



1. HOUSING ACCESS AND AFFORDABILITY

	2016	2020	2024
Broadland	7.99	8.00	7.94
Norwich	6.80	7.11	6.65
South Norfolk	7.52	8.58	7.95
England	7.72	7.86	7.71

Housing affordability ratios¹

Norwich is the most affordable area in Greater Norwich¹

Housing became more affordable across Greater Norwich in 2024¹



Housing Tenure²

BROADLAND	
Owned outright	45.62%
Owned with mortgage	32.03%
Private rent	12.24%
Social rent	10.11%

NORWICH	
Owned outright	22.47%
Owned with mortgage	20.64%
Private rent	27.37%
Social rent	29.53%

SOUTH NORFOLK	
Owned outright	41.85%
Owned with mortgage	32.40%
Private rent	13.88%
Social rent	11.86%



2. HOUSING FOR DIFFERENT NEEDS



Student accommodation has delivered the equivalent of **860 dwellings** in Norwich³

In 2024, there were **6,349 bedspaces** in Norwich in Purpose Built Student Accommodation³



GNLP requires **20%** of homes to be accessible/adaptable⁴

Since 2018, approximately **250** residential institution bedspaces have been provided across Greater Norwich⁵



3. HOUSING SUPPLY

As of April 2025, Greater Norwich has a

4.85-year housing land supply⁶

This is the equivalent of 9,888 homes forecast to be delivered up to 2030⁶



¹ Housing affordability (mean house price to wage comparison). Lower ratios equal more affordable dwellings.

² ONS, 2026 (predominant housing tenure)

³ Purpose Built Student Accommodation in Norwich SPD, 2024

⁴ GNLP, 2024

⁵ GNLP Annual Monitoring Report, 2024

⁶ Greater Norwich 5 Year Housing Land Supply Statement, 2025