

Norwich Local Plan information note - Accessible and Adaptable dwellings standards

This information note reflects post adoption changes to national policy as a result of the housing standards review and the subsequent [ministerial statement](#) of March 2015 which affect the implementation of policy DM12 – Principles for all residential development.

From October 1st 2015, [Building Regulations M4\(2\)](#) for accessible and adaptable dwellings replaces the Lifetime Homes standard. The requirement in clause f) of policy DM12 of this plan is for 10% of homes on major housing developments of 10 dwellings or more to be built to the Lifetime Homes standard, **or equivalent**. The Lifetime Homes requirement is replaced by Building Regulation M4(2), which is the nearest equivalent new national technical standard to the Lifetimes Homes standard.

Justification

The [ministerial statement](#) of March 2015 states that “From 1 October 2015: Existing Local Plan policies relating to access and internal space should be interpreted by reference to the nearest equivalent new national technical standard”.

The Building Regulations requirement M4(2) for accessible and adaptable dwellings is the nearest equivalent national technical standard to the Lifetime Homes standard required by policy DM12. Like Lifetime Homes, regulation M4(2) requires dwellings to be accessible, to meet differing needs, including for some elderly or disabled people, and to allow adaptation of the dwelling to meet the changing needs of the occupants over time.

Therefore, in order to continue to implement adopted policy DM12, 10% of homes on major housing developments of 10 dwellings or more must meet Building Regulations requirement M4(2) for accessible and adaptable dwellings.

Policy DM12 clause f) (page 96)

f) For all proposals involving the construction of 10 or more dwellings, at least 10% of those dwellings will be built to Lifetime Homes (or equivalent).

The Lifetime Homes requirement no longer applies. It is replaced by the equivalent standard in the Building Regulations, part M4(2). Please see information note on page 102.