

Dwellings that contribute towards the borough wide housing target

A **dwelling** is defined (in line with the 2001 Census) as a self-contained unit of accommodation. Self-containment is where all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a single door which only that household can use. Non-self contained household spaces at the same address should be counted together as a single dwelling. Therefore a dwelling can consist of one self-contained household space; or two or more non-self-contained household spaces at the same address. Non-permanent dwellings are included in Section F subject to certain conditions (see note 6).

Ancillary dwellings such as 'granny annexes' should be included provided they are self-contained, pay separate council tax from the main residence, do not share access with the main residence (e.g. a shared hallway) and there are no conditional restrictions on occupancy.

Communal establishments - **Not included as dwellings in the HFR** - establishments providing **managed** residential accommodation are not counted in the housing supply. These cover university and college student accommodation, hospital staff accommodation, hostels/homes, hotels/holiday complexes, defence establishments (not married quarters) and prisons. However, purpose-built (separate) homes (e.g. self-contained flats clustered into units with 4 to 6 bedrooms for students) should be included. Each self-contained unit should be counted as a dwelling.

Irrespective of whether student accommodation is a significant part of the housing supply, please record the number of these dwellings separately in the additional 'notes' section.

(Housing Flows Reconciliation Returns, Communities & Local Government 2010)