

Housing needs, stock and lettings info for West Hoathly parish

Existing affordable housing stock in the parish

There are 40 units of affordable housing in the parish

A detailed breakdown of tenure and size of units is in the following table:

	1 bed	2 bed			3 bed
	Flat	Bungalow	Flat	House	House
General needs	14	1	9	3	13

Current housing need in the parish

Rented:

On 12th March 2012 the Common Housing Register (CHR) showed an affordable rented housing need of 55. (These are households who have a local connection to the parish of West Hoathly):

1 bed	2 bed	3 bed	4 bed
18	22	12	3

It is also important to remember that the CHR numbers is current housing need and does not take into account future arising housing need.

Shared ownership:

The Common Housing register is for households who want rented properties. For those interested in shared ownership there is the HomeBuy Zone Agent register. This register covers a much wider area including Sussex and Kent. There are currently (as of November 2011) 375 households who have indicated an interest in living in Mid Sussex on this register. We do not know how many have local connections as we assess this when they are interested in a specific property. We have found that many people are unaware of shared ownership and in practice will simply see a scheme in their local area, investigate it and apply to go on the register to ensure they are eligible before buying the property and coming straight off the register.

The high costs of home ownership in the area and the difficulty of first time buyers saving for a high deposit and securing a mortgage means that many first time buyers in the district are eligible for shared ownership. Shared ownership is available for other households as well, for example a previous home owner who has gone through a relationship breakdown and has equity but cannot afford to buy on the open market.

Re-lets

From April 2009 – Sep 2011 (2.5 years) there have been 7 re-lets of existing social rented stock in the parish. These consist of 2 x 1 beds, 3 x 2 beds and 2 x 3 bed units.

The turnover of sizes of properties is similar to what happens on a district wide basis – there is a much higher turnover of smaller units (1&2 beds) than large family units (3&4 beds).