

# **HOUSING NEEDS SURVEY REPORT**

**West Hoathly**

**MID SUSSEX DISTRICT**

**July 2012**

**Action in rural Sussex**

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# 1 Executive Summary

The Housing Needs Survey was distributed to all households on the electoral roll in West Hoathly Parish in June 2012.

Overall 882 questionnaires were sent out; one to each household. A total of 241 survey forms were returned, giving the Housing Needs Survey a response rate of 27.32%. Of these, 2 second home responses were excluded, leaving 239 forms eligible for inclusion in the results.

Out of the responses to the survey, 171 (71.55%) were in favour of a small affordable housing development for local people in West Hoathly if there was a proven need. A total of 57 respondents (23.85%) said that they would not support an affordable housing development and the remaining 11 respondents did not answer the question (4.60%).

A total of 23 households were identified as being in housing need and who have a local connection and cannot afford to either purchase or rent on the open market. Of these, 17 are single person households (73.91%) and 6 are families with children (26.09%).

**Table 1 - Breakdown of households in need**

Household type	Number of respondents
Single person households	17
Couple without children	0
Family with 1 child	6
Family with 2 children	0
Family with 3 children	0
Family with 4 children	0
Other	0
TOTAL	23

*1 Family did not disclose the number of children.*

A total of 15 (65.22%) of the respondents in housing need stated that they would need to move within 2 years, 3 respondents (13.04%) highlighted a need to move between 2 and 5 years from now, whilst 4 (17.39%) respondents made clear that they would need to move in 5 or more years from now. 1 respondent did not provide a response to the question (4.35%).

Of the respondents to the survey 112 (46.86%) were in favour of an open market housing development in West Hoathly if there was a proven need whilst 102 respondents (42.68%) said that they would not support an open market housing development and 25 respondents did not respond to this question (10.46%). The preferred housing types should any open market housing be constructed were for 1/2 bedroom housing (58) in the form of courtyard developments (49).

## **2 Introduction**

### **2.1 Context to Housing Needs Survey**

Action in rural Sussex as the county-wide Rural Housing Enabler was asked by West Hoathly Parish Council to undertake a Housing Needs Survey of the parish in mid-2012.

The aim of the survey was to determine the existing and future housing needs of residents in West Hoathly particularly those on low or modest incomes. This report identifies the scale and nature of the affordable and open-market housing that is required by local people in West Hoathly.

### **2.2 Affordable Rural Housing**

Affordable housing is housing made available for either rent or on a shared ownership basis (part purchase/part rent), based on a clear evidence of need, to those otherwise unable to afford housing at market prices. The main mechanism for constructing affordable housing in rural areas is via exception sites policy. This allows rural sites to be identified and used solely for affordable housing in a rural community in locations which would not normally be used for housing due to policies restricting such development.

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

### **2.3 Methodology**

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

The Housing Needs Survey consists of two main parts:

1. The first part was 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 respondent 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 specific household circumstances and housing requirements. This section is to be completed by those households who currently are, or expect to be, in need of affordable and appropriate housing.

The survey was delivered by post to 882 households in the parish. The survey pack delivered consisted of a covering letter from the Parish Council outlining the purpose of the survey, the survey form itself and a postage paid self-addressed envelope which households could use to return the survey form. The closing date for the survey was the 13<sup>th</sup> July 2012.

## 2.4 Response rate

Overall 882 questionnaires were sent out; one to each household in the parish. A total of 241 survey forms were returned, giving the Housing Needs Survey a response rate of 27.32%.

From the responses that were received, 241 households identified that they were living in their main home with 2 identifying it as a second home. A total of 28 respondents did not specify whether their current residence was their main home or a second home and were assumed to be living in their main home.

The number of respondents analysed for this survey is therefore 239, as the respondents who stated their property was their second home (2) were not required to fill in the questionnaire and were therefore excluded from the number available for analysis.

*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 (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.*

Please note – Not all of the respondents provided answers to all of the questions, therefore the numbers of respondents for each question will not necessarily match the total number of respondents. Similarly, some questions which allowed more than one answer to be provided (i.e. tick all that apply) and therefore the numbers will again not tally with the total number of respondents.

### 3 The Parish of West Hoathly

The Parish of West Hoathly is located in the north-eastern corner of Mid Sussex District in the County of West Sussex. The Parish encompasses the hamlets of Highbrook, Selsfield Common and Sharpthorne and is located approximately 4 miles south west of East Grinstead and 6 miles south east of Crawley, halfway between the A22 and the M23.

The Parish contains a shop, services and facilities including a primary school, churches, playing field and 3 public houses.

According to the Census, the population of the parish was 2,121 persons in 2001.

#### 3.1 Housing type in West Hoathly

Figure 1 shows that the greatest proportion of properties in the parish are detached (52.00%), with a smaller proportion of semi-detached and terraced properties (37.33%). Flats/maisonettes made up 10.18% of the housing stock in 2001. The 2001 Census data revealed there to be 4 second homes within the parish (0.48%).

Figure 1 - Housing Type Breakdown

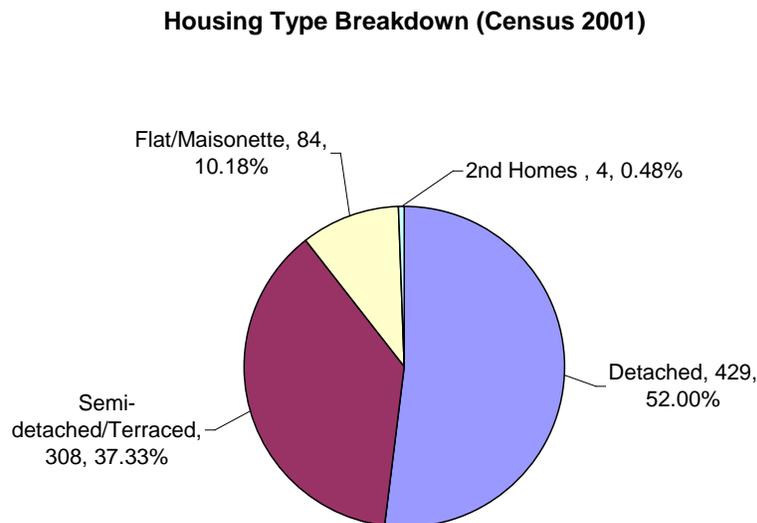


Table 2 shows that there is a slightly higher level of detached properties within West Hoathly compared to the average for the rest of the district, but with a slightly lower level of semi-detached or terraced housing. This table also clearly shows that there are slightly lower proportions of flats/maisonettes and comparable levels of second homes when compared to the rest of Mid Sussex District.

**Table 2 - Housing Type in Mid Sussex District and West Hoathly Parish**

Housing Type	Mid Sussex District	West Hoathly Parish
Detached	19,648 (36.77%)	429 (52.00%)
Semi-detached / Terraced	25,025 (46.83%)	308 (37.33%)
Flat / Maisonette	8,496 (15.89%)	84 (10.18%)
Second Homes	255 (0.49%)	4 (0.48%)

(Source: Census 2001)

### 3.2 Housing Tenure in West Hoathly

From the 2001 Census data and as seen in Table 3 the predominant tenure in West Hoathly is owner occupation with rates comparable to Mid Sussex District. West Hoathly has slightly lower rates of rentable housing in the public sector and slightly higher rates of renting from the private sector when compared with Mid Sussex as a whole.

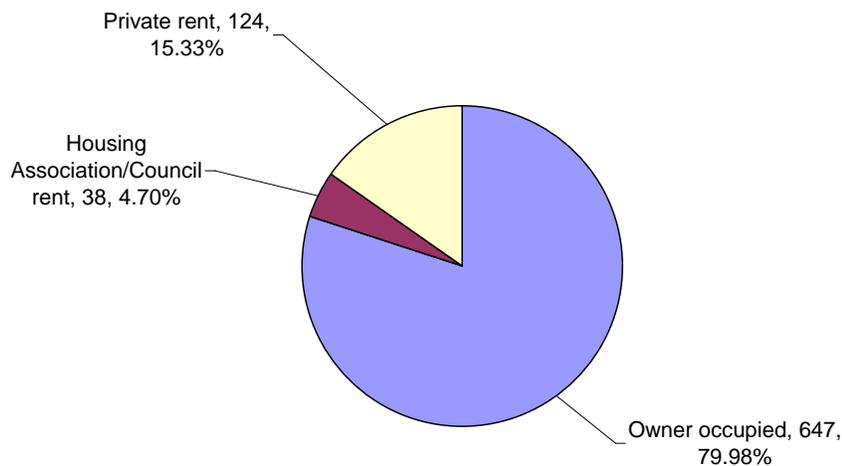
**Table 3 - Housing Tenure in England, Mid Sussex District and West Hoathly Parish**

Tenure	UK	Mid Sussex	West Hoathly
Owner occupied	70%	80%	80%
Housing Association / Council rent	19%	10%	5%
Private rent	10%	10%	15%

(Source: Census 2001)

**Figure 2 – Housing Tenure Breakdown**

**Housing Tenure Breakdown (Census 2001)**



## 4 Survey Part 1 – You and Your Household

### 4.1 Second Homes

239 respondents identified the property was their main home. 2 respondents identified the property as a second home and on this basis their forms were excluded.

### 4.2 Description of Current Home

The vast majority of respondents (191) described their homes as a house; 25 respondents described their home as a bungalow; 13 respondents lived in a Flat / Maisonette/Apartment/Bedsit; 1 respondent was in private sector sheltered or retirement housing, 0 respondents were in public sector sheltered or retirement housing, 4 respondents described their home as 'Other', whilst 0 respondents lived in a Caravan/Mobile Home/Temp. structure. 5 respondents did not complete the question.

**Table 4 - Current Property Description**

Description of Current Home	Number of respondents
House	191 (79.92%)
Flat / Maisonette/Apartment/Bedsit	13 (5.44%)
Sheltered Housing/Retirement Housing (Social Sector)	0 (0.00%)
Bungalow	25 (10.46%)
Caravan/Mobile Home/Temp. structure	0 (0.00%)
Sheltered Housing/Retirement Housing (Private Sector)	1 (0.42%)
Other	4 (1.67%)
No response	5 (2.09%)
TOTAL	239

### 4.3 Number of Bedrooms in Current Home

Table 5 highlights that 9 respondents said that they had a bed-sit or one bedroom residence (3.77%), 41 had two bedrooms (17.15%), 86 respondents had three bedrooms (35.98%) and 99 respondents have four or more bedrooms (41.42%). 4 respondent did not complete the question (1.67%).

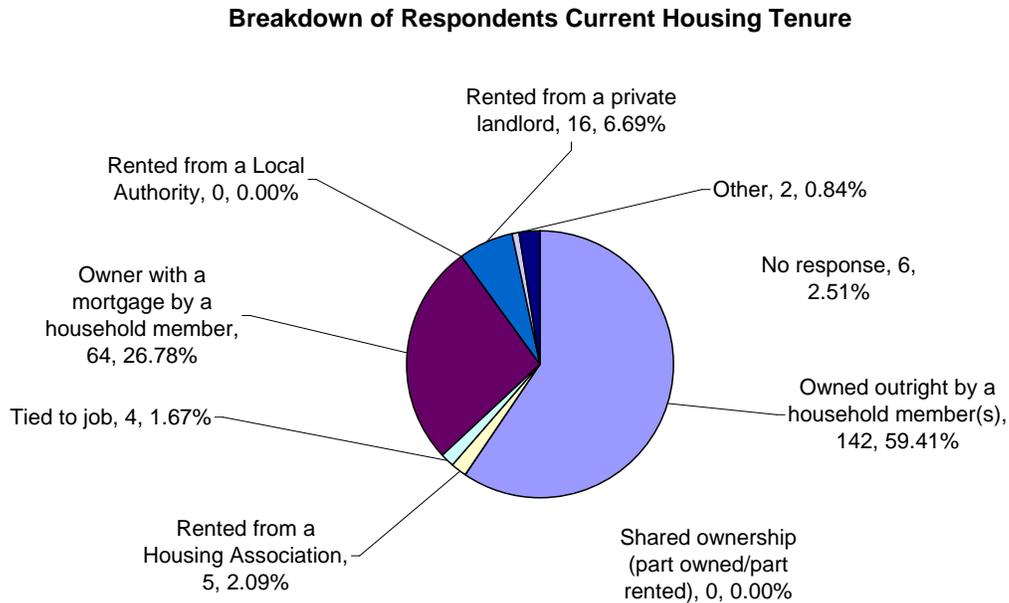
**Table 5 - Number of bedrooms in current property**

Number of bedrooms	Number of respondents
Bed-sit / one bedroom	9 (3.77%)
Two bedrooms	41 (17.15%)
3 bedrooms	86 (35.98%)
4 or more bedrooms	99 (41.42%)
No Response	4 (1.67%)
TOTAL	239

#### 4.4 Tenure of Current Home

As seen in Figure 3, the majority of respondents (142) owned their property outright, closely followed by those owning their property with a mortgage (64). 16 are renting from a private landlord, 5 respondents are renting from a Housing Association, 4 respondents had accommodation tied to a job and 2 respondents described their accommodation as 'Other'. 0 respondents are in shared ownership properties and 0 respondents are renting from a local authority. 6 respondents did not complete the question.

Figure 3 - Current Tenure of Home



In summary from Figure 3,

- Approximately 76.1% of respondents are owner occupiers
- Approximately 6.7% of respondents rent the property from a private landlord
- Approximately 2.1% of respondents rent from a Housing Association
- Approximately 1.7% of respondents have accommodation tied to their job
- Approximately 0.0% of respondents are in shared ownership properties

In comparison with the Census percentages for the Mid Sussex District and West Hoathly Parish in Table 2, respondents to the survey represent a comparable proportion of owner occupiers but with a lower proportion of households in private and public or housing association rented properties.

#### 4.5 Duration of residence

The greatest number of respondents had lived in the parish for between 21 and 30 years (25.10%), with just under half (46.44%) of all respondents having lived in the parish for less than 20 years.

**Table 6 - Duration of residence**

<b>Length of residence (years)</b>	<b>Number of respondents</b>
Less than 3	16 (6.69%)
3 to 10	56 (23.43%)
11 to 20	39 (16.32%)
21 to 30	60 (25.10%)
31 to 40	28 (11.72%)
41 to 50	13 (5.44%)
51+	17 (7.11%)
No response	10 (4.18%)
<b>Total</b>	<b>239</b>

#### **4.6 Adaptations**

14 respondents (5.86%) said that their current home required adaptations to become suitable for the needs of a household member. 219 respondents (91.63%) said that their home did not require any adaptations. 6 respondents did not complete the question (2.51%).

Of the 14 respondents who identified that their current home required adaptations to become suitable for the needs of a household member, 7 highlighted that they would need financial assistance to undertake such changes.

## 5 Older Persons Housing

### 5.1 Age of respondents

The greatest number of respondents to the Older Persons Housing section of the survey form, were in the 60 to 69 age range (35.76%).

**Table 7 - Age of respondents**

Age range	Number of respondents
50 to 59	39 (25.83%)
60 to 69	54 (35.76%)
70 to 79	38 (25.17%)
80 to 89	18 (11.92%)
90+	2 (1.32%)
<b>Total</b>	<b>151</b>

### 5.2 Suitability of home

Of those responding to the question of whether their current home was suitable for their circumstances, 148 (61.92%) identified that it was and 14 (5.86%) identified that it was not. 77 respondents did not complete the question (32.22%).

**Table 8 - Suitability of current home**

Response	Number of responses
Yes	148 (61.92%)
No	14 (5.86%)
No response	77 (32.22%)
<b>Total</b>	<b>239</b>

The most common single factor identified for those who said that their home was not suitable was that their home was too large (26.32%) – see Table 9.

**Table 9 - Reasons for lack of current home suitability**

Response	Number of responses
Home too large	5 (26.32%)
Cannot manage garden	4 (21.05%)
Cannot manage stairs/access	1 (5.26%)
Cannot afford repairs/upkeep	1 (5.26%)
Other	8 (42.11%)
<b>Total</b>	<b>19</b>

As shown in Table 10, the vast majority of respondents (156) would prefer to remain in their own home (96.30%).

**Table 10 - Preference to remain in own home**

Response	Number of responses
Yes	156 (96.30%)
No	6 (3.70%)
<b>Total</b>	<b>162</b>

44 respondents (53.66%) identified that they require assistance in the form of home repairs/assistance/handyman in order to remain in their own home. Only 29 respondents (35.37%) identified a need for adaptations to their home, with 9 (10.98%) identifying equity release as their preferred means of assistance.

**Table 11 - Assistance to remain in own home**

<b>Response</b>	<b>Number of responses</b>
Home repairs/Assistance/Handyman	44 (53.66%)
Adaptations to your home	29 (35.37%)
Equity release	9 (10.98%)
<b>Total</b>	<b>82</b>

Only 14 respondents identified a need to move in order to meet their housing needs (8.92%), whilst 143 (91.08%) did not.

**Table 12 - Need to move in order to meet housing needs**

<b>Response</b>	<b>Number of responses</b>
Yes	14 (8.92%)
No	143 (91.08%)
<b>Total</b>	<b>157</b>

The information in Table 13 clearly shows that 61.70% (29) of those respondents expecting to move would like to move to a home which better meets their needs but which is not specially built for older people. Of these, 12 would prefer to move to a house, 12 to a bungalow and 5 to an apartment.

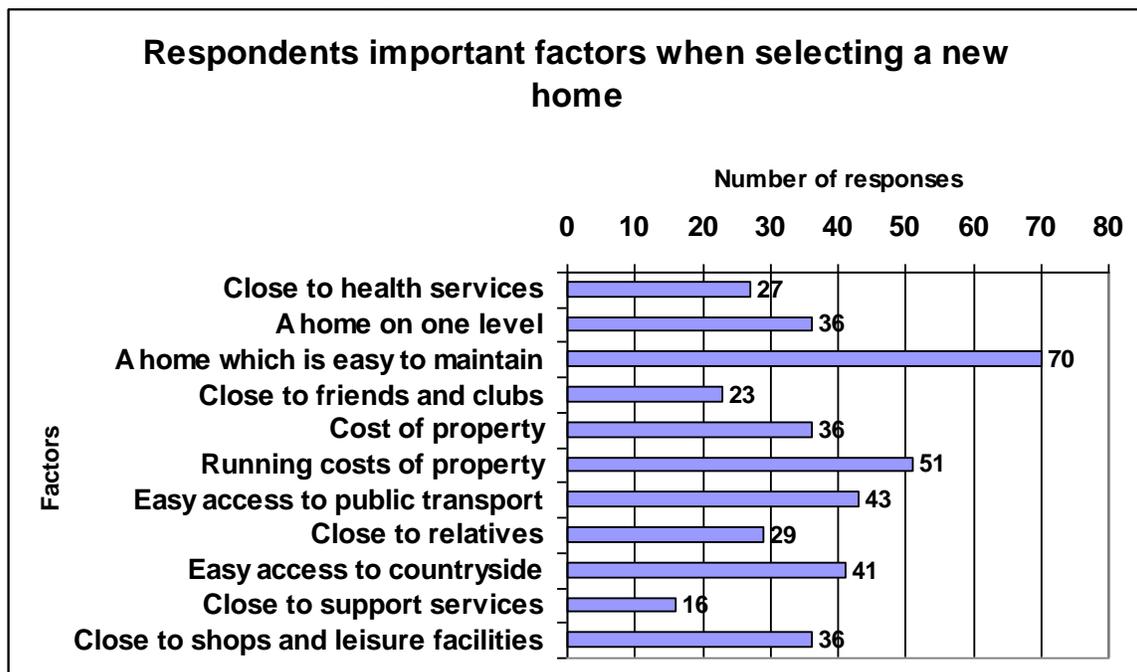
**Table 13 - Accommodation needs for those expecting to move residence**

<b>Response</b>	<b>House</b>	<b>Apartment</b>	<b>Bungalow</b>	<b>Total</b>
A home which better meets your needs but is not specially built for older people.	12	5	12	<b>29 (61.70%)</b>
A home which has been specially designed for older people but does not come with any support services.	2	2	2	<b>6 (12.77%)</b>
A home in a development for older people with some limited support services, also known as sheltered housing.	1	2	4	<b>7 (14.89%)</b>

A home in a development for older people with a more extensive range of support services (for example, assistance with bathing, meals, access to care staff).	1	2	2	5 (10.64%)
<b>Total</b>	<b>16 (34.04%)</b>	<b>11 (23.40%)</b>	<b>20 (42.55%)</b>	

Figure 4 shows that respondents considered a wide range of factors when selecting their new home. The top 3 factors identified by the greatest number of respondents were ‘a home which is easy to maintain’ (70), ‘running costs of property’ (51) and ‘easy access to public transport’ (43).

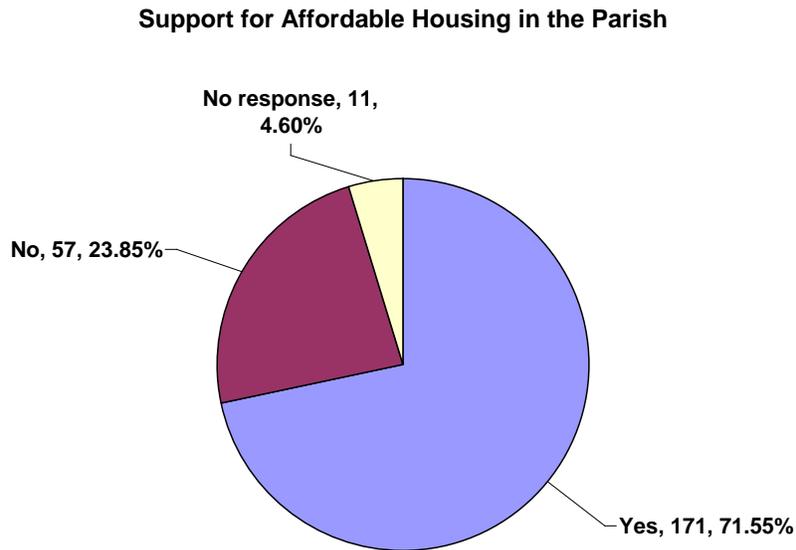
**Figure 4 - Reasons identified by respondents for choosing their next home**



### 5.3 Support for Affordable Housing

Out of the responses to the survey, 171 (71.55%) were in favour of a small affordable housing development for local people in West Hoathly if there was a proven need. As seen in Figure 5, 57 respondents (23.85%) said that they would not support an affordable housing development and the remaining 11 respondents did not answer the question (4.60%).

Figure 5 - Support for an affordable housing development



### 5.4 Support for open market housing development

Of those who answered this question, 112 (46.86%) were in favour of an open market housing development in West Hoathly if there was a proven need. As seen in Figure 6, 102 respondents (42.68%) said that they would not support an open market housing development whilst 25 respondents did not respond to this question (10.46%).

The preferred housing types should any open market housing be constructed are shown in figure 7. The most common preferences were for 1/2 bedroom housing (58) in the form of courtyard developments (49).

Figure 6 - Support for an open market housing development

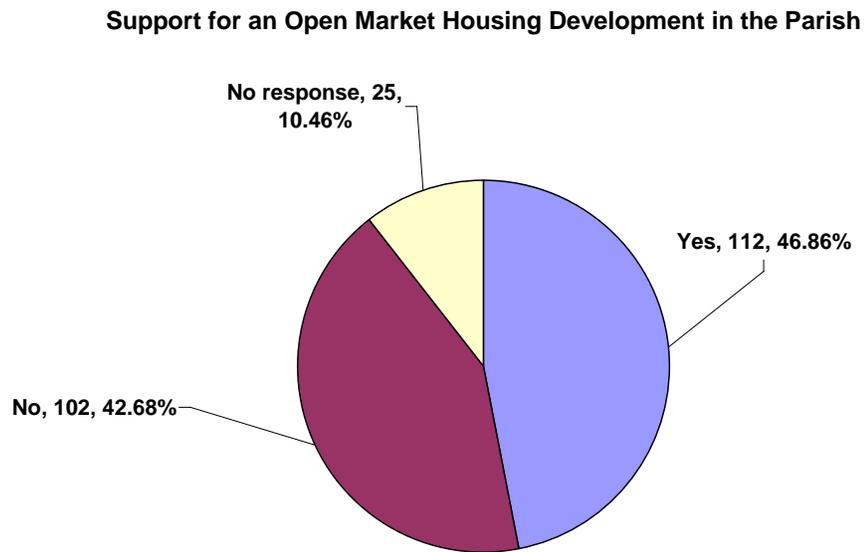
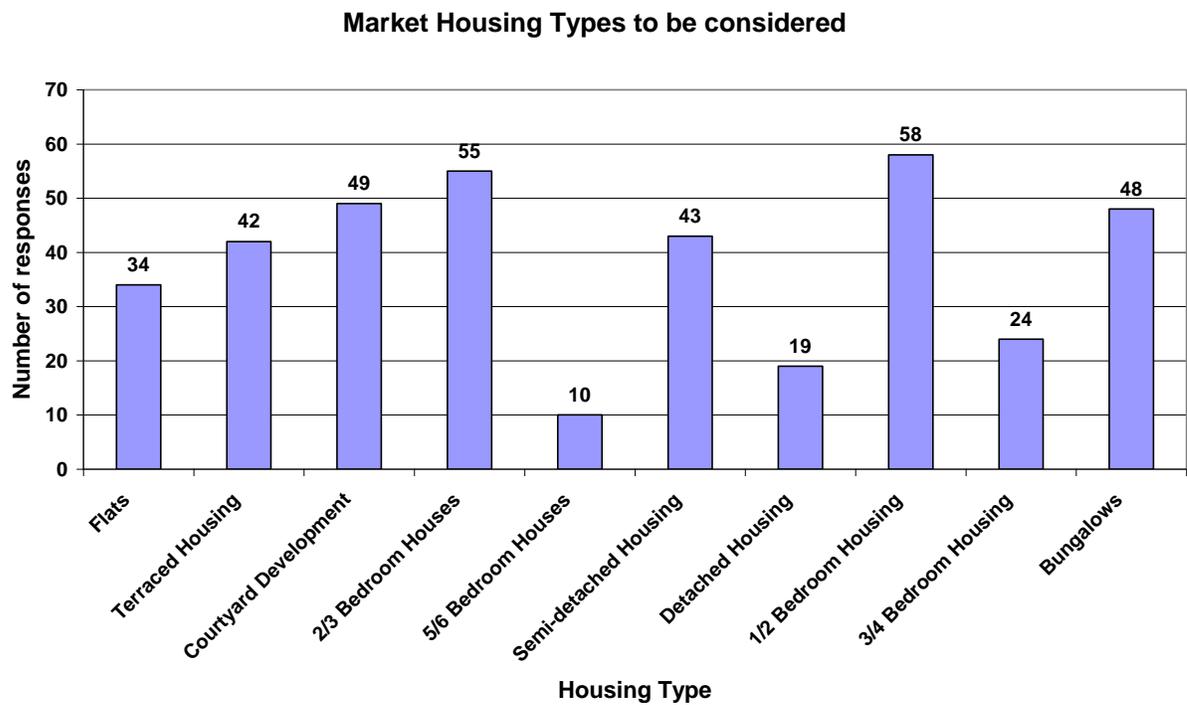


Figure 7 - Types of open market housing to be considered



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

From Table 14, it can be seen that a combined total of 35 respondents said that a household member will need to move in pursuit of affordable housing. 22 said it was needed within 5 years (9.21%) and 13 said they needed to move in 5 or more years (5.44%). 156 respondents identified that no household member would need to move in pursuit of affordable housing (65.27%), whilst 48 participants in the survey provided no response (20.08%).

**Table 14 – Households moving for affordable housing**

Does the household need to move	Number of households
Yes, within 5 years	22 (9.21%)
Yes, in 5 or more years	13 (5.44%)
No	156 (65.27%)
No Response	48 (20.08%)
<b>Total</b>	<b>239</b>

As shown in Table 15, it can be seen that a combined total of 28 respondents said that a household member will need to move in pursuit of open market housing. 13 said it was needed within 5 years (5.44%) and 15 said they needed to move in 5 or more years (6.28%). 124 respondents identified that no household member would need to move in pursuit of open-market housing (51.88%), whilst 87 participants in the survey provided no response (36.40%).

**Table 15 - Households moving for open market housing**

Does the household need to move	Number of households
Yes, within 5 years	13 (5.44%)
Yes, in 5 or more years	15 (6.28%)
No	124 (51.88%)
No Response	87 (36.40%)
<b>Total</b>	<b>239</b>

Table 16 shows that only 38 respondents (15.90%) could identify that family members have moved away from the parish in the last 5 years due to difficulties in finding an affordable or other home locally. 166 respondents could not identify a family member that had moved away (69.46%) and 35 provided no response (14.64%).

**Table 16 - Family members that have moved away from the parish in the last 5 years due to difficulties in finding an affordable or other home locally**

Response	Number of responses
Yes	34 (14.23%)
Yes (Other)	4 (1.67%)
No	166 (69.46%)
No response	35 (14.64%)
<b>Total</b>	<b>239</b>

## 6 Survey Part 2 – Affordable Housing Needs

A total of 23 households completed section 2 of the Housing Need Survey and were identified against the criteria of circumstance, income and local connection as being in need of affordable housing.

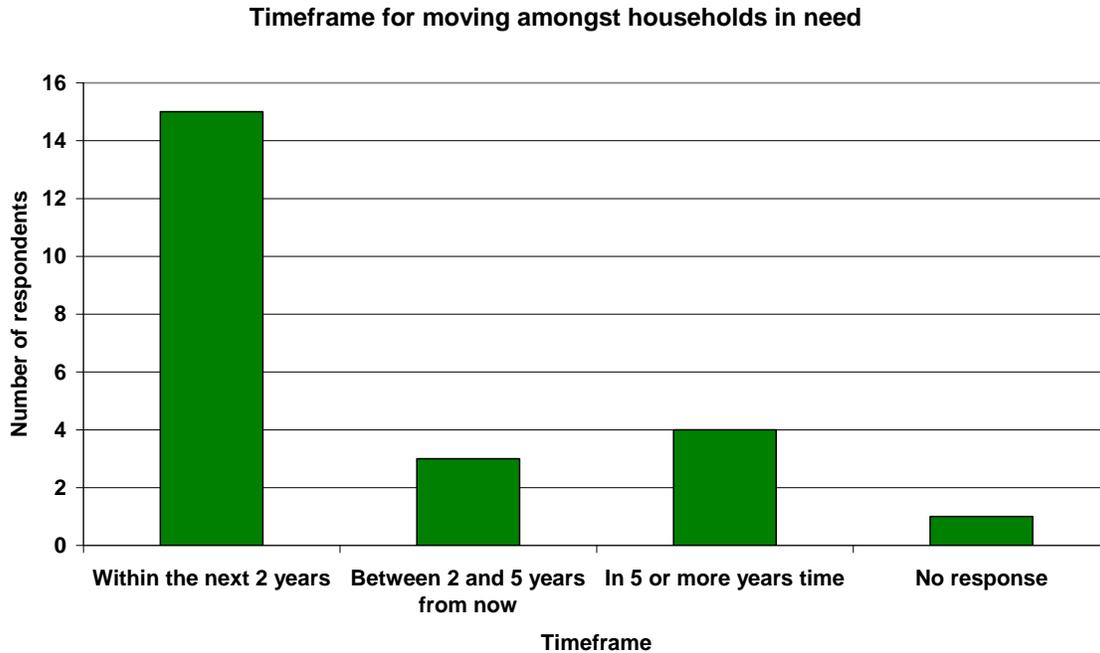
### 6.1 Current place of residence

18 respondents in housing need currently live within the parish (78.26%). Of these, 7 are currently living with their parents, 11 are living as part of another household in the parish. 5 respondents (21.74%) are currently living outside of the parish. All respondents completed the question.

### 6.2 When accommodation is required

15 (65.22%) of the respondents in housing need stated that they would need to move within 2 years, 3 respondents (13.04%) highlighted a need to move between 2 and 5 years from now, whilst 4 (17.39%) respondents made clear that they would need to move in 5 or more years from now. 1 respondent did not provide a response to the question (4.35%).

Figure 8 - Likely timeframe in which respondents would need to move



### 6.3 Current tenure of households in need

Of those households identified as being in need: 11 were living with parents, 9 were renting from private landlords, 2 were living in tied accommodation and 1 was renting from a housing association. All respondents completed the question.

**Table 17 - Current tenure of households in need**

Tenure	Number of respondents
Owned	0 (0.00%)
Part bought/part rented under shared ownership agreement	0 (0.00%)
Rented from a private landlord	9 (39.13%)
Provided with a job (tied)	2 (8.70%)
Renting from a housing association	1 (4.35%)
Living with parents	11 (47.83%)
No response	0 (0.00%)
TOTAL	23

### 6.4 Preferred tenure

12 of the 23 households in need of affordable housing indicated a preference to rent from a Housing Association (52.17%), 7 wanted to purchase a property on the open market (30.43%), whilst 3 were seeking a shared-ownership property (13.04%), 1 to rent from a private landlord (4.35%) with all respondents completing the question.

### 6.5 Housing Register

A total of 1 respondent (4.35%) with a local connection who indicated a housing need is currently on the housing register, with 20 respondents (86.96%) not currently being on the housing register. 2 respondents did not complete the question (8.70%).

### 6.6 Housing Type

Over half of those responding (14) indicated a preference for a house (60.87%), with 8 respondents indicating a preference for a flat/maisonette/apartment (34.78%) and 1 respondents would like to live in a bungalow (4.35%). All respondents completed the question.

### 6.7 Accommodation requirements

4 respondents (17.39%) identified a need for ground floor accommodation. 1 respondent identified a need for sheltered housing with support services provided (4.35%). 18 respondents did not complete the question (78.26%).

### 6.8 Accessibility and adaptations

2 respondents (8.70%) identified that their current home had been adapted in order to increase physical accessibility because of the disability of someone currently present in the household. 17 respondents (73.91%) identified that this was not the case, with 4 failing to provide an answer (17.39%).

### 6.9 Reasons for moving

As shown in Table 18, when asked why the household needed to move, 13 respondents said it was to set up an independent home, 3 respondents need a larger home, 1

respondent required a cheaper home, 1 respondent needed a more manageable home, 1 provided an other answer and 4 provided no response.

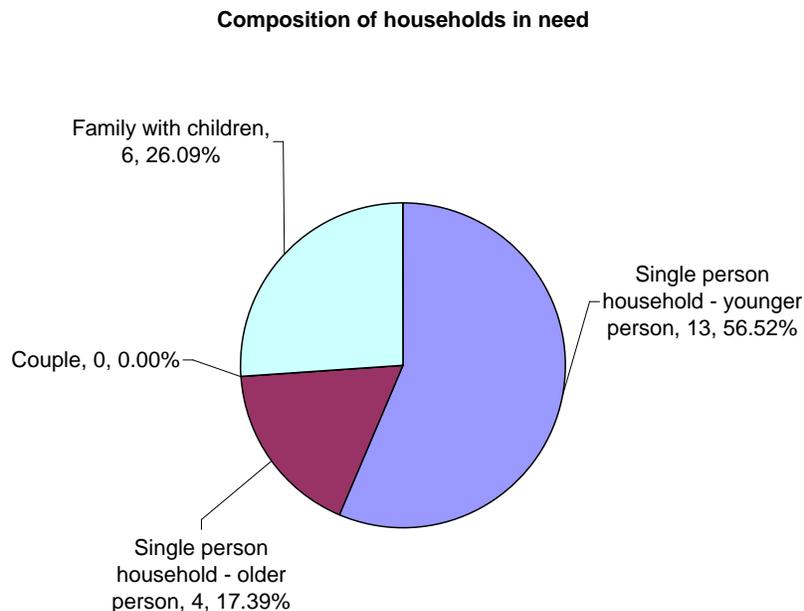
**Table 18 - Reasons for needing to move house**

Reason for moving	Number of respondents
Need to set up an independent home	13 (56.52%)
Need larger home	3 (13.04%)
Need to be closer to carer or dependent, to give or receive support	0 (0.00%)
Need cheaper home	1 (4.35%)
Need to avoid harassment	0 (0.00%)
Need to be closer to employer	0 (0.00%)
Need secure home	0 (0.00%)
Need to change tenure	0 (0.00%)
Need to be closer to/have access to public transport	0 (0.00%)
Need adapted home	0 (0.00%)
Need a more manageable home	1 (4.35%)
Need a smaller home – present home is difficult to manage	0 (0.00%)
Other	1 (4.35%)
No response	4 (17.39%)
TOTAL	23

### 6.10 Household composition

The household makeup of the 23 households in housing need with a local connection and who cannot afford to buy or rent on the open market are shown in Figure 9.

**Figure 9 - Composition of households in need**



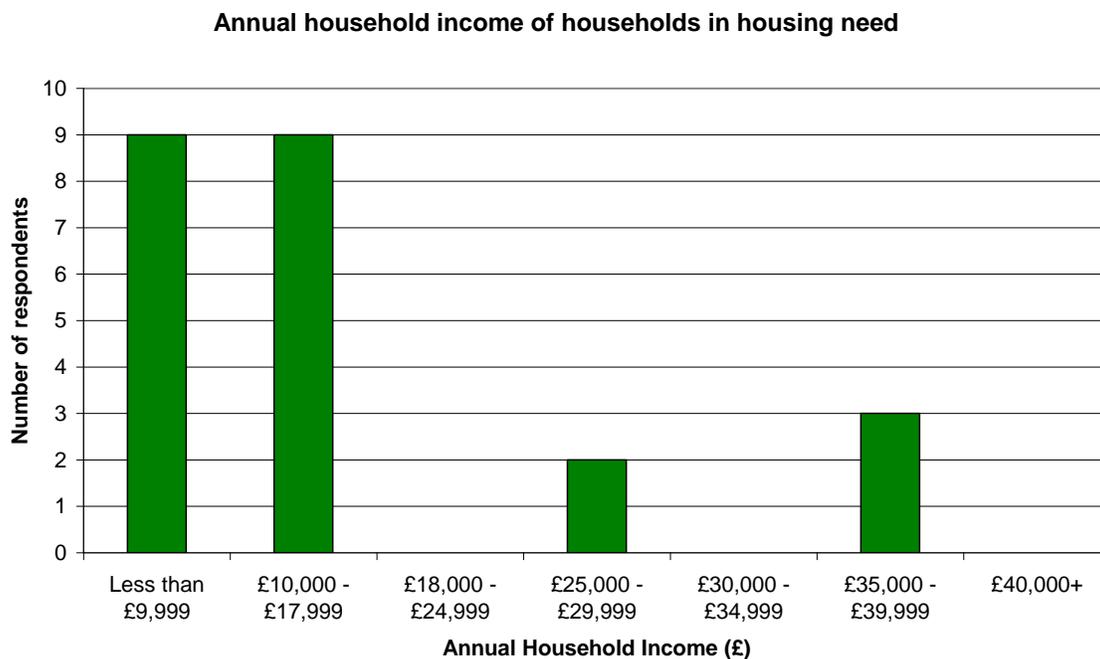
As a percentage the composition of households breaks down as follows:  
 26.09% in housing need falls into the category of families with children  
 0.0% in housing need are couples  
 73.91% in housing need are single person households

### 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 10 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 Hoathly. The most common annual income are the less than £9,999 and £10,000 - £17,999 categories.

**Figure 10 - Annual Incomes of Households in Housing Need with a local connection**

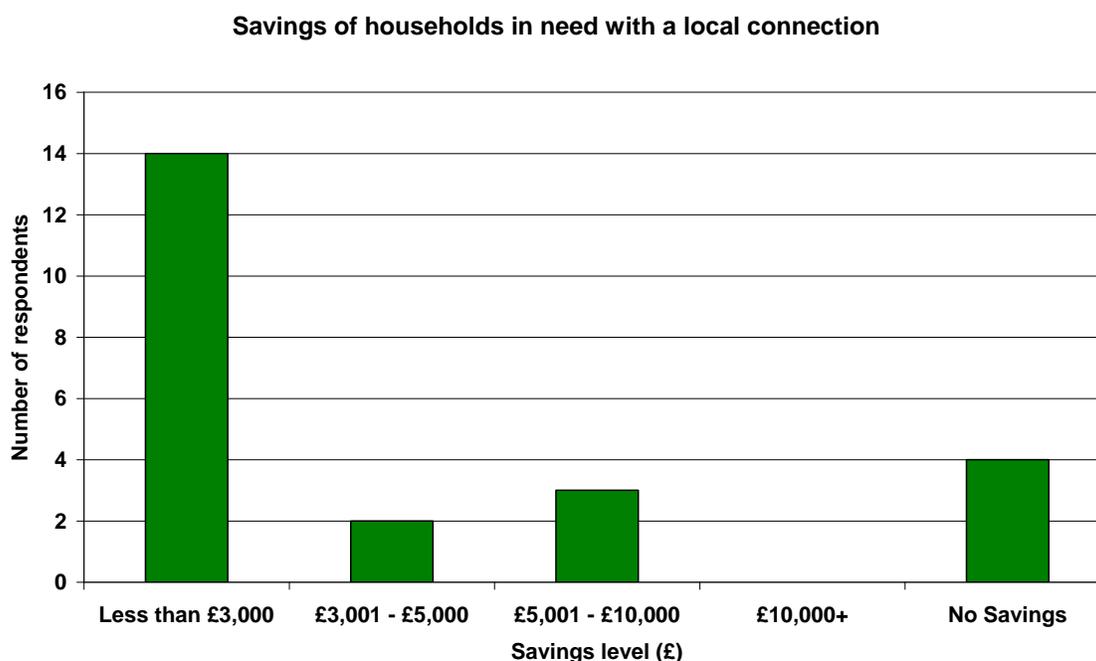


From Figure 10 it can be seen that

- 18 (78.26%) households have an income below £24,999 per annum which is the lowest level income that would be considered for shared ownership housing
- 5 (21.74%) households have an income of over £24,999. Of these 0 households had an income over £40,000.

From Figure 11, it can be seen that 16 households out of the 23 that are in housing need have savings below £5,000. 3 households have savings between £5,000 and £10,000 and 0 households had in excess of £10,000. The remaining 4 households had no savings.

**Figure 11 - Savings of Households in Housing Need with a local connection**



### 6.12 Local Connection

All 23 respondents identified a strong local connection, with 16 (69.57%) currently living in the parish, whilst 2 used to live in the parish (8.70%), 3 (13.04%) who have relatives living in the parish and 2 work in the parish full-time (8.70%).

### 6.13 Summary of Need

There are 23 households in housing need who have a local connection and who cannot afford to either purchase or rent on the open market. 17 are single person households (73.91%) and 6 are families with children (26.09%).

**Table 19 - Breakdown of households in need**

Household type	Number of respondents
Single person households	17
Couple without children	0
Family with 1 child	6
Family with 2 children	0
Family with 3 children	0
Family with 4 children	0
Other	0
<b>TOTAL</b>	<b>23</b>

*1 Family did not disclose the number of children.*

## 7 Affordability Assessment

### 7.1.1 Average House Prices

Table 20 show the Land Registry's figures for Mid Sussex District from January to March 2012. From these figures the average entry levels have been calculated for purchasing a property in the district. This is calculated on the basis of 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 would be £33,415

**Table 20 - Average House Prices in Mid Sussex District**

Housing Type	Average Price	Income Required
All Housing	£274,610	£70,614
Detached	£418,737	£107,675
Semi-Detached	£275,532	£70,851
Terraced	£221,979	£57,080
Flat	£147,139	£37,835

Source: Land Registry (2012)

In order to assess the eligibility of respondents for a local needs housing scheme it is necessary to ensure that each has a local connection to the parish and that they are unable to meet their needs on the open market. 23 respondents met the local connection criteria and are unable to fulfil their need for affordable housing on the open market.

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 Hoathly. Table 21 shows the lowest prices for properties on sale in West Hoathly and the immediate surrounding area and Table 22 shows the lowest prices for renting in the same area.

From this search undertaken in July 2012, the household income required to afford to purchase an entry level home was £33,415 for a 1 bed flat, £38,558 for a 2 bed flat through to £83,571 for a 4 bed detached house. On the basis of this search, no households identified as being in need had an income sufficient to purchase or rent a property in West Hoathly.

**Table 21 - Lowest current property prices**

Property Type	Location	Lowest Price	Income Required
1 bed flat	West Hoathly	£129,950	£33,415
2 bed flat	West Hoathly	£149,950	£38,558
2 bed semi-detached	Sharpethorne	£225,000	£57,857
3 bed cottage	Sharpethorne	£230,000	£59,142
3 bed semi-detached house	West Hoathly	£299,950	£77,130
4 bed detached house	Sharpethorne	£325,000	£83,571

No properties were available for rent in West Hoathly when the search was made, so the search criteria were extended to a 5 mile radius. The results of this search show that to rent a 2 bedroom flat would require an income of £36,000 per annum, £42,000 for a 2 bed semi-detached house and £52,800 for a 3 bed terraced house.

**Table 22 - 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>	Ardingly	£750pcm	£36,000
<b>2 bed semi-detached house</b>	Balcombe	£875	£42,000
<b>3 bed terraced house</b>	Lindfield	£1,100	£52,800
<b>3 bed semi-detached house</b>	Turners Hill	£1,200	£57,600
<b>4 bed detached house</b>	Balcombe	£1,750	£84,000

## 8 Survey Part 2 – Market Housing Needs

A total of 7 households completed section 2 of the Housing Need Survey and identified a need for market housing.

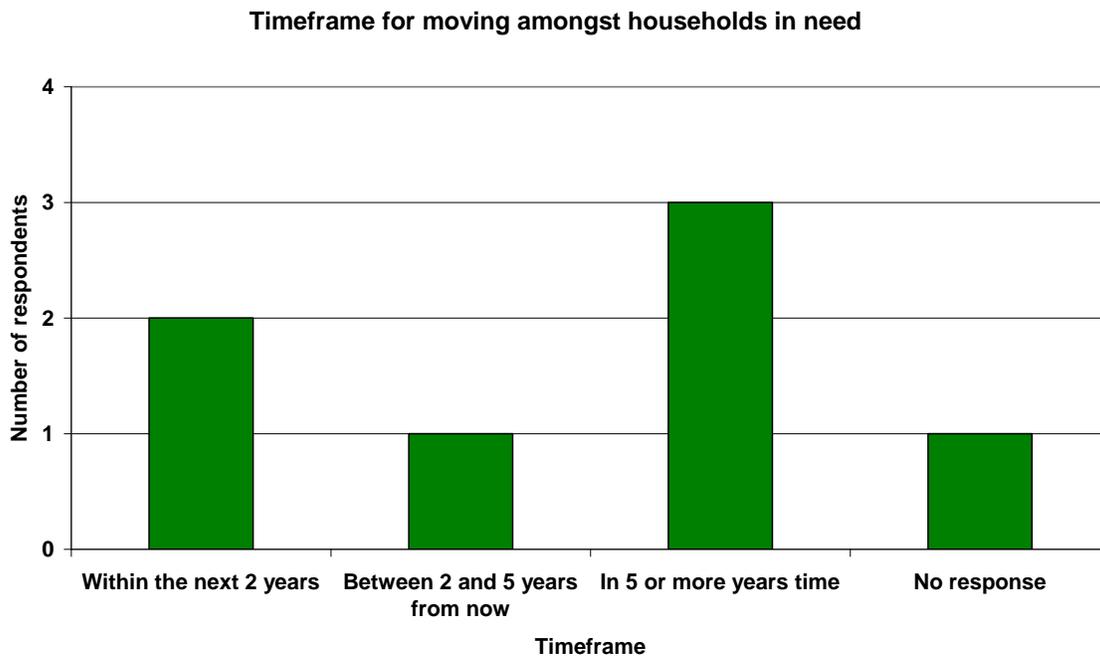
### 8.1 Current place of residence

5 respondents in housing need currently live within the parish (71.43%), of these 1 (14.29%) is currently living with their parents whilst 4 (57.14%) are living as part of another household in the parish. 0 respondents (0.0%) are currently living outside the parish. 2 respondents did not complete the question (28.57%).

### 8.2 When accommodation is required

2 (28.57%) respondents in housing need stated that they would need to move within 2 years, 1 respondent (14.29%) highlighted a need to move between 2 and 5 years from now, whilst 3 (42.86%) respondents made clear that they would need to move in 5 or more years from now. 1 respondent did not provide a response to the question (14.29%).

Figure 12 - Likely timeframe in which respondents would need to move



### 8.3 Current tenure of households in need

Of those households identified as being in need: 5 were living in accommodation they owned and 1 was living with parents. 1 provided no response to the question.

**Table 23 - Current tenure of households in need**

Tenure	Number of respondents
Owned	5 (71.43%)
Part bought/part rented under shared ownership agreement	0 (0.00%)
Rented from a private landlord	0 (0.00%)
Provided with a job (tied)	0 (0.00%)
Renting from a housing association	0 (0.00%)
Living with parents	1 (14.29%)
No response	1 (14.29%)
TOTAL	7

### 8.4 Preferred tenure

6 of the 7 households in need of market housing indicated a preference to buy a property on the open market (85.71%) 1 respondent did not complete the question (14.29%).

### 8.5 Housing Register

5 respondents (71.43%) were not on the housing register. 2 respondents did not complete the question (28.57%).

### 8.6 Housing Type

Just under half of those responding (3) indicated a preference for a house (42.86%), 2 for sheltered accommodation (28.57%) with 1 respondent indicating a preference for a flat/maisonette/apartment (14.29%). 1 respondent did not complete the question (14.29%).

### 8.7 Accommodation requirements

1 respondent was seeking sheltered housing with support services provided (14.29%) and 1 respondent required other housing with support services (14.29%). 5 respondents did not complete the question (71.43%).

### 8.8 Accessibility and adaptations

6 respondents (85.71%) identified that their current home had been adapted in order to increase physical accessibility because of the disability of someone currently present in the household, with 1 failing to provide an answer (14.29%).

### 8.9 Reasons for moving

As shown in Table 24, when asked why the household needed to move, 1 respondent said it was to set up an independent home, 1 respondent needed a larger home, 1 respondent needed a cheaper home, 1 respondent required a smaller home, 1 respondent needed a more manageable home and 1 respondent did not complete the question.

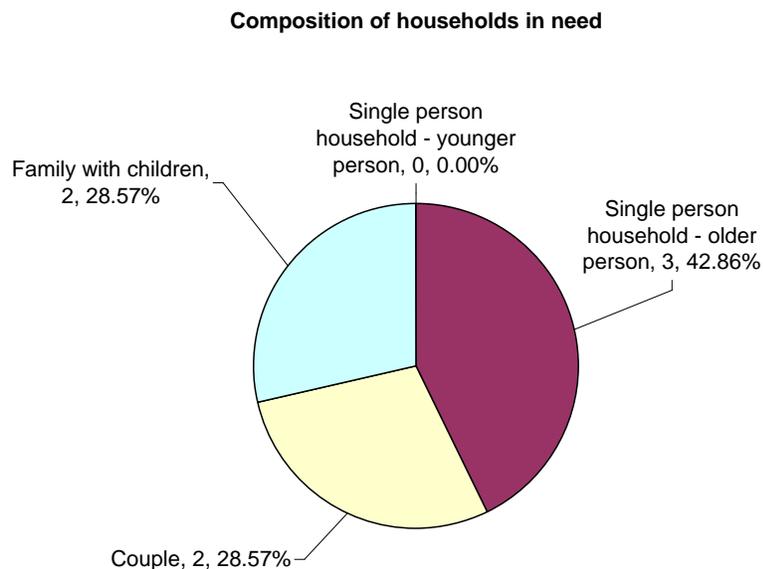
**Table 24 - Reasons for needing to move house**

<b>Reason for moving</b>	<b>Number of respondents</b>
Need to set up an independent home	1 (14.29%)
Need larger home	1 (14.29%)
Need to be closer to carer or dependent, to give or receive support	0 (0.00%)
Need cheaper home	1 (14.29%)
Need to avoid harassment	0 (0.00%)
Need to be closer to employer	0 (0.00%)
Need secure home	0 (0.00%)
Need to change tenure	0 (0.00%)
Need to be closer to/have access to public transport	0 (0.00%)
Need adapted home	0 (0.00%)
Need a more manageable home	1 (14.29%)
Need a smaller home – present home is difficult to manage	1 (14.29%)
Other	1 (14.29%)
No response	1 (14.29%)
<b>TOTAL</b>	<b>7</b>

### 8.10 Household composition

The makeup of the 7 households in need of private housing with a local connection is as follows:

**Figure 13- Composition of households in need**



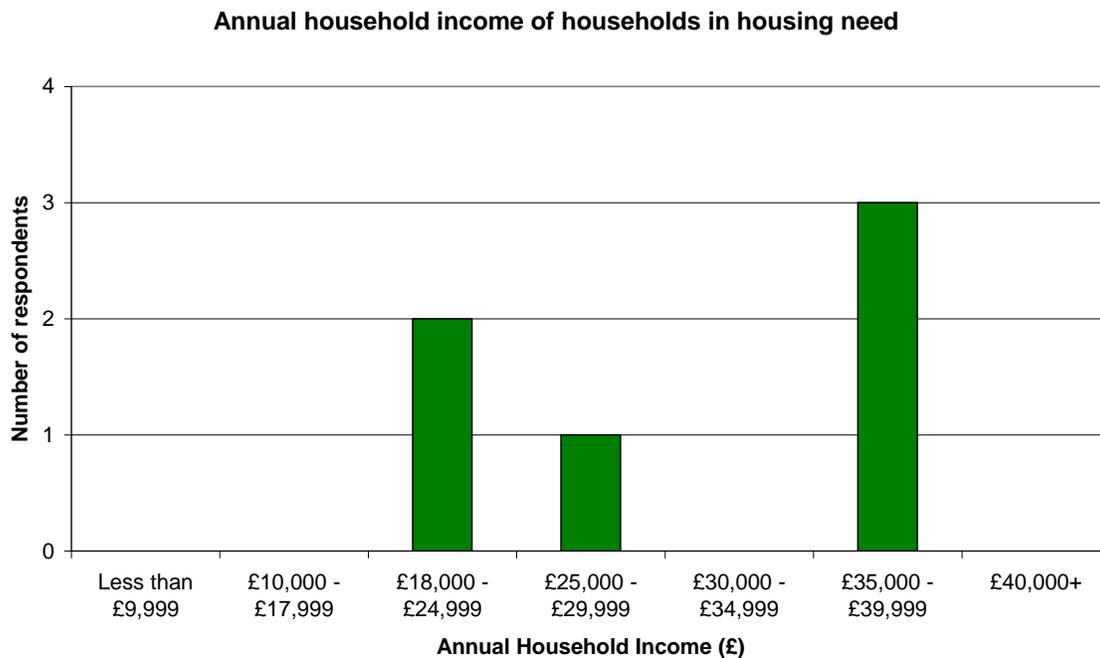
As a percentage the composition of households breaks down as follows:  
 28.57% in housing need falls into the category of families with children  
 28.57% in housing need are couples  
 42.86% in housing need are single person households

### 8.11 Affordability

To enable an accurate calculation of the number of people that are in private housing, need respondents were asked for their gross annual income and the amount of savings they have.

Figure 14 outlines the annual incomes for those in housing need and that have a local connection. The most common annual incomes of those in housing need are those earning between £35,000 and £39,999 (3). 1 respondent did not complete this question.

**Figure 14 - Annual Incomes of Households in Housing Need with a local connection**

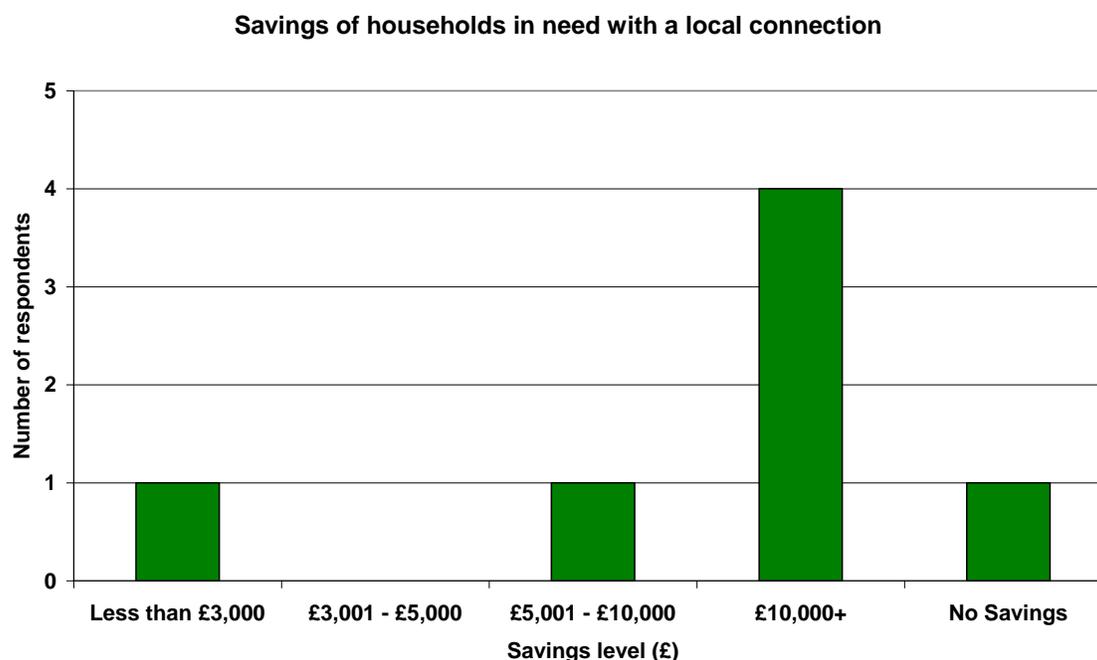


From Figure 14 it can be seen that

- 2 (28.57%) households have an income below £24,999 per annum.
- 4 (57.14%) households have an income of over £24,999. Of these, 0 households had an income over £40,000.
- 1 respondent did not complete the question (14.29%).

From Figure 15, it can be seen that 1 household has savings below £5,000. 1 household has savings between £5,000 and £10,000 and 4 households had in excess of £10,000. The remaining 1 household had no savings.

**Figure 15 - Savings of Households in Housing Need with a local connection**



### 8.12 Local Connection

6 respondents identified a strong local connection as 4 (57.14%) were currently live in the parish and 2 used to live in the parish (28.57%). 1 respondent did not answer this question (14.29%).

### 8.13 Summary of Need

There are 7 households who have a local connection. Of these 3 are single person households (42.86%), 2 are couples without children (28.57%) and 2 are families with children (28.57%).

**Table 25 - Breakdown of households in need**

Household type	Number of respondents
Single person households	3
Couple without children	2
Family with 1 child	2
Family with 2 children	0
Family with 3 children	0
Family with 4 children	0
Other	0
TOTAL	7