

HOUSING NEEDS SURVEY REPORT

Bramber Parish

Horsham DISTRICT

**Survey undertaken in
May 2015**

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 Bramber 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 Bramber 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 the Rural 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 referred to, are predominantly used for affordable housing, and the affordable units must remain affordable 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 providing technical advice and support about community led and local needs housing of various tenures and types including Community Land Trusts.

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 305 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 5th June 2015.

1.4 Response rate

Overall 350 questionnaires were distributed; one to each household in the parish. A total of 101 survey forms were returned. This gives the Housing Needs Survey a response rate of 28.9%.

0 of the responding households identified their properties as not their main home [second home].

2 The Parish of Bramber

Bramber is both a settlement and parish which is located in the south eastern corner of Horsham District in West Sussex. The parish is predominantly rural and is located immediately adjacent to the South Downs. The River Arun passes through the parish and runs along its eastern boundary with the adjacent parish of Upper Beeding.

The primary settlement in the parish is the village of Bramber with a small portion of the adjacent settlement of Steyning also falling within its north western boundary. The larger village of Upper Beeding is located immediately to the east of Bramber and the town of Steyning is located to the west.

In terms of its connectivity to other locations, the A283 Shoreham By-Pass runs through the north-eastern corner of the parish and provides road links to Steyning, Washington and Storrington to the north and Shoreham-by-Sea to the south. The nearest railway station is located in Shoreham-by-Sea located approximately 5 miles to the south and provides rail linkages to Brighton to the east as well as Worthing, Bognor Regis and Chichester to the west.

A very limited range of services are available including a parish church, hotel and public house. The village also possesses a visitor and tourist attraction in the form of the remains of Bramber Castle. This relatively limited range of services reflects the relatively small population size of the parish and the proximity of larger service centres such as Steyning and Upper Beeding as well as Shoreham-by-Sea to the south.

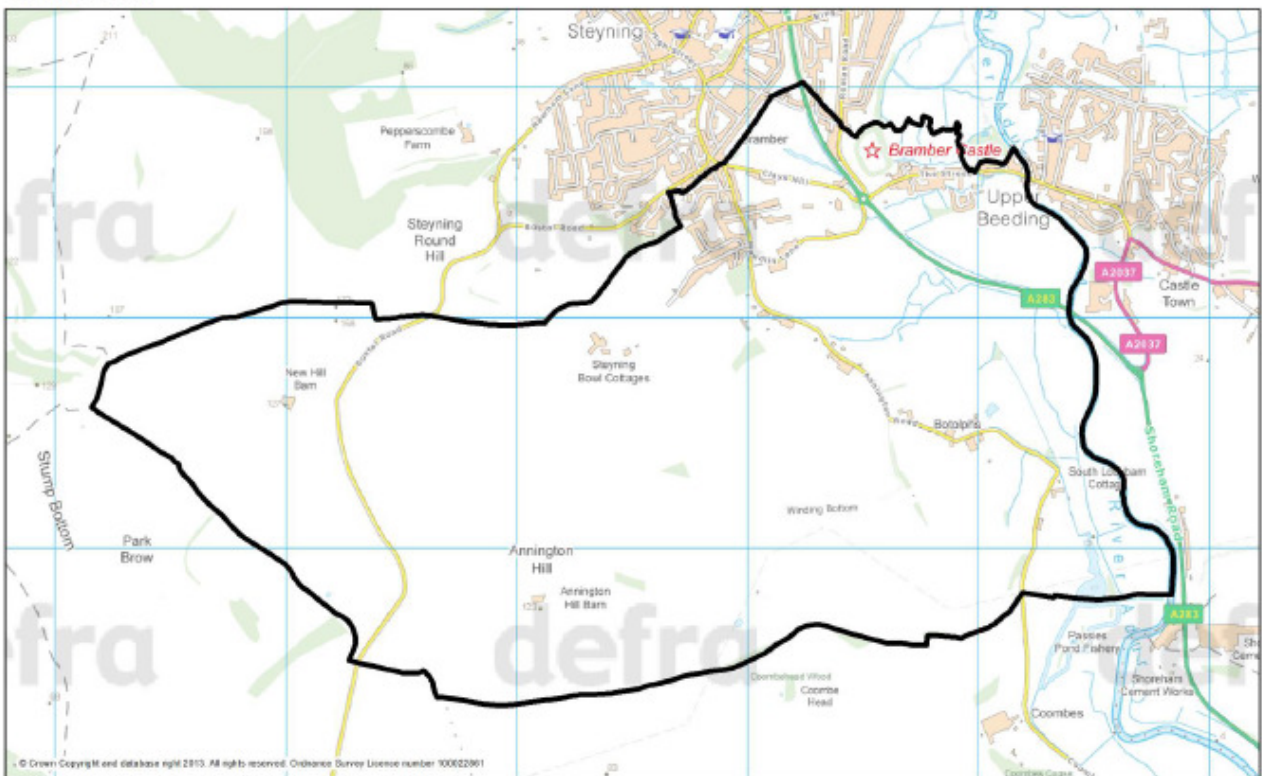
According to the Census¹, the population of the parish was 785 persons in 2011 and there were 338 households.

1

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadKeyFigures.do?a=7&b=11121056&c=brambr&d=16&e=62&g=6474256&i=1001x1003x1032x1004&m=0&r=1&s=1435651078792&enc=1>

Figure 1 - Map of Parish

Bramber Parish



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Produced by Oxford Consultants for Social Inclusion, www.oxsci.co.uk, April 2013

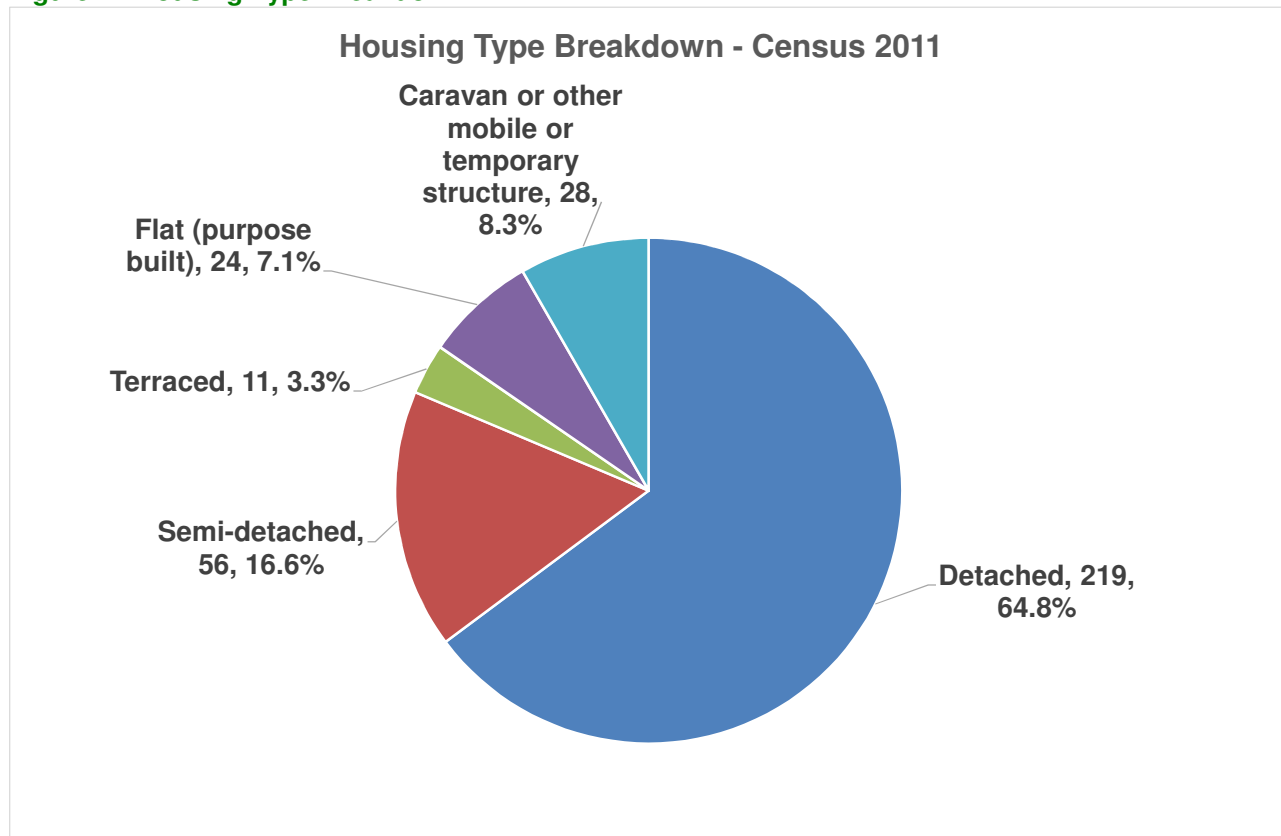


2.1 Housing type in Bramber Parish

Figure 2 provides a breakdown of the existing structure of the dwellings in Bramber Parish as at the Census 2011. *Please note that these figures may have subsequently changed.*

The Census data shows that in 2011 the greatest proportion of properties in the parish were detached properties (64.8%). Semi-detached properties made up 16.6% of the housing at that time, 8.3% being caravans or other mobile or temporary structures, 7.1% being purpose built flats, 3.3% of properties being terraced, 0.0% being other flats and 0.0% being shared dwellings.

Figure 2 - Housing Type Breakdown



As Table 1 below shows, Bramber Parish has a significantly higher proportion of detached housing (64.8%) and caravans and mobile homes (8.3% compared to 0.7%) when compared to the rest of the District. However, it has a lower proportion of semi-detached housing (16.6% compared to 26.8%), terraced housing (3.3% compared to 17.1%), purpose built flats (7.1% compared to 14.4%), other flats (0.0% compared to 2.2%), and shared dwellings (0.0% compared to 0.1%) than the District average.

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

Housing Type	District	Parish
Detached	38.8%	64.8%
Semi-detached	26.8%	16.6%
Terraced	17.1%	3.3%
Purpose built flats	14.4%	7.1%
Other flat	2.2%	0.0%
Caravan or mobile/temporary structure	0.7%	8.3%
Shared dwelling	0.1%	0.0%

(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 Bramber Parish is owner-occupied housing (87.6%), with rates slightly higher than for the rest of West Sussex (74.5%).

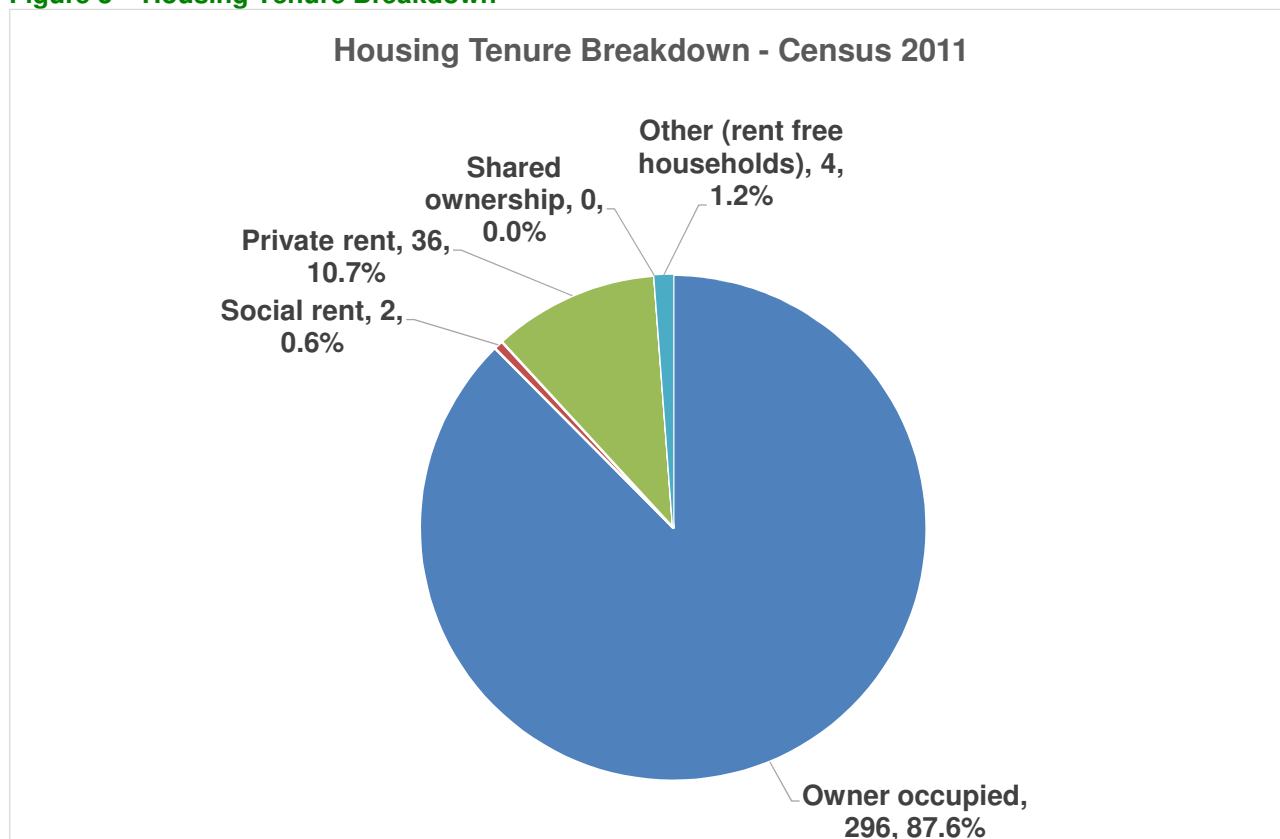
The parish has lower levels of Shared Ownership properties (0.0% compared with 0.7%), Social rented housing (0.6% compared to 11.5%), Private rent properties (10.7% compared to 11.8%) and Other properties (1.2% compared to 1.5%) than the rest of the District.

Table 2 - Housing Tenure in the District and the Parish

Tenure	District	Parish
Owner occupied (owned outright or with mortgage)	74.5%	87.6%
Shared Ownership	0.7%	0.0%
Social rent	11.5%	0.6%
Private rent	11.8%	10.7%
Other (rent free households)	1.5%	1.2%

(Source: Census 2011)

Figure 3 – Housing Tenure Breakdown



3 Local Income Levels and Affordability

3.1 Property Prices in West Sussex

The table below shows the Land Registry's average selling price for different types of open-market housing in the County in April 2015 (the most recent data).

From these figures the income required to purchase each type of property has been provided. This is calculated on the basis of 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 County would be £36,019.

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

Housing Type	Average Price	Gross Income Required
All Housing	£243,446	£62,600
Detached	£422,409	£108,619
Semi-Detached	£254,314	£65,395
Terraced	£206,240	£53,033
Flat	£140,966	£36,248

Source: Land Registry (2015)

These figures provide an overview of the current status of house prices across West Sussex (based on sale prices). It should be noted that house prices may fluctuate during the course of the year and between different geographical areas.

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

3.2 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 Bramber Parish.

Table 4 shows the lowest prices for open market properties on sale in Bramber and the surrounding area. Table 5 shows the lowest prices for properties available to rent in the extended area surrounding Bramber. The open market housing is based on a 3.5 x income multiplier mortgage with a 10% deposit. The rental values for income required are based on monthly rents not exceeding 25% of an individual's or household's gross income.

From this search undertaken in June 2015, the household income required to afford to purchase the cheapest home on the market was £56,571 for a 2 bed ground floor flat.

Table 4 – Lowest current property prices

Property Type	Location	Lowest Price	Gross Income Required
2 bed ground floor flat	Bramber	£220,000	£56,571
2 bed semi-detached house	Bramber	£375,000	£96,428
2 bed detached house	Bramber	£525,000	£135,000
3 bed detached house	Bramber	£614,950	£158,130
4 bed semi-detached house	Bramber	£685,000	£176,142
5 bed detached house	Bramber	£725,000	£186,428

From this search undertaken in June 2015, the household income required to afford to purchase the cheapest home on the market was £31,200 for a 1 bed flat.

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	Bramber	£650 pcm	£31,200
2 bed flat	Steyning	£850 pcm	£40,800
3 bed cottage	Upper Beeding	£1,200 pcm	£57,600
3 bed terraced house	Steyning	£1,495 pcm	£71,760
4 bed detached house	Bramber	£4,250 pcm	£204,000

4 Survey - Part 1: Views on Affordable Housing

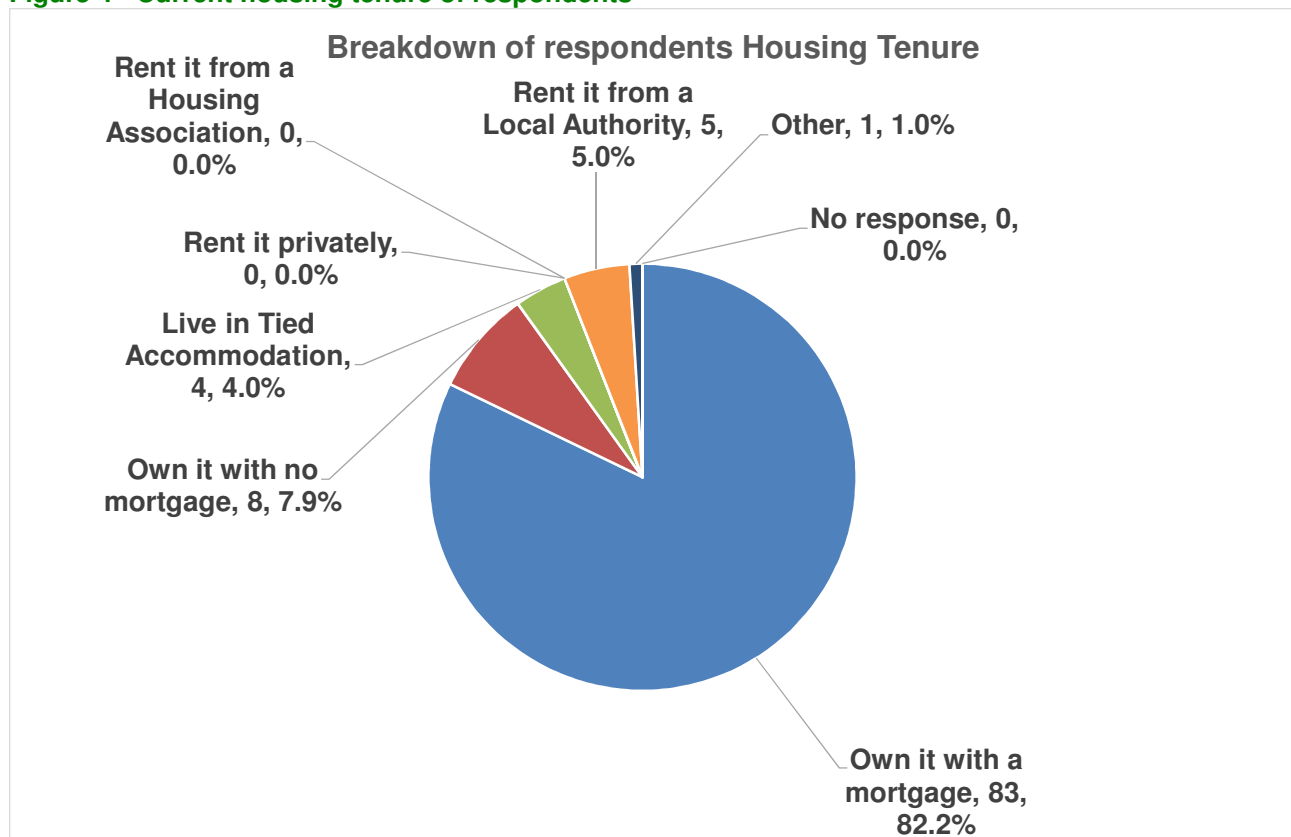
4.1 Current Housing Tenure

Of those completing the survey, 101 identified their property in the parish as their main home, with 0 second home respondents.

The greatest proportion of respondents (82.2%) owned their current home with a mortgage, with 7.9% owning it with the use of a mortgage. Of the remaining respondents: 5.0% rent from a Local Authority, 4.0% live in Tied accommodation, 1.0% lived in 'Other' accommodation, 0.0% rented from a Housing Association and 0.0% rented privately.

All respondents completed the question.

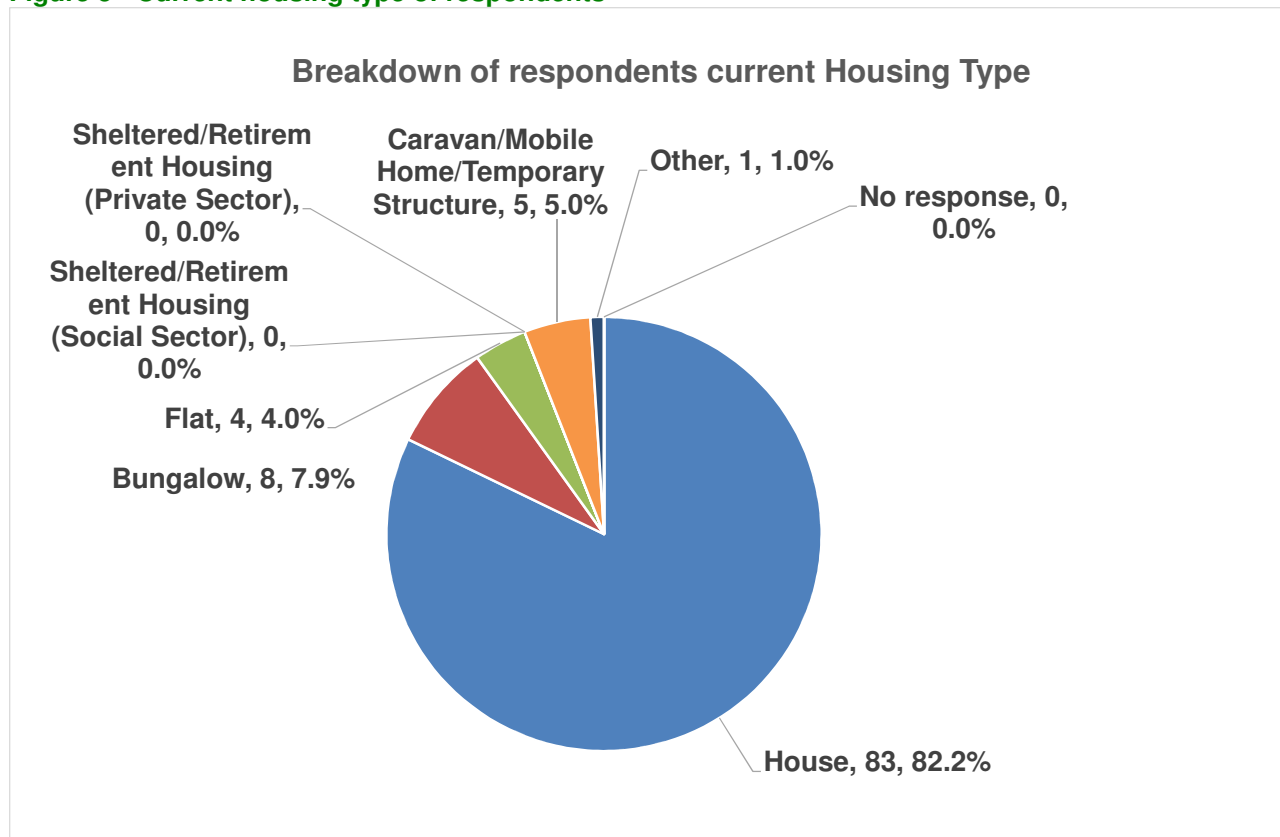
Figure 4 - Current housing tenure of respondents



4.2 Housing Type

82.2% of respondents identified that they currently live in a house, with 7.9% living in a bungalow, 5 (5.0%) respondents living in a Caravan/Mobile Home, 4.0% living in a flat, 1.0% of respondents living in Other types of accommodation, 0.0% live in Sheltered/Retirement Housing (Private Sector) and 0.0% live in Sheltered/Retirement Housing (Social Sector). All respondents completed the question.

Figure 5 - 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 38.6% of responding households. The next most numerous responses were for: 3 bedrooms (34.7%); 2 bedrooms (13.9%), 5 or more bedrooms (10.9%) and 1 bedroom (2.0%). All respondents completed the question.

Table 6 - Number of bedrooms in respondent's households

Number of bedrooms	Number of responses
1	2 (2.0%)
2	14 (13.9%)
3	35 (34.7%)
4	39 (38.6%)
5 or more	11 (10.9%)
No response	0 (0.0%)
Total	101

4.4 Number of bedrooms currently required

37 respondents said they currently required 3 bedrooms (36.6%), 28 identified 2 bedrooms (27.7%), 26 identified 4 bedrooms (25.7%), 5 identified 1 bedroom (5.0%), whilst 1 (1.0%) identified that they currently required 5 or more bedrooms. 4 respondents did not complete the question (4.0%).

Table 7 - Number of bedrooms currently required

Number of bedrooms	Number of responses
1	5 (5.0%)
2	28 (27.7%)
3	37 (36.6%)
4	26 (25.7%)
5 or more	1 (1.0%)
No response	4 (4.0%)
Total	101

4.5 Bedrooms required in the future

The most common number of bedrooms that respondents will be requiring in 5 years' time was 3 bedrooms, identified by 37 (36.6%) of respondents, whilst 2 bedrooms were identified by 31 (30.7%) respondents, 4 bedrooms by 19 (18.8%) respondents, 1 bedroom by 7 (6.9%) respondents and 5 bedrooms were identified by 0 (0.0%) respondents. 7 (6.9%) people did not complete the question.

Table 8 - Bedrooms required in 5 years' time

Number of bedrooms	Number of responses
1	7 (6.9%)
2	31 (30.7%)
3	37 (36.6%)
4	19 (18.8%)
5 or more	0 (0.0%)
No response	7 (6.9%)
Total	101

4.6 Local connection

Of the 100 respondents completing the question on local connections:

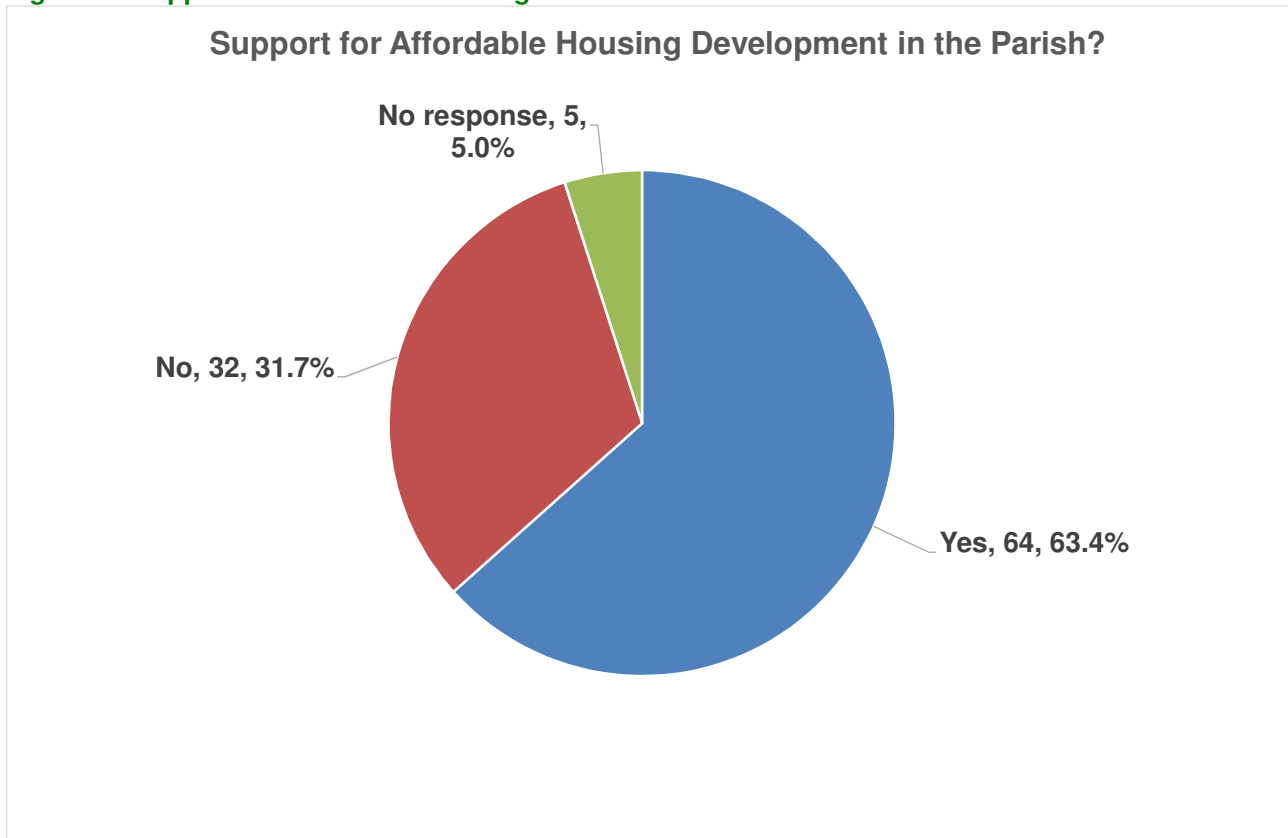
- 100 of them (100.0%) indicated that they currently live in the village/parish;
- 8 of them (8.0%) indicated that they work in the village/parish;
- 16 of them (16.0%) indicated that they work in a nearby village/parish;
- 9 of them (9.0%) indicated that they have relatives in the village/parish;
- 5 of them (5.0%) indicated that they have previously lived in the village/parish.

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

4.7 Support for Affordable Housing

Of the respondents to the survey, 64 (63.4%) were in favour of a small affordable housing development in Bramber Parish if there was a proven need. 32 respondents (31.7%) said that they would not support it and the remaining 5 respondents did not answer the question (5.0%).

Figure 6 - Support for Affordable housing



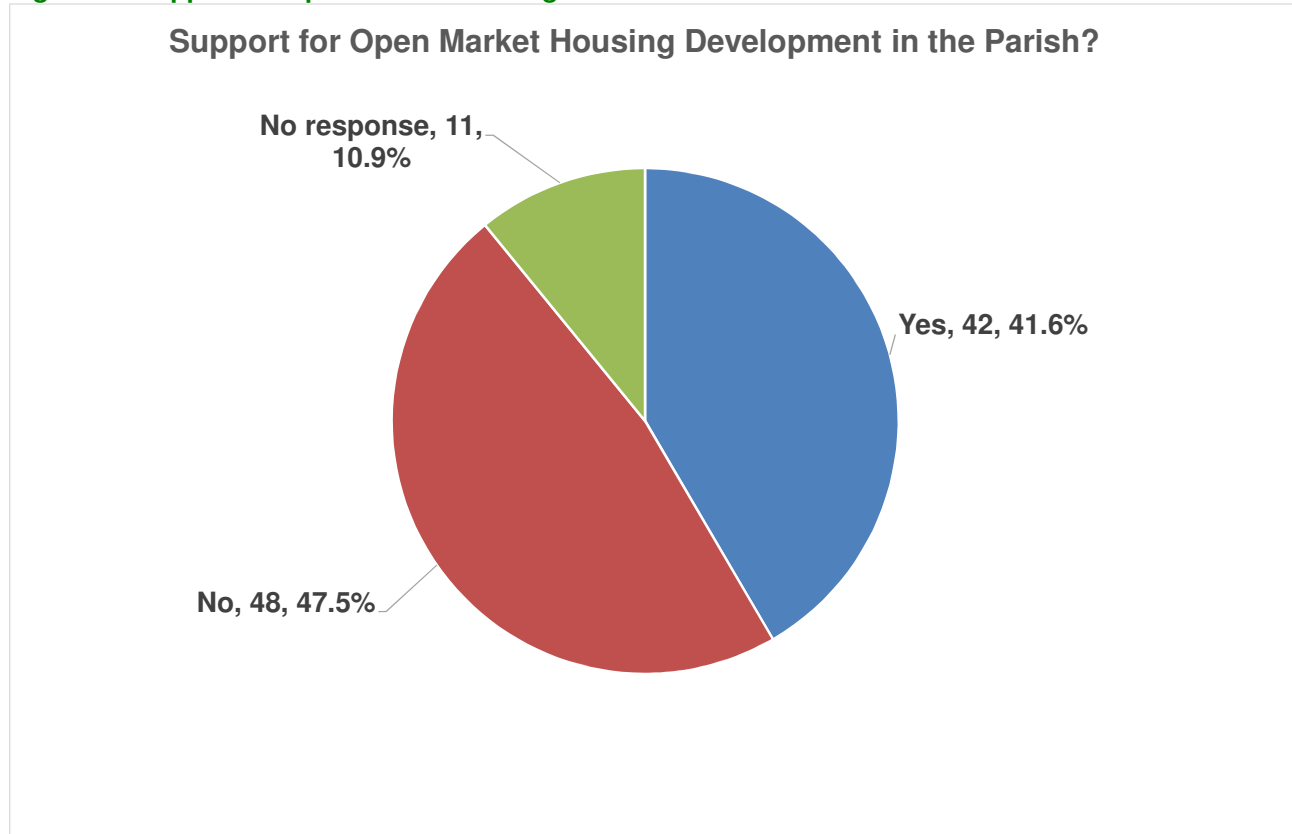
For list of potential sites for affordable houses proposed by respondents – please see separate Suggested Sites document.

4.8 Support for Open Market Housing

Of the respondents to the survey, 42 (41.6%) were in favour of more open market housing in Bramber Parish. As seen below 48 respondents (47.5%) said that they would not support an open market housing development and the remaining 11 respondents did not answer the question (10.9%).

For list of potential sites for affordable houses proposed by respondents – please see separate Suggested Sites document.

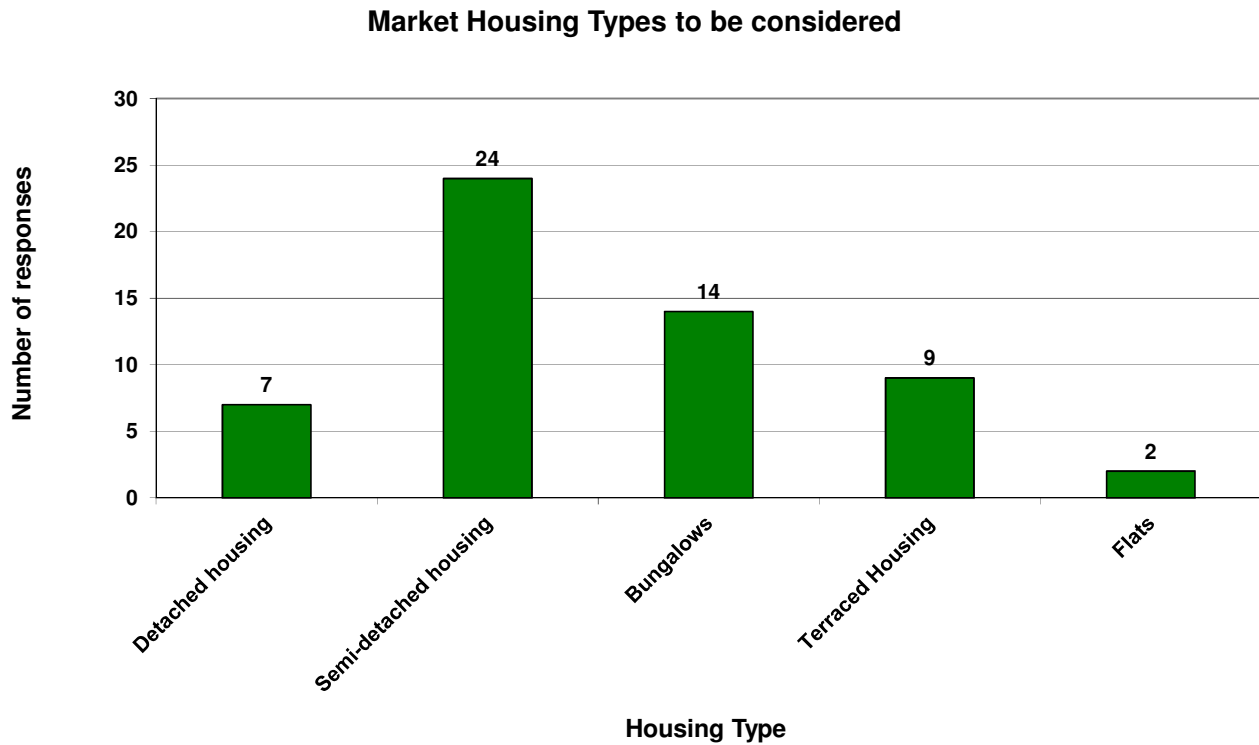
Figure 7 - Support for open market housing



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 which was identified 24 times by the 56 respondents to the question. The next most commonly identified types were bungalows (11 times), terraced housing (9 times), detached housing (7 times) and Flats were identified 2 times. 45 respondents did not complete the question. *Please note, respondents were able to provide more than 1 response.*

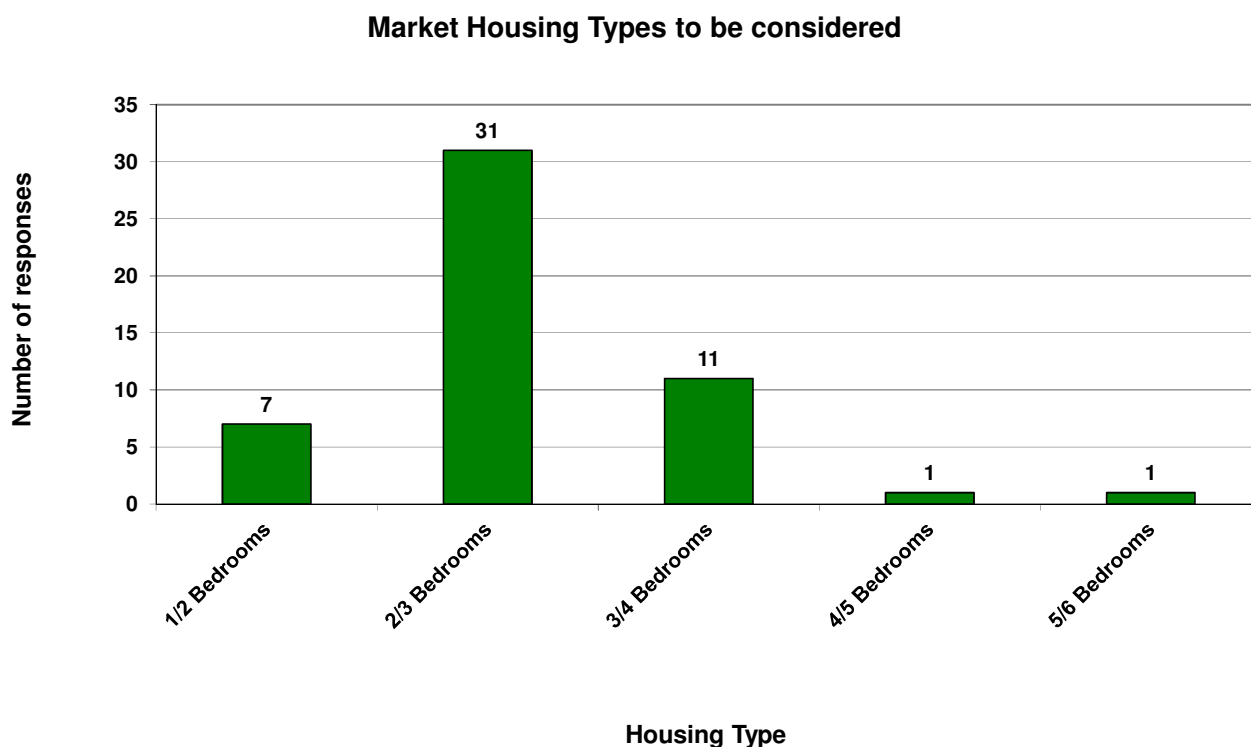
Figure 8 - Types of open market housing to be considered



The most commonly identified size of property to be considered were those with 2/3 bedrooms, these were identified by 31 of the 51 respondents to the question, with 3 & 4 bedroom properties identified 11 times and 1 & 2 bedroom properties identified 7 times. 50 out of the 101 respondents to the survey did not complete the question.

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

Figure 9 - Size of open market housing to be considered



4.10 Household members moving in the last 5 years to find homes locally?

From the Table below, it can be seen that a combined total of 7 respondents said that a household member had moved in the last 5 years due to difficulties in finding affordable or other homes locally. 5 (5.0%) were in pursuit of affordable housing and 2 (2.0%) were in pursuit of other housing.

92 respondents (91.1%) said that they did not have a household member who had needed to move in the last 5 years and 2 respondents did not complete the question (2.0%).

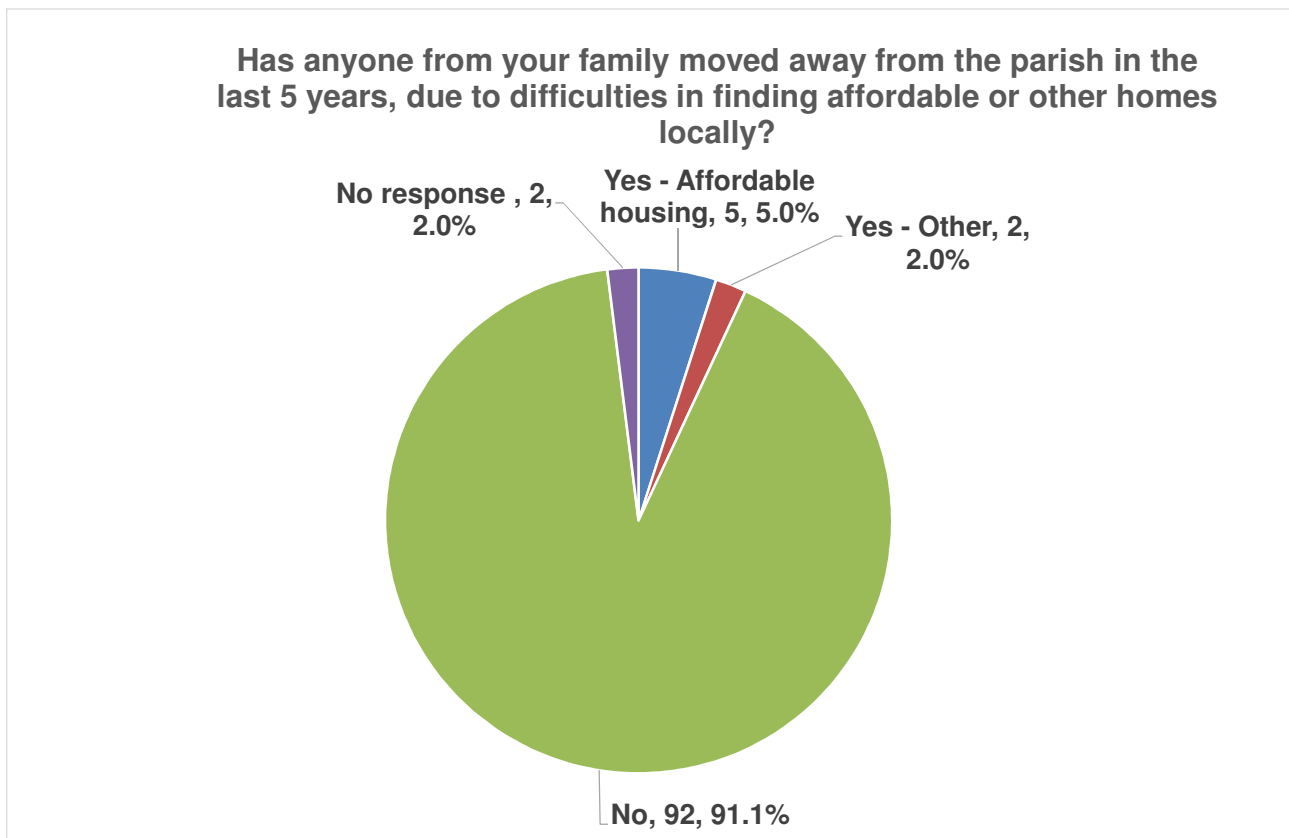
Table 9 – Household members needing to move for housing

Housing Type	Number of households
Yes – Affordable housing	5 (5.0%)
Yes – Other housing	2 (2.0%)
No	92 (91.1%)
No Response	2 (2.0%)
TOTAL	101

4.11 Household members requiring a move to Affordable homes now or in the foreseeable future

92 (91.1%) of respondents said that nobody in their household required a move to Affordable housing now or on the foreseeable future. 5 (5.0%) said they did within 5 years, 2 (2.0%) said they did in more than 5 years' time. 2 (2.0%) respondents did not complete the question.

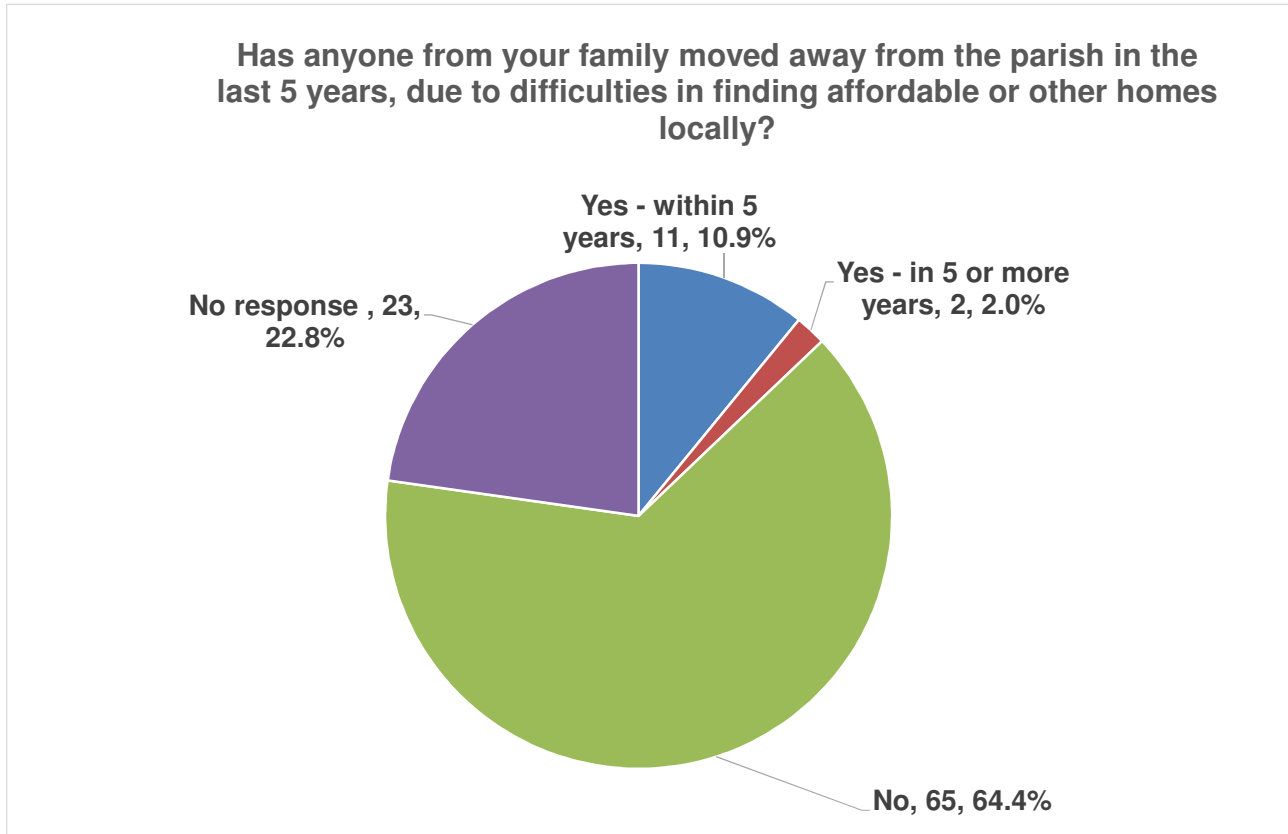
Figure 7 - Those needing to move to an Affordable home within the Parish now or within the foreseeable future



4.12 Household members requiring a move to Market homes now or in the foreseeable future

65 (64.4%) of respondents said that nobody in their household required a move to Market housing now or on the foreseeable future. 11 (10.9%) said they did within 5 years, 2 (2.0%) said they did in more than 5 years' time. 23 (22.8%) respondents did not complete the question.

Figure 8 - Those needing to move to a Market home within the parish now or within the foreseeable future



4.13 Community Land Trusts

30 (29.7%) people indicated that they would like to see housing and other community assets delivered via a Community Land Trust. 18 (17.8%) said they would not and 42 (41.6%) said they had no opinion. 11 (10.9%) people did not complete the question.

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 15 respondents completed Part 2 of the Housing Needs Survey. Of these:

- A total of 11 households were identified as being in need of affordable housing, meeting the requirements of local connection, income and personal circumstances.
- 4 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.
- 4 households that completed Part 2 of the survey expressed a desire to obtain open market housing.

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

Table 10 - Summary of Market Demand

Type of Household	Age	Income (£ 000s)	Savings (£ 000s)	Local Connection	Timeframe for move	Current tenure /type	Required tenure/type of accommodation needed	Reasons for moving
Adult Couple	20s	40-45	None	Live in parish/Relatives in parish	5+ years	Live with parents	Seeking to buy 3 bed house	Seeking to set-up independent home
Older Couple	65+	25-29	Over £10k	Relatives in the parish	2-5 years	Own house with no mortgage	Seeking to buy 2 bed bungalow on open market	Need to be closer to carer and seeking accommodation on the ground floor.
Family with 2 children	40s	£100k+	£1 million+	Live in parish/relatives in parish	<2 years	Own with mortgage	Seeking to buy 4 bed property on open market	Seeking alternative property
Single Older Person	60s	?	£400k	Live in the parish	<2 years	Own with no mortgage	Seeking to buy 2 bed house	Needs smaller home

7 Affordable Need

7.1 Residence and Local Connection

Of the 11 respondents in need of affordable housing:

- 10 currently live in Bramber Parish (90.9%)
- 0 currently work in Bramber Parish (0.0%)
- 6 have relatives in Bramber Parish (35.3%)
- 1 has previously lived in Bramber Parish (5.9%)

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

7.2 Length of residence

The table below provides a breakdown of the length of residence for those 11 respondents that identified that they currently live in Bramber Parish, worked in the parish, have relatives in the parish or lived in Bramber Parish on a previous occasion (where they answered this question).

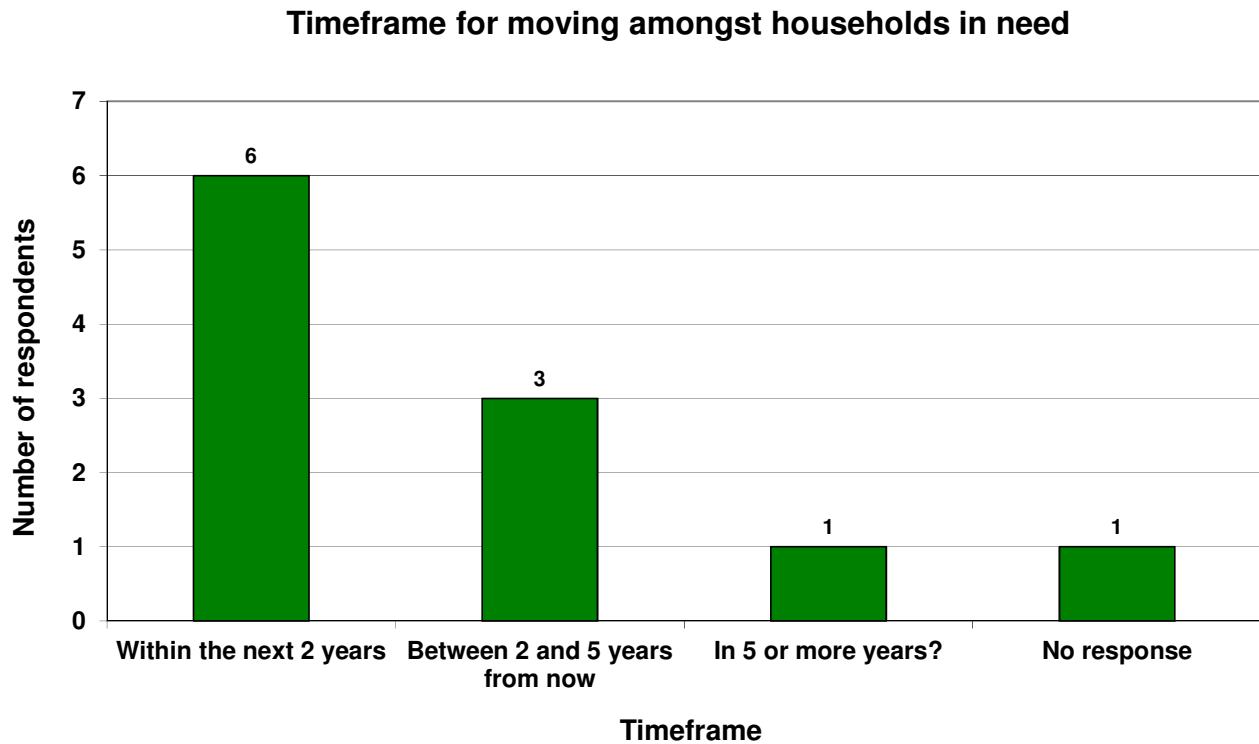
Table 11 - Length of residence

	0-5 years	6-10 years	11-15 years	16-20 years	21-25 years	26-30 years	30+ years	Whole Life	Years unspecifi ed	Total
Currently live in Bramber Parish	0 (0.0%)	1 (9.1%)	0 (0.0%)	2 (18.2%)	4 (36.4%)	2 (18.2%)	0 (0.0%)	0 (0.0%)	2 (18.2%)	11
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%)	11 (100.0%)	11
Have relatives 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%)	11 (100.0%)	11
Previously lived in Bramber 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%)	11 (100.0%)	11

7.3 When accommodation is required

A total of 6 (54.5%) of the respondents in housing need stated that they would need to move within the next 2 years and 3 (27.3%) said they would need to move between 2 and 5 years from now. One respondent (9.1%) made clear that they would need to move in 5 or more years from now. One respondent (9.1%) did not complete the question.

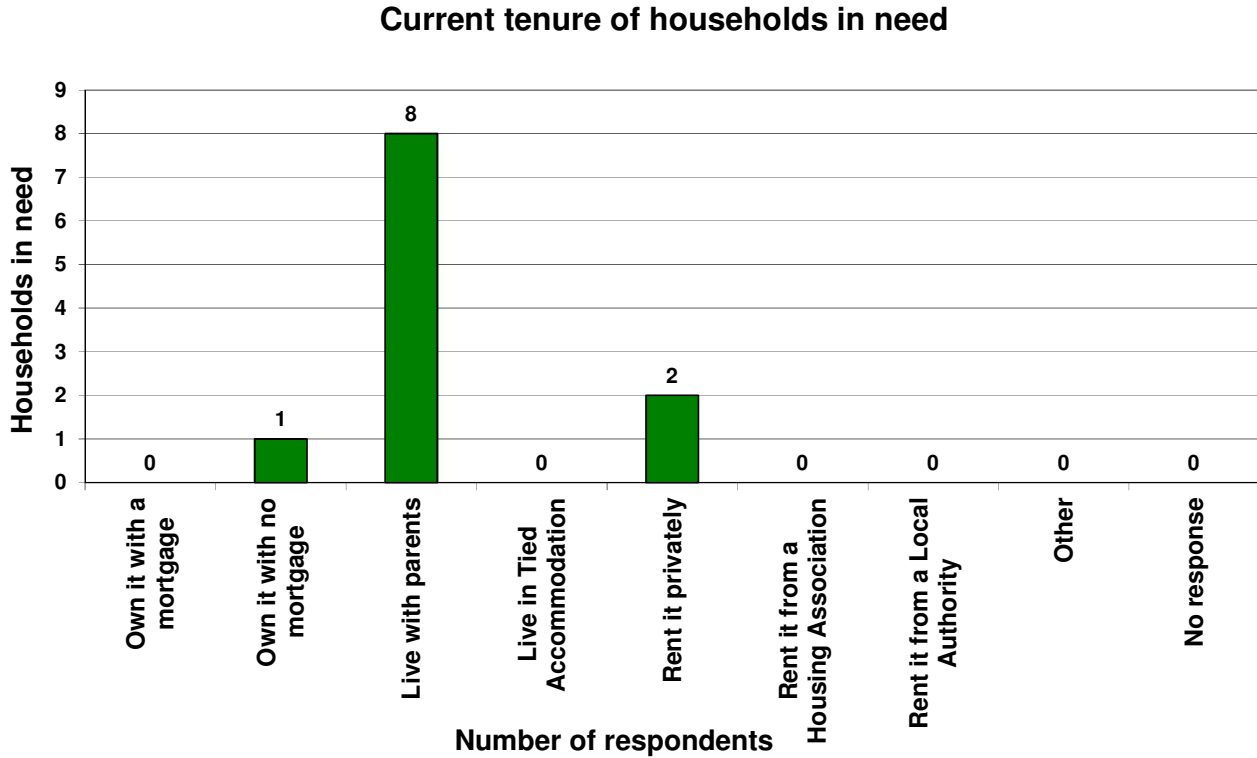
Figure 9 - Likely timeframe in which respondents would need to move



7.4 Current tenure of households in need

Of those households identified as being in need: 8 were living with parents (72.7%), 2 were renting privately (18.2%) and 1 owned it with no mortgage [living in caravan] (9.1%). All respondents completed the question.

Figure 10 - Current tenure of households in need



7.5 Housing Register

1 respondent (9.1%) with a local connection who indicated a housing need are currently on the Local Authority or Housing Association housing register, with 9 respondents (81.8%) not currently being on the housing register. One respondent (9.1%) did not complete the question.

7.6 Reasons for moving

As shown in the Table below, when asked why the household needed to move: 8 respondents said it was to set up an independent home, 1 needed a larger home, 1 needed a secure home and 1 needed a smaller home. All respondents completed the question.

Table 12 - Reasons for needing to move house

Reason for moving	Number of respondents
Need to set up an independent home	8 (72.7%)
Need larger home	1 (9.1%)
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	1 (9.1%)
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	1 (9.1%)
Other	0 (0.0%)
No response	0
TOTAL	11

7.7 Accommodation requirements

Of the in-need households, 1 (9.1%) respondents identified a need for accommodation on the ground floor, 0 (0.0%) indicated a need for sheltered housing with support services provided, 0 (0.0%) for sheltered housing with support services and 0 (0.0%) for residential accommodation with care provided. 10 respondents (90.9%) did not complete the question.

7.8 Preferred tenure

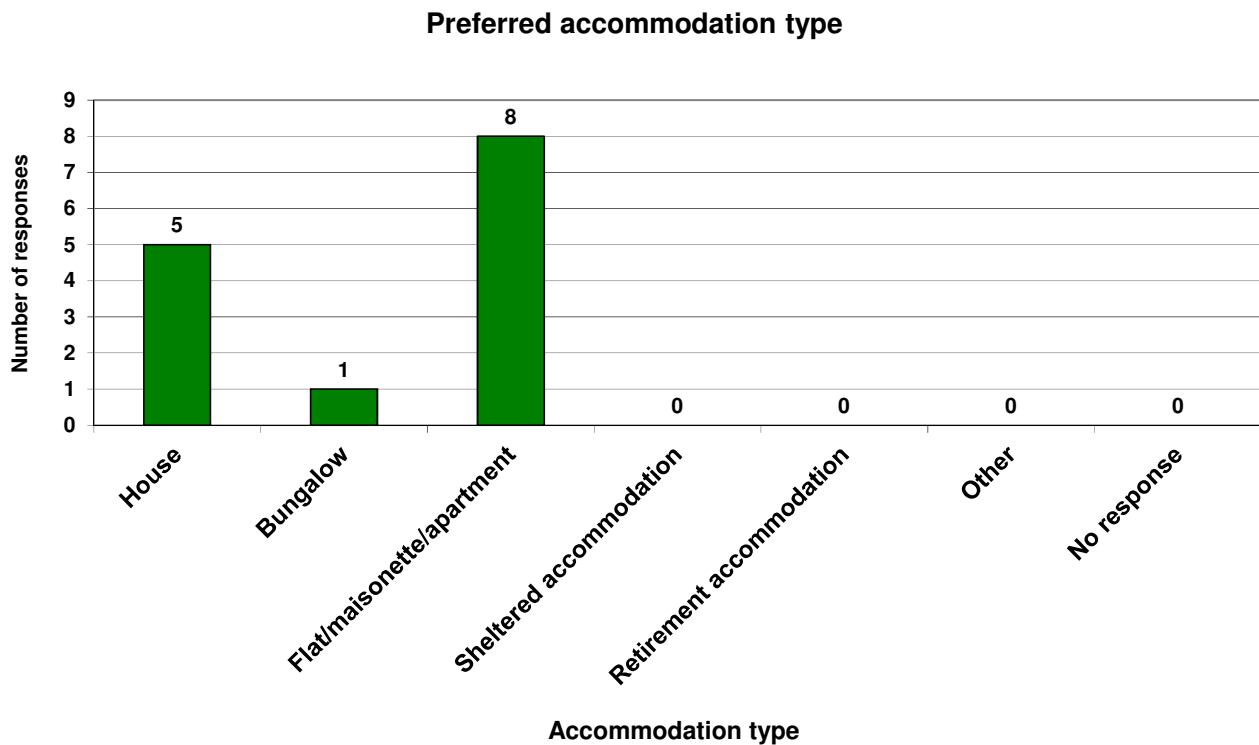
Of the 11 households in need of affordable housing, 5 indicated a preference to rent from a Housing Association (45.5%), 4 for a shared-ownership property (36.4%) and 2 to buy on the open market (18.2%). All respondents completed the question.

7.9 Housing Type

8 respondents indicated a preference for a flat/maisonette/apartment (57.1% of respondents), 5 for a house (35.7%) and 1 for a bungalow (7.1%). 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 4 respondents (36.4%) indicated that any new residence would require 1 bedroom in order to meet their requirements, whilst 4 would require 2 bedrooms (36.4%) and 3 would require 3 bedrooms (27.3%). All respondents completed the question.

7.11 Affordability

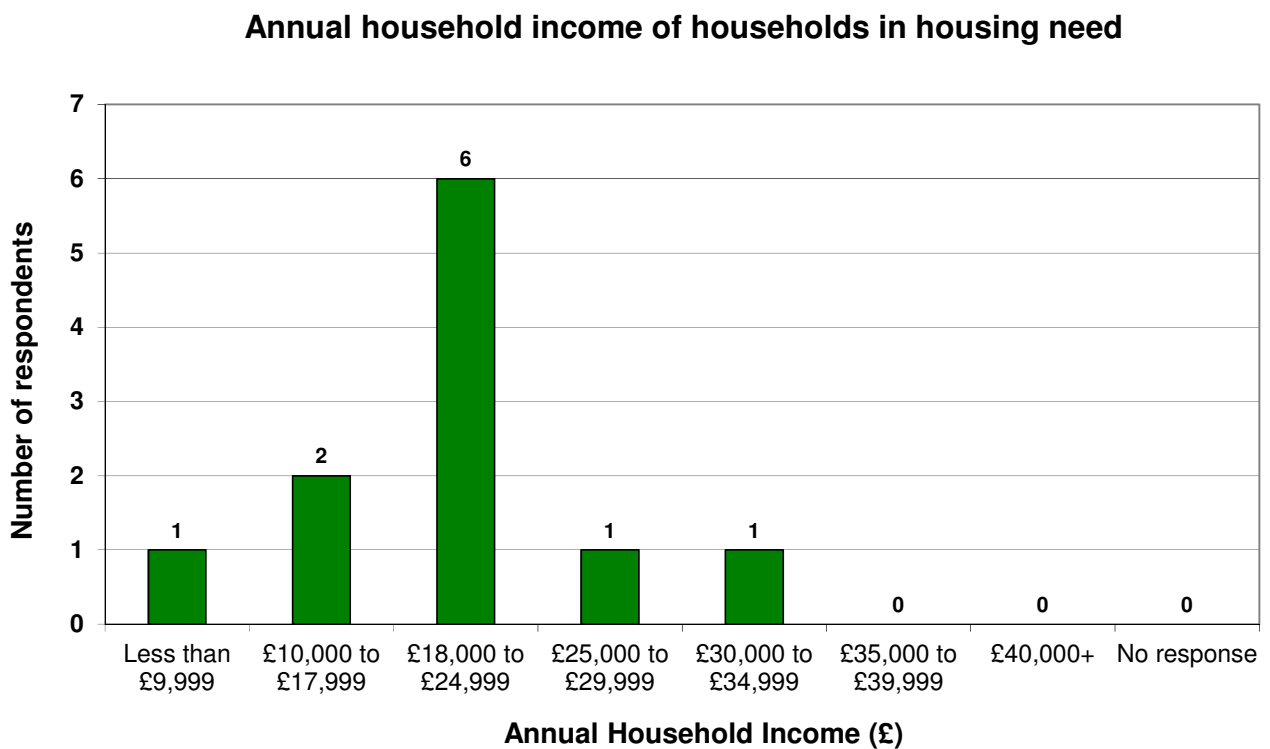
To enable an accurate calculation of the number of people that are in housing need and cannot afford to either purchase or rent on the open market, respondents were asked for their gross annual income and the amount of savings they have.

The graph below outlines the annual incomes for those in housing need and that have a local connection. Those households with relatively high incomes were still below the figure determined to be able to afford a property in Bramber Parish. The financial assessment of their ability to purchase or rent on the open market is based on each households' overall circumstance including household composition (numbers of children) age and finances. The particular set of circumstances for individual households is not presented for confidentiality reasons. The most common annual income was in the less than £18,000 to £24,999 category.

From the graph below it can be seen that

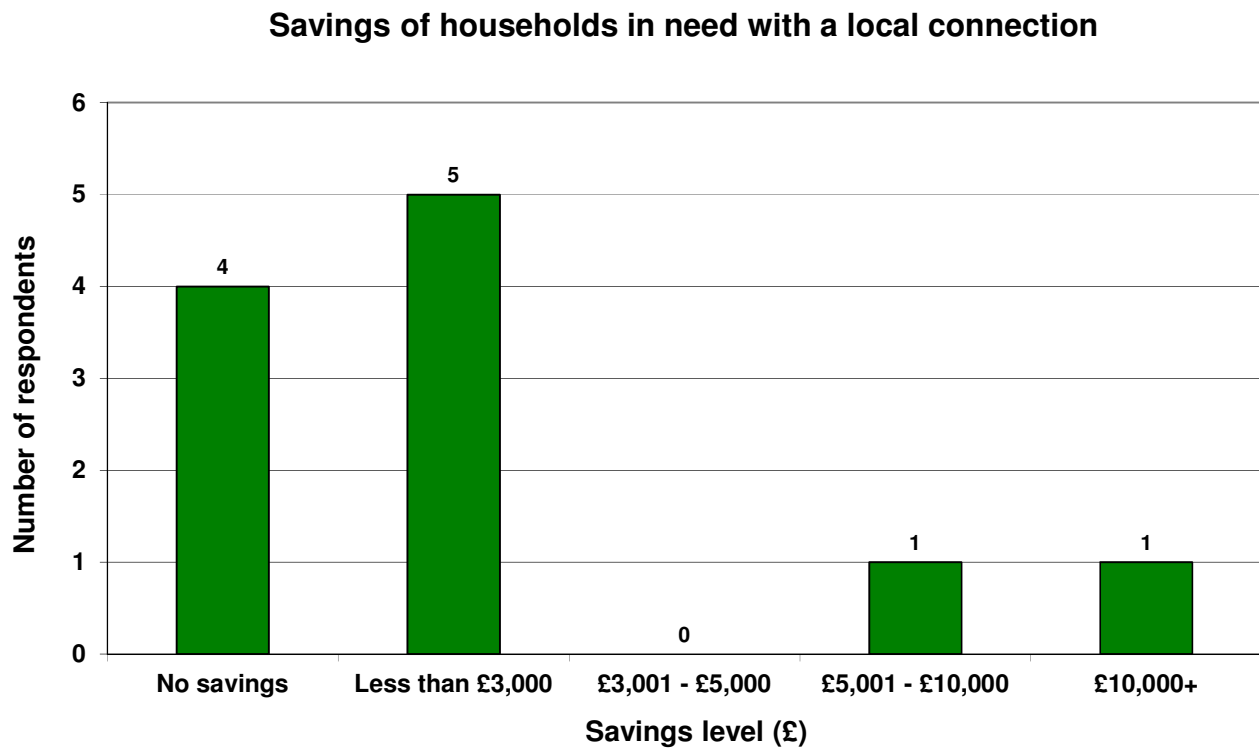
- 9 (81.8%) households have an income below £24,999 per annum - which is the lowest level of income that would be considered eligible for shared ownership housing.
- 2 (18.2%) households have an income of over £25,000 and may therefore be eligible for shared ownership housing.
- All respondents provided an answer to the question.

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



From the graph below, it can be seen that 4 households in housing need have no savings (36.4%). 5 households have savings less than £3,000 (45.5%), 0 households have savings between £3,001 and £5,000 (0.0%), 1 household has savings between £5,001 and £10,000 (9.1%) and 1 household has savings in excess of £10,000 (9.1%). All respondents completed the question.

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



8 Summary of Affordable Housing Need

There are 11 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 13 - Breakdown of households in need

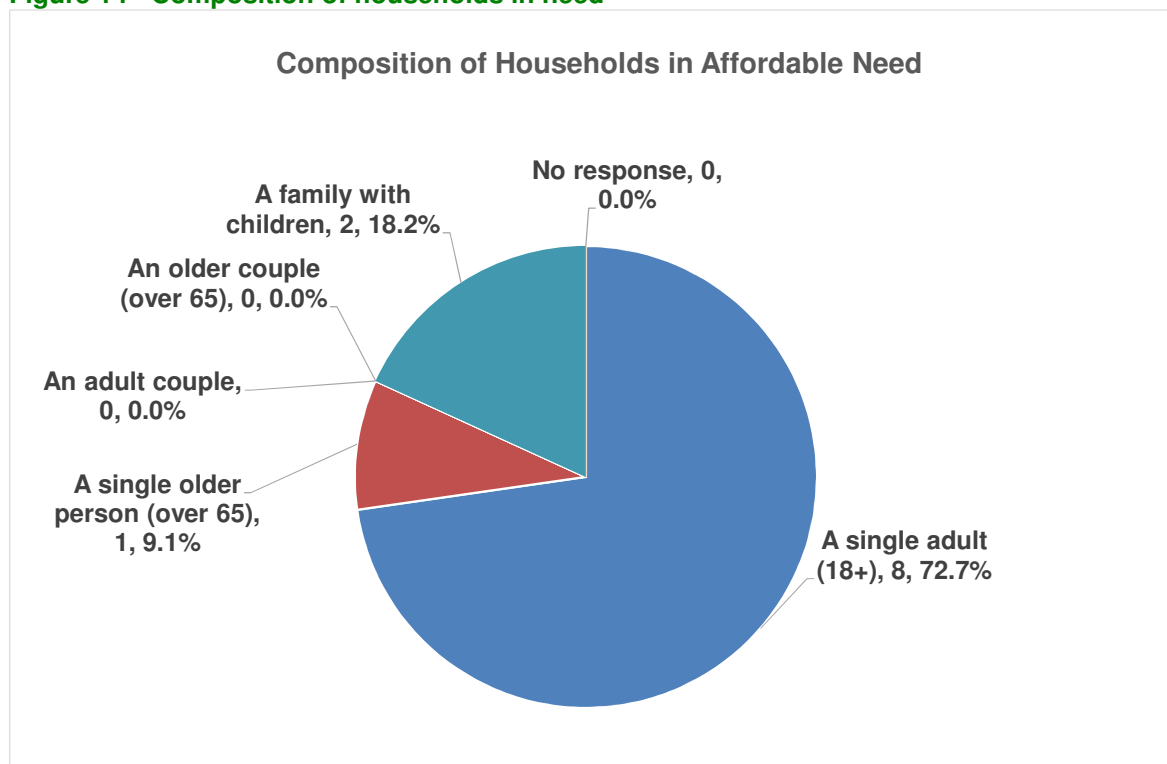
Household type	Number of respondents	Timeframe for move			
		< 2 years	2-5 years	5+ years	Unspecified
A single adult	8 (72.7%)	4	3	1	0
A single older person (over 65)	1 (9.1%)	0	0	0	1
An adult couple (18-64)	0 (0.0%)	0	0	0	0
An older couple (Over 65)	0 (0.0%)	0	0	0	0
A family with children	2 (18.2%)	2	0	0	0
TOTAL	11	0	0	0	0

Family with children - Number of children	Number of respondents
1	0 (0%)
2	2 (100.0%)
3	0 (0%)
4	0 (0%)
5	0 (0%)
No response	0 (0%)
TOTAL	2

8.1 Household composition

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

Figure 14 - Composition of households in need



9 Summary & Conclusions

The Bramber Housing Needs Survey had a good response rate at 29 % with respondents expressing a strong support for the provision of local needs affordable housing locally; nearly two thirds (63%) in favour of this principle. There was however mixed views on the need for further market housing to be made available with most respondents against this; 48% versus 42% in favour. Two and three bedroom semidetached houses was the preferred type of housing favoured by those in support.

The survey has identified a small unmet need for some affordable housing for local people. The bulk of the need is amongst those on modest incomes (below £25,000) who need affordable rented accommodation. There are also a couple of households who may be eligible for some form of intermediate housing such as shared ownership or shared equity. There is a very modest demand for market housing amongst a range of household types as shown in Table 10.

The majority of those in need of affordable housing are single adults in their twenties and thirties who are still living with parents and need to set up an independent home. There are a couple of families with children currently renting privately who also need cheaper accommodation to meet their needs, as shown in the breakdown of the housing composition in Table 13.

In summary there is a small but significant unmet need for some affordable housing for those with a local connection to the parish. A scheme of between 6 -10 units would probably be most appropriate given the overall number of 11 households in need. This size of development would then be likely to be occupied by local people once completed. The actual number of units, their type and tenure is however a matter which would be determined in due course and would depend on a number of factors including the size and suitability of any sites which may become available. The views of the South Downs National Park Authority, Horsham District Council housing department, Bramber Parish Council and local community are of course important in this respect also.

It is also worth noting the support expressed for a community led approach to delivering local needs housing as stated by 30 (30%) respondents who expressed support for a Community Land Trust. Most respondents - 42% - had no opinion about this however.

The logical next step in seeking to address the needs identified is to set up a housing sub group of the Parish Council which could begin the task of seeking to identify a suitable site locally. This evidence of housing need will also be used to inform the Steyning, Wiston, Ashurst and Bramber Neighbourhood Development Plan.