

HOUSING NEEDS SURVEY REPORT

Wiston Parish

Horsham DISTRICT

**Survey undertaken in
July 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 Wiston Parish Council to undertake a Housing Needs Survey of the Parish.

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 Wiston 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 to 90 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 27th June 2014.

1.4 Response rate

Overall 90 questionnaires were sent out; one to each household in the parish. A total of 26 survey forms were returned. This gives the Housing Needs Survey a response rate of 28.9%.

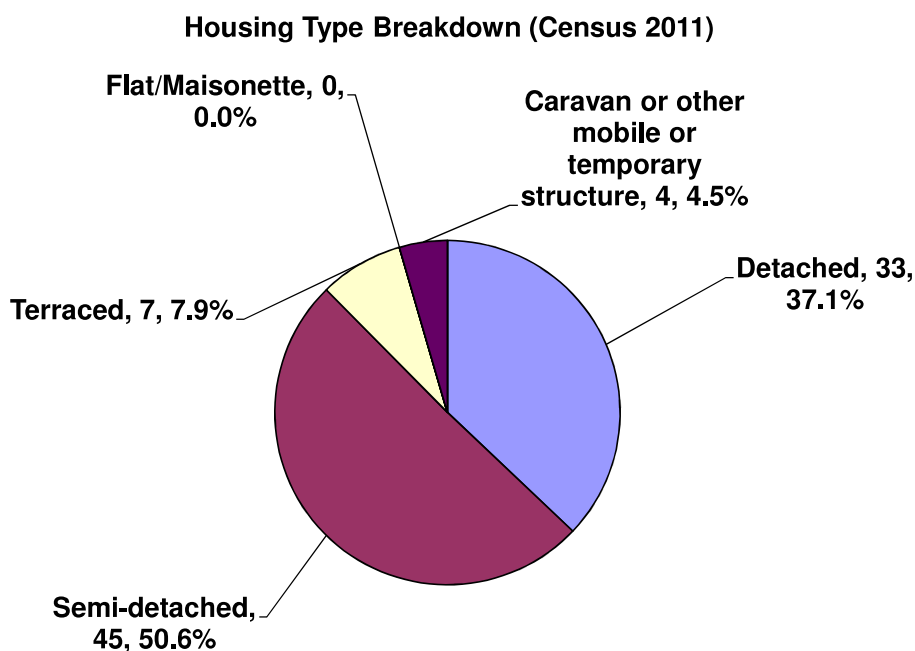
No responding households identified that their property was not their main home and there was subsequently no need for any to be excluded from the number available for analysis. The total for analysis was therefore 26 households.

2.1 Housing type in Wiston Parish

Figure 1 provides a breakdown of the existing structure of the housing stock in Wiston Parish (as at the Census - 2011). *Please note that there may have been changes to these figures subsequent to the Census.*

The Census data shows that in 2011 the greatest proportion of properties in the parish were semi-detached properties. These made up 50.6% of the housing at that time, with a smaller proportion of detached properties (37.1%), 7.9% being terraced, 4.5% being caravans or other mobile or temporary structures and 0.0% being flats/maisonettes.

Figure 1 - Housing Type Breakdown



As Table 1 shows, Wiston Parish has a lower proportion of detached housing (37.1%) compared to the rest of Horsham District (38.6%), with a significantly higher proportion of semi-detached housing (50.6% compared to 26.5%) and caravans and mobile/temporary structures (4.5% compared to 0.7%), but a slightly lower level of terraced housing (7.9% compared to 17.0%) and flats/maisonettes (0.0% compared to 14.7%).

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

Housing Type	District	Parish
Detached	21,844 (38.6%)	33 (37.1%)
Semi-detached	14,985 (26.5%)	45 (50.6%)
Terraced	9,613 (17.0%)	7 (7.9%)
Flat / Maisonette	8,293 (14.7%)	0 (0.0%)
Caravan or other mobile/temporary structure	395 (0.7%)	4 (4.5%)

(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 Wiston Parish is private rented housing (67.4%), with rates significantly higher than for the rest of Horsham District (11.8%).

The parish has lower levels of Owner occupied housing (27.0%) than for the rest of Horsham District (74.5%) and lower levels of Social Rented housing (Housing Association) and Local Authority rental housing (3.4% compared to 11.6%). It does have higher levels of those living rent free than for the rest of the District (2.2% compared to 1.5%). There are no shared ownership properties in the parish.

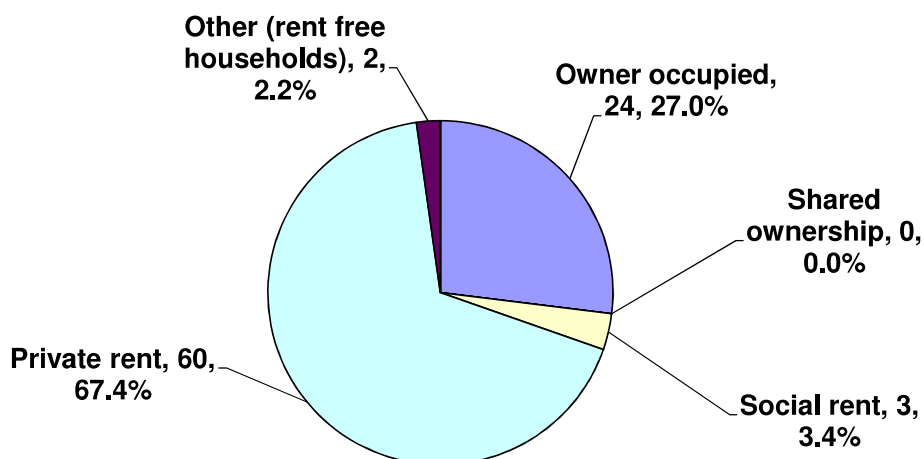
Table 2 - Housing Tenure in the District and the Parish

Tenure	District	Parish
Owner occupied (owned outright or with mortgage)	40,926 (74.5%)	24 (27.0%)
Shared ownership (Part owned-part rented)	363 (0.7%)	0 (0.0%)
Social Rented (Housing Association / Council rent)	6,347 (11.6%)	3 (3.4%)
Private rent	6,480 (11.8%)	60 (67.4%)
Other (Living rent free)	807 (1.5%)	2 (2.2%)

(Source: Census 2011)

Figure 2 – Housing Tenure Breakdown

Housing Tenure Breakdown (Census 2011)



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 and 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 £41,132.

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

Housing Type	Average Price	Gross Income Required
All Housing	£329,425	£84,709
Detached	£491,149	£126,295
Semi-Detached	£302,813	£77,866
Terraced	£249,889	£64,257
Flat	£159,959	£41,132

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 Wiston Parish. Table 4 shows the lowest prices for open market properties on sale in Wiston Parish and Table 5 shows the lowest prices for properties available to rent in the same area. The open market housing is based on a 3.5x income multiplier mortgage with a 10% deposit. 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 August 2014, the household income required to afford to purchase the cheapest home on the market was £32,142 for a 1 bed flat in Ashington (Due to a lack of sale properties in the Parish at the time, the search area was extended to 1 mile).

Table 4 - Lowest current property prices

Property Type	Location	Lowest Price	Gross Income Required
1 bed flat	Ashington	£125,000	£32,142
2 bed maisonette	Steyning	£200,000	£51,428
3 bed detached house	Ashington	£244,000	£62,472
4 bed semi-detached bungalow	Ashington	£319,950	£82,272
4 bed detached house	Ashington	£330,500	£84,985

From this search undertaken in August 2014 and based on current property prices, the household income required to afford to rent an entry level home was £26,400 for a 1 bed flat in Ashurst (Due to a lack of rental properties at the time, the search area was extended to 3 miles).

Table 5 - Lowest current property rental prices

Property Type	Location	Lowest Price	Income required (Where rental payment per month is a maximum of 25% of gross income)
1 bed flat	Ashurst	£550 pcm	£26,400
3 bed detached house	Washington	£1,295 pcm	£62,160
3 bed semi-detached bungalow	Ashington	£1,100 pcm	£52,800
5 bed detached house	Ashington	£1,695 pcm	£81,360

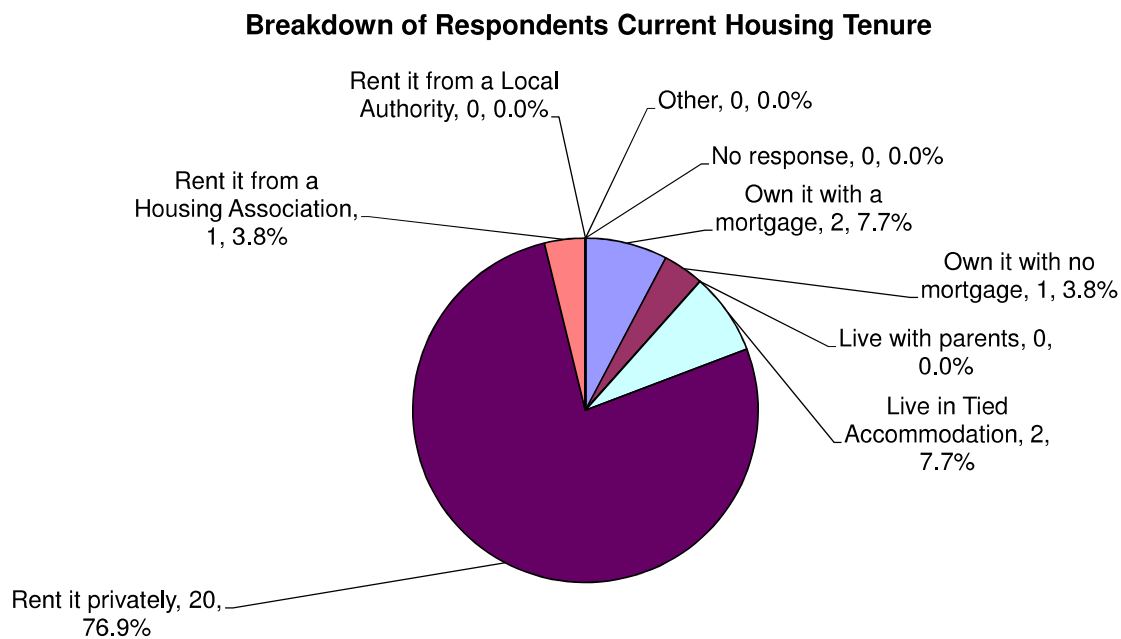
4 Survey - Part 1: Views on Affordable Housing

4.1 Current Housing Tenure

All of those completing the survey (100.0%) identified their current home as their main home.

Of those in their main home, the greatest proportion (76.9%) rented their current home privately. Of the remaining respondents: 7.7% live in Tied accommodation, 7.7% own it with the use of a mortgage, 3.8% own it with no mortgage and 3.8% rented from a Housing Association. All respondents completed the question.

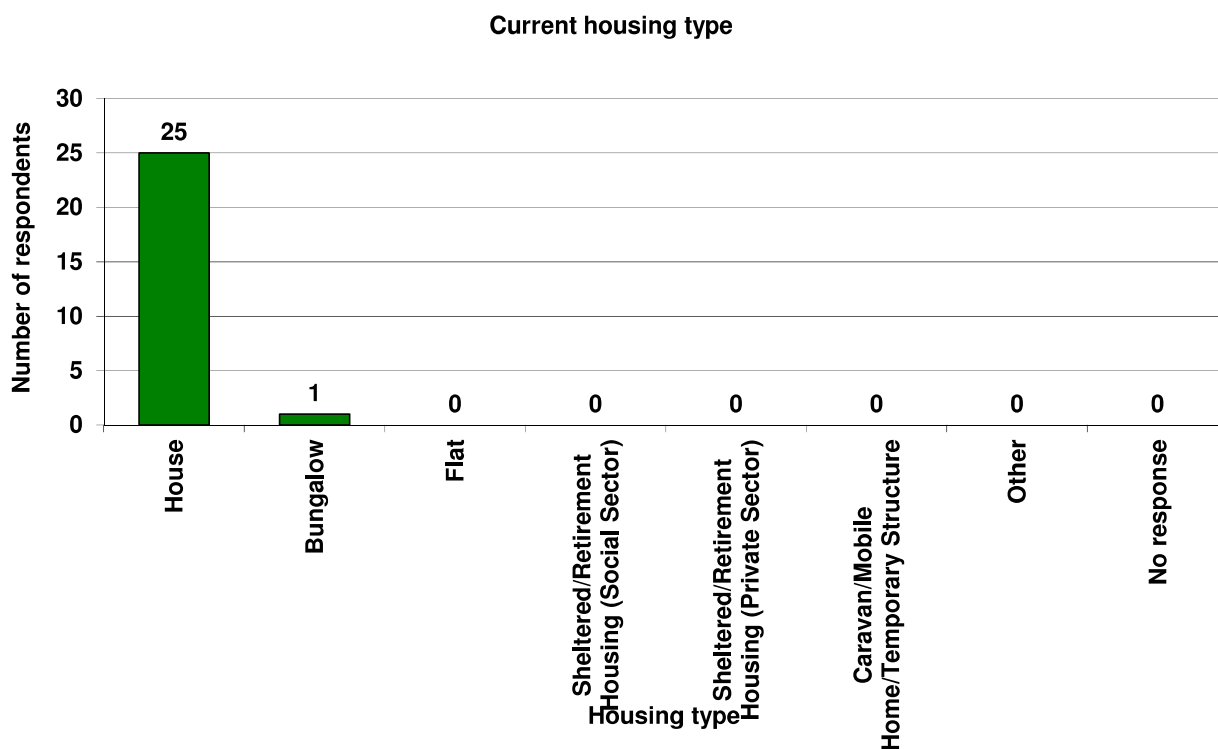
Figure 3 - Current housing tenure of respondents



4.2 Housing Type

An overwhelming majority of respondents (96.2%) identified that they currently live in a house, with 3.8% living in a bungalow. All respondents completed the question.

Figure 4 - Current housing type of respondents



4.3 Number of bedrooms

Households with 3 bedrooms represented the most common size of dwelling amongst those responding to the survey, making up 57.7% of responding households. The next most numerous responses were for: 4 bedrooms (26.9%); 2 bedrooms (11.5%) and 1 bedroom (3.9%). All respondents completed the question.

Table 6 - Number of bedrooms in respondent's households

Number of bedrooms	Number of responses
1	1 (3.9%)
2	3 (11.5%)
3	15 (57.7%)
4 or more	7 (26.9%)
No response	0

4.4 Adaptations

1 respondent (3.9%) identified that their current home required adaptations in order to become suitable for the needs of a household member. 25 respondents (96.2%) said that their current home did not require any adaptations. All respondents completed the question.

A total of 1 respondent (16.7%) 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 5 (83.3%) indicated they would not require financial assistance and 20 provided no response to the question.

4.5 Local connection

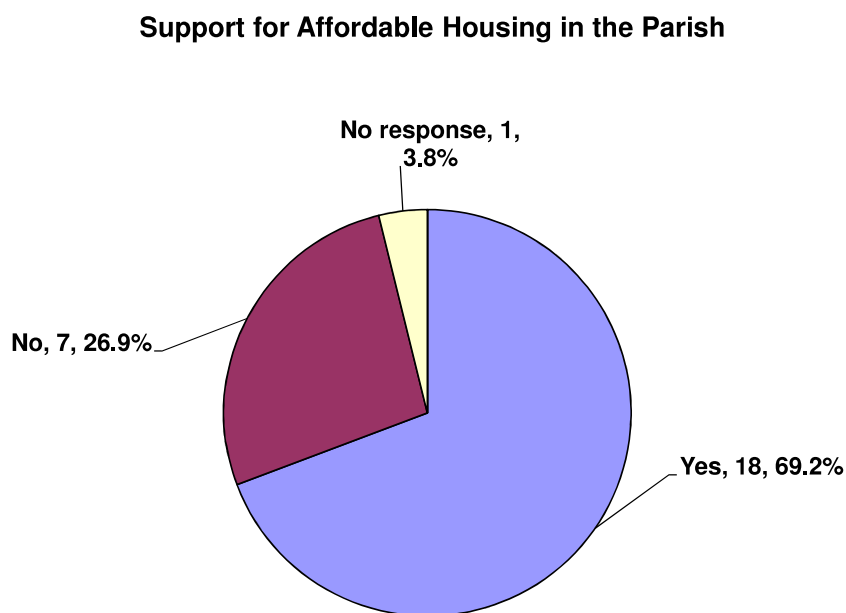
Of the 26 respondents to the question, 26 currently live in the parish (100.0%), 7 worked in the parish (26.9% of those responding), 2 have relatives in the parish (7.7% of those responding) and 4 have previously lived in the parish (15.4% of those responding). All respondents completed the question.

4.6 Support for Affordable Housing

Of the respondents to the survey, 18 (69.2%) were in favour of a small affordable housing development (up to 15 homes) for local people in Wiston Parish if there was a proven need. As seen in Figure 5, 7 respondents (26.9%) said that they would not support an affordable housing development and the remaining 1 respondent did not answer the question (3.8%).

A total of 14 respondents (63.6%) identified that affordable housing would meet their future needs, whilst 8 (36.4%) indicated that it would not and 4 respondents did not complete the question.

Figure 5 - Support for an affordable housing development



4.7 Future Needs

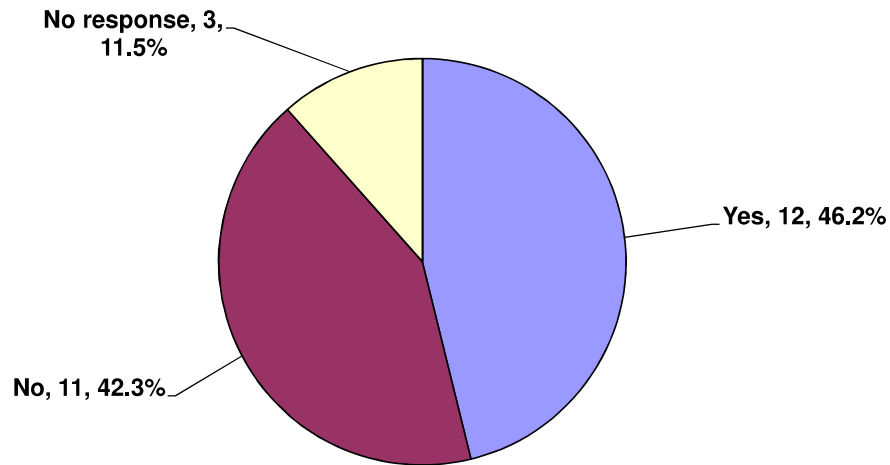
Of those responding, 12 (52.2%) identified that the Parish did have the right type of housing to meet their future needs, whilst 11 (47.8%) felt that it did not. 3 respondents did not complete the question.

4.8 Support for Open Market Housing

Of the respondents to the survey, 12 (46.2%) were in favour of other kinds of housing being made available for housing development in Wiston Parish if there was a proven need. As seen in Figure 6, 11 respondents (42.3%) said that they would not support a market housing development and the remaining 3 respondents did not answer the question (11.5%).

Figure 6 - Support for open market housing

Support for an Open Market Housing Development in the Parish

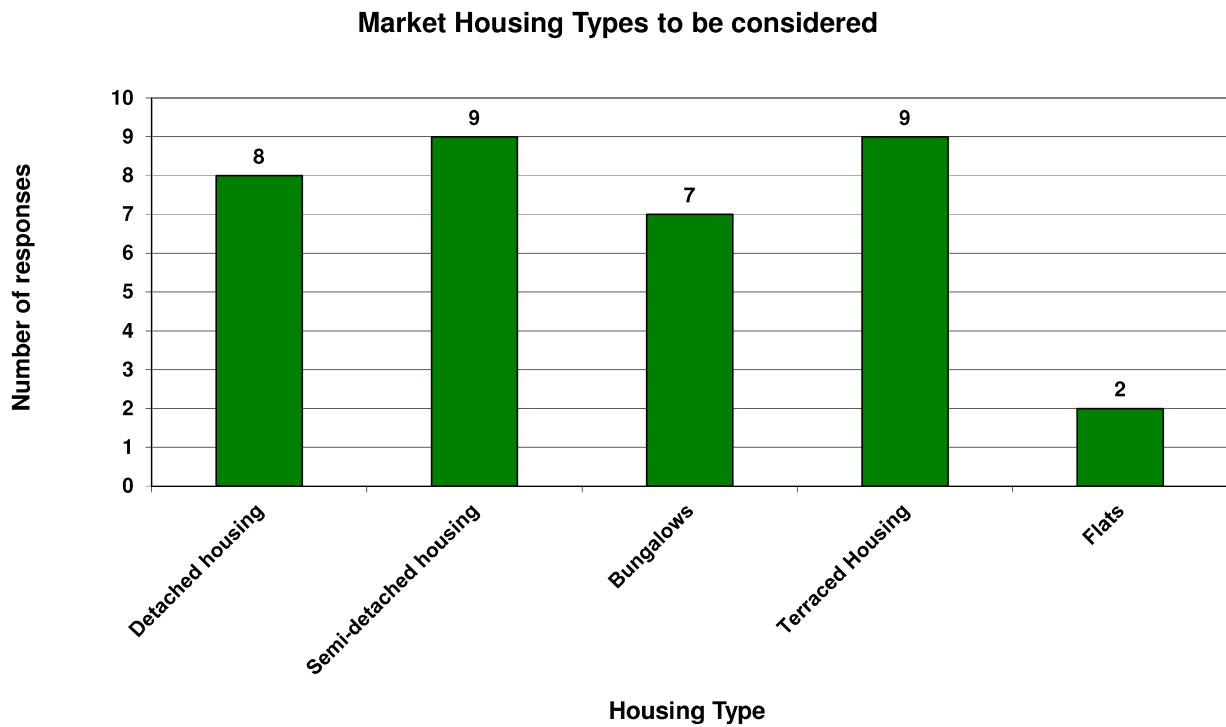


4.9 Types of Open Market Housing that should be considered

The most commonly identified style of housing which respondents felt should be considered was semi-detached housing or terraced both of which were identified by 9 respondents (each 52.9% of responding to the question). 9 out of the 26 respondents to the survey did not complete the question.

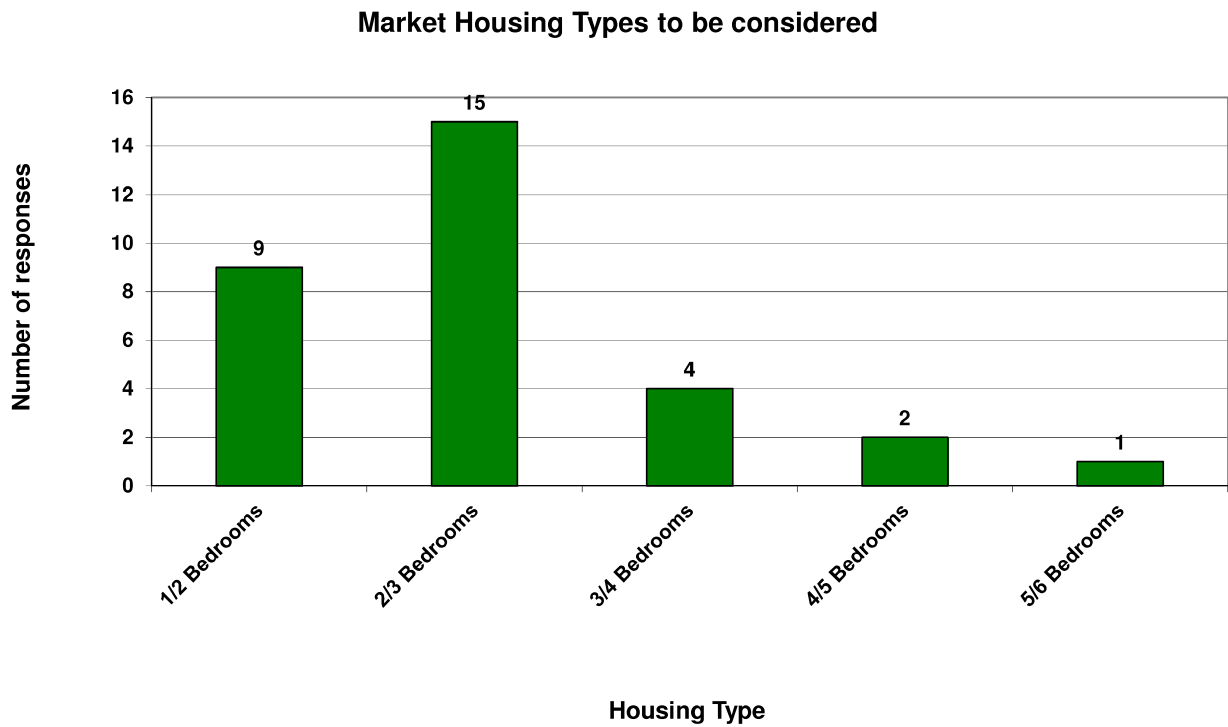
Please note, respondents were able to provide more than 1 response.

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 15 respondents (93.8% of those responding to the question). 10 out of the 26 respondents to the survey did not complete the question.
Please note, respondents were able to provide more than 1 response.

Figure 8 - Size of open market housing to be considered



4.10 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 7 respondents said that a household member will need to move in pursuit of affordable housing. Of these, 4 said it was needed within 5 years (20.0% of all responses), 3 said they needed to move in 5 or more years (15.0% of all responses) and 14 said that they did not need to move (70.0% of all responses). 6 respondents did not complete the question.

Table 7 – Households moving for affordable housing

Does the household need to move	Number of households
Yes, within 5 years	4 (20.0%)
Yes, in 5 or more years	3 (15.0%)
Yes, move back	0 (0.0%)
No	14 (70.0%)
No response	6

As shown in Table 8, it can be seen that a combined total of 7 respondents said that a household member will need to move in pursuit of open market housing. Of these, 3 said it was needed within 5 years (15.0% of all responses), 3 said they needed to move in 5 or more years (15.0% of all responses) and 1 wished to move back (5.0%), whilst 14 said that they did not need to move (70.0% of all responses). 6 respondents did not complete the question.

Table 8 - Households moving for open market housing

Does the household need to move	Number of households
Yes, within 5 years	3 (15.0%)
Yes, in 5 or more years	3 (15.0%)
Yes, move back	1 (5.0%)
No	14 (70.0%)
No response	6

4.11 Summary

The trends outlined in the sections above illustrate that:

- 100.0% of respondents currently have their main home in the parish.
- 76.9% of respondents currently privately rent their home.
- 96.2% of respondents currently live in a house.
- The most common size of residence currently occupied by respondents had 3 bedrooms (57.7%).
- 3.9% of respondents identified that their current home required adaptations in order for them to remain living in it.
- Of respondents completing the question: 100.0% currently live in the parish.
- 69.2% of respondents would support an affordable housing development for local people if there were a proven need.
- 46.2% of respondents would support the development of other housing within the parish if there were a proven need. The most commonly supported forms of such housing would be semi-detached/terraced housing with 2/3 bedrooms.
- 35.0% of respondents knew of a household that would need to leave the parish in pursuit of affordable housing.
- 30.0% 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 9 respondents completed Part 2 of the Housing Needs Survey. Of these:

- A total of 8 households were identified as being in need of affordable housing, meeting the requirements of local connection, income and personal circumstances.
- 1 household 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.

Section 6 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 Affordable Need

6.1 Residence and Local Connection

Of the 8 respondents in need of affordable housing:

- 8 currently live in Wiston Parish (100.0% of all in need respondents)
- 2 currently work in Wiston Parish (25.0% of all in need respondents)
- 1 have relatives in Wiston Parish (12.5% of all in need respondents)
- 1 have previously lived in Wiston Parish (12.5% of all in need respondents)

6.2 Length of residence

Table 9 below provides a breakdown of the length of residence for those respondents that identified that they currently lived in Wiston Parish, worked in the parish, have relatives in the parish or lived in Wiston Parish on a previous occasion (where they answered the question).

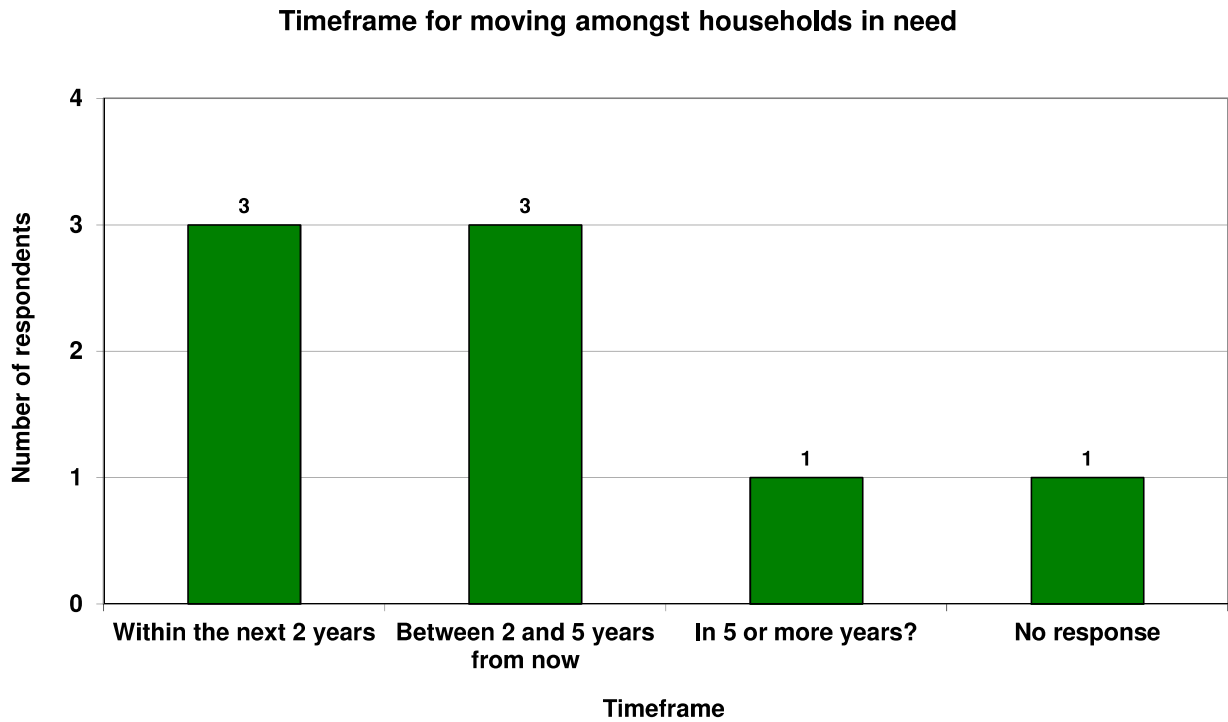
Table 9 - Length of residence

	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 Wiston Parish	2 (28.6%)	1 (14.3%)	1 (14.3%)	0 (0.0%)	0 (0.0%)	3 (42.9%)	0 (0.0%)	0 (0.0%)
Work in the Parish	1 (50.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	1 (50.0%)	0 (0.0%)	0 (0.0%)
Have relatives in the Parish	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	1 (20.0%)	0 (0.0%)
Previously lived in Wiston Parish	0 (0.0%)	0 (0.0%)	0 (0.0%)	1 (100.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)

6.3 When accommodation is required

A total of 3 (42.9%) of the respondents in housing need stated that they would need to move within 2 years, 3 respondents (42.9%) highlighted a need to move between 2 and 5 years from now, whilst 1 respondent (14.3%) made clear that they would need to move in 5 or more years from now. 1 respondent did not complete the question.

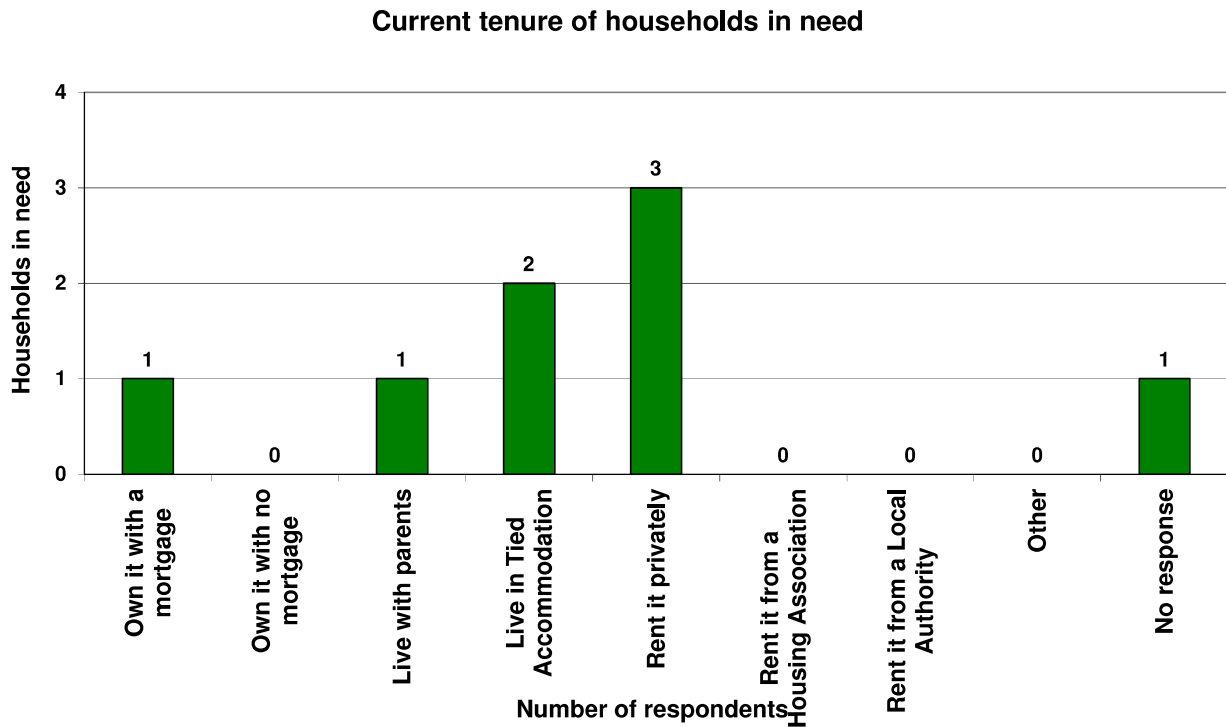
Figure 9 - Likely timeframe in which respondents would need to move



6.4 Current tenure of households in need

Of those households identified as being in need: 3 were Renting Privately (42.9%), 2 were living in Tied Accommodation (28.6%), 1 was living with parents (14.3%) and 1 owned it with a mortgage (14.3%). One respondent did not complete the question.

Figure 10 - Current tenure of households in need



6.5 Housing Register

2 respondents (25.0%) with a local connection who indicated a housing need are currently on the Local Authority or Housing Association housing register, with 6 respondents (75.0%) not currently being on the housing register. All respondents completed the question.

6.6 Reasons for moving

As shown in Table 10, when asked why the household needed to move: 2 respondents said it was to set up an independent home, 2 needed a cheaper home, 1 needed to change tenure, 1 needed an adapted home and 1 respondent provided an 'other' response. One respondent did not complete the question.

Table 10 - Reasons for needing to move house

Reason for moving	Number of respondents
Need to set up an independent home	2 (28.6%)
Need larger home	0 (0.0%)
Need to be closer to carer or dependent, to give or receive support	0 (0.0%)
Need cheaper home	2 (28.6%)
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	1 (14.3%)
Need adapted home	1 (14.3%)
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	1 (14.3%)
No response	1
TOTAL	8

6.7 Accommodation requirements

Of the in-need households, 2 respondents (100.0%) identified a need in future for ground floor accommodation. 6 respondents did not complete the question.

6.8 Preferred tenure

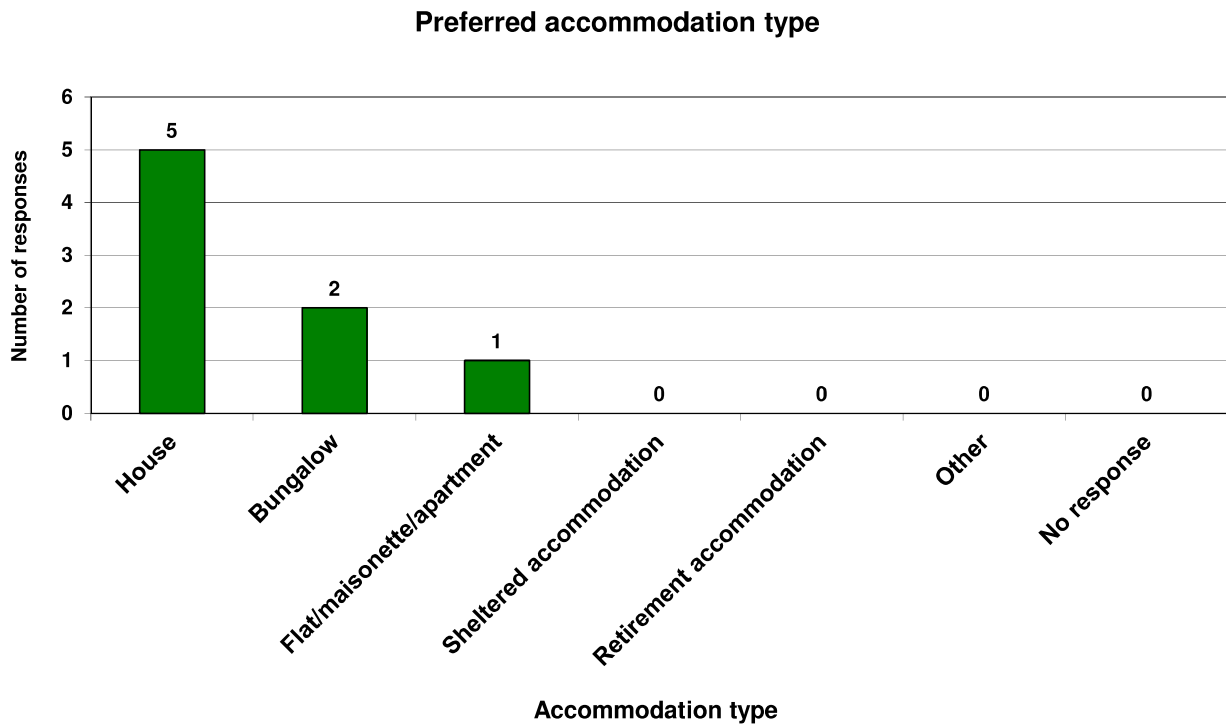
3 of the households in need of affordable housing indicated a preference to rent from a Housing Association (42.9%), 2 to purchase a property on the open market (28.6%) and 2 for a shared ownership property (28.6%). One respondent did not complete the question.

6.9 Housing Type

A total of 5 respondents indicated a preference for a house (71.4% of respondents), 2 for a bungalow (28.6%), 1 for a flat/maisonette/apartment (14.3% of respondents). All respondents completed the question.

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

Figure 11 - Preferred accommodation type



6.10 Number of bedrooms required

A total of 4 respondents (57.1%) indicated that any new residence would require 2 bedrooms in order to meet their requirements, whilst 2 would require 3 bedrooms (28.6%) and 1 would require 4 or more bedrooms (14.3%). One respondent did not complete the question.

6.11 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 Wiston Parish. The most common annual income was in the £10,000 to £17,999 category.

From Figure 12 it can be seen that

- 3 (60.0%) 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.
- 2 (40.0%) households have an income of over £24,999 and are therefore eligible for shared ownership housing.
- 3 respondents did not provide an answer to the question, 2 of which were retired households and one was not currently in employment.

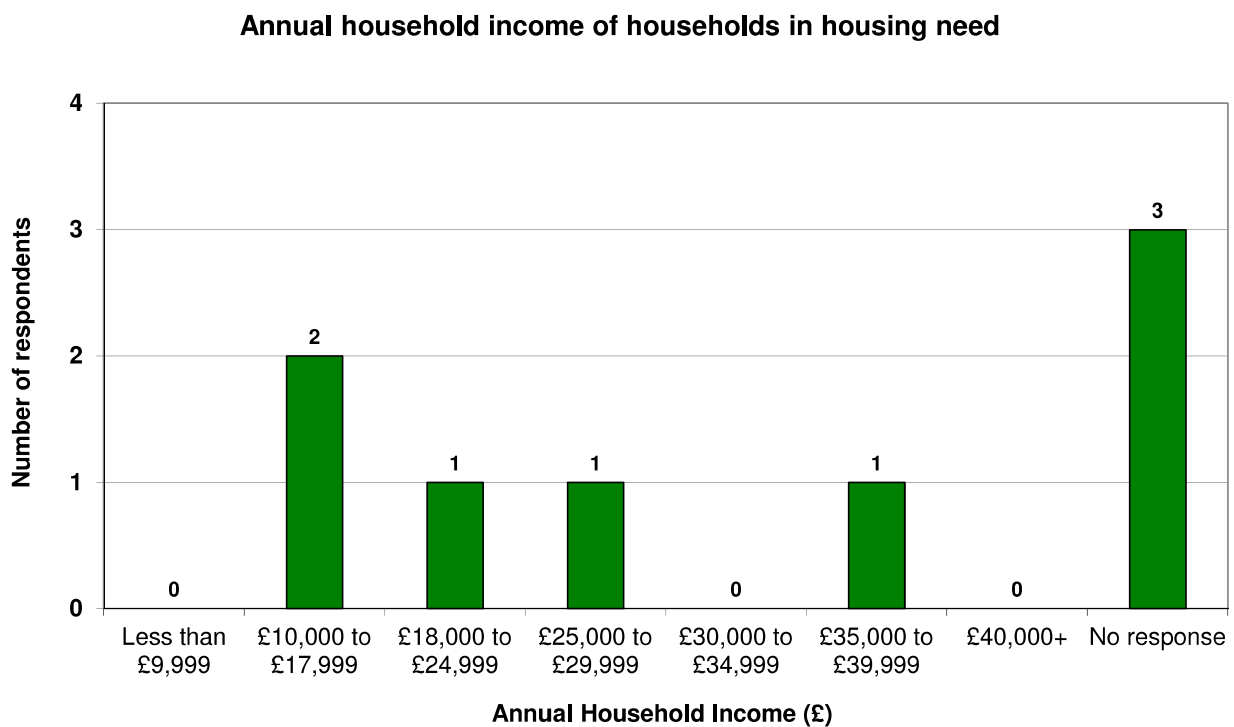
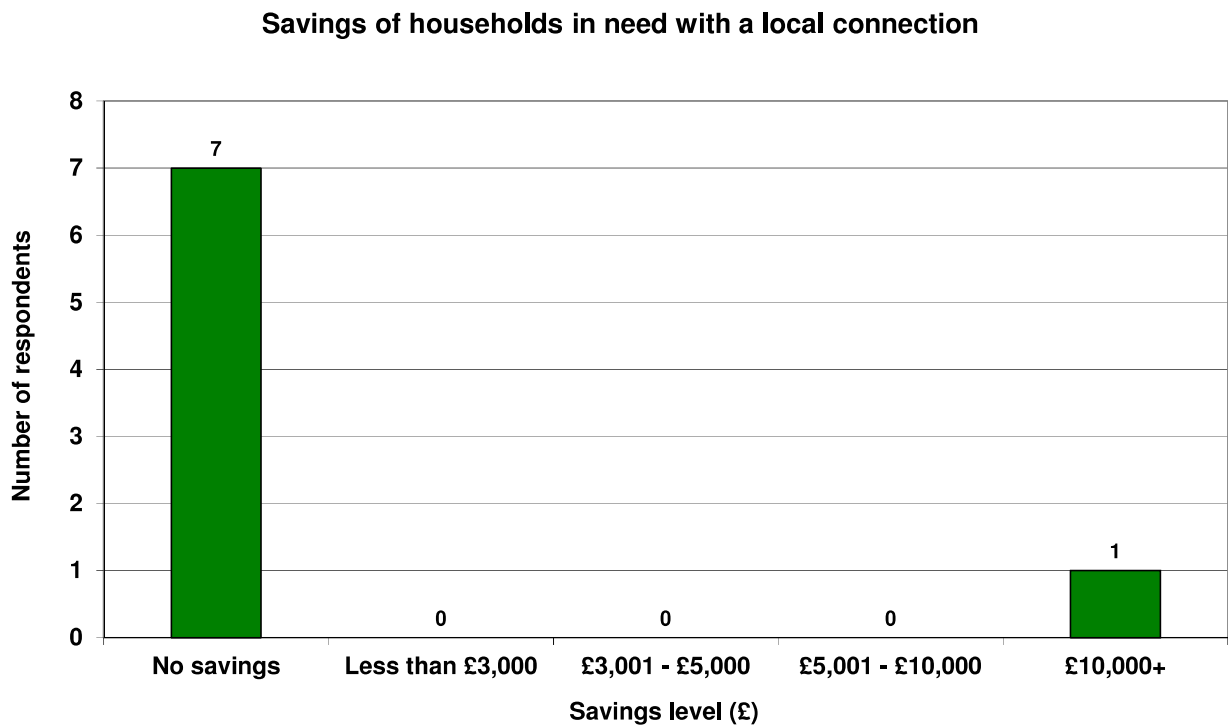


Figure 12 - Annual Incomes of Households in Housing Need with a local connection

From Figure 13, it can be seen that 7 households in housing need have no savings (87.5%) and 1 household has savings in excess of £10,000 (12.5%).

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



7 Summary of Affordable Housing Need

There are 8 households in housing need 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 11 - Breakdown of households in need

Household type	Number of respondents
A single adult	2 (25.0%)
A single elderly person (over 65)	2 (25.0%)
An adult couple (18-64)	0 (0.0%)
An older couple (Over 65)	1 (12.5%)
A family with children	3 (37.5%)
TOTAL	8

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%)
5	0 (0.0%)
TOTAL	3

7.1 Household composition

The household makeup of the 8 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

