

HOUSING NEEDS SURVEY REPORT

Wivelsfield Parish

Lewes DISTRICT

**Survey undertaken in
May 2014**

Action in rural Sussex

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1 Introduction

1.1 Context to the Housing Needs Survey

Action in rural Sussex as part of its Rural Housing Enabler service in Sussex was asked by Wivelsfield Parish Council to undertake a Housing Needs Survey of the Parish in March 2014.

The aim of the survey was to determine the existing and future housing needs of residents, particularly those on low or modest incomes. This report provides a snapshot of the scale and nature of the affordable housing required by local people in Wivelsfield Parish.

1.2 Rural Affordable Housing

Affordable housing is housing made available either for rent or on a shared ownership basis (i.e. part purchase/part rent). It is built and provided only where there is a clear evidence of need, to those otherwise unable to afford appropriate housing at market prices.

The main mechanism for providing affordable housing in rural areas is via Exception Sites policy. This allows rural sites to be identified and used solely for the provision of affordable housing in locations which would not normally be used for housing due to policies restricting such development.

Rural 'Exception Sites' as they are commonly called can only be used for affordable housing, and must remain so in perpetuity. Planning conditions and legal agreements are used to restrict the occupation of these properties to people falling within categories of need and who can prove a local connection through family, residence or work.

The role of the Rural Housing Enabler (RHE) is to provide independent support, advice and information to Parish Councils and community groups concerned about the lack of affordable housing in their rural communities. Action in rural Sussex provides a Rural Housing Enabling service in both East and West Sussex.

Action in rural Sussex (AirS) is a registered charity (No.1035401) whose purpose is to improve the quality of life of local communities, particularly for disadvantaged people, and to facilitate the development of thriving, diverse and sustainable communities throughout rural Sussex.

1.3 Methodology

The primary mechanism for gauging the level of need for affordable housing in rural areas is by undertaking a Parish Housing Needs Survey. This involves surveying all households within the Parish in order to obtain information which can be used to assess the scale and nature of the need locally.

The Housing Needs Survey consists of two main parts:

1. The first part is for all households to complete. It contains questions used to identify those who believe they have a housing need and asks them to provide information to support this. It also asks respondents whether they support the concept of constructing a small affordable housing development in the community and if so, where.
2. Part 2 of the survey form contains questions used to capture information on the specific household circumstances and housing requirements of respondents. This section is to be completed by those households who currently are, or expect to be, in need of affordable or more appropriate housing.

The survey was delivered by post to 854 households in the parish. The survey pack delivered consisted of a covering letter from the Parish Council outlining the purpose of the survey and the survey form itself. The closing date for the survey was 30th May 2014.

1.4 Response rate

Overall 854 questionnaires were sent out; one to each household in the parish. A total of 209 survey forms were returned. This gives the Housing Needs Survey a response rate of 24.5%.

No households identified that their property was not their main home and there was subsequently no need for them to be excluded from the number available for analysis. The total for analysis was therefore 209 households.

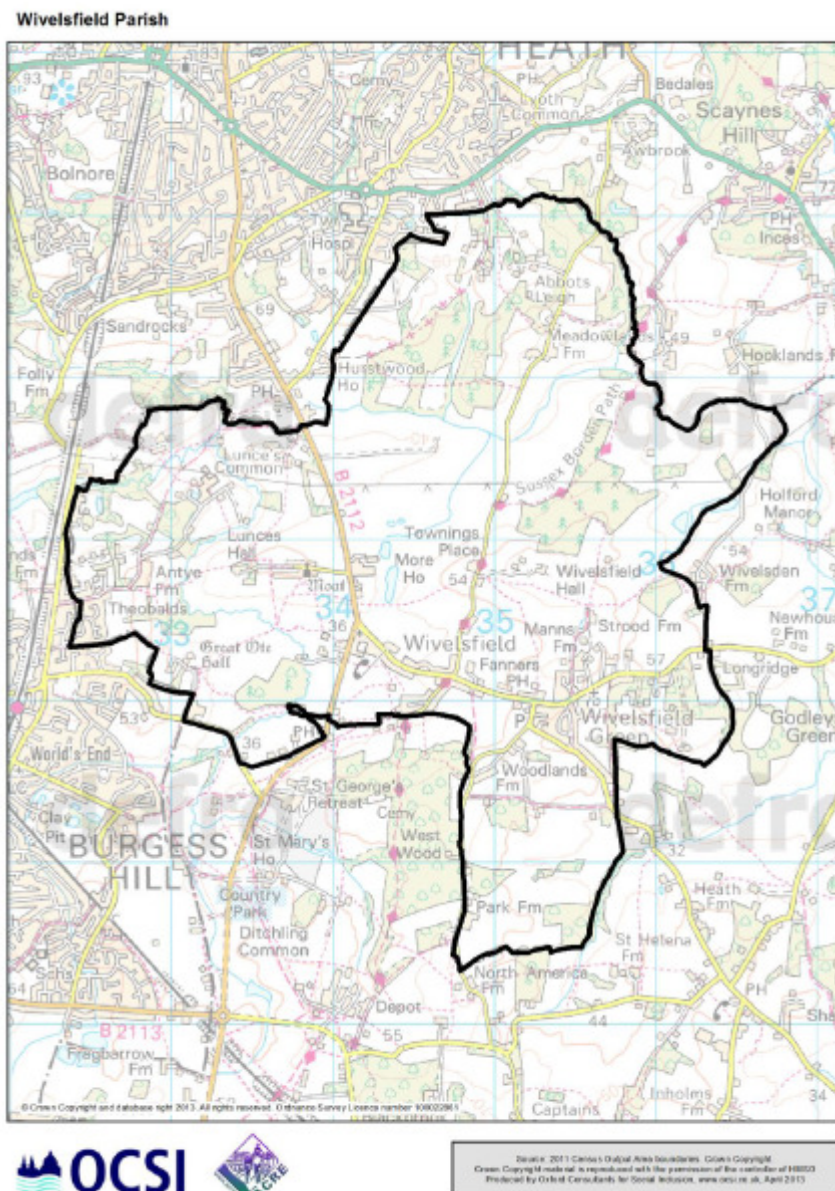
2 The Parish of Wivelsfield

Wivelsfield Parish is located in the north western portion of Lewes District in East Sussex, some 9 miles north of the town of Lewes and approximately 5 miles to the east of the main north-south A23 road which heads north to Crawley and south to Brighton.

The Parish has a railway station which provides a direct rail link to Gatwick and London Victoria as well as links to Bognor Regis, Portsmouth and Southampton, providing services for commuters. These also provide linkages to Haywards Heath which serves as a centre for more significant amenities and services (such as the Hospital) than those found in the parish.

Services and features of note include the Village Hall, Recreation Ground, Primary School and Parish Church.

According to the Census, the population of the parish was 1,980 persons in 2011.

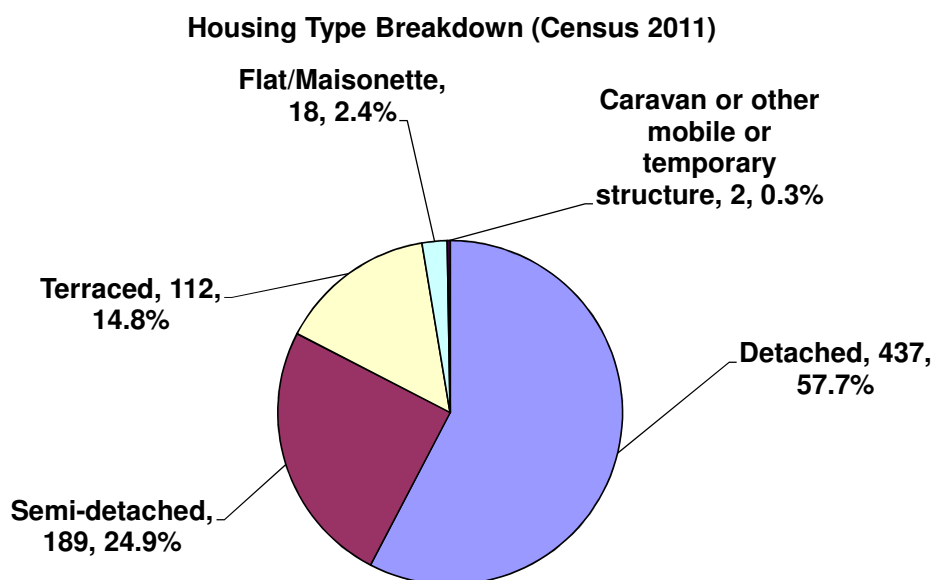


2.1 Housing type in Wivelsfield Parish

Figure 1 provides a breakdown of the existing structure of the housing stock in Wivelsfield Parish (as at the Census - 2011).

The Census data shows that in 2011 the greatest proportion of properties in the parish were detached properties. These made up 57.7% of the housing at that time, with a smaller proportion of semi-detached properties (24.9%), 14.8% being terraced, 2.4% being flats/maisonettes and 0.3% being caravans or other mobile or temporary structures.

Figure 1 - Housing Type Breakdown



As Table 1 shows, Wivelsfield Parish has a higher proportion of detached housing (57.7%) compared to the rest of Lewes District (35.5%), with a slightly lower proportion of semi-detached housing (24.9% compared to 26.8%), a slightly lower level of terraced housing (14.8% compared to 19.2%) and a significantly lower proportion of flats/maisonettes (2.4% compared to 17.8%) and caravans and mobile/temporary structures (0.3% compared to 0.6%).

Table 1 - Housing Type comparison between the District and the Parish

Housing Type	District	Parish
Detached	14,966 (35.5%)	437 (57.7%)
Semi-detached	11,325 (26.8%)	189 (24.9%)
Terraced	8,097 (19.2%)	112 (14.8%)
Flat / Maisonette	7,501 (17.8%)	18 (2.4%)
Caravan or other mobile/temporary structure	233 (0.6%)	2 (0.3%)

(Source: Census 2011)

2.2 Housing Tenure in the Parish

From the 2011 Census data and as seen in Table 2, the predominant tenure in Wivelsfield Parish is owner-occupied housing (82.6%), with rates slightly higher than for the rest of Lewes District (72.6%). The proportion of shared ownership properties is the same as for the rest of the District (0.7% compared to 0.7%).

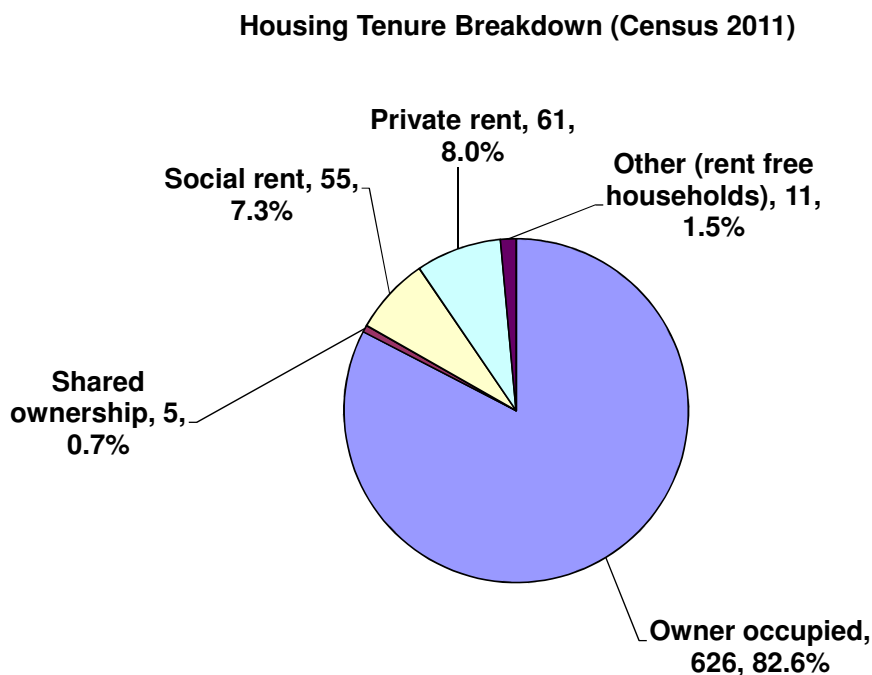
The parish has slightly lower levels of Social Rented housing (Housing Association) and Local Authority rental housing than the rest of Lewes District (7.3% compared to 10.9%). It also has lower levels of private sector rentable properties than for the remainder of Lewes District (8.0% compared to 14.5%), but slightly higher proportion of those in the 'Other' category (1.5% compared to 1.3%).

Table 2 - Housing Tenure in the District and the Parish

Tenure	District	Parish
Owner occupied (owned outright or with mortgage)	30,648 (72.6%)	626 (82.6%)
Shared ownership (Part owned-part rented)	285 (0.7%)	5 (0.7%)
Social Rented (Housing Association / Council rent)	4,609 (10.9%)	55 (7.3%)
Private rent	6,108 (14.5%)	61 (8.0%)
Other (Living rent free)	531 (1.3%)	11 (1.5%)

(Source: Census 2011)

Figure 2 – Housing Tenure Breakdown



3 Local Income Levels and Affordability

3.1.1 Property Prices in the District

The table below shows the Land Registry's average selling price for different types of open-market housing in the District between April to June 2013 (the latest data release).

From these figures the income required to purchase each type of property has been provided. This is calculated on the basis of a securing a 90% mortgage with a 3.5 x gross income lending ratio. From this it can be seen that the lowest income required to purchase an average price flat in the District would be £46,218.

Table 3 - Average House Prices in the District (by type)

Housing Type	Average Price	Income Required
All Housing	£280,369	£72,094
Detached	£387,084	£99,535
Semi-Detached	£246,336	£63,343
Terraced	£248,111	£63,799
Flat	£179,739	£46,218

Source: Land Registry (2013)

These figures provide an overview of the current status of house prices across the District (based on sale prices). It should be noted that house prices may fluctuate at various times of year and between different geographical areas.

House prices in rural areas are also likely to be higher than the District-wide averages outlined above, largely due to the limited supply of property available for sale and the higher average size of such housing stock.

3.1.2 Property prices in the Parish

A property search on www.rightmove.co.uk was also carried out to provide an indication of current prices of properties available in Wivelsfield Parish. Table 4 shows the lowest prices for open market properties on sale in Wivelsfield Parish and Table 5 shows the lowest prices for properties available to rent in the same area. The rental values for income required are based on monthly rents not exceeding 25% of an individual or households gross income.

From this search undertaken in June 2014, the household income required to afford to purchase the cheapest home on the market was £50,142 for a 1 bed flat in Plumpton Green (The property search was extended to 3 miles from the centre of the Parish due to a lack of properties marketed for sale).

Table 4 - Lowest current property prices

Property Type	Location	Lowest Price	Income Required
1 bed flat	Plumpton Green	£195,000	£50,142
2 bed terraced house	Bolnore	£214,950	£55,272
3 bed apartment	Bolnore	£290,000	£74,571
2 bed apartment	Plumpton Green	£299,950	£77,130
3 bed semi-detached house	Plumpton	£310,000	£79,714
4 bed detached house	Wivelsfield	£350,000	£90,000

From this search undertaken in June 2014 and based on current property prices, the household income required to afford to rent an entry level home was £40,800 for a 2 bed flat in Bolnore. (The property search was extended to 3 miles from the centre of the Parish due to a lack of properties marketed for rent).

Table 5 - Lowest current property rental prices

Property Type	Location	Lowest Price	Income required (@25% gross income)
2 bed flat	Bolnore	£850 pcm	£40,800
2 bed flat	Lindfield	£985 pcm	£47,280
2 bed semi-detached	Ditchling	£1,550 pcm	£74,400
3 bed terraced	Lindfield	£1,050 pcm	£50,400
4 bed detached house	Plumpton Green	£1,750 pcm	£84,000

4 Survey - Part 1: Views on Affordable Housing

Respondents Location

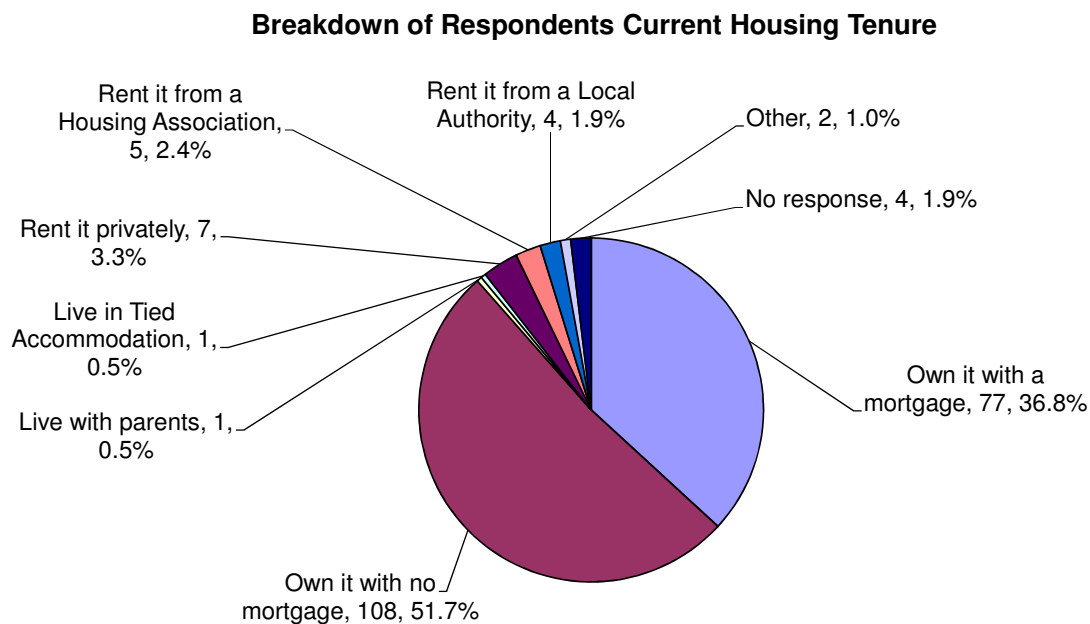
Of those completing the survey, 47 identified that they were from Wivelsfield (23.4%) and 154 were from Wivelsfield Green (76.6%). 8 respondents did not complete the question.

4.1 Current Housing Tenure

All of those completing the survey (100.0%) identified their current home as their main home, with 0.0% identifying it as a second home.

Of those in their main home, the greatest proportion (51.7%) owned their current home with no mortgage, with 36.8% owning it with the use of a mortgage. Of the remaining respondents: 3.3% rented privately, 2.4% rented from a Housing Association, 1.9% rent from a local authority, 1.0% were in other housing, 0.5% live in tied accommodation and 0.5% live with parents. 1.9% respondents did not complete the question.

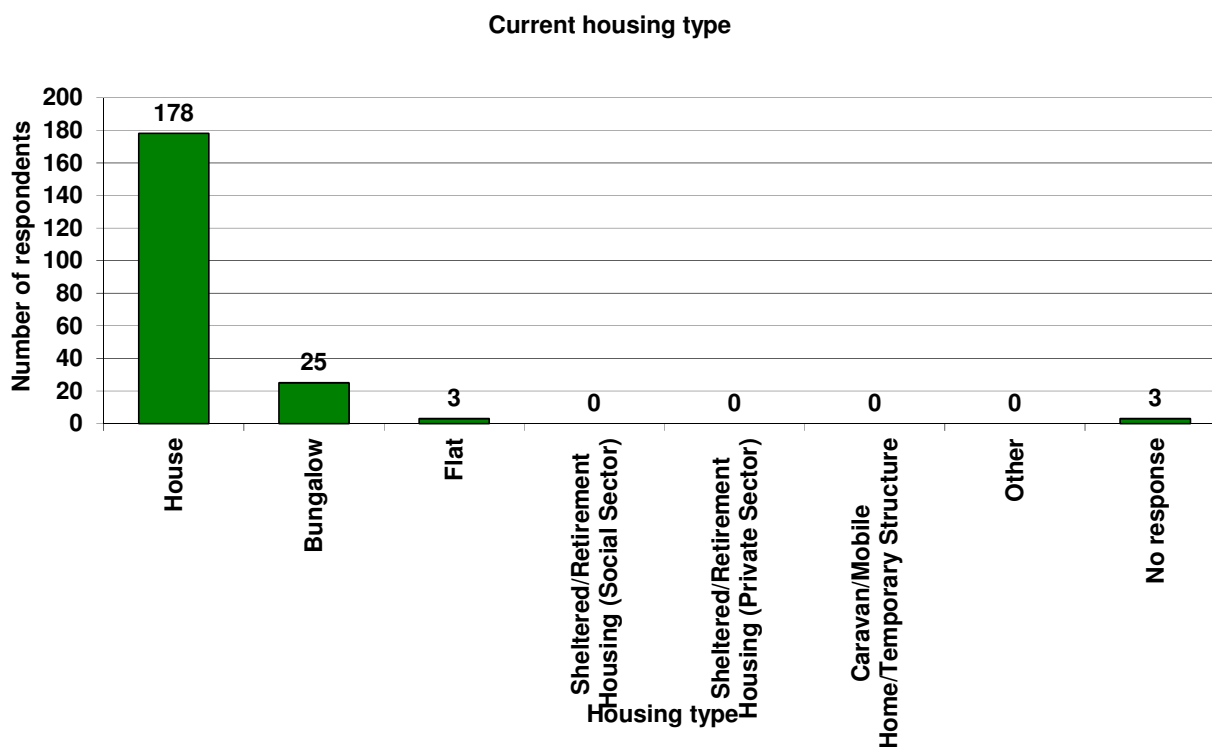
Figure 3 - Current housing tenure of respondents



4.2 Housing Type

An overwhelming majority of respondents (86.4%) identified that they currently live in a house, with 12.1% living in a bungalow, 1.5% living in a flat, 0.0% living in sheltered/retirement housing (social sector), 0.0% living in Sheltered/retirement housing (private sector) and 0.0% of respondents lived in a caravan/mobile home/temporary structure. 3 respondents did not complete the question.

Figure 4 - Current housing type of respondents



4.3 Number of bedrooms

Households with 4 bedrooms represented the most common size of dwelling amongst those responding to the survey, making up 44.7% of responding households. The next most numerous responses were for: 3 bedrooms (40.8%); 2 bedrooms (12.1%) and 1 bedroom (6.0%). 3 respondents did not complete the question.

Table 6 - Number of bedrooms in respondent's households

Number of bedrooms	Number of responses
1	5 (6.0%)
2	25 (12.1%)
3	84 (40.8%)
4 or more	92 (44.7%)
No response	3

4.4 Adaptations

4 respondents (2.0%) identified that their current home required adaptations in order to become suitable for the needs of a household member. 197 respondents (98.0%) said that their current home did not require any adaptations. 8 respondents did not complete the question.

A total of 2 respondents (7.1%) identified that if their current home required adaptations to become suitable for the needs of a household member that they would need financial assistance to

undertake such changes. Whilst 26 (92.9%) indicated they would not require financial assistance and 181 provided no response to the question.

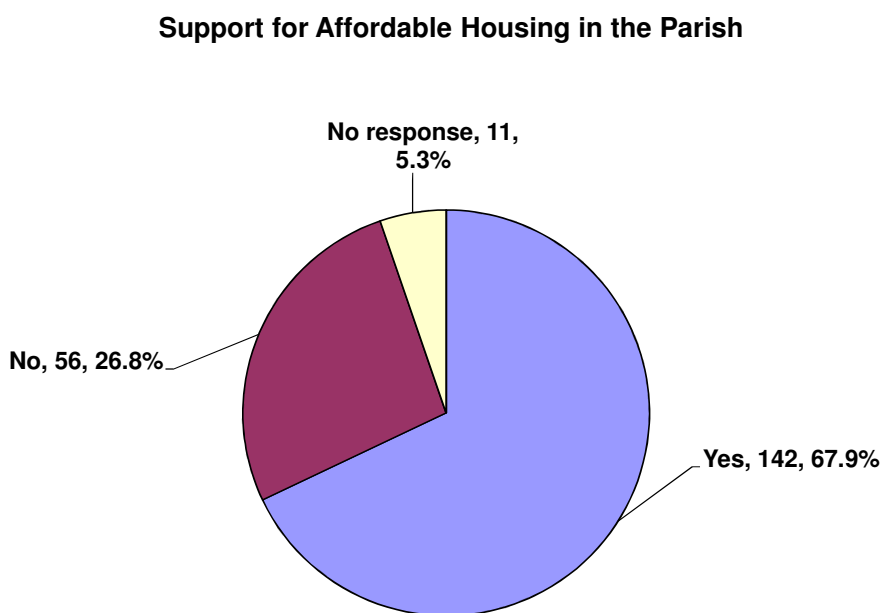
4.5 Local connection

Of the 204 respondents to the question, 203 currently live in the parish (99.5% of those responding), 23 worked in the parish (11.3% of those responding), 23 have relatives in the parish (11.3% of those responding) and 11 have previously lived in the parish (5.4% of those responding). No response was provided on 5 forms.

4.6 Support for Affordable Housing

Of the respondents to the survey, 142 (67.9%) were in favour of a development of up to 15 affordable homes for local people in Wivelsfield Parish if there was a proven need. As seen in Figure 5, 56 respondents (26.8%) said that they would not support an affordable housing development and the remaining 11 respondents did not answer the question (5.3%).

Figure 5 - Support for an affordable housing development



A total of 26 respondents (15.8%) indicated that affordable housing would meet their future housing need, whilst 139 (84.2%) felt that it would not. 44 respondents did not complete the question.

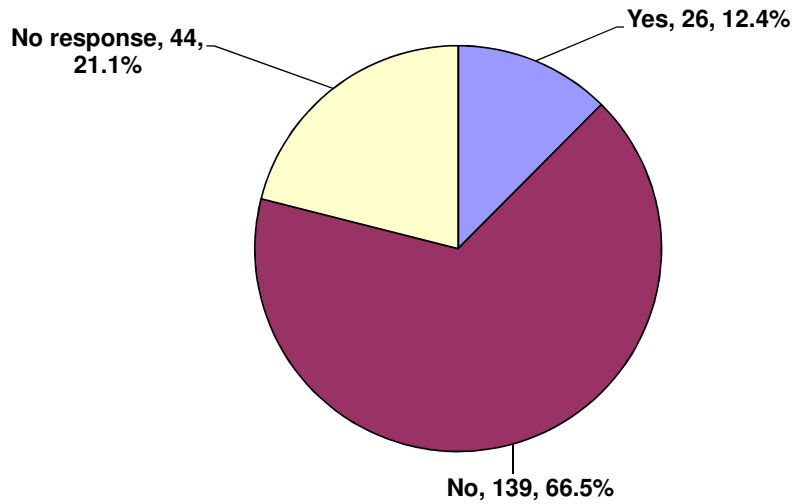
Just over three-quarters of those responding 120 (76.9%) indicated that the Parish has the right type of housing to meet their future needs, whilst 36 (23.1%) indicated that it did not and 53 respondents did not complete the question.

4.7 Support for Open Market Housing

Of the respondents to the survey, 26 (12.4%) were in favour of other kinds of housing being made available for housing development in Wivelsfield Parish if there was a proven need. As seen in Figure 6, 139 respondents (66.5%) said that they would not support a market housing development and the remaining 44 respondents did not answer the question (21.1%).

Figure 6 - Support for open market housing

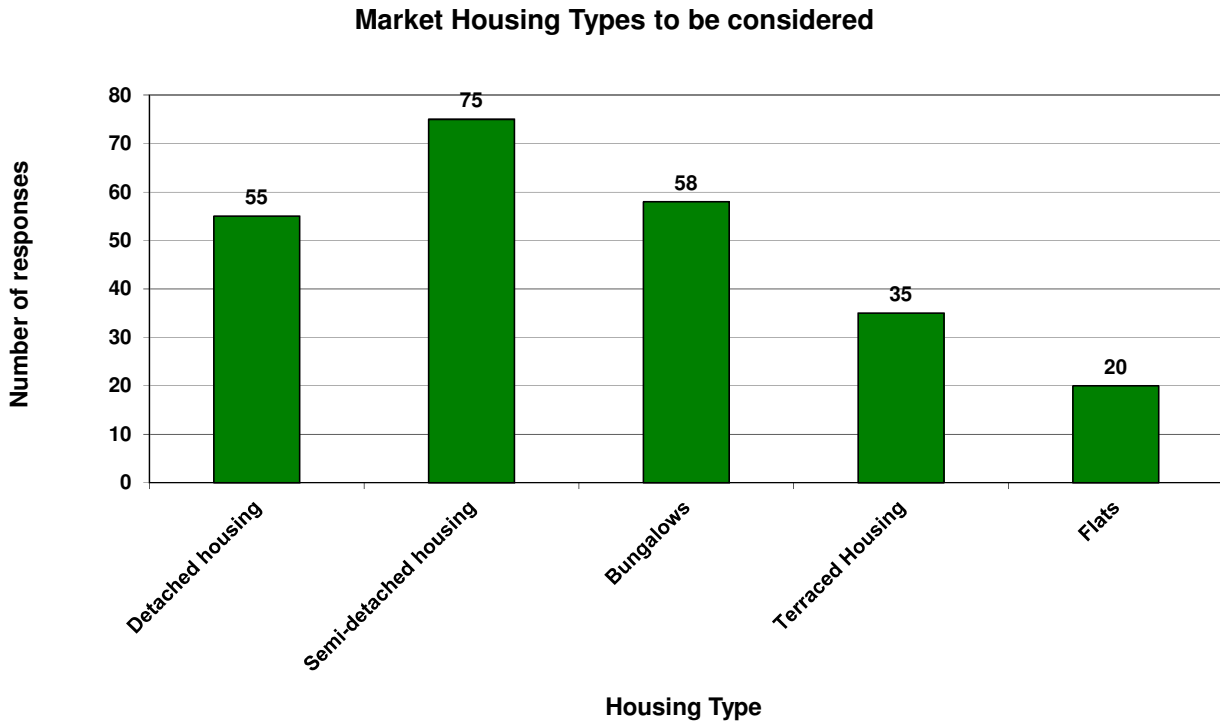
Support for an Open Market Housing Development in the Parish



4.8 Types of Open Market Housing that should be considered

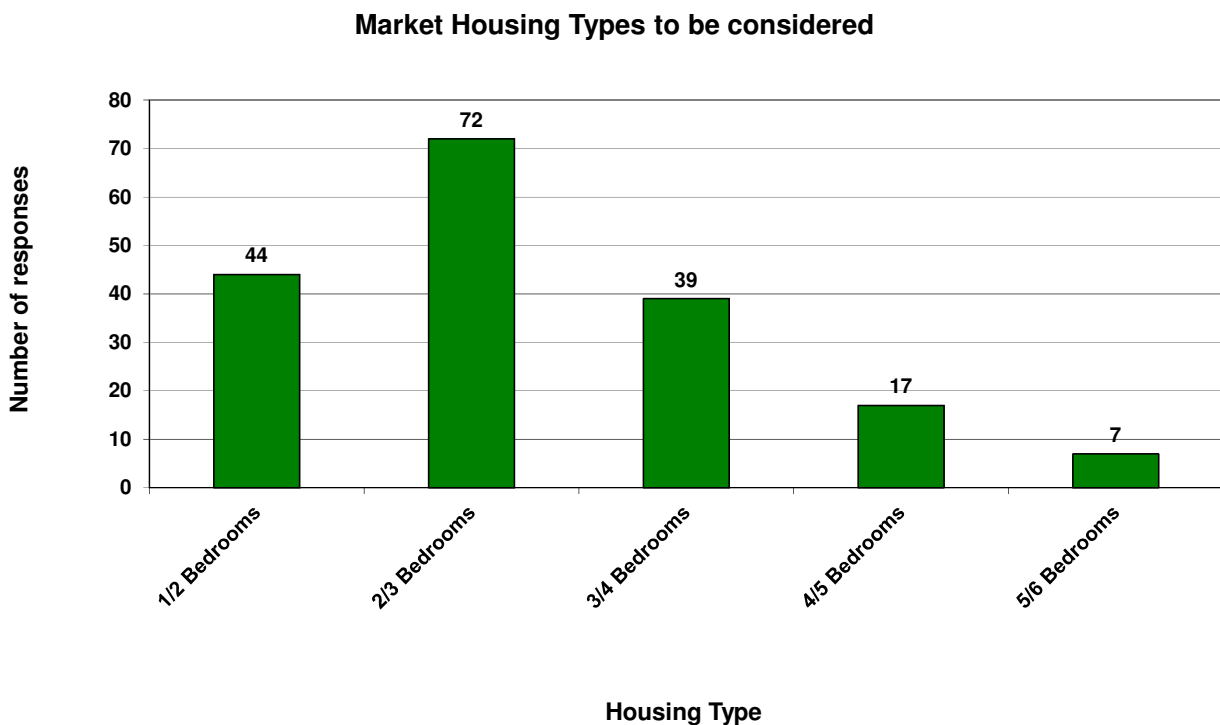
The most commonly identified style of housing which respondents felt should be considered was semi-detached housing which was identified by 75 respondents (68.2% of respondents to the question). 99 out of the 209 respondents to the survey did not complete the question.

Figure 7 - Types of open market housing to be considered



The commonly identified size of property to be considered were those with 2/3 bedrooms, these were identified by 72 respondents (78.3% of respondents to the question). 117 out of the 209 respondents to the survey did not complete the question.

Figure 8 - Size of open market housing to be considered



4.9 Does any family member need to move now or in the next 5 years?

From Table 7, it can be seen that a combined total of 14 respondents said that a household member will need to move in pursuit of affordable housing. Of these, 9 said it was needed within 5 years (6.3% of all responses), 3 said they needed to move in 5 or more years (2.1% of all responses) and 2 said that they would move back into the parish (1.4% of all responses).

Table 7 – Households moving for affordable housing

Does the household need to move	Number of households
Yes, within 5 years	9 (6.3%)
Yes, in 5 or more years	3 (2.1%)
Yes, move back	2 (1.4%)
No	129 (90.2%)
No Response	66
TOTAL	209

As shown in Table 8, it can be seen that a combined total of 21 respondents said that a household member will need to move in pursuit of open market housing. Of these, 13 said it was needed within 5 years (9.5% of all responses), 7 said they needed to move in 5 or more years (5.1% of all responses) and 1 said that they would move back into the parish (0.7% of all responses).

Table 8 - Households moving for open market housing

Does the household need to move	Number of households
Yes, within 5 years	13 (9.5%)
Yes, in 5 or more years	7 (5.1%)
Yes, move back	1 (0.7%)
No	116 (84.7%)
No Response	72
TOTAL	209

Of those that of those households that had already moved away from the parish due to the need to find housing that met their requirements or circumstances due to it not being available in the parish, 12 (6.2% of all respondents) left in pursuit of affordable housing, 8 (4.2% of all respondents) left in pursuit of market housing. 173 (89.6%) respondents indicated that they were not aware of anyone leaving the parish in pursuit of housing. 16 respondents did not complete the question.

4.10 Summary

The trends outlined in the sections above illustrate that:

- 100.0% of respondents currently have their main home in the parish.
- 51.7% of respondents currently own their own home without a mortgage.
- 86.4% of respondents currently live in a house.
- The most common size of residence currently occupied by respondents has 4 or more bedrooms (44.7%).
- 2.0% of respondents identified that their current home required adaptations in order for them to remain living in it.
- Of respondents completing the question: 99.4% currently live in the parish.
- 67.9% of respondents would support an affordable housing development of 15 units for local people in the Parish if there were a proven need.
- 12.4% of respondents would support the development of other housing within the parish. The most commonly supported forms of such housing would be semi-detached housing with 2/3 bedrooms.
- 9.8% of respondents knew of a household that would need to leave the parish in pursuit of affordable housing.
- 15.3% of respondents knew of a household that would need to leave the parish in pursuit of open-market housing.

5 Survey - Part 2 Results

Part 2 of the survey was only completed by those respondents who indicated that their current home was unsuitable for their household's needs.

These were then assessed against the criteria of personal circumstance, income level and evidence of a local connection in order to determine whether each household was a potential candidate for affordable housing in the parish.

A total of 33 respondents completed Part 2 of the Housing Needs Survey. Of these:

- A total of 15 households were identified as being in need of affordable housing, meeting the requirements of local connection, income and personal circumstances. 4 were located in Wivelsfield and 11 in Wivelsfield Green.
- 12 households that had completed Part 2 of the survey were excluded from the subsequent analysis on the basis that they had sufficient income to obtain housing via the open market, that their current home was adequate in meeting their current housing requirements or that they did not possess a sufficiently strong local connection to the parish. This made them ineligible for affordable housing and given that they did not express a desire for market housing, they were excluded from that analysis also.
- 6 households that completed Part 2 of the survey expressed a desire to obtain open market housing. 3 were located in Wivelsfield and 3 in Wivelsfield Green.

Section 6 provides an overview of the responses received from those forms which outlined a desire to purchase open market housing. This includes those properties that wished to downsize from their existing property.

Section 7 provides an overview of the responses received from households identified as being in housing need of affordable housing within the parish. Please be aware that this information represents responses to the Housing Needs Survey and does not include information relating to the Local Authority Housing Register. The number of households identified as being in need by the survey that are also on the Housing Register (as disclosed by respondents) is identified in the section below.

6 Summary of Market Demand

As can be seen in the summary of 6 households in Table 9 the market need that has been identified relates to a demand for smaller units of housing for elderly owner occupiers needing to downsize to more manageable accommodation. In some cases there is a need or anticipated need for housing with support services but more often than not the main reason for wanting to move is that these are older couples living in large houses which are no longer suitable. This is a common issue in rural communities where there is limited availability of good quality smaller units on the open market.

It is important to note that this is a summary of market demand and not a full market housing assessment. We have not undertaken a financial appraisal of these households and their ability to purchase on the open market. Nonetheless the information provided does provide a useful profile of the demand for market housing within the parish at this time.

Table 9 - Summary of Market Demand

Type of Household	Age	Timeframe for move (years)	Income (£ 000s)	Savings (£ 000s)	Local Connection	Current tenure / type	Reasons for moving / type of accommodation needed
Family with children	40s	Up to 2 years	40+	?	Live in the Parish	Rent	Tenure – seeking to buy on open market (house or bungalow)
Couple	70s	?	N/a	?	Live in the Parish	Own 3 bed house	Need to downsize to 2 bed property
Family with children	30s	Up to 2 years	10-18	Up to 3,000	Live in the Parish	Own 3 bed house (OWM)	Need larger home (4 bed) – possible opportunity for shared ownership
Family with children	50s	Up to 2 years	10-18	?	Live in the Parish	Own 4 bed house	Divorce – need to down size and buy alternative property
Couple	50s	Between 2 and 5 years	40+	10+	Live in the Parish	Rent 4 bed house	Tenure – seeking to buy on open market
Couple	30s	Up to 2 years	40+	10+	Live in the Parish	Rent 1 bed house	Tenure – seeking to buy on open market

Note: OWM = own with mortgage

7 Affordable Need - Wivelsfield

7.1 Residence and Local Connection

Of the 4 respondents in need of affordable housing:

- 3 currently live in Wivelsfield Parish (75.0% of all in need respondents)
- 0 currently work in Wivelsfield Parish (0.0% of all in need respondents)
- 3 have relatives in Wivelsfield Parish (75.0% of all in need respondents)
- 2 have previously lived in Wivelsfield Parish (50.0% of all in need respondents)

7.2 Length of residence

Table 10 below provides a breakdown of the length of residence for those respondents that identified that they currently lived in Wivelsfield Parish, worked in the parish, have relatives in the parish or lived in Wivelsfield Parish on a previous occasion (where they answered the question).

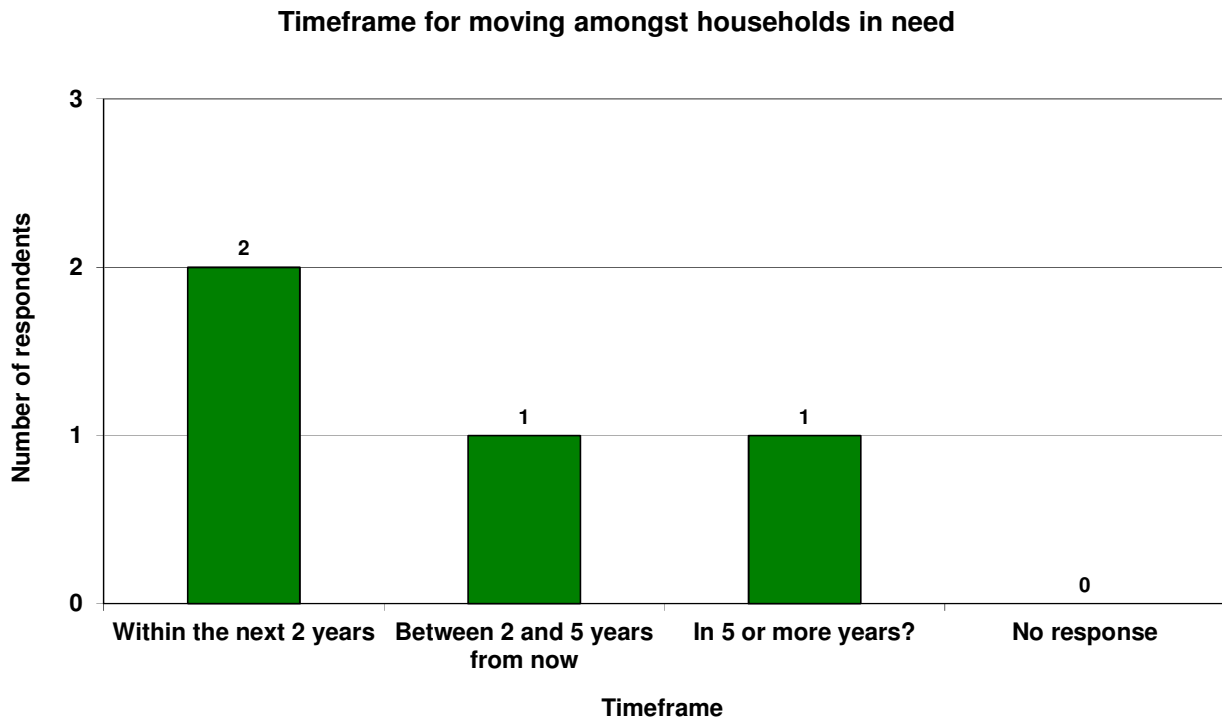
Table 10 - Length of residence

	0-5 years	6-10 years	11-15 years	16-20 years	21-25 years	26-30 years	30+ years	Whole life
Currently live in Wivelsfield Parish	0 (0.0%)	0 (0.0%)	2 (66.7%)	0 (0.0%)	1 (33.3%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Work in the Parish	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Have relatives in the Parish	0 (0.0%)	0 (0.0%)	2 (66.7%)	0 (0.0%)	1 (33.3%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Previously lived in Wivelsfield Parish	0 (0.0%)	0 (0.0%)	1 (50.0%)	0 (0.0%)	1 (50.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)

7.3 When accommodation is required

A total of 2 (50.0%) of the respondents in housing need stated that they would need to move within 2 years, 1 respondents (25.0%) highlighted a need to move between 2 and 5 years from now, whilst 1 respondent (25.0%) made clear that they would need to move in 5 or more years from now. All respondents completed the question.

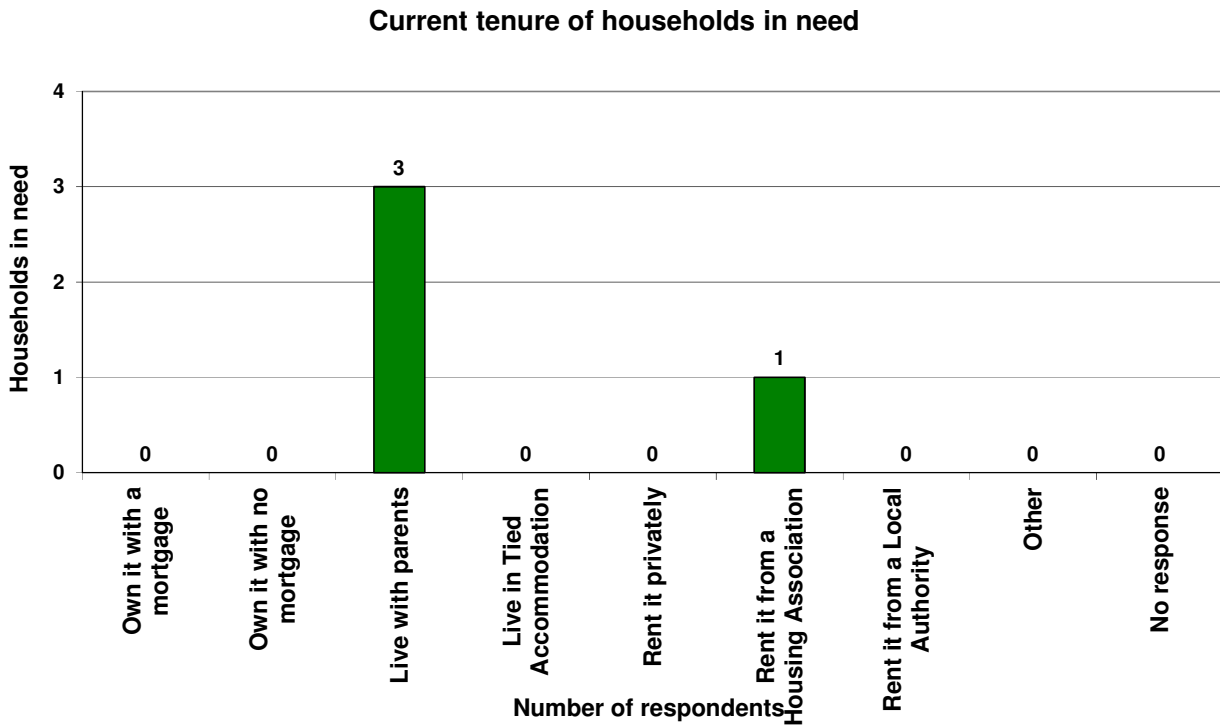
Figure 9 - Likely timeframe in which respondents would need to move



7.4 Current tenure of households in need

Of those households identified as being in need: 3 were living with parents (75.0%) and 1 was renting from a Housing Association (25.0%). All respondents completed the question.

Figure 10 - Current tenure of households in need



7.5 Housing Register

2 respondents (50.0%) with a local connection who indicated a housing need are currently on the Local Authority or Housing Association housing register, with 2 respondents (50.0%) not currently being on the housing register. All respondents completed the question.

7.6 Reasons for moving

As shown in Table 11, when asked why the household needed to move, 3 respondents said it was to set up an independent home and 1 respondent needed a larger home. All respondents completed the question.

Table 11 - Reasons for needing to move house

Reason for moving	Number of respondents
Need to set up an independent home	3 (75.0%)
Need larger home	1 (25.0%)
Need to be closer to carer or dependent, to give or receive support	0 (0.0%)
Need cheaper home	0 (0.0%)
Need to avoid harassment	0 (0.0%)
Need to be closer to employer	0 (0.0%)
Need a secure home	0 (0.0%)
Need to change tenure	0 (0.0%)
Need adapted home	0 (0.0%)
Need a more manageable home	0 (0.0%)
Need to be closer to/have access to public transport	0 (0.0%)
Need a smaller home – present home is difficult to manage	0 (0.0%)
Other	0 (0.0%)
No response	0
TOTAL	4

7.7 Accommodation requirements

Of the in-need households, 0 respondents (0.0%) identified a need for residential housing with care provided, 0 respondents (0.0%) identified a need in future for ground floor accommodation. 0 respondents (0.0%) identified a need for other housing with support services provided and 0 respondents (0.0%) identified a need for sheltered housing with support services provided. 4 respondents did not complete the question.

7.8 Preferred tenure

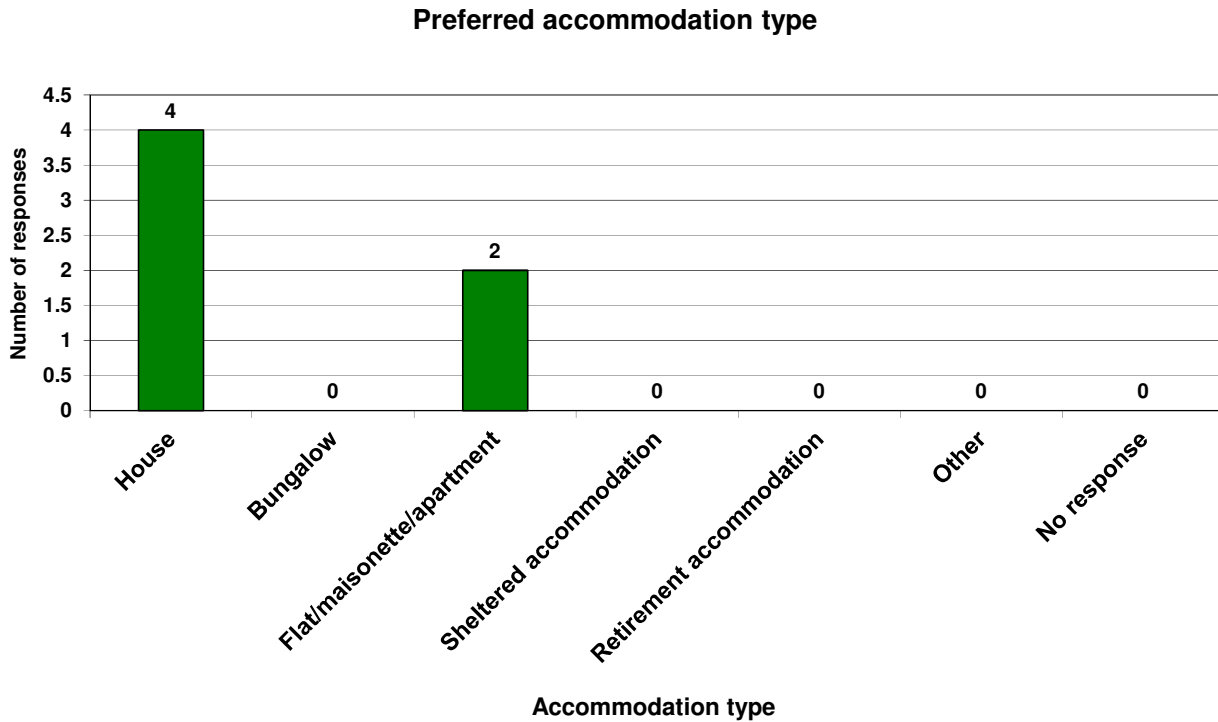
2 of the households in need of affordable housing indicated a preference wanted to purchase a property on the open market (50.0%), 1 to rent from a Housing Association (25.0%) and 1 was seeking a shared ownership property (25.0%). All respondents completed the question.

7.9 Housing Type

Of the 4 respondents, all 4 indicated a preference for a house (100.0% of respondents) and 2 of them also expressed a preference for a flat/maisonette/apartment (50.0% of respondents). All respondents completed the question.

Note – respondents were permitted to express more than one preference.

Figure 11 - Preferred accommodation type



7.10 Number of bedrooms required

A total of 2 respondents (50.0%) indicated that any new residence would require 2 bedrooms in order to meet their requirements, whilst 2 would require 3 bedrooms (50.0%). All respondents completed the question.

7.11 Affordability

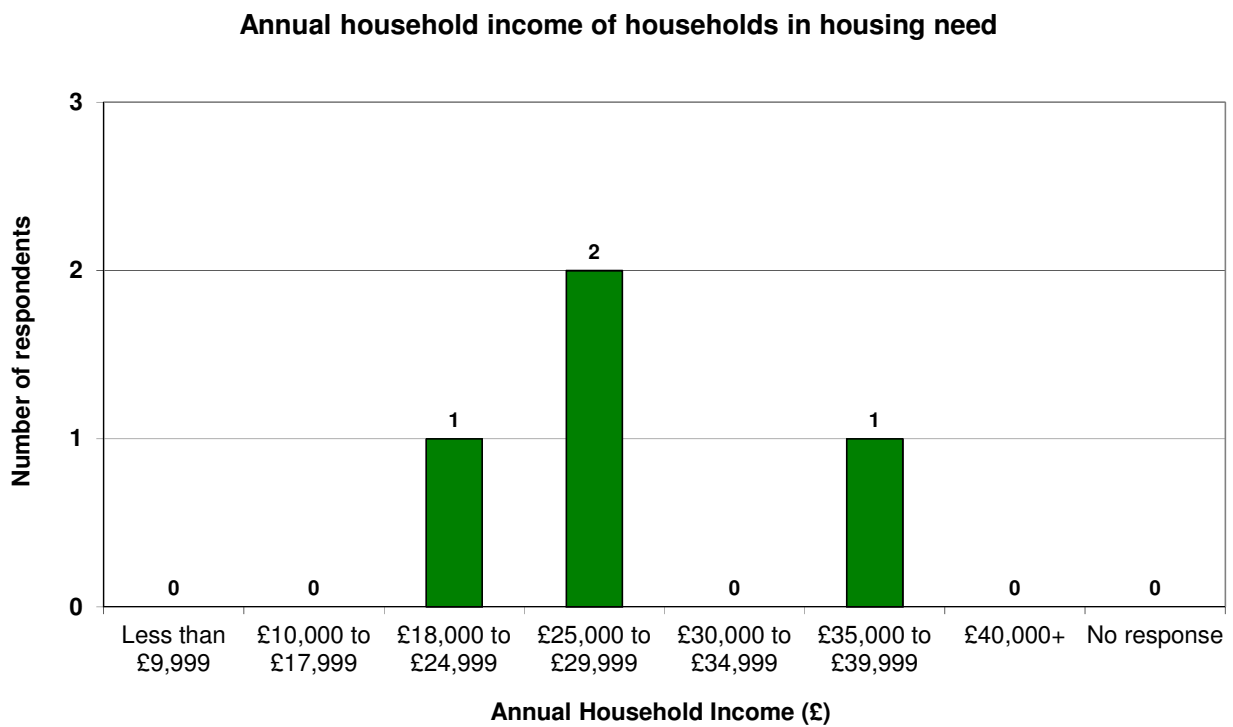
To enable an accurate calculation of the number of people that are in housing need and cannot afford to either purchase or rent on the open market, respondents were asked for their gross annual income and the amount of savings they have.

Figure 12 outlines the annual incomes for those in housing need and that have a local connection. Those respondents who have the highest income were still below the figure determined to be able to afford a property in Wivelsfield Parish. The most common annual income was in the less than £25,000 to £29,999 category.

From Figure 12 it can be seen that

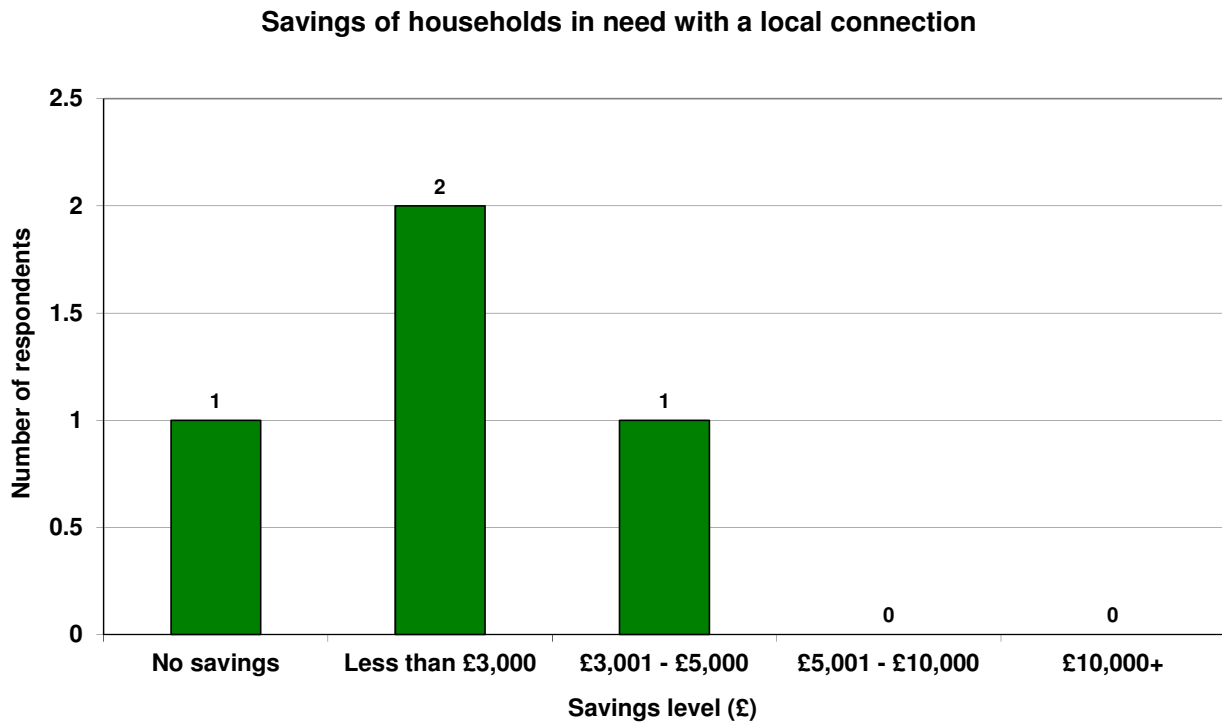
- 1 (25.0%) household has an income below £24,999 per annum - which is the lowest level of income that would be considered eligible for shared ownership housing.
- 3 (75.0%) households have an income of over £24,999 and are therefore eligible for shared ownership housing.
- All respondents provided an answer to the question.

Figure 12 - Annual Incomes of Households in Housing Need with a local connection



From Figure 13, it can be seen that 1 household in housing need has no savings (25.0%), whilst 2 households have savings less than £3,000 (50.0%) and 1 household has savings between £3,001 and £5,000 (25.0%). All respondents completed the question.

Figure 13 - Savings of Households in Housing Need with a local connection



7.12 Summary of Affordable Housing Need – Wivelsfield

There are 4 households in housing need in who have a local connection and who cannot afford to either purchase or rent on the open market. The breakdown of the types of households in need is provided below:

Table 12 - Breakdown of households in need

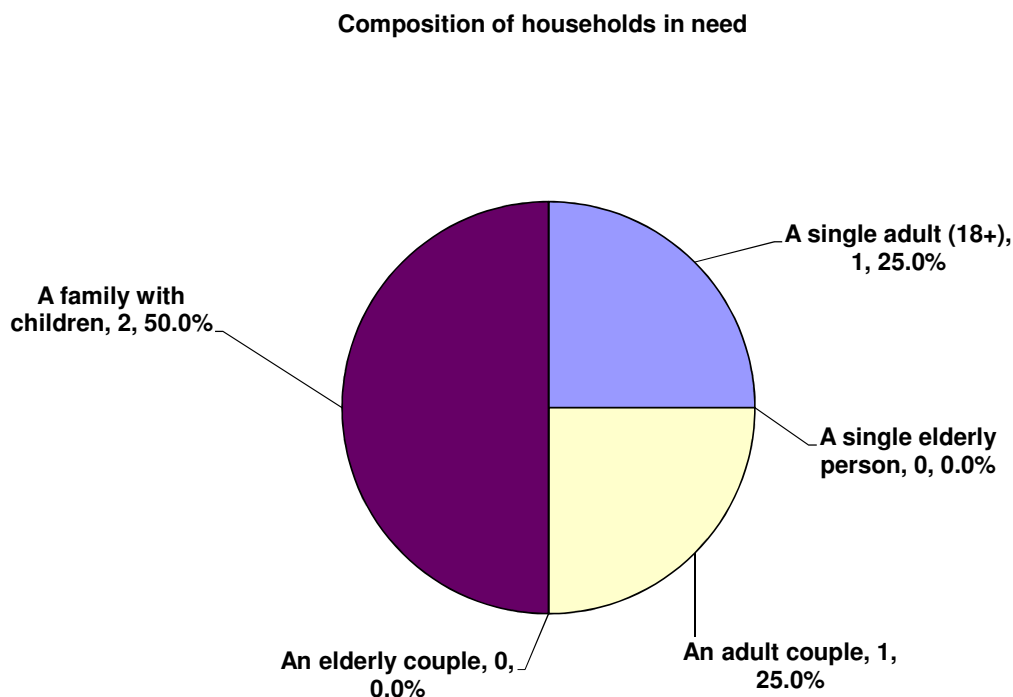
Household type	Number of respondents
A single adult	1 (25.0%)
A single elderly person (over 65)	0 (0.0%)
An adult couple (18-64)	1 (25.0%)
An older couple (Over 65)	0 (0.0%)
A family with children	2 (50.0%)
TOTAL	4

Family with children - Number of children	Number of respondents
1	1 (50.0%)
2	1 (50.0%)
3	0 (0.0%)
4	0 (0.0%)
TOTAL	2

7.13 Household composition

The household makeup of the 4 households in housing need with a local connection and who cannot afford to buy or rent on the open market are shown in Figure 14.

Figure 14 - Composition of households in need



8 Affordable Need – Wivelsfield Green

8.1 Residence and Local Connection

Of the 11 respondents in need of affordable housing:

- 9 currently live in Wivelsfield Parish (81.8% of all in need respondents)
- 2 currently work in Wivelsfield Parish (18.2% of all in need respondents)
- 3 have relatives in Wivelsfield Parish (27.3% of all in need respondents)
- 3 have previously lived in Wivelsfield Parish (27.3% of all in need respondents)

8.2 Length of residence

Table 13 below provides a breakdown of the length of residence for those respondents that identified that they currently lived in Wivelsfield Parish, worked in the parish, have relatives in the parish or lived in Wivelsfield Parish on a previous occasion (where they answered the question).

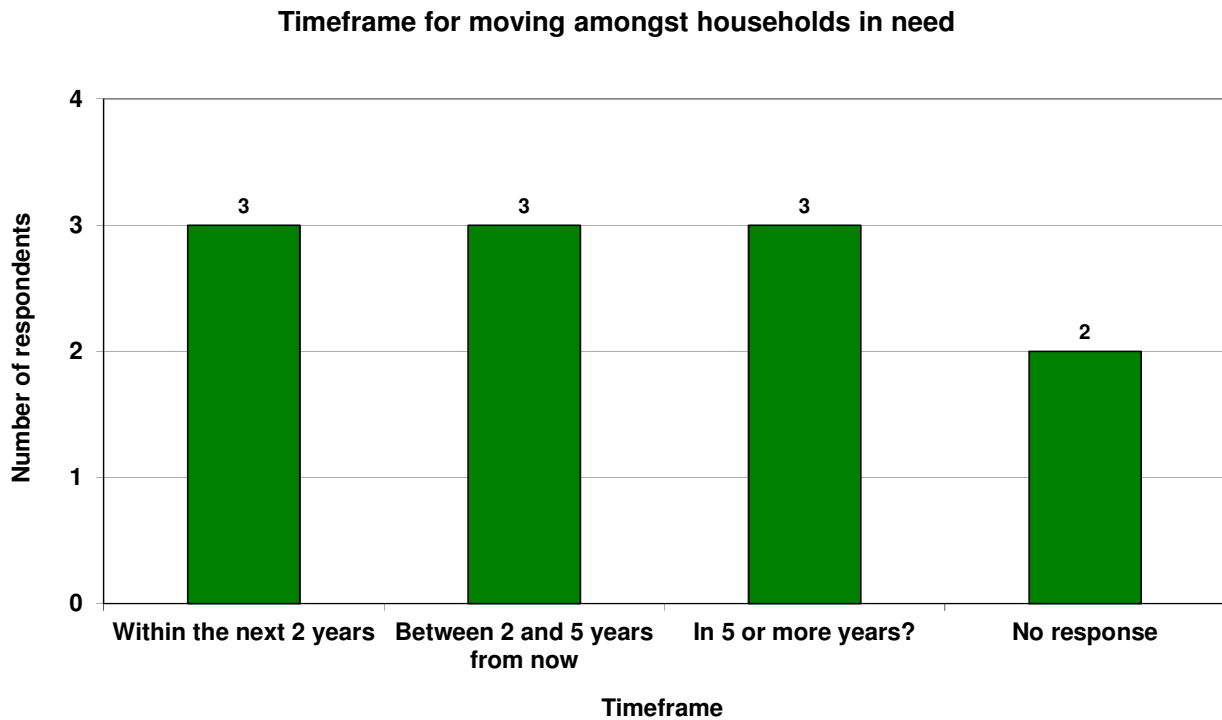
Table 13 - Length of residence

	0-5 years	6-10 years	11-15 years	16-20 years	21-25 years	26-30 years	30+ years	Whole life
Currently live in Wivelsfield Parish	1 (12.5%)	4 (50.0%)	1 (12.5%)	1 (12.5%)	1 (12.5%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Work in the Parish	0 (0.0%)	0 (0.0%)	1 (50.0%)	1 (50.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Have relatives in the Parish	1 (50.0%)	0 (0.0%)	0 (0.0%)	1 (50.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Previously lived in Wivelsfield Parish	2 (66.7%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	1 (33.3%)	0 (0.0%)	0 (0.0%)

8.3 When accommodation is required

A total of 3 (33.3%) of the respondents in housing need stated that they would need to move within 2 years, 3 respondents (33.3%) highlighted a need to move between 2 and 5 years from now, whilst 3 respondent (33.3%) made clear that they would need to move in 5 or more years from now. 2 respondents did not complete the question.

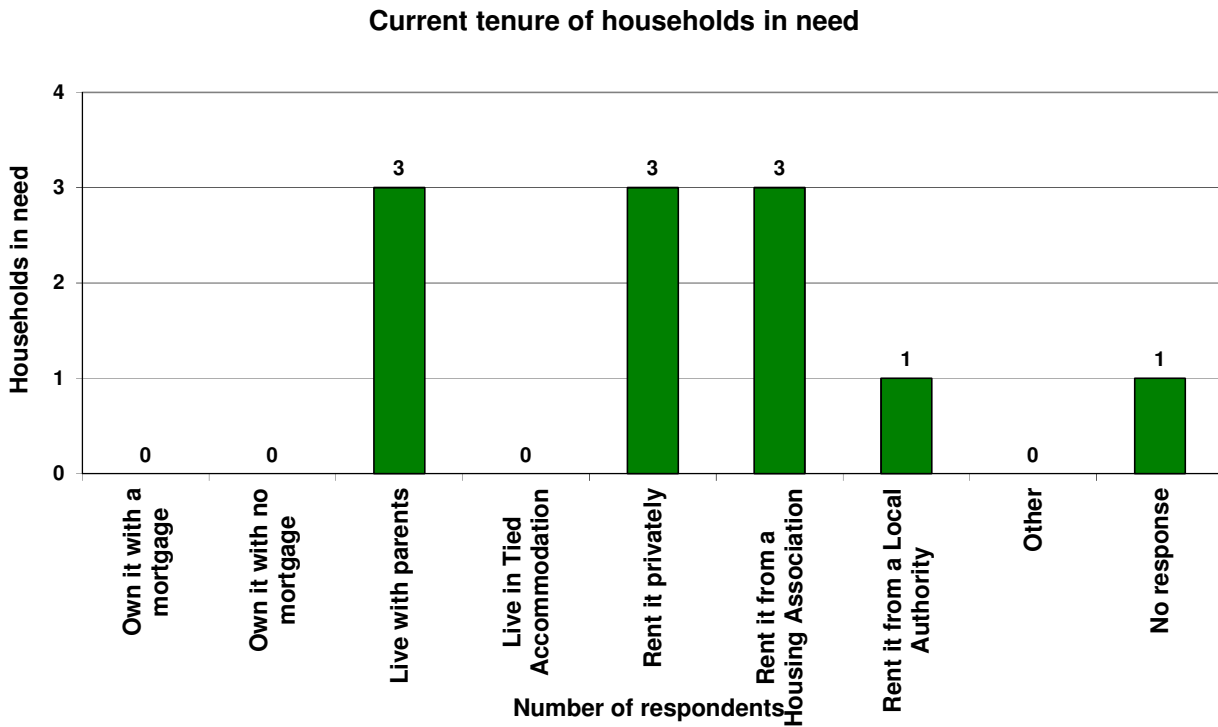
Figure 15 - Likely timeframe in which respondents would need to move



8.4 Current tenure of households in need

Of those households identified as being in need: 3 were renting privately (27.3%), 3 were living with parents (27.3%), 3 rent from a Housing Association (27.3%) and 1 was renting from a Local Authority (9.1%). 1 respondent did not complete the question (9.1%).

Figure 16 - Current tenure of households in need



8.5 Housing Register

1 respondents (10.0%) with a local connection who indicated a housing need are currently on the Local Authority or Housing Association housing register, with 9 respondents (90.0%) not currently being on the housing register. One respondent did not complete the question.

8.6 Reasons for moving

As shown in Table 14, when asked why the household needed to move, 4 respondents said it was to set up an independent home, 1 needed a larger home, 1 needed to be closer to their employer, 1 needed an adapted home, 1 needed a more manageable home, 1 needed a smaller home and 1 respondent provided an 'other' response. One respondent did not complete the question.

Table 14 - Reasons for need to move house

Reason for moving	Number of respondents
Need to set up an independent home	4 (40.0%)
Need larger home	1 (10.0%)
Need to be closer to carer or dependent, to give or receive support	0 (0.0%)
Need cheaper home	0 (0.0%)
Need to avoid harassment	0 (0.0%)
Need to be closer to employer	1 (10.0%)
Need a secure home	0 (0.0%)
Need to change tenure	0 (0.0%)
Need adapted home	1 (10.0%)
Need a more manageable home	1 (10.0%)
Need to be closer to/have access to public transport	0 (0.0%)
Need a smaller home – present home is difficult to manage	1 (10.0%)
Other	1 (10.0%)
No response	1 (10.0%)
TOTAL	11

8.7 Accommodation requirements

Of the in-need households, 1 respondent (50.0%) identified a need for residential housing with care provided, 1 respondent (50.0%) identified a need in future for ground floor accommodation. 0 respondents (0.0%) identified a need for other housing with support services provided and 0 respondents (0.0%) identified a need for sheltered housing with support services provided. All respondents completed the question.

8.8 Preferred tenure

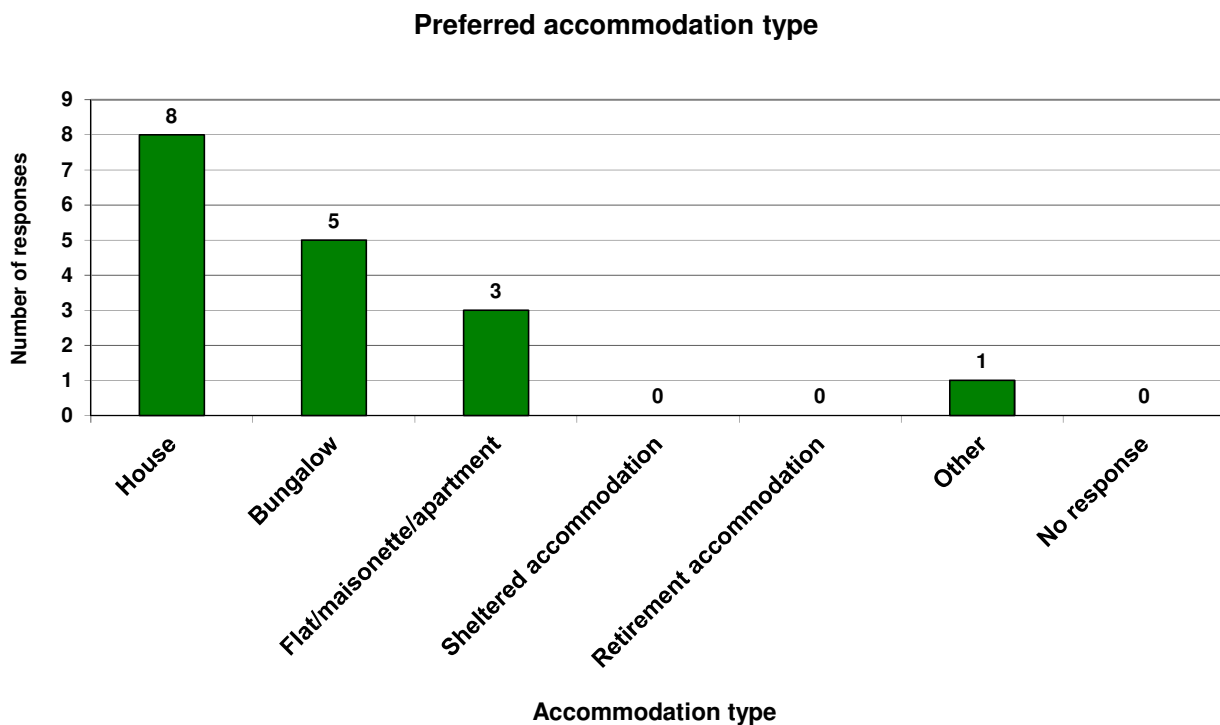
5 of the households in need of affordable housing indicated a preference wanted to rent from a Housing Association (45.5%) and 3 to purchase a property on the open market (27.3%). 2 were seeking a shared-ownership property (18.2%) and 1 wished to rent from a private landlord (9.1%). All respondents completed the question.

8.9 Housing Type

Out of the 11 respondents, 8 indicated a preference for a house (72.7% of respondents), 5 for a bungalow (45.5%), 3 for a flat/maisonette/apartment (27.3% of respondents) and 1 other response (9.1%). All respondents completed the question.

Note – respondents were permitted to express more than one preference.

Figure 17 - Preferred accommodation type



8.10 Number of bedrooms required

A total of 6 respondents (66.7%) indicated that any new residence would require 2 bedrooms in order to meet their requirements, whilst 2 would require 1 bedroom (22.2%) and 1 would require 3 bedrooms (11.1%). 2 respondents did not complete the question.

8.11 Affordability

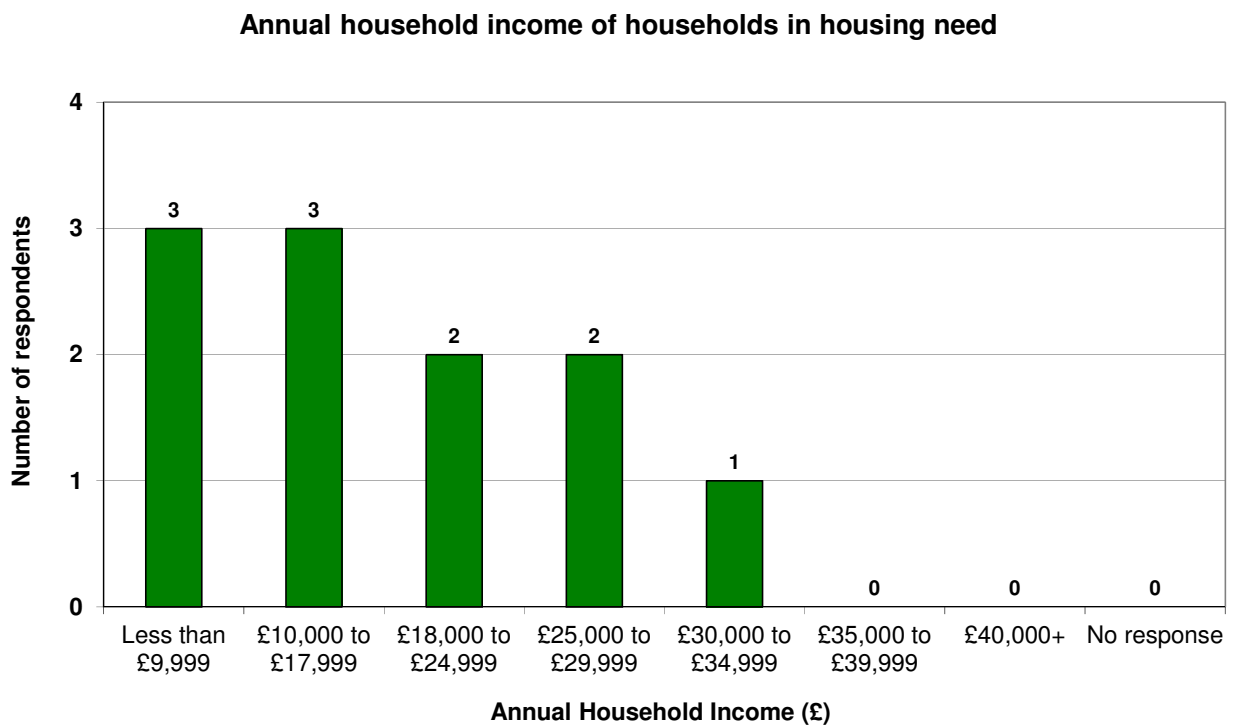
To enable an accurate calculation of the number of people that are in housing need and cannot afford to either purchase or rent on the open market, respondents were asked for their gross annual income and the amount of savings they have.

Figure 18 outlines the annual incomes for those in housing need and that have a local connection. Those respondents who have the highest income were still below the figure determined to be able to afford a property in Wivelsfield Parish. The most common annual income was in the less than £9,999 and £10,000 to £17,999 categories.

From Figure 18 it can be seen that

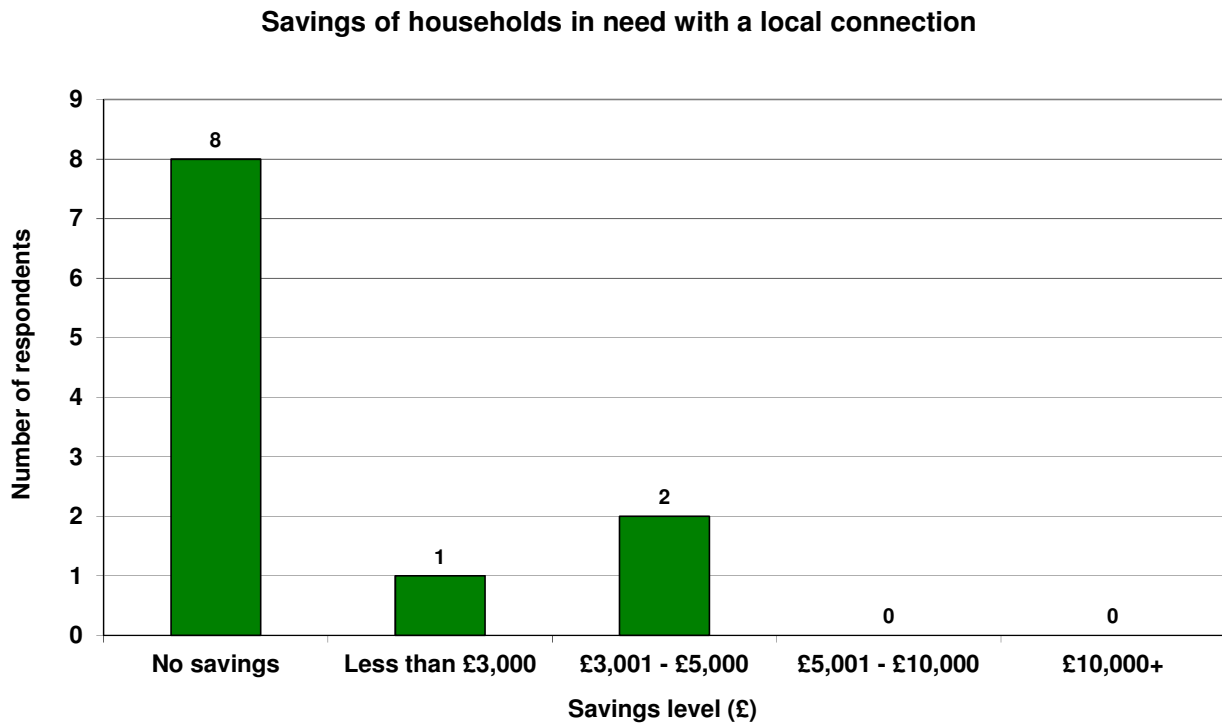
- 8 (72.7%) households have an income below £24,999 per annum - which is the lowest level of income that would be considered eligible for shared ownership housing.
- 3 (27.3%) households have an income of over £24,999 and are therefore eligible for shared ownership housing.
- All respondents provided an answer to the question.

Figure 18 - Annual Incomes of Households in Housing Need with a local connection



From Figure 19, it can be seen that 8 households in housing need have no savings (72.7%), whilst 1 household has savings less than £3,000 (9.1%) and 2 households has savings between £3,001 and £5,000 (18.2%).

Figure 19 - Savings of Households in Housing Need with a local connection



8.12 Summary of Affordable Housing Need – Wivelsfield Green

There are 11 households in housing need in who have a local connection and who cannot afford to either purchase or rent on the open market. The breakdown of the types of households in need is provided below:

Table 15 - Breakdown of households in need

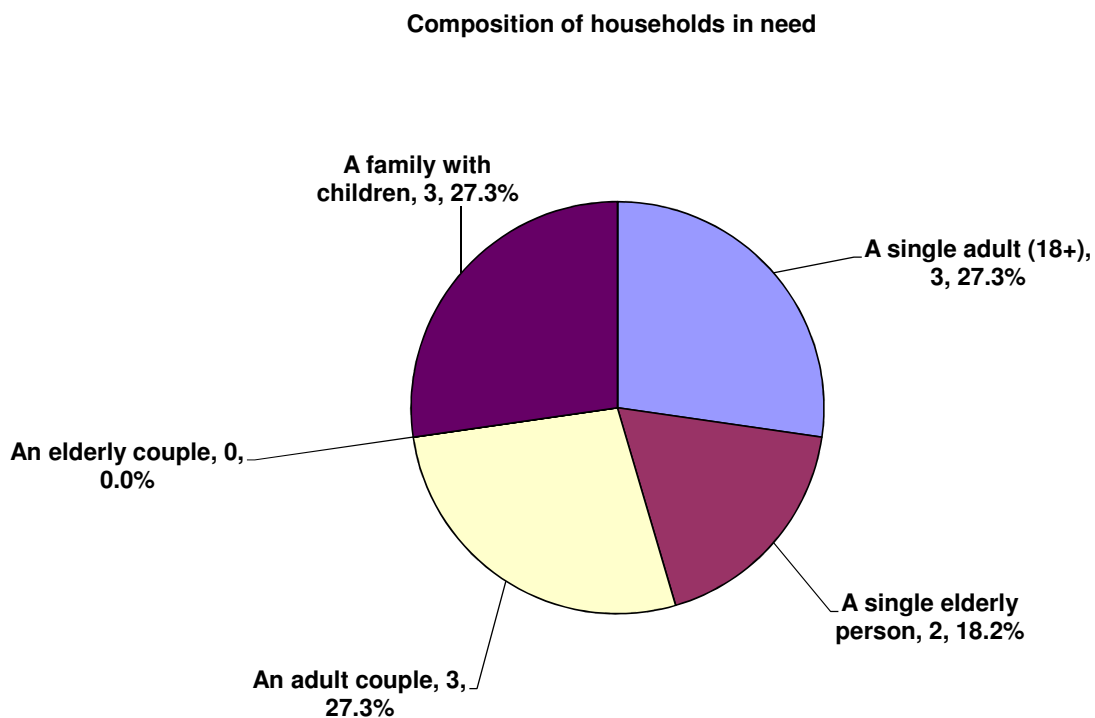
Household type	Number of respondents
A single adult	3 (27.3%)
A single elderly person (over 65)	2 (18.2%)
An adult couple (18-64)	3 (27.3%)
An older couple (Over 65)	0 (0.0%)
A family with children	3 (27.3%)
TOTAL	11

Family with children - Number of children	Number of respondents
1	2 (66.7%)
2	1 (33.3%)
3	0 (0.0%)
4	0 (0.0%)
TOTAL	3

8.13 Household composition

The household makeup of the 11 households in housing need with a local connection and who cannot afford to buy or rent on the open market are shown in Figure 20.

Figure 20 - Composition of households in need



9 Summary of Affordable Housing Need – Wivelsfield Parish

There are 15 households in housing need in Wivelsfield Parish who have a local connection and who cannot afford to either purchase or rent on the open market. The breakdown of the types of households in need is provided below:

Table 16 - Breakdown of households in need

Household type	Number of respondents
A single adult	4 (26.7%)
A single elderly person (over 65)	2 (13.3%)
An adult couple (18-64)	4(26.7%)
An older couple (Over 65)	0 (0.0%)
A family with children	5 (33.3%)
TOTAL	15

Family with children - Number of children	Number of respondents
1	3 (42.9%)
2	4 (57.1%)
3	0 (0.0%)
4	0 (0.0%)
TOTAL	7

9.1 Household composition

The household makeup of the 15 households in housing need with a local connection and who cannot afford to buy or rent on the open market are shown in Figure 21.

Figure 21 - Composition of households in need

