

# **HOUSING NEEDS SURVEY REPORT**

**West Chiltington Parish**

**Horsham DISTRICT**

**Survey undertaken in  
April 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 West Chiltington 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 West Chiltington 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 1,586 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 9<sup>th</sup> April 2014.

#### **1.4 Response rate**

Overall 1,586 questionnaires were sent out; one to each household in the parish. A total of 695 survey forms were returned. This gives the Housing Needs Survey a response rate of 43.8%.

One household 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 694 households.

## 2 The Parish of West Chiltington

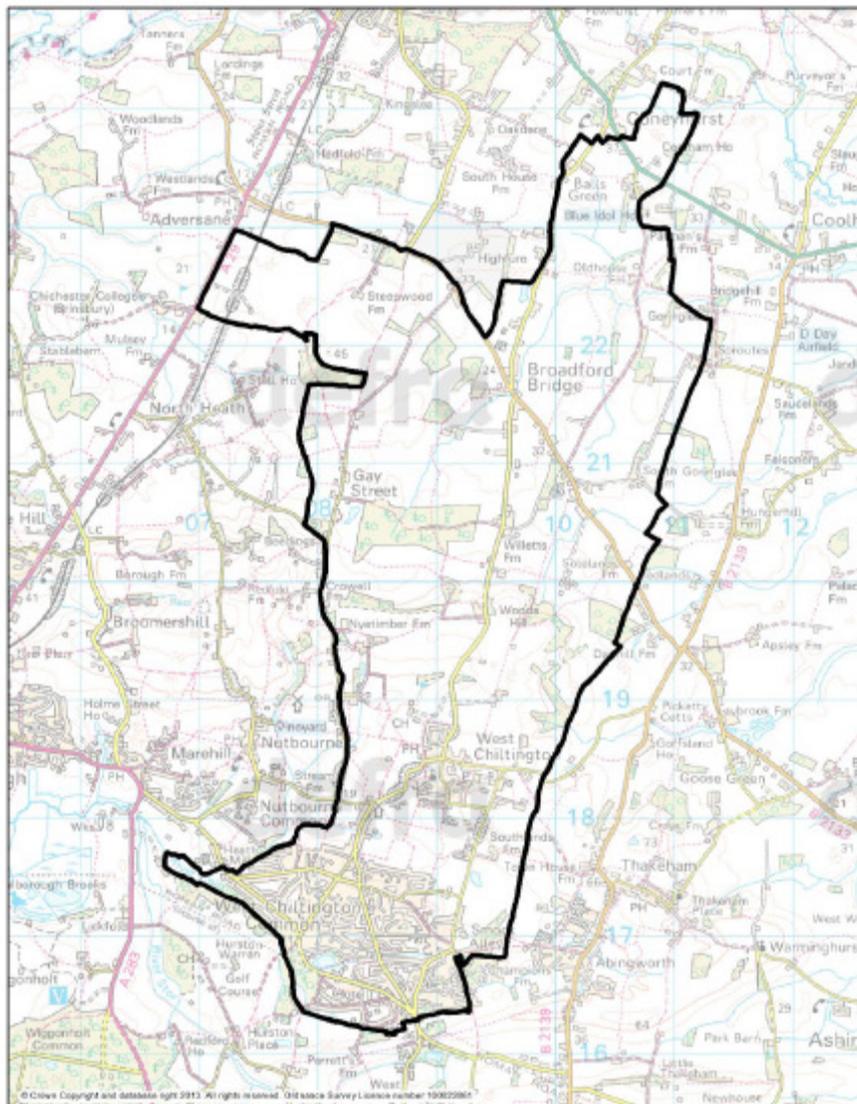
West Chiltington Parish is located in the south western portion of Horsham District in West Sussex, some 12 miles south of the town of Horsham and approximately 2 mile to the west of the main north-south A24 road which heads north to Horsham and south to Worthing. It contains the villages of West Chiltington, Balls Green and Broadbridge Bridge.

The nearby town of Horsham provides a direct rail link to both London Victoria and London Bridge as well as Bognor Regis, Portsmouth and Southampton. Trains also run via Crawley on the main London-Brighton train line as well as north-west towards Dorking with connects to Guildford providing services for commuters and as well as serving as a centre for more significant amenities and services (such as the Hospital) than those found in the parish.

Services in the parish are limited and reflect the relatively small size of the population. Features of note include the Village Hall, Recreation Ground and Parish Church.

According to the Census, the population of the parish was 3,377 persons in 2011.

West Chiltington Parish



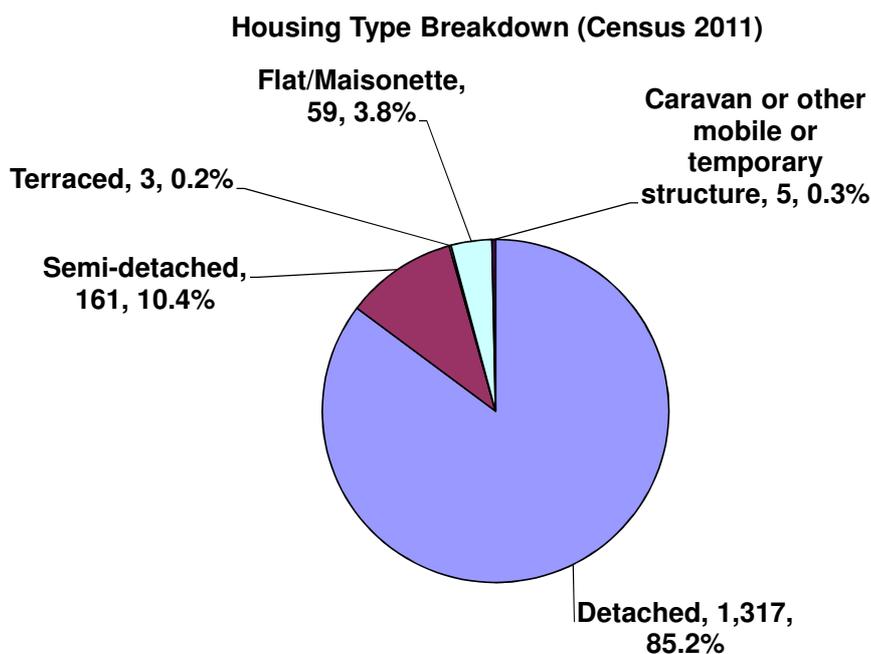
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## 2.1 Housing type in West Chiltington Parish

Figure 1 provides a breakdown of the existing structure of the housing stock in West Chiltington 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 85.2% of the housing at that time, with a smaller proportion of semi-detached properties (10.4%), 0.2% being terraced, 3.8% being flats/maisonettes and 0.3% being caravans or other mobile or temporary structures.

**Figure 1 - Housing Type Breakdown**



As Table 1 shows, West Chiltington Parish has a significantly higher proportion of detached housing (85.2%) compared to the rest of Horsham District (38.6%), with a lower proportion of semi-detached housing (10.4% compared to 26.5%), a far lower level of terraced housing (0.2% compared to 17.0%) and a significantly lower proportion of flats/maisonettes (3.8% compared to 14.7%) and a comparable proportion of caravans and mobile/temporary structures (0.3% compared to 0.7%).

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

Housing Type	District	Parish
Detached	21,844 (38.6%)	1,317 (85.2%)
Semi-detached	14,985 (26.5%)	161 (10.4%)
Terraced	9,613 (17.0%)	3 (0.2%)
Flat / Maisonette	8,293 (14.7%)	59 (3.8%)
Caravan or other mobile/temporary structure	395 (0.7%)	5 (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 West Chiltington Parish is owner-occupied housing (90.4%), with rates slightly higher than for the rest of Horsham District (74.5%). The proportion of shared ownership properties is lower than for the rest of the District (0.2% compared to 0.7%).

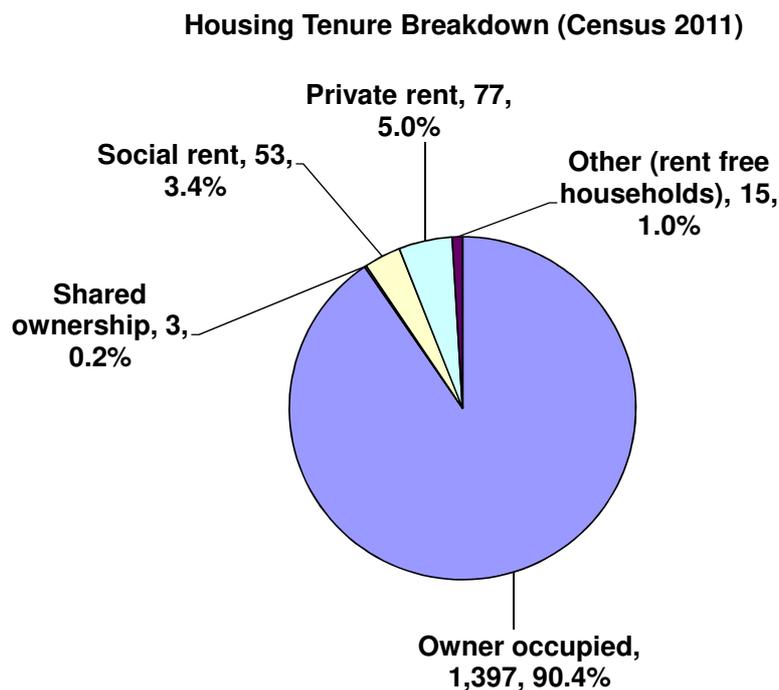
The parish has lower levels of Social Rented housing (Housing Association) and Local Authority rental housing than the rest of Horsham District (3.4% compared to 11.6%). It also has lower levels of private sector rentable properties than for the remainder of Horsham District (5.0% compared to 11.8%) and of those in the 'Other' category (1.0% compared to 1.5%).

**Table 2 - Housing Tenure in the District and the Parish**

Tenure	District	Parish
Owner occupied (owned outright or with mortgage)	40,926 (74.5%)	1,397 (90.4%)
Shared ownership (Part owned-part rented)	363 (0.7%)	3 (0.2%)
Social Rented (Housing Association / Council rent)	6,347 (11.6%)	53 (3.4%)
Private rent	6,480 (11.8%)	77 (5.0%)
Other (Living rent free)	807 (1.5%)	15 (1.0%)

(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 £41,132.

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

Housing Type	Average Price	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](http://www.rightmove.co.uk) was also carried out to provide an indication of current prices of properties available in West Chiltington Parish. Table 4 shows the lowest prices for open market properties on sale in West Chiltington 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 May 2014, the household income required to afford to purchase the cheapest home on the market was £38,571 for a 2 bed maisonette in Thakeham (No smaller properties were for sale in West Chiltington Parish at the time of the search than those identified - which was extended to a 1 mile radius).

**Table 4 - Lowest current property prices**

Property Type	Location	Lowest Price	Income Required
2 bed maisonette	Thakeham	£150,000	£38,571
3 bed semi-detached house	Nutbourne	£309,950	£79,701
3 bed detached cottage	West Chiltington	£450,000	£115,714
4 bed detached house	West Chiltington	£475,000	£122,142
4 bed detached bungalow	West Chiltington	£495,000	£127,285

From this search undertaken in May 2014 and based on current property prices, the household income required to afford to rent an entry level home was £42,960 for a 2 flat in Storrington (No properties were available for rent in West Chiltington Parish at the time of the search which was extended to a 3 mile radius).

**Table 5 - Lowest current property rental prices**

<b>Property Type</b>	<b>Location</b>	<b>Lowest Price</b>	<b>Income required (@25% gross income)</b>
<b>2 bed flat</b>	Storrington	£895 pcm	£42,960
<b>2 bed bungalow</b>	Storrington	£895 pcm	£42,960
<b>2 bed terraced house</b>	Pulborough	£925 pcm	£44,400
<b>3 bed terraced house</b>	Pulborough	£925 pcm	£44,400
<b>4 bed detached house</b>	Pulborough	£2,250 pcm	£108,000

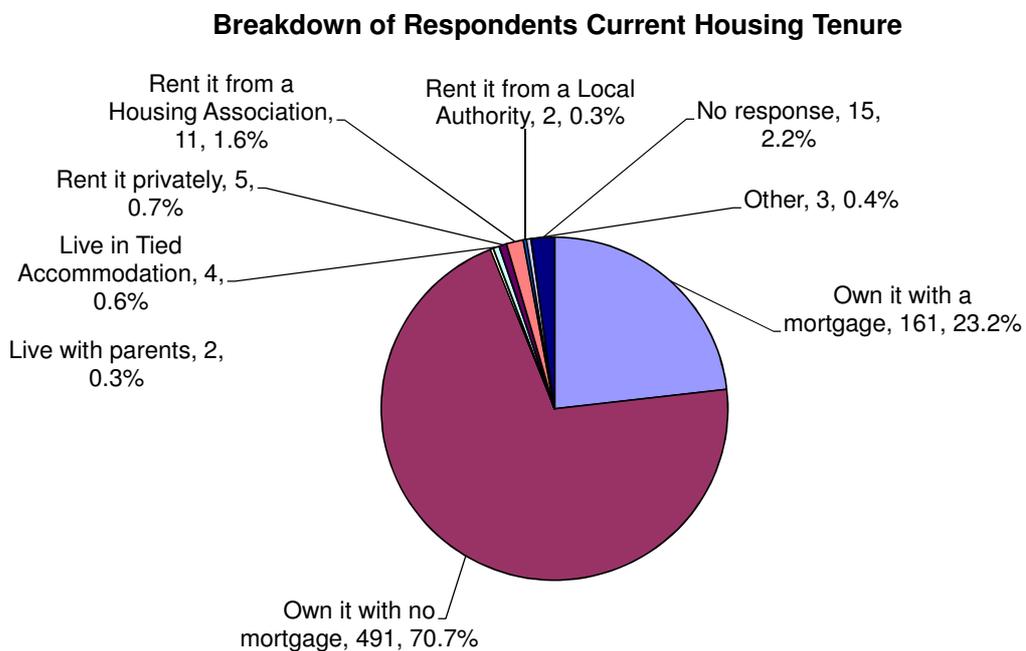
## 4 Survey - Part 1: Views on Affordable Housing

### 4.1 Current Housing Tenure

All of those completing the survey (99.9%) identified their current home as their main home, with 0.1% identifying it as a second home.

Of those in their main home, the greatest proportion (70.7%) owned their current home with no mortgage, with 23.2% owning it with the use of a mortgage. Of the remaining respondents: 1.6% rented from a Housing Association, 0.7% rented privately, 0.4% provided 'other' responses, 0.6% live in tied accommodation, 0.3% rent from a local authority and or live with parents. 2.2% respondents did not complete the question.

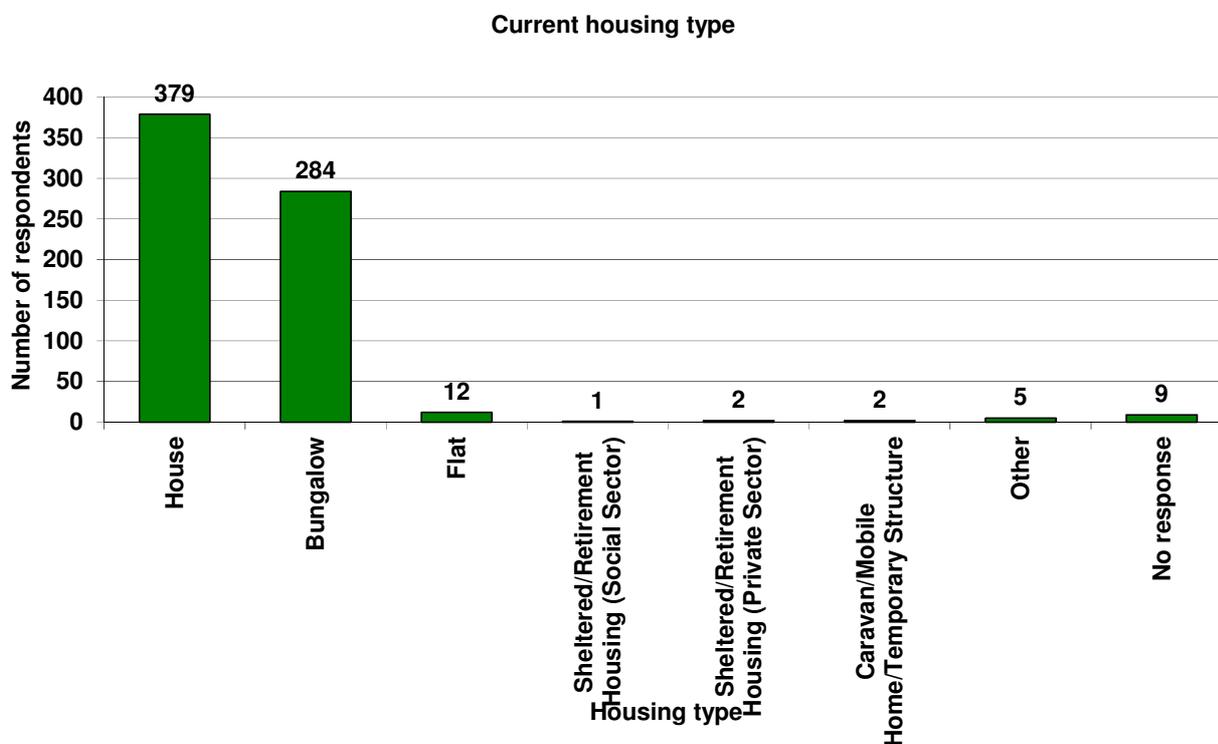
**Figure 3 - Current housing tenure of respondents**



## 4.2 Housing Type

An overwhelming majority of respondents (55.3%) identified that they currently live in a house, with 41.5% living in a bungalow, 1.8% living in a flat, 0.2% living in sheltered/retirement housing (social sector), 0.3% living in Sheltered/retirement housing (private sector) and 0.3% of respondents lived in a caravan/mobile home/temporary structure. 3 respondents (3.1%) provided 'other' responses. 9 respondents did not complete the question.

**Figure 4 - Current housing type of respondents**



## 4.3 Number of bedrooms

Households with 4 or more bedrooms represented the most common size of dwelling amongst those responding to the survey, making up 45.0% of responding households. The next most numerous responses were for: 3 bedrooms (38.7%); 2 bedrooms (14.2%) and 1 bedroom (2.2%). 9 respondents did not complete the question.

**Table 6 - Number of bedrooms in respondent's households**

Number of bedrooms	Number of responses
1	15 (2.2%)
2	97 (14.2%)
3	265 (38.7%)
4 or more	308 (45.0%)
No response	9

## 4.4 Adaptations

23 respondents (3.4%) identified that their current home required adaptations in order to become suitable for the needs of a household member. 652 respondents (97.6%) said that their current home did not require any adaptations. 19 respondents did not complete the question.

A total of 24 respondents (11.5%) 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 185 (88.5%) indicated they would not require financial assistance and 485 provided no response to the question.

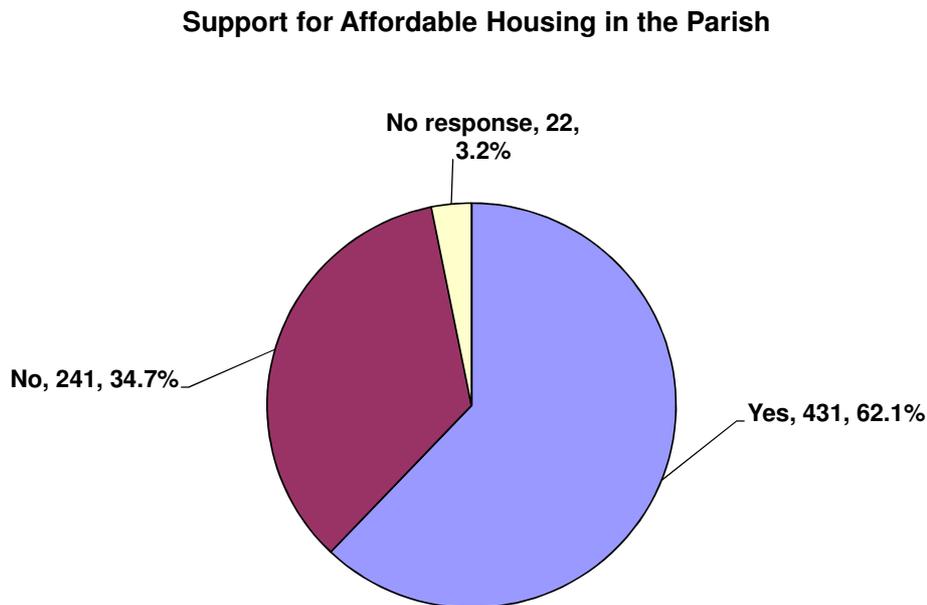
#### 4.5 Local connection

Of the 671 respondents to the question, 670 currently live in the parish (99.9%), 45 worked in the parish (6.7% of those responding), 67 have relatives in the parish (10.0% of those responding) and 22 have previously lived in the parish (3.3% of those responding). No response was provided on 23 forms.

#### 4.6 Support for Affordable Housing

Of the respondents to the survey, 431 (64.1%) were in favour of a small affordable housing development for local people in West Chiltington Parish if there was a proven need. As seen in Figure 5, 241 respondents (35.9%) said that they would not support an affordable housing development and the remaining 22 respondents did not answer the question.

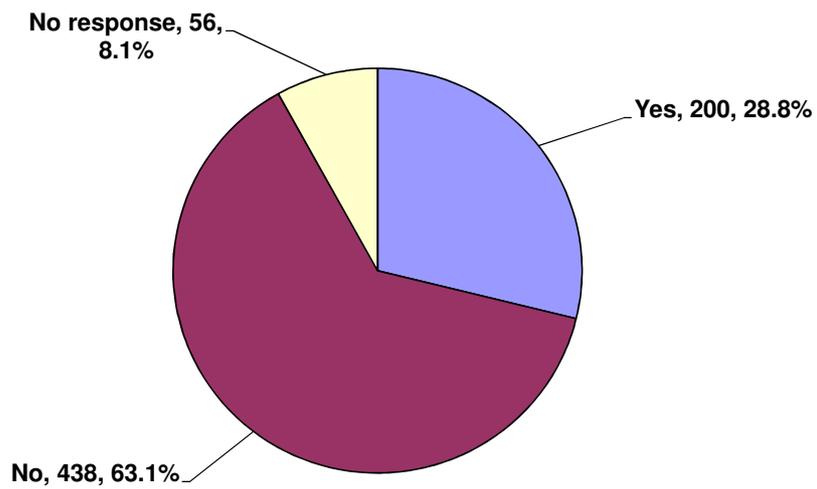
**Figure 5 - Support for an affordable housing development**



#### 4.7 Support for Open Market Housing

Of the respondents to the survey, 200 (28.8%) were in favour of other kinds of housing being made available for housing development in West Chiltington Parish if there was a proven need. As seen in Figure 6, 438 respondents (63.1%) said that they would not support a market housing development and the remaining 224 respondents did not answer the question.

**Support for an Open Market Housing Development in the Parish**

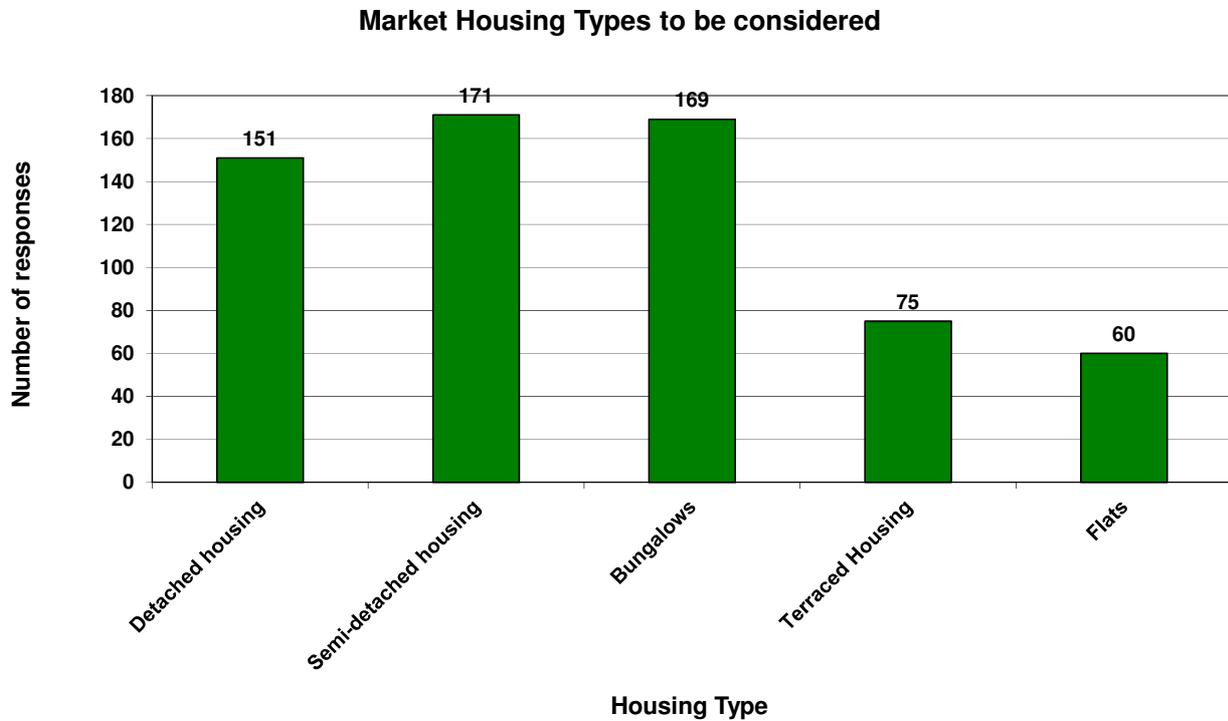


**Figure 6 - Support for open market housing**

#### 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 171 respondents (52.5% of those responding to the question). 368 out of the 694 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 183 respondents (71.0% of those responding to the question). 436 out of the 694 respondents to the survey did not complete the question.

### Market Housing Types to be considered

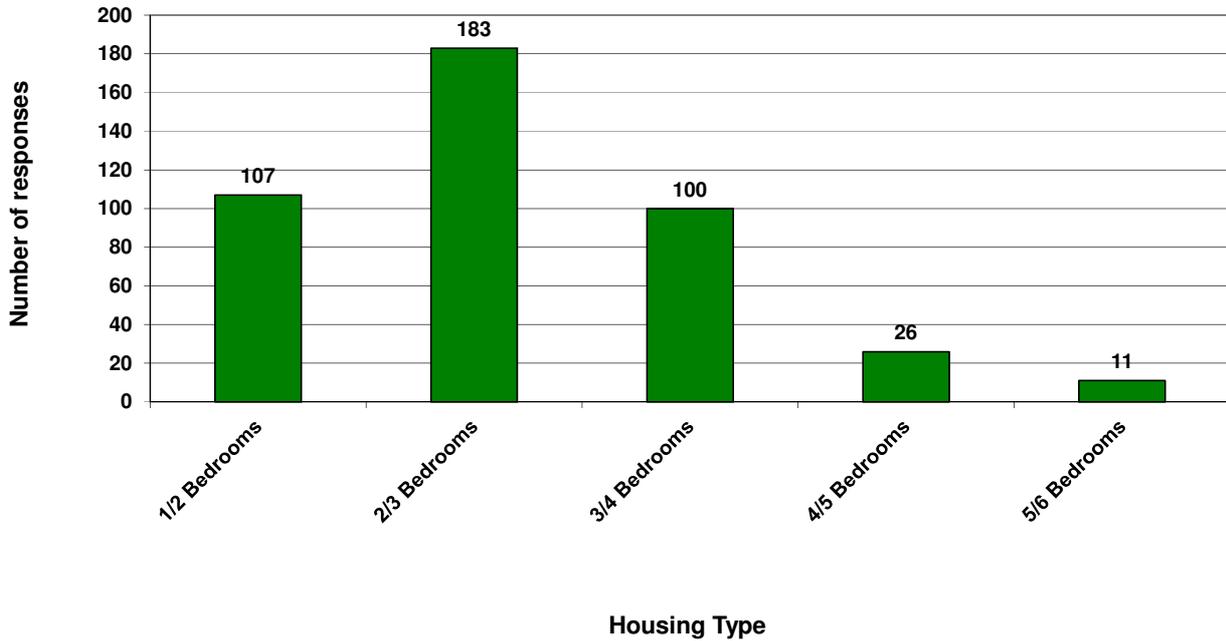


Figure 8 - Size of open market housing to be considered

#### 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 63 respondents said that a household member will need to move in pursuit of affordable housing. Of these, 47 said it was needed within 5 years (8.6% of all responses) and 16 said they needed to move in 5 or more years (2.9% of all responses).

Table 7 – Households moving for affordable housing

Does the household need to move	Number of households
Yes, within 5 years	47 (8.6%)
Yes, in 5 or more years	16 (2.9%)
No	483 (88.5%)
No Response	148
TOTAL	694

As shown in Table 8, it can be seen that a combined total of 50 respondents said that a household member will need to move in pursuit of open market housing. Of these, 30 said it was needed within 5 years (6.8% of all responses) and 20 said they needed to move in 5 or more years (4.6% of all responses).

Table 8 - Households moving for open market housing

Does the household need to move	Number of households
Yes, within 5 years	30 (6.8%)
Yes, in 5 or more years	20 (4.6%)
No	390 (88.6%)
No Response	254
TOTAL	694

#### 4.10 Summary

The trends outlined in the sections above illustrate that:

- 99.9% of respondents currently have their main home in the parish.
- 23.7% of respondents currently own their own home without a mortgage.
- 55.3% of respondents currently live in a house.
- The most common size of residence currently occupied by respondents has 4 or more bedrooms (50.0%).
- 3.4% of respondents identified that their current home required adaptations in order for them to remain living in it.
- Of respondents completing the question: 99.9% currently live in the parish.
- 64.1% of respondents would support an affordable housing development for local people if there were a proven need.
- 31.4% 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.
- 8.6% of respondents knew of a household that would need to leave the parish in pursuit of affordable housing.
- 6.8% 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 49 respondents completed Part 2 of the Housing Needs Survey. Of these:

- A total of 32 households were identified as being in need of affordable housing, meeting the requirements of local connection, income and personal circumstances.
- 2 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.
- 15 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

As can be seen in the summary of 16 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	Income (£ 000s)	Savings (£ 000s)	Local Connection	Current tenure / type	Reasons for moving / type of accommodation needed
Couple	60s	5+	18-25	10+	Live in parish	OWM 4 bed	More manageable, cheaper, smaller / 3 bed
Couple	?	?	18-25	?	Live in parish	OWM 3 bed bungalow	Cheaper home / 3 bed bungalow
Couple	50s	5+	90	70	Live in parish	OWM 4 bed bungalow	Smaller home / 2 bed retirement
Couple	60s	?	40+	5-10	Live in parish	Own 4 bed	2 bed retirement flat / apartment
Couple	60s	2 or less	10-18	10+	Live in parish	Own 4 bed bungalow	Closer to support / 2 bed bungalow, supported / sheltered housing
Couple	70s	2 to 5	10-18	5-10	Live in parish	Own 3 bed	More manageable / 2 bed
Couple	70s	5+	18-25	50+	Live in parish	Own 3 bed bungalow	More manageable / 2 bed bungalow, residential
Couple	80s	2 to 5	18-25	15	Live in parish	OWM 4 bed bungalow	More manageable / 3 bed bungalow, sheltered housing
Couple	80s/70s	2 or less	?	35	Live in parish	Own 3 bed bungalow	More manageable (externally) / 3 bed apartment, ground floor
Couple	70s	5+	35-40	?	Live in parish	OWM 4 bed	3 bed
Couple	60s	2 or less	Under 10	3-5	Live in parish	Own 4 bed bungalow	Closer to support & access to public transport / 1 bed sheltered housing
Single	80s	2 or less	18-25	0	Live in parish	OWM 4 bed	More manageable & small / 3 bed to downsize and release funds
Couple	50s	5+	40+	10+	Live in parish	Own 4 bed bungalow	2 bed with garage and garden to downsize in future (active retiree)
Couple	60s	2 or less	25	0	Live in parish	OWM 4 bed	2 bed warden assisted ground floor apartment
Couple	50s	2 to 5	35-40	?	Live in parish	OWM 3 bed	Smaller home / 2 bed house, bungalow, flat
Single	90s	?	?	?	Live in parish	Own 3 bed	Retirement accommodation
Single	100	2 or less	10 - 18	?	Live in parish	Own 2 bed	Residential care

Note: OWM = own with mortgage

## 7 Affordable Need

### 7.1 Residence and Local Connection

Of the 32 respondents in need of affordable housing:

- 20 currently live in West Chiltington Parish (62.5% of all in need respondents)
- 7 currently work in West Chiltington Parish (21.9% of all in need respondents)
- 24 have relatives in West Chiltington Parish (75.0% of all in need respondents)
- 7 have previously lived in West Chiltington Parish (21.9% 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 West Chiltington Parish, worked in the parish, have relatives in the parish or lived in West Chiltington Parish on a previous occasion (where they answered the question).

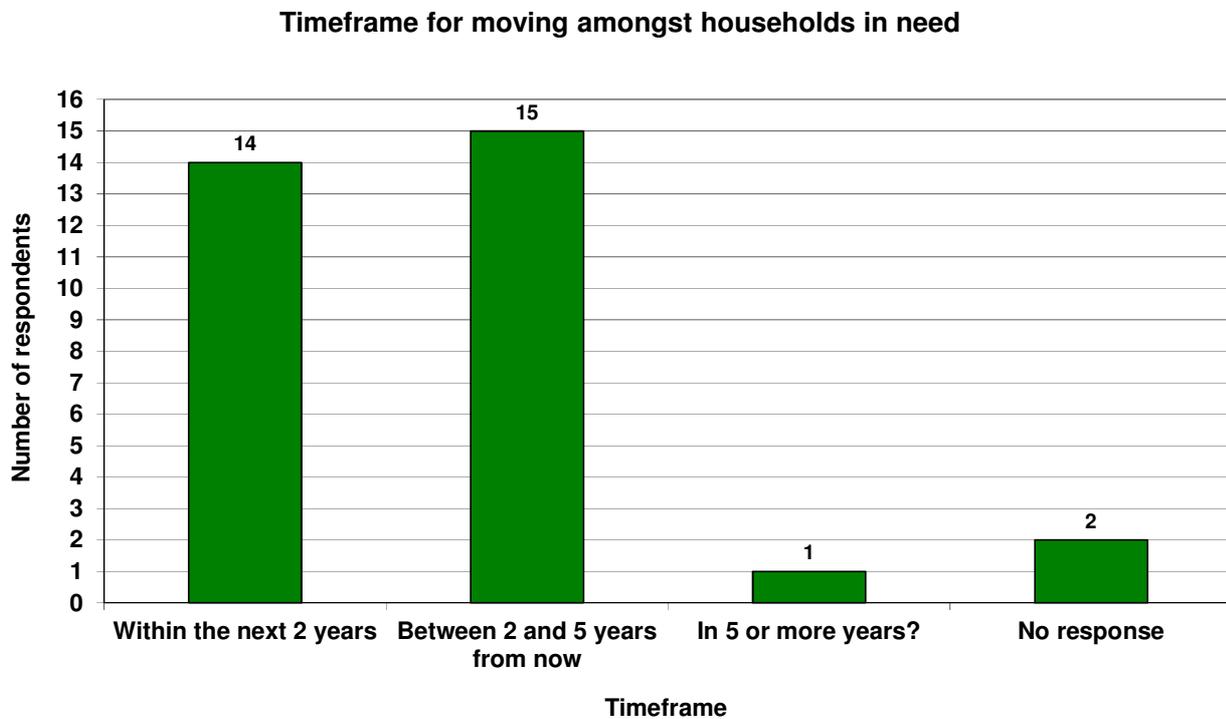
**Table 10 - Length of residence**

	<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>	<b>16-20 years</b>	<b>21-25 years</b>	<b>26-30 years</b>	<b>30+ years</b>	<b>Whole life</b>
Currently live in West Chiltington Parish	0 (0.0%)	4 (22.2%)	2 (11.1%)	2 (11.1%)	4 (22.2%)	2 (11.1%)	4 (22.2%)	0 (0.0%)
Work in the Parish	2 (50.0%)	1 (25.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	1 (25.0%)	0 (0.0%)
Have relatives in the Parish	0 (0.0%)	3 (17.8%)	2 (11.8%)	2 (11.8%)	3 (17.7%)	2 (11.8%)	5 (29.4%)	0 (0.0%)
Previously lived in West Chiltington Parish	0 (0.0%)	1 (16.7%)	0 (0.0%)	3 (50.0%)	1 (16.7%)	1 (16.7%)	0 (0.0%)	0 (0.0%)

### 7.3 When accommodation is required

A total of 14 (46.7%) of the respondents in housing need stated that they would need to move within 2 years, 15 respondents (50.0%) highlighted a need to move between 2 and 5 years from now, whilst 1 respondent (3.3%) made clear that they would need to move in 5 or more years from now. 2 respondents did not complete the question.

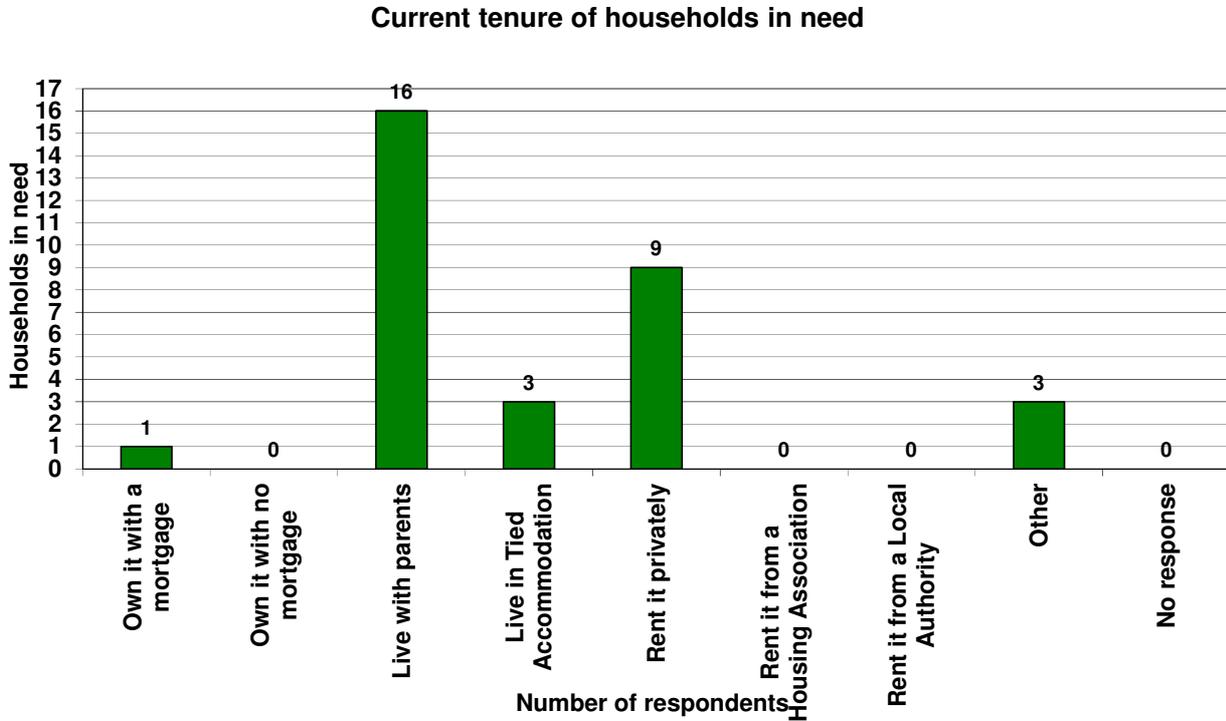
Figure 9 - Likely timeframe in which respondents would need to move



### 7.4 Current tenure of households in need

Of those households identified as being in need: 16 were living with parents (50.0%), 9 were renting privately (28.1%), 3 were living in tied accommodation (9.4%), 3 were in 'other' circumstances (9.4%) and 1 owned it with a mortgage (3.1%). All respondents completed the question.

Figure 10 - Current tenure of households in need



### 7.5 Housing Register

3 respondents (9.7%) with a local connection who indicated a housing need are currently on the Local Authority or Housing Association housing register, with 28 respondents (90.3%) not currently being on the housing register. One respondent did not complete the question.

## 7.6 Reasons for moving

As shown in Table 11, when asked why the household needed to move, 21 respondents said it was to set up an independent home, 3 respondents needed a cheaper home, 2 needed to be closer to carer or dependent, to give or receive support, 1 needed a larger home and 1 needed a secure home. 2 respondents provided 'other' responses. One respondent did not complete the question.

**Table 11 - Reasons for needing to move house**

Reason for moving	Number of respondents
Need to set up an independent home	21 (70.1%)
Need larger home	1 (3.2%)
Need to be closer to carer or dependent, to give or receive support	2 (6.5%)
Need cheaper home	3 (9.7%)
Need to avoid harassment	0 (0.0%)
Need to be closer to employer	0 (0.0%)
Need a secure home	1 (3.2%)
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	2 (6.5%)
No response	1
TOTAL	32

## 7.7 Accommodation requirements

Of the in-need households, 0 respondents (100.0%) 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. 32 respondents did not complete the question.

## 7.8 Preferred tenure

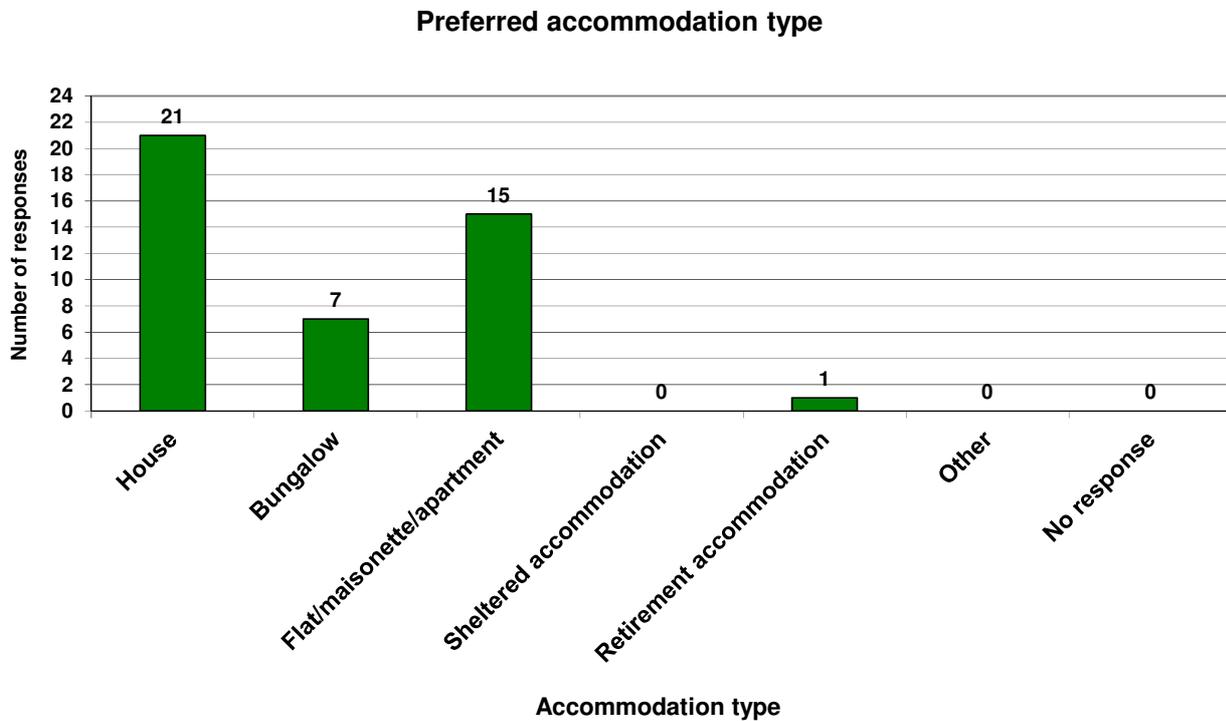
8 of the households in need of affordable housing indicated a preference wanted to rent from a Housing Association (25.8%) and 17 to purchase a property on the open market (54.8%). 6 were seeking a shared-ownership property (19.4%) or wished to rent from a private landlord (0.0%). One respondent did not complete the question.

### 7.9 Housing Type

A total of 21 respondents indicated a preference for a house (47.7% of respondents), 15 for a flat/maisonette/apartment (34.1% of respondents), 7 for a bungalow (15.9%) and 1 for retirement accommodation (2.3% of respondents). 2 respondents did not complete 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 21 respondents (70.0%) indicated that any new residence would require 2 bedrooms in order to meet their requirements, whilst 6 would require 1 bedroom (20.0%), 2 would require 3 bedrooms (6.7%) and 1 would require 4 or more bedrooms (3.3%). 2 respondents did not complete the question.

### 7.11 Affordability

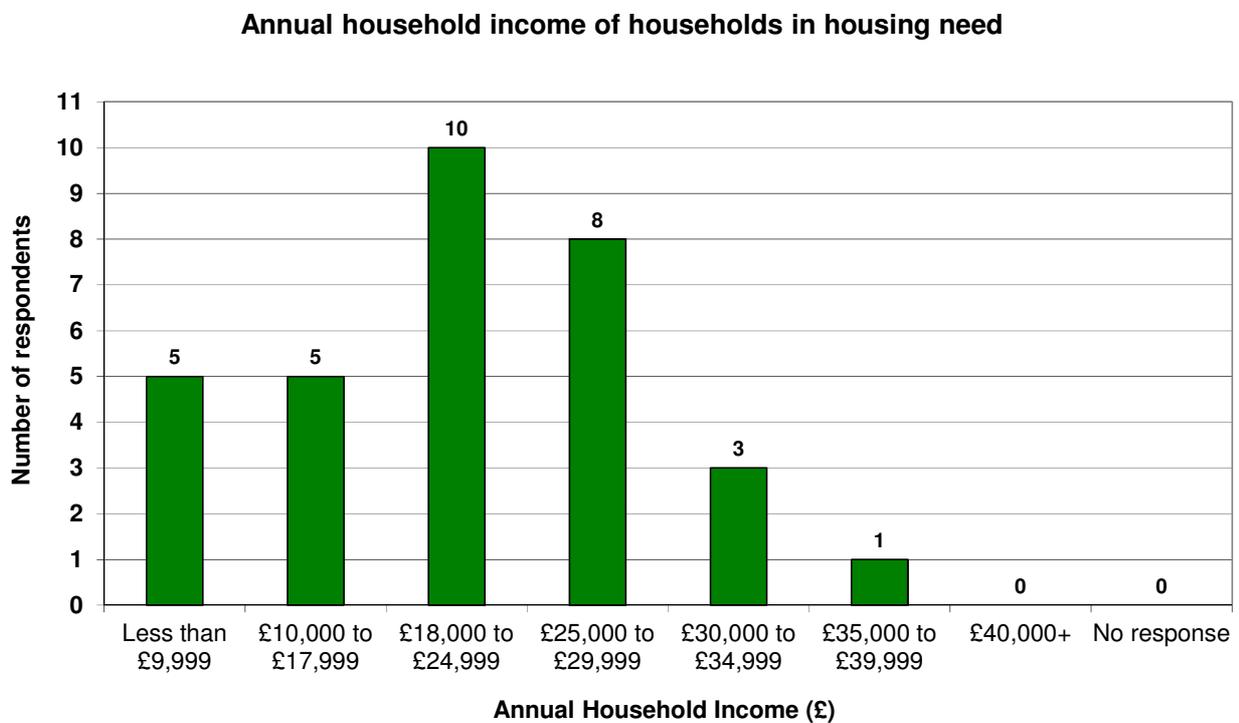
To enable an accurate calculation of the number of people that are in housing need and cannot afford to either purchase or rent on the open market, respondents were asked for their gross annual income and the amount of savings they have.

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 West Chiltington Parish. The most common annual income was in the less than £18,000 to £24,999 category.

From Figure 12 it can be seen that

- 20 (62.5%) 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.
- 12 (37.5%) households have an income of over £24,999 and are therefore eligible for shared ownership housing.
- All respondents provided an answer to the question.

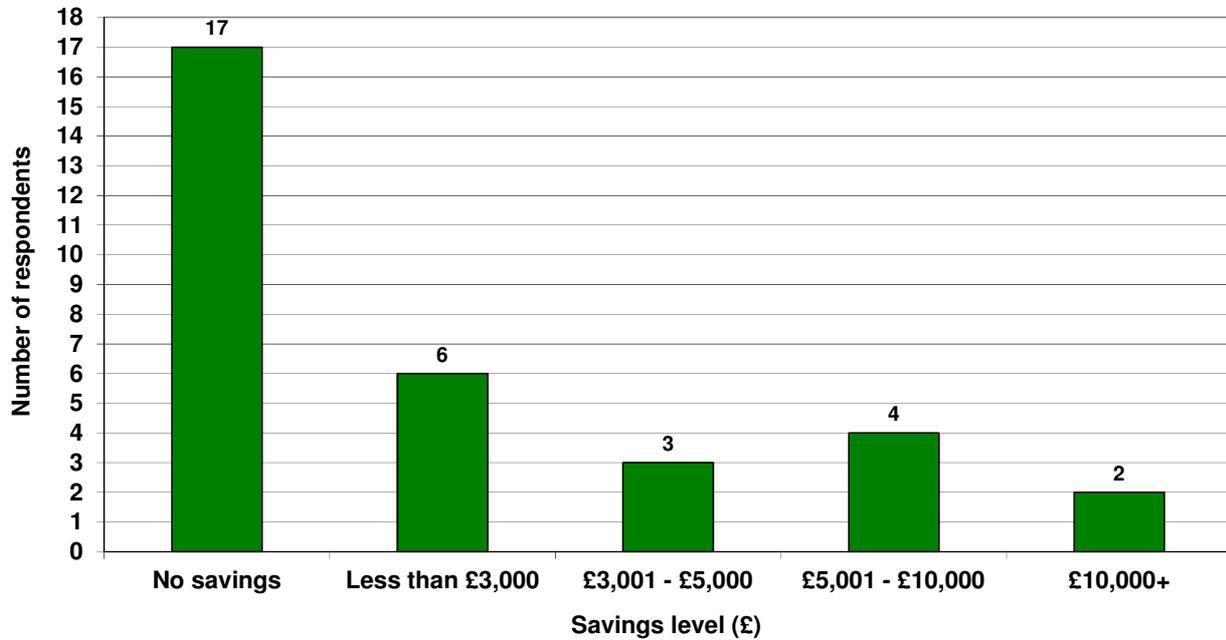
**Figure 12 - Annual Incomes of Households in Housing Need with a local connection**



From Figure 13, it can be seen that 17 households in housing need have no savings (53.1%), whilst 6 households have savings less than £3,000 (18.8%), 3 households have savings between £3,001 and £5,000 (9.4%), 4 households have savings between £5,001 and £10,000 (12.5%) and 2 households have savings in excess of £10,000 (6.25%).

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

**Savings of households in need with a local connection**



## 8 Summary of Affordable Housing Need

There are 32 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 12 - Breakdown of households in need**

Household type	Number of respondents
A single adult	17 (53.1%)
A single elderly person (over 65)	1 (3.1%)
An adult couple (18-64)	5 (15.6%)
An older couple (Over 65)	2 (6.3%)
A family with children	7 (21.9%)
Unclassified	0 (0.0%)
<b>TOTAL</b>	<b>4</b>

Family with children - Number of children	Number of respondents
1	3 (42.9%)
2	3 (42.9%)
3	1 (14.3%)
4	0 (0.0%)
5	0 (0.0%)
Not specified	0 (0.0%)
<b>TOTAL</b>	<b>0</b>

### 8.1 Household composition

The household makeup of the 32 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**

