were long term unemployed in 2014, the highest proportion in the county (the Essex average was 4.9%), and above the national average of

- 18.7% of all children were in low-income families in 2013, the third highest figure in Essex and slightly above national figures (18.0%).
- 9.2% of adults were long-term unemployed in 2014 (down from 12.1% in 2013), above the national average of 7.1%.
- A larger proportion of children were in non-working households (15.3%) in 2014 than in 2013, and this was higher than the Essex average of 12.5%.

7.1%. 84.8% of children in 2014 were in working/mixed households, compared to 80.5% in 2012.

Research evidence suggests that teenage mothers are less likely to finish their education, are more likely to bring up their child alone and in poverty and have a higher risk of poor mental health than older mothers.

- Harlow had the highest rate of under 18s teenage conceptions in Essex in 2013, at 38.3 per 1,000, which was also above the national rate.
- 9.7% of Chlamydia tests were positive in 2014, the highest proportion in Essex (7.6%).

At 38.3 per 1,000 teenage pregnancy figures for Harlow were significantly higher than both the national and Essex averages (24.3 and 22.3 per 1,000) in 2013.

Chlamydia testing suggests that Harlow has a very high proportion of 15-24 year olds testing positive (the highest in the county) although it also has the second highest proportion of this age group being tested. 24.6% of 15-24 year olds were tested compared to a county average of 21.5%.

Early years measures and GCSE results are poor and aspirations are low

This section links to the following Essex County Council Outcomes



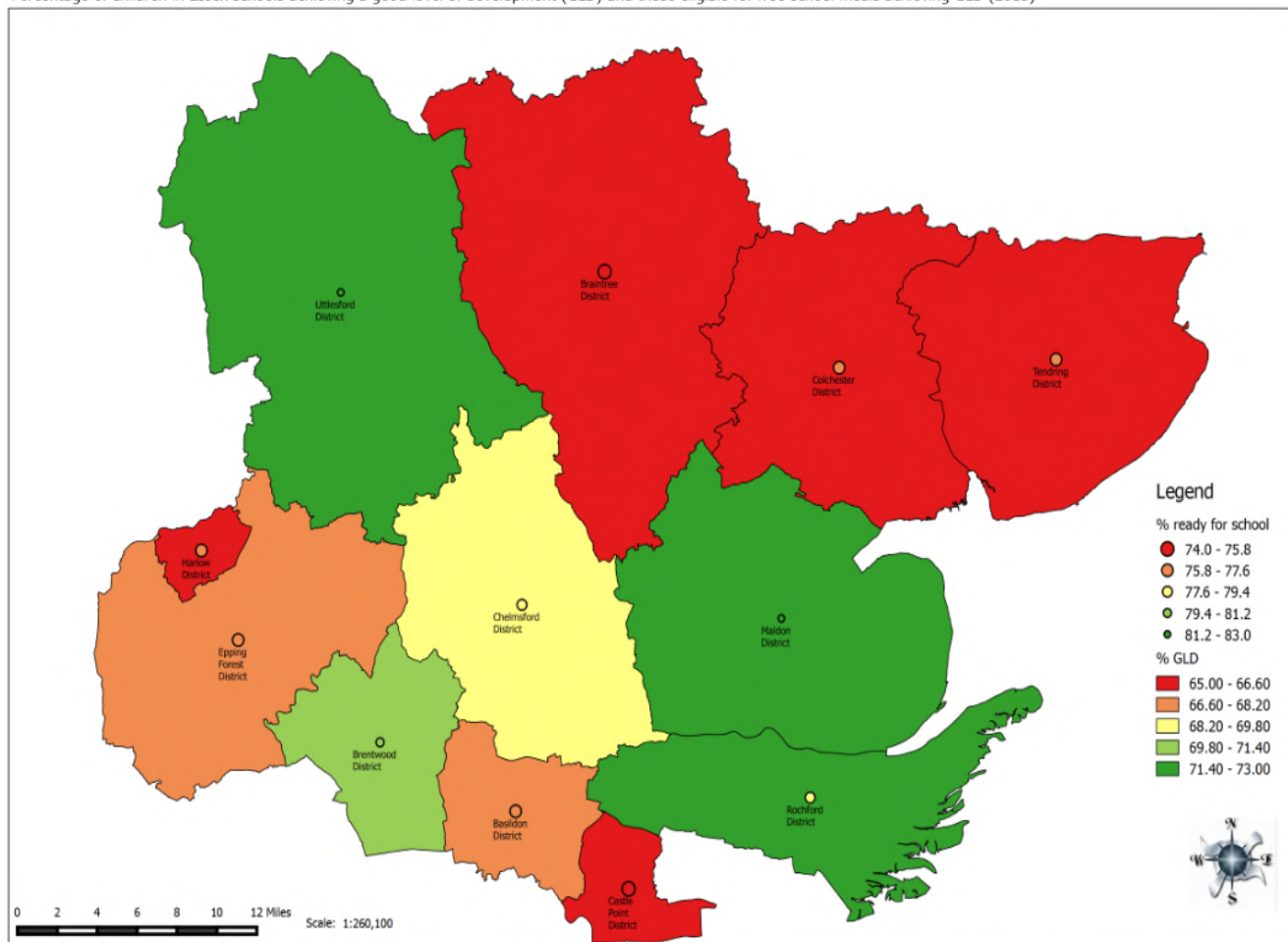
The general level of educational attainment within a population is closely associated with the overall health of that population. The long-term demographic and health problems for a child born into a family with traditionally low standards of educational attainment may be severe, affecting health choice behaviour and service provision uptake into adulthood. Parental unemployment, single parent households, having parents with low educational qualifications, being a persistent absentee and eligibility for free school meals are factors linked to low educational attainment. All attainment data relates to pupils attending schools in Harlow.

- 77% of pupils were 'ready for school' in 2014/15, the second lowest rate in the county but higher than the 72% in 2013/14.
- 66% achieved a good level of development at the end of the Early Years Foundation Stage, higher than the 59% a year earlier and close to the Essex average (68%).

The percentage of children in Harlow who are deemed 'ready for school' is one of the lowest in the county although it is close to the Essex average of 78%. The percentage who achieve a good level of development in the first year of school is close to the county average.

13.9% of primary and secondary pupils were eligible for free school meals in 2015, compared to 10.8% in the whole county. In 2014/15, just 42% of pupils who were eligible for free school meals (ie families with low income) achieved a good level of development, compared to 63% of those not eligible for meals, just under to the equivalent Essex figures of 43% and 66% respectively. The proportion of those receiving free school meals who achieve this is an area for improvement.

Percentage of children in Essex schools achieving a good level of development (GLD) and those eligible for free school meals achieving GLD (2015)



The percentage of pupils at Harlow secondary schools (53.3%) who achieved five or more GCSEs at grades A*-C including English & Maths in 2015 fell from 58.6% a year earlier. This appears to be consistent with the national trend. The results are the fifth lowest in the county and are considerably below the Essex average of 57.6%.

83.9% of all primary and secondary children studying in Harlow attend a good or outstanding school, slightly higher than in 2014 and close to the 84.3% in the whole of Essex.

- 53.3% of pupils attending secondary school in Harlow achieved five or more GCSEs at grades A*-C including English & Maths, the fifth lowest proportion in Essex.
- 83.9% of all pupils attend a good or outstanding school, the third highest in the county.

- 4.4% of half days in state funded secondary schools in the district were missed due to authorised and unauthorised absences in 2014/15.
- 3.7% of secondary pupils are deemed to be persistent absentees, the lowest district level.

Young people who attend school regularly are more likely to get the most they can out of their time at school, more likely to achieve their potential, and less likely to take part in anti-social or criminal behaviour. Reducing absenteeism and exclusion levels are therefore important. Harlow has a slightly lower absenteeism prevalence (in state funded secondary schools) than Essex (5.1%) and has the lowest percentage of persistent absentees (3.7%) in the county (the Essex average is 4.8%).



Citizen Insight Source: SHEU 2015

- 75% of primary and 45% of secondary pupils in Harlow say they enjoy school most or all of the time, the same as the Essex average for primary but well below the secondary figures of 62%.
- Aspirations in Harlow are the lowest in the county, with just 41% of secondary pupils wanting to go to university compared to 54% overall in Essex.

Higher than average proportion of adults with no qualifications, but although unemployment is lower there is a high proportion of economically inactive adults

This section links to the following Essex County Council Outcomes



Health and employment are intimately linked, and long term unemployment can have a negative effect on health and wellbeing. Unemployment leads to loss of income, which affects standards of living. The long-term effects can include depression and anxiety, a loss of identity and reduced perceptions of self-worth. In addition, work can play an important role in social networks and the complex interactions between the individual and society, as work is an integral part of modern day social networking.

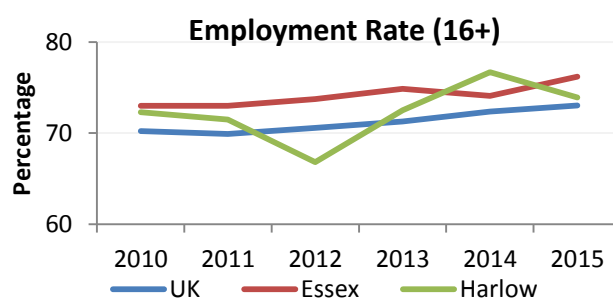
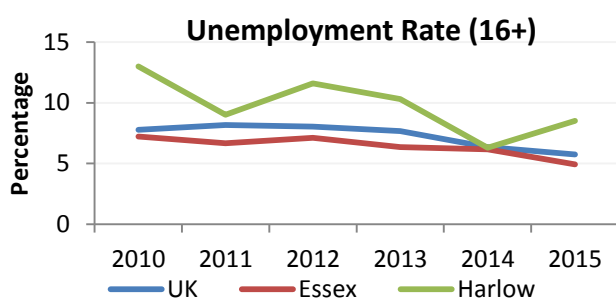
Young people with no qualifications are more likely to not be in education, employment or training post 16 and more at risk of not being in paid work and of receiving lower rates of pay.

- 10.2% of 16-64 year olds have no qualifications (2014), above the Essex and England averages (8.7% and 8.6%).
- 7.1% of young people were not in education, employment or training from Nov 2014 - Jan 2015, higher than the Essex average of 5.7%.
- 8.5% of 16-64 year olds were unemployed in June 2015, higher than the Essex average (4.9%).

More working age adults in Harlow have no qualifications when compared to the national and Essex averages. Harlow also has a lower than average proportion (44.2%) of adults with qualifications at level NVQ 3 or above. 4,660 adults were engaged in some form of further education in Harlow in 2013/14.

The proportion of adults over 16 who are unemployed in Harlow is higher than the whole of Essex and there are more young people aged 16-18 who are not in education, employment or training (NEET) than in Essex or England.

160 young people under 19 were in apprenticeships in 2014/15 (plus another 560 aged 19+), just a 1% rise over the previous year.



Harlow has an unemployment close to the Essex average but has a lower than average percentage of adults aged 16-64 who were in employment in June 2015, below the county average of 76.2%. The district has a proportion who were economically inactive that is similar to the Essex figure of 19.7%. The latter group includes, for example, all those who are looking after a home, retired or studying.

- 73.9% of adults were employed in June 2015, the third lowest proportion in Essex.
- 19.3% were economically inactive, in the mid-range of districts in Essex.

Citizen Insight Source: Residents Survey 2015

32% of Harlow residents consider themselves to be a participant in lifelong learning, slightly below the county average of 34%. The main barriers preventing them from participating in lifelong learning are lack of time and lack of interest.



High job density, mostly small businesses and lower than average earnings

This section links to the following Essex County Council Outcomes



Children get the best start



Good health & wellbeing



Learning



Safer communities



Economic growth



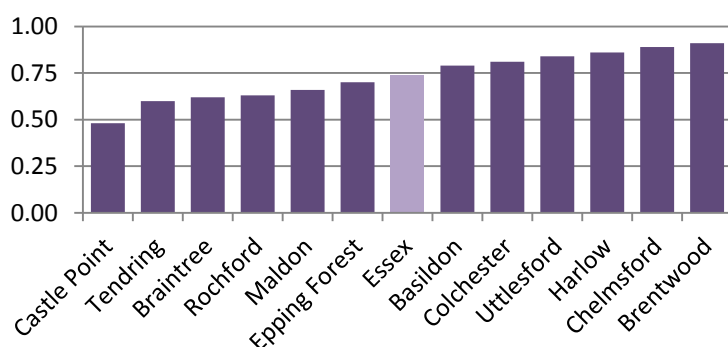
Sustainable environment



Independence

The number of jobs is expected to increase by 3.9% in the next five years, compared to 2.8% in the whole of Essex. Job density in Harlow is higher than the county average, with the ratio of total jobs to working age population in 2013 being 0.86 compared to 0.74 in Essex and 0.80 in England.

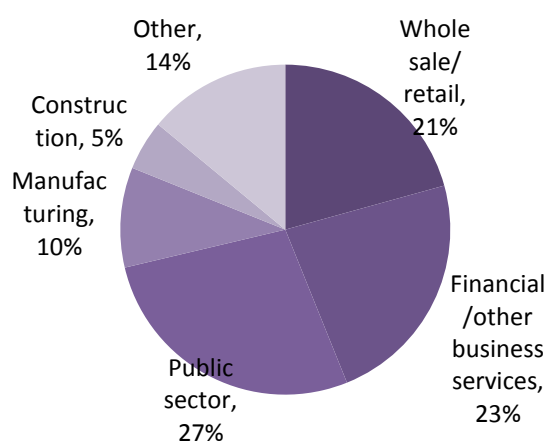
Jobs Density 2013



- The jobs to population ratio of 0.86 is higher than the Essex and England figures.
- 3.9% growth in number of jobs is expected between 2015 and 2020, higher than the Essex average growth of 2.8%.
- Average weekly earnings are £540, lower than the Essex figure.

Average gross weekly earnings for full time workers in 2015 were £540 in Harlow, lower than the Essex average of £575 but higher than the England figures of £533.

27% of jobs are in the public sector, 23% are in financial/other business services, 21% are in the wholesale/retail sector and 10% are in manufacturing. 86.9% of businesses in Harlow have 9 employees or less (fewer than the Essex average of 89.5%).



Lower than average proportion of Harlow residents feel safe and the rate of crime is very high

This section links to the following Essex County Council Outcomes



Children get the best start



Good health & wellbeing



Learning



Safer communities



Economic growth



Sustainable environment



Independence

A much lower than average proportion of Harlow residents say that they feel safe during the day or after dark.



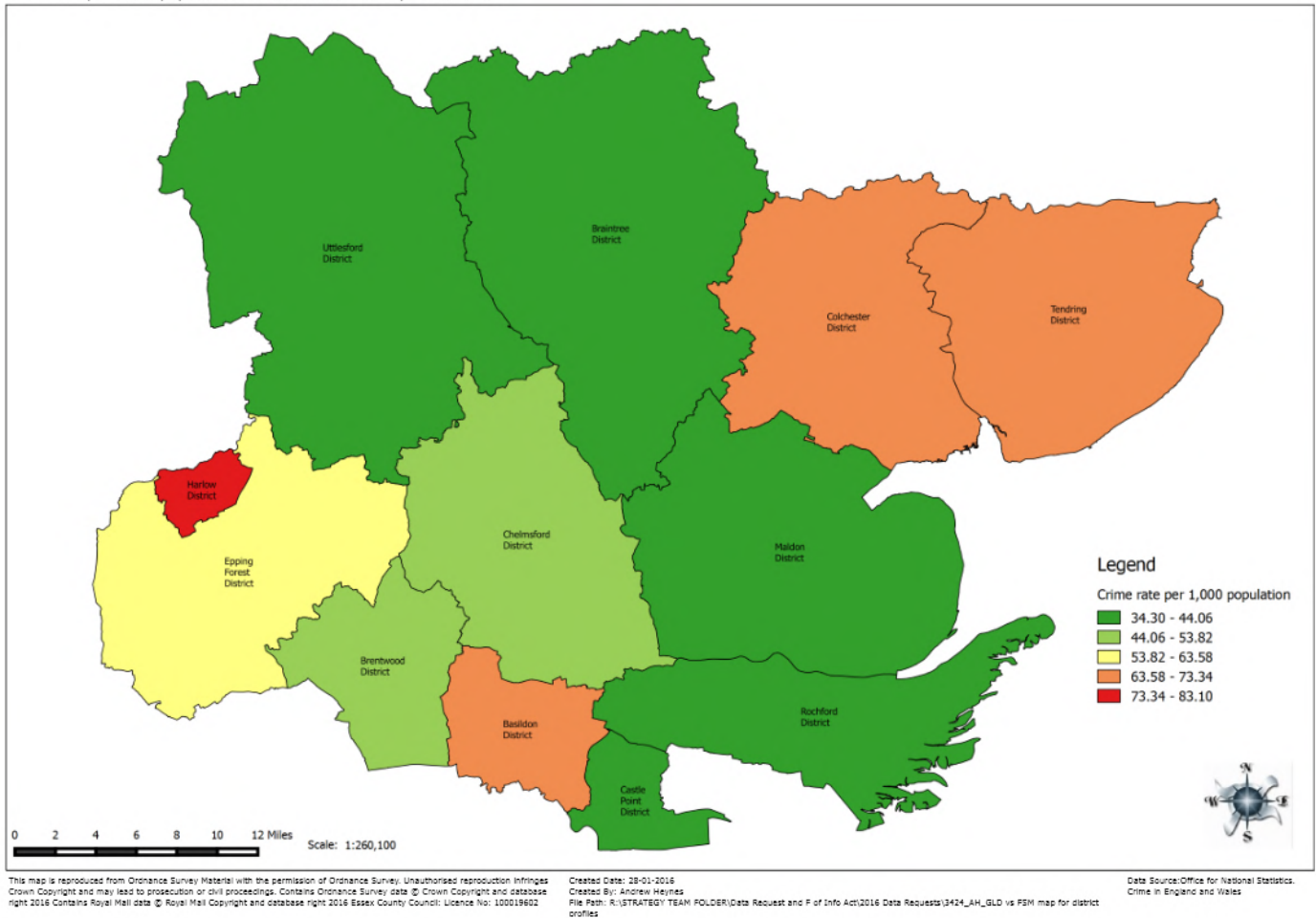
Citizen Insight Source: Residents Survey 2015

- 74% of adults in Harlow say they feel safe during the day, the lowest district figure and well below the Essex average of 85%.
- Just 28% say they feel safe after dark, also the lowest district figure and considerably lower than the county average of 49%.
- 49% of adults are satisfied with safety on the roads, above the county average of 42%.

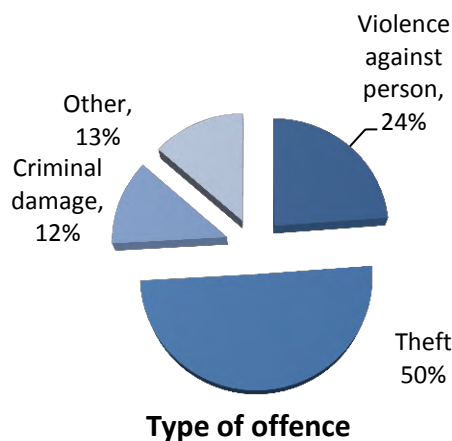
Motor vehicle traffic accidents are a major cause of preventable deaths, particularly in younger age groups. For children and for men aged 20-64 years, mortality rates for motor vehicle traffic accidents are higher in lower socio-economic groups. The vast majority of road traffic collisions are preventable and can be avoided through improved education, awareness, road infrastructure and vehicle safety. Harlow had a rate of 22.0 per 100,000 population of people killed and seriously injured on the roads in 2012-2014, significantly lower than the Essex figure of 42.2 and the England rate of 39.3.

The rate of those killed/seriously injured on the roads (22.0 per 100,000 population) is lower than the county and national rates.

There are many risk factors that increase the likelihood of offending and other poor outcomes. These risk factors include: a person's attitude to crime, risk taking behaviour, substance misuse, mental and physical health, access to employment and training, financial issues and family relationships. These poor outcomes may not only impact the individual but their children and have long-lasting effect. The pathways into offending are very complex and there may be no link, an indirect link or direct link from risk factor to offending and some risk factors may make certain types of offending more likely. Evidence suggests that supporting people with the right support at the right time and ensuring that there are not any gaps or inconsistencies between agencies may be most effective way in reducing crime.



Harlow had a crime rate of 83.1 offences per 1,000 population in the 12 months to September 2015, up 7.2% on the previous year and the highest in the county. Theft offences accounted for half of all offences during this period (this comprises burglary 9%, vehicle theft 14% and other theft 27%).



- The rate of crime in Harlow is 83.1 per 1,000 population and represents 7,037 offences.
- The rate of domestic abuse offences at 28.0 is higher than the county average.
- The rate of anti-social behaviour incidents is 48.2 (4,077 offences).
- 26.9% of offenders re-offended in 2013, the second highest rate in Essex.

There were 1,758 domestic abuse offences in 2014/15, a rate of 28.0 per 1,000 population which was above the county average of 19.7 and the second highest district figure. The rate of anti-social behaviour incidents in Harlow is the highest in the county at 48.2, up 2.9% over the previous year.

The percentage of all offenders who re-offended was the second highest in the county in 2013 (this is the latest data publically available).

Some areas show significantly worse health across a number of indicators, compared to England

This section links to the following Essex County Council Outcomes



Children get the best start
✓



Good health & wellbeing
✓



Learning
✓



Safer communities



Economic growth
✓



Sustainable environment



Independence

Health inequalities are differences in health outcomes between different population groups. To improve health and reduce inequalities, we need to consider all the factors that influence health, which are known as the wider determinants of health.

This 'tartan rug' table shows for each Middle Super Output Area (MSOA) in the local authority, the value for each key indicator and whether it is significantly different from the England average. The map shows the exact location of individual MSOAs.

Many of the Middle Super Output Areas (MSOA's) have worse outcomes for most of the indicators listed in the table, especially Harlow 002, 003, 006, 007 and 008. The table also shows that all but one MSOA in Harlow have a significantly higher than average over 65 population, which could influence service provision.



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Please note that some of this data may differ from those presented earlier in the report due to varying data sources. (It may not be the most recent source as it is broken down by MOSA)

Key: ■ significantly worse than England (higher for population indicators)
■ significantly better than England (lower for population indicators)
■ not significantly different

	Percentage of population aged 65 years and over	Income Deprivation	Child Poverty	Older people deprivation	GCSE achievement (5 A*-C incl. Eng & Maths)	Unemployment	Adult obesity	Adult Binge Drinking
England	16.9	14.7	21.8	18.1	58.8	3.8	24.4	20.1
Essex CC	19.2	15.5	16.5	14.9	59.8	3.0	24.2	19.4
Harlow CD	15.3	15.7	23.8	19.6	55.0	4.4	26.6	19.6
Harlow 001	18.2	11.8	19.8	17.7	56.4	2.3	23.9	20.0
Harlow 002	16.5	19.5	29.4	23.3	53.4	4.7	25.8	17.2
Harlow 003	16.3	18.4	26.7	24.9	58.3	5.5	27.5	19.3
Harlow 004	13.9	17.4	26.0	19.4	65.2	5.2	27.0	20.4
Harlow 005	9.3	5.4	8.3	11.7	55.8	1.5	25.0	22.9
Harlow 006	17.2	17.7	26.4	20.3	53.3	4.9	28.1	17.9
Harlow 007	17.1	19.1	28.9	20.1	55.3	5.9	25.7	17.2
Harlow 008	18.0	18.3	27.9	20.9	37.2	4.6	26.8	19.2
Harlow 009	15.6	11.0	15.9	17.2	74.2	3.8	27.8	21.0
Harlow 010	14.4	20.2	31.1	20.4	48.2	5.3	28.6	19.2
Harlow 011	12.9	16.6	28.4	16.5	51.7	5.0	26.5	20.3

Life expectancy for men in the Harlow district is significantly worse than the national average, while life expectancy for women is similar to the national average. However, in Harlow 004 life expectancy for men and women, rate of deaths from all causes and rate of deaths from respiratory disease are significantly higher than the England average.

Life expectancy & Causes of death (per 100,000 population)

	Life Expectancy for males	Life Expectancy for females	Deaths all ages, all causes	Deaths under 75, all causes	Deaths under 75, all circulatory disease	Deaths under 75, all cancer	Deaths under 75, all coronary heart disease	Deaths all ages, stroke	Deaths all ages, all respiratory disease
England	78.9	82.8	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Essex CC	79.8	83.3	95.3	89.3	84.7	96.1	81.5	89.5	93.2
Harlow CD	78.1	82.6	101.8	111.2	110.7	113.7	114.9	81.5	116.4
Harlow 001	79.5	85.1	85.1	99.3	66.9	136.1	75.5	56.3	80.6
Harlow 002	77.3	80.7	113.5	116.1	127.7	120.2	133.1	84.8	104.3
Harlow 003	76.4	81.7	105.0	142.0	119.9	149.0	134.3	83.3	117.8
Harlow 004	75.4	80.6	128.0	126.0	133.9	125.3	110.1	113.0	146.9
Harlow 005	87.2	90.8	61.1	64.0	65.6	76.5	86.0	44.7	52.2
Harlow 006	78.4	81.1	113.1	109.3	117.0	103.5	106.1	97.5	142.5
Harlow 007	78.2	81.5	101.6	121.2	116.4	115.7	96.2	81.7	131.3
Harlow 008	77.2	83.6	99.9	121.5	105.6	126.0	111.8	79.8	125.4
Harlow 009	80.9	83.8	88.4	86.9	112.2	67.1	116.5	60.2	113.1
Harlow 010	77.5	85.8	99.2	119.5	120.1	124.1	156.6	83.7	119.2
Harlow 011	79.6	83.2	98.3	119.1	135.0	107.8	140.9	88.4	112.0

Recycling levels are low, but while travel times in Harlow are good satisfaction with bus services and the environment are very low

This section links to the following Essex County Council Outcomes



Children get the best start



Good health & wellbeing



Learning



Safer communities



Economic growth



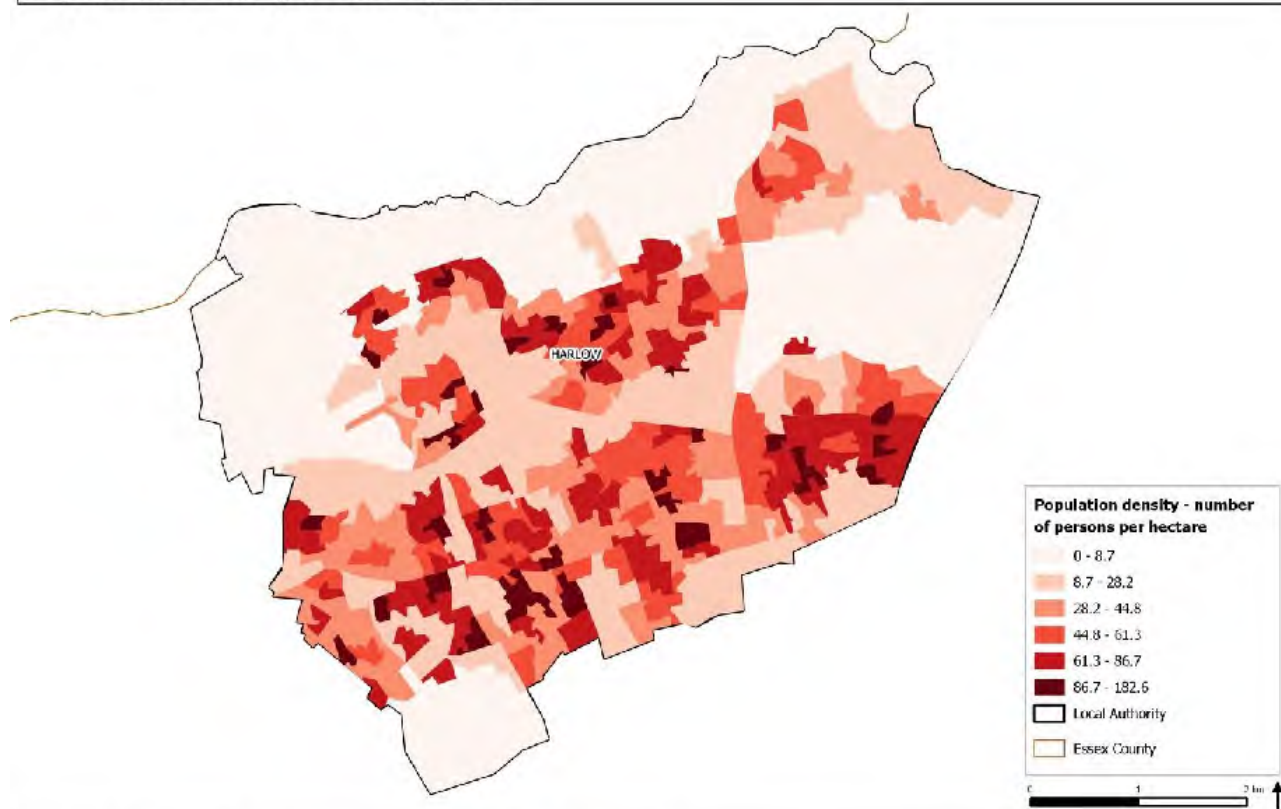
Sustainable environment



Independence

Harlow has a population density of 25.8 persons per hectare, the highest district in the county and significantly above the 3.8 average of the whole of Essex. The population density map below shows where the highest rates of population are, although just over half (53%) of the Harlow district is classified as green space (the Essex highest is 93% in Uttlesford, while the Essex lowest is 51% in Castle Point): green spaces are important for wellbeing, community cohesion and for wildlife.

Population Density in Harlow, 2011



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March 2016

Citizen Insight Source: Residents Survey 2015

- Just 59% of Harlow residents agree that they have a high quality environment, well below the Essex average of 75%. 73% are satisfied with the local area as a place to live, the second lowest district figure and below the county average of 82%.
- 15% say they have given unpaid help to groups, clubs or organisations over the last 12 months (volunteering), lower than the county average of 23% and the lowest district figure.



Transport impacts on the health of a population via a number of factors including unintentional injuries, physical activity undertaken, air pollution and access to services. The last of these involves people traveling for basic necessities such as work, education, healthcare and purchasing food. Good transport links have an important role in enabling access to business and jobs which are important to allow for economic growth. Some 14% of people seeking jobs in Harlow (ie on job seekers allowance) may miss out on employment opportunities unless they have access to a car.

The affordability and accessibility of driving a car has increased over the past 30 years and this has heavily influenced planning decisions to be car focussed. However, there is still a significant proportion of the population without car access who are reliant on public transport, cycling and walking. The nine minute average travel time by public transport or walking to reach key services is lower than the Essex average of 13 minutes. Improvements in the travel time to key services (i.e. employment centres, primary schools, secondary schools, further education, GPs, hospitals and food stores) by public transport/walking is a national trend.

- At 9 minutes, the average travel time by public transport or walking to reach key services is the shortest in the county.
- 86% of those on job seekers allowance are able to access employment centres by public transport or walking, slightly higher than the Essex average (83%).

In 2015, 1% of the main road network was in a condition where structural maintenance should be considered (less than the countywide figure of 2-3%). Just 4% of the local road network was in this condition, the lowest district proportion in Essex and better than the county average of 13%.

Citizen Insight Source: Residents Survey 2015

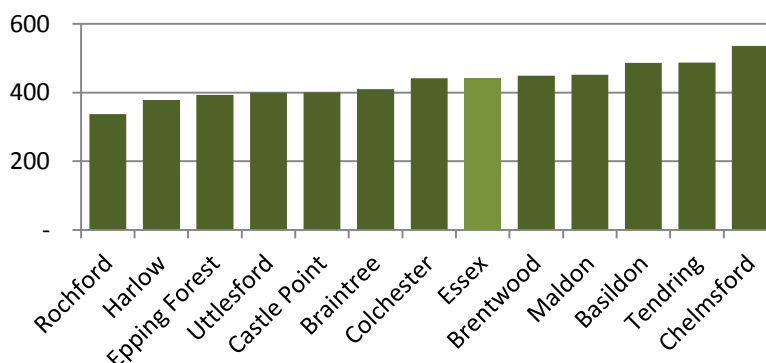


- Just 45% of residents are satisfied with their local bus service and 35% are satisfied with their local transport information. Both are well below the county averages of 51% and 39% respectively.
- 15% are satisfied with the condition of roads in Harlow, below the county average of 17%.

Harlow has the third lowest levels of recycling in the county with just 45.9% of household waste sent for reuse, recycling or composting in 2014/15.

- With 46.1% of household waste being recycled in 2014/15, Harlow was the fourth lowest district and below the Essex average of 51.1%.
- It had 378 kg of residual waste per household, the second lowest in the county.

Residual Household Waste Per Household (kg) 2014/15



High proportion of social tenants but high proportions on the housing waiting list and in temporary accommodation with a high rate of homeless households

This section links to the following Essex County Council Outcomes



Children get the best start



Good health & wellbeing



Learning



Safer communities



Economic growth



Sustainable environment



Independence



The relationship between housing and health is a recognised association but a complex one. A number of elements in and around the home can impact on health and wellbeing and will be influenced by other determinants such as education, employment and infrastructure. Specific housing related issues affecting health are indoor pollutants, cold and damp, housing design, overcrowding, accessibility, neighbourhood safety, social cohesion and housing availability.

Additionally as people get older and demand for people to stay within their own homes for longer increases the demand for specific housing needs will also increase.

Economic growth and housing are inextricably linked. Without a sustainable housing programme providing homes for people to live in and without a growing local economy, an area will be unable to provide the jobs and homes to attract new people and retain current residents and drive the economy forward.

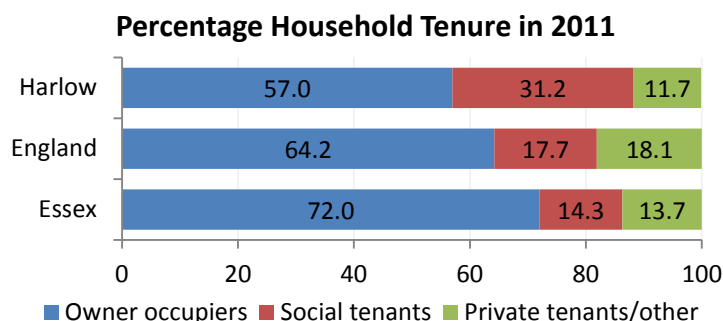
- The number of dwellings in Harlow rose by 1.8% to 36,370 between 2011 and 2014, similar to the rise in Essex and England (both 1.7%).
- House prices in Harlow have increased by 13.5% since 2011, the fifth highest district rise.
- 7.3% of Harlow households were deemed fuel poor in 2013, the third lowest district in Essex.

The 1.8% increase in dwellings in Harlow since 2011 is in line with the increase in Essex and England.

House prices across Essex have been increasing year on year outstripping wages, making home ownership less and less affordable for a large proportion of the Essex community. The 13.5% rise in Harlow has been higher than many other districts in Essex.

High energy prices coupled with low income mean 7.3% of people in Harlow are considered to be fuel poor, the third lowest district in Essex. (A household is said to be fuel poor if it needs to spend more than 10% of its income on fuel to maintain an adequate standard of warmth.) From 2012-2013 there were 79 excess winter deaths in Harlow. This is around 11.8% additional deaths, lower than the national average (20.1%).

Just 57.0% of households in Harlow are people that own their own homes (either with a mortgage or outright), the lowest district figure and significantly less than nationally (64.2%) or in Essex (72.0%). There is a very high proportion of social tenants (31.2%), who may be impacted by low stock levels, but a low proportion of private tenants (11.7%).



- Residents in Harlow are less likely than all other districts to own their homes, either with a mortgage (36%) or outright (21%).

- Higher than average number of households on the housing waiting list at 2,800.
- 3.07 per 1,000 households were homeless or in priority need in Harlow in 2014/15, the fourth highest rate in Essex.
- The rate of homeless households in temporary accommodation at 4.09 per 1,000 households was the second highest in the county.

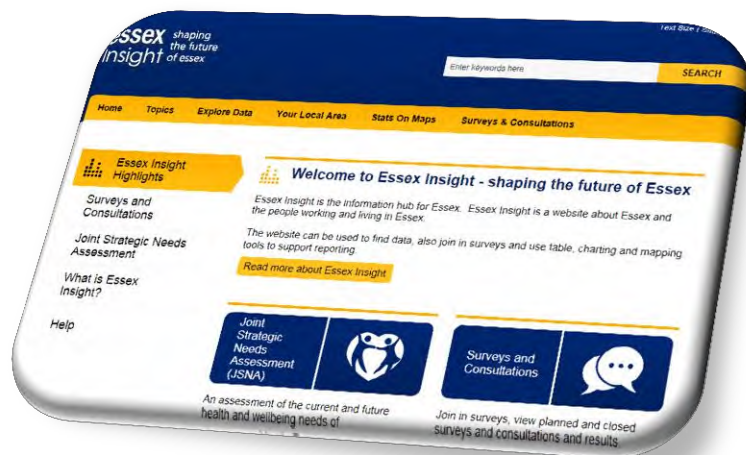
There were over 2,800 households on the housing waiting list in 2014/15, which was the third highest number in Essex although Harlow has the fourth smallest population in the county.

Homelessness is associated with severe poverty and is a social determinant of health. It is also associated with adverse health, education and social outcomes, particularly for children. In 2014/15, 3.07 per 1,000 households were homeless or in priority need in Harlow, the fourth highest rate in Essex and worse than the national average of 2.4 per 1,000. Harlow had a rate of 4.09 (per 1,000 households) of homeless households in temporary accommodation awaiting a settled home in March 2015, the second highest rate in the county (the Essex average was 2.21).

Essex Insight is the Partnership information hub for Essex and a website about Essex and the people working and living in Essex.

The website can be used to find data, also join in surveys and use table, charting and mapping tools to support reporting.

It is home to a suite of products that supports the Joint Strategic Needs Assessment (JSNA).



There are links in this report to the JSNA specialist topic reports found on Essex Insight e.g. Child Poverty and CAMHS Needs Assessments.

Bookmark it now as your one stop shop for data on Essex

www.essexinsight.org.uk