

Appendix 5: Twineham Parish Housing Needs Survey, November 2013



HOUSING NEEDS SURVEY REPORT

Twineham Parish

Mid Sussex DISTRICT

**Survey undertaken in
November 2013**

Action in rural Sussex

Contents

1	Introduction	4
1.1	Context to the Housing Needs Survey	4
1.2	Rural Affordable Housing.....	4
1.3	Methodology.....	4
1.4	Response rate	5
2	The Parish of Twineham	6
2.1	Housing type in Twineham	7
2.2	Housing Tenure in the Parish	8
3	Local Income Levels and Affordability	9
3.1.1	Property Prices in the District.....	9
3.1.2	Property prices in the Parish	9
4	Survey - Part 1: Views on Affordable Housing	11
4.1	Current Housing Tenure	11
4.2	Housing Type	12
4.3	Number of bedrooms.....	12
4.4	Adaptations	12
4.5	Local connection.....	13
4.6	Support for Affordable Housing.....	13
4.7	Support for Open Market Housing	14
4.8	Types of Open Market Housing that should be considered.....	15
4.9	Does any family member need to move now or in the next 5 years?	16
4.10	Summary	17
5	Survey Part 2 Results – Affordable Housing Need	18
5.1	Residence and Local Connection	18
5.2	Length of residence	18
5.3	When accommodation is required	19
5.4	Current tenure of households in need.....	19
5.5	Housing Register	20
5.6	Reasons for moving.....	20
5.7	Accommodation requirements	20
5.8	Preferred tenure	20
5.9	Housing Type	21
5.10	Affordability.....	21
6	Summary of Affordable Housing Need	23
6.1	Household composition	23

List of Figures and Tables

Figure 1 - Housing Type Breakdown	7
Figure 2 – Housing Tenure Breakdown	8
Figure 3 - Current housing tenure of respondents	11
Figure 4 - Current housing type of respondents	12
Figure 5 - Support for an affordable housing development.....	13
Figure 6 - Support for open market housing	14
Figure 7 - Types of open market housing to be considered.....	15
Figure 8 - Size of Market Housing to be considered.....	16
Figure 9 - Likely timeframe in which respondents would need to move	19
Figure 10 - Current tenure of households in need	19
Figure 11 - Preferred accommodation type	21
Figure 12 - Annual Incomes of Households in Housing Need with a local connection	22
Figure 13 - Savings of Households in Housing Need with a local connection.....	22
Figure 14 - Composition of households in need	23
Table 1 - Housing Type comparison between the District and the Parish.....	7
Table 2 - Housing Tenure in the District and the Parish	8
Table 3 - Average House Prices in the District (by type)	9
Table 4 - Lowest current property prices	9
Table 5 - Lowest current property rental prices	10
Table 6 - Number of bedrooms in respondent's households	12
Table 7 – Households moving for affordable housing.....	16
Table 8 - Households moving for open market housing.....	16
Table 9 - Length of residence	18
Table 10 - Reasons for needing to move house	20
Table 11 - Breakdown of households in need	23

1 Introduction

1.1 Context to the Housing Needs Survey

Action in rural Sussex as the Rural Housing Enabler for Sussex was asked by Twineham Parish Council to undertake a Housing Needs Survey of the Parish in the Autumn of 2013.

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 Twineham.

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 117 households in the parish using the Council Tax Register provided by the Local Authority. 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 27th November 2013.

1.4 Response rate

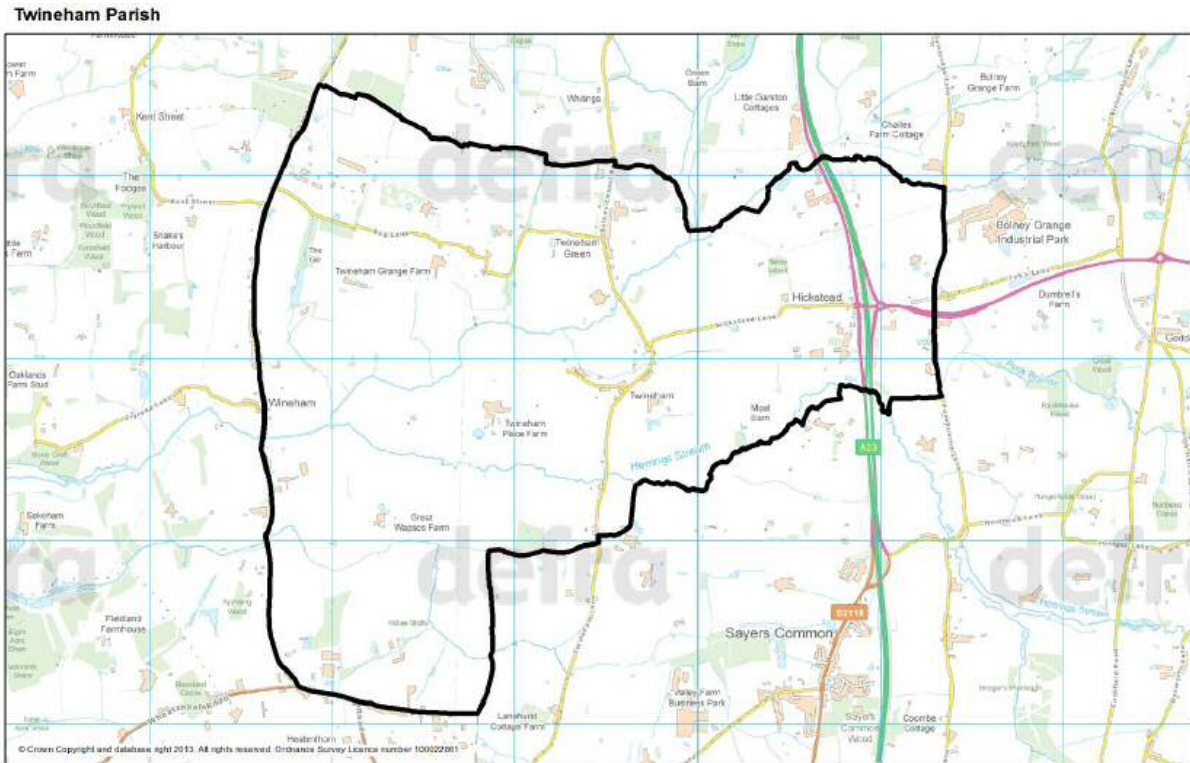
Overall 117 questionnaires were sent out; one to each household in the parish. A total of 45 survey forms were returned. This gives the Housing Needs Survey a response rate of 38.5%.

0 households identified that their property was not their main home and were subsequently excluded from the number available for analysis. The total for analysis was therefore 45 households.

2 The Parish of Twineham

The Parish of Twineham is located at the central western portion of Mid Sussex District in West Sussex adjacent to the border with Horsham District. It encompasses a section of the main A23 road which runs northwards from Brighton towards Crawley.

According to the Census, the population of the parish was 306 persons in 2011. Its small population size is reflected in the limited number of services provided in the village, which are centred around a church and primary school. The upper reaches of the River Adur pass through the parish.



Source: 2011 Census Output Area boundaries. Crown Copyright.
Crown Copyright material is reproduced with the permission of the controller of HMSO
Produced by Oxford Consultants for Social Inclusion, www.ocsiso.uk, April 2013

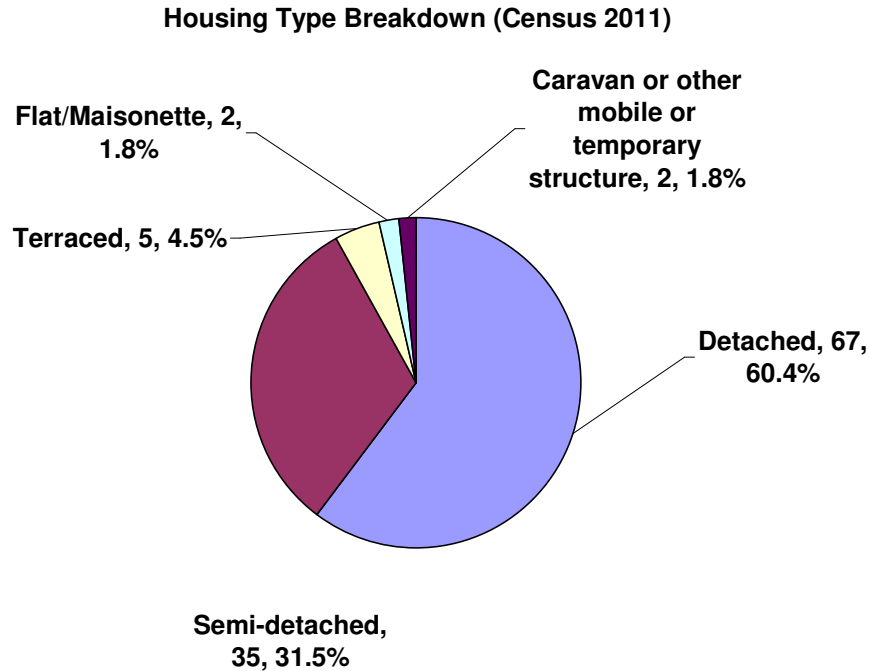


2.1 Housing type in Twineham

Figure 1 provides a breakdown of the existing structure of the housing stock in Twineham Parish (as at the Census - 2011).

The data shows that in 2011 the greatest proportion of properties in the parish were detached properties. These made up 60.4% of the housing at that time, with a smaller proportion of semi-detached properties (31.5%), 4.5% being terraced, 1.8% being flats/maisonettes and 1.8% being caravans or other mobile or temporary structures.

Figure 1 - Housing Type Breakdown



As Table 1 shows, Twineham has a significantly higher proportion of detached housing (60.4%) compared to the rest of Mid Sussex District (34.9%), with a similar proportion of semi-detached housing (31.5% compared to 30.0%), a far lower level of terraced housing (4.5% compared to 16.2%) and a significantly lower proportion of flats/maisonettes (1.8% compared to 18.4%) but a higher proportion of caravans and mobile/temporary structures (1.8% compared to 0.6%).

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

Housing Type	District	Parish
Detached	20,041 (34.9%)	67 (60.4%)
Semi-detached	17,226 (30.0%)	35 (31.5%)
Terraced	9,287 (16.2%)	5 (4.5%)
Flat / Maisonette	10,538 (18.4%)	2 (1.8%)
Caravan or other mobile/temporary structure	317 (0.6%)	2 (1.8%)

(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 Twineham parish is owner-occupied housing (75.7%), with rates comparable to but slightly higher than for the rest of Mid Sussex District (74.3%). The proportion of shared ownership properties is lower than for the rest of the District (0.9% compared to 1.0%).

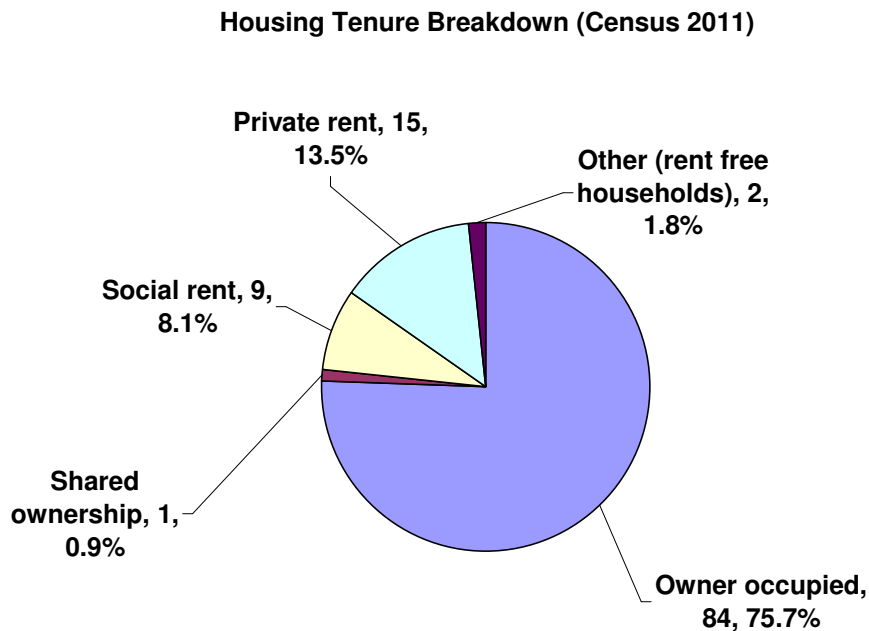
The parish has lower levels of Social Rented housing (Housing Association) and Local Authority rental housing than the rest of Mid Sussex District (8.1% compared to 10.6%). It has slightly higher levels of private sector rentable properties than for the remainder of Mid Sussex District (13.5% compared to 12.8%), but higher rates of those in the 'Other' category (1.8% compared to 1.4%).

Table 2 - Housing Tenure in the District and the Parish

Tenure	District	Parish
Owner occupied (owned outright or with mortgage)	42,658 (74.3%)	84 (75.7%)
Shared ownership (Part owned-part rented)	561 (1.0%)	1 (0.9%)
Social Rented (Housing Association / Council rent)	6,092 (10.6%)	9 (8.1%)
Private rent	7,322 (12.8%)	15 (13.5%)
Other (Living rent free)	776 (1.4%)	2 (1.8%)

(Source: Census 2011)

Figure 2 – Housing Tenure Breakdown



3 Local Income Levels and Affordability

3.1 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 £39,957.

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

Housing Type	Average Price	Income Required
All Housing	£291,998	£75,085
Detached	£442,188	£113,705
Semi-Detached	£282,988	£72,768
Terraced	£232,452	£59,773
Flat	£155,390	£39,957

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.

3.2 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 Twineham. Table 4 shows the lowest prices for open market properties on sale in Twineham 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 January 2014, the household income required to afford to purchase an entry level home was £51,415 for a one-bedroom flat. No properties were for sale in the parish at this time and the search was progressively extended up to 3 miles until some examples were identified.

Table 4 - Lowest current property prices

Property Type	Location	Lowest Price	Income Required
1 bed flat/maisonette	Henfield	£199,950	£51,415
1 bed semi-detached house	Henfield	£199,950	£51,415
2 bed terraced house	Henfield	£219,950	£56,558
2 bed detached	Blackstone	£235,000	£60,428
4 bed detached house	Sayers Common	£319,950	£82,272
4 bed semi-detached house	Bolney	£375,000	£96,428

From this search undertaken in January 2014 and based on current property prices, the household income required to afford to rent an entry level home was £30,000 for a 1 bed terraced house.

Table 5 - Lowest current property rental prices

Property Type	Location	Lowest Price	Income required (@25% gross income)
1 bed terraced house	Hurstpierpoint	£625 pcm	£30,000
2 bed cottage	Bolney	£750 pcm	£36,000
2 bed semi-detached bungalow	Bolney	£900 pcm	£43,200
3 bed semi-detached house	Bolney	£950 pcm	£45,600
4 bed detached house	Sayers Common	£1,750 pcm	£84,000

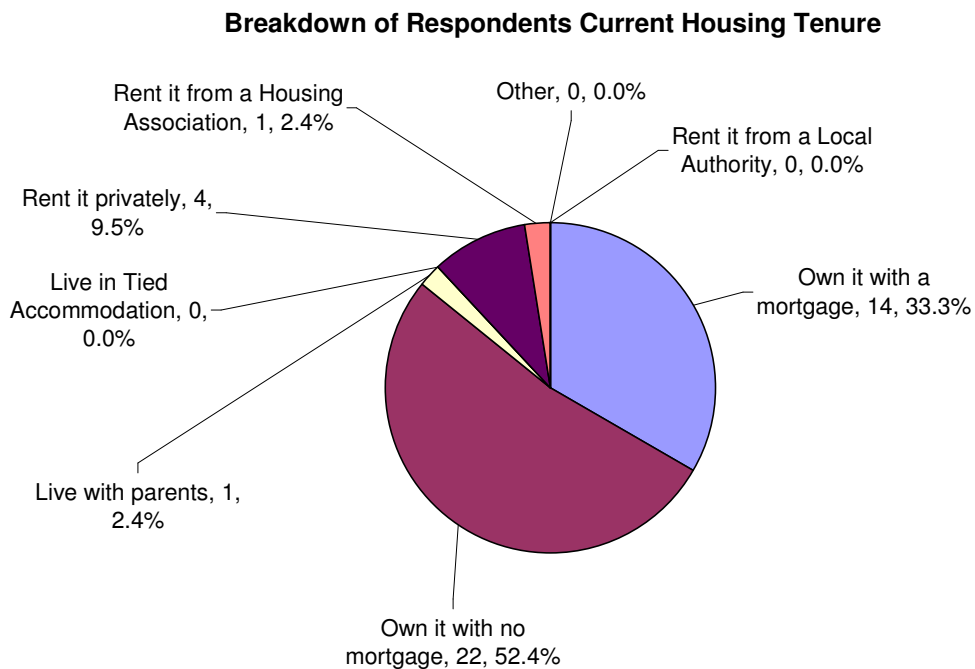
4 Survey - Part 1: Views on Affordable Housing

4.1 Current Housing Tenure

All of those completing the survey (100.0%) identified their current home as their main home, with 0.0% identifying it as a second home.

Of those in their main home, the greatest proportion (52.4%) owned their current home with no mortgage, with 33.3% owning it with the use of a mortgage. Of the remaining respondents: 9.5% rented privately, 2.4% rented from a Housing Association and Live with Parents, 0.0% live in tied accommodation, rent from a local authority or provided 'other' responses. 3 respondents did not complete the question.

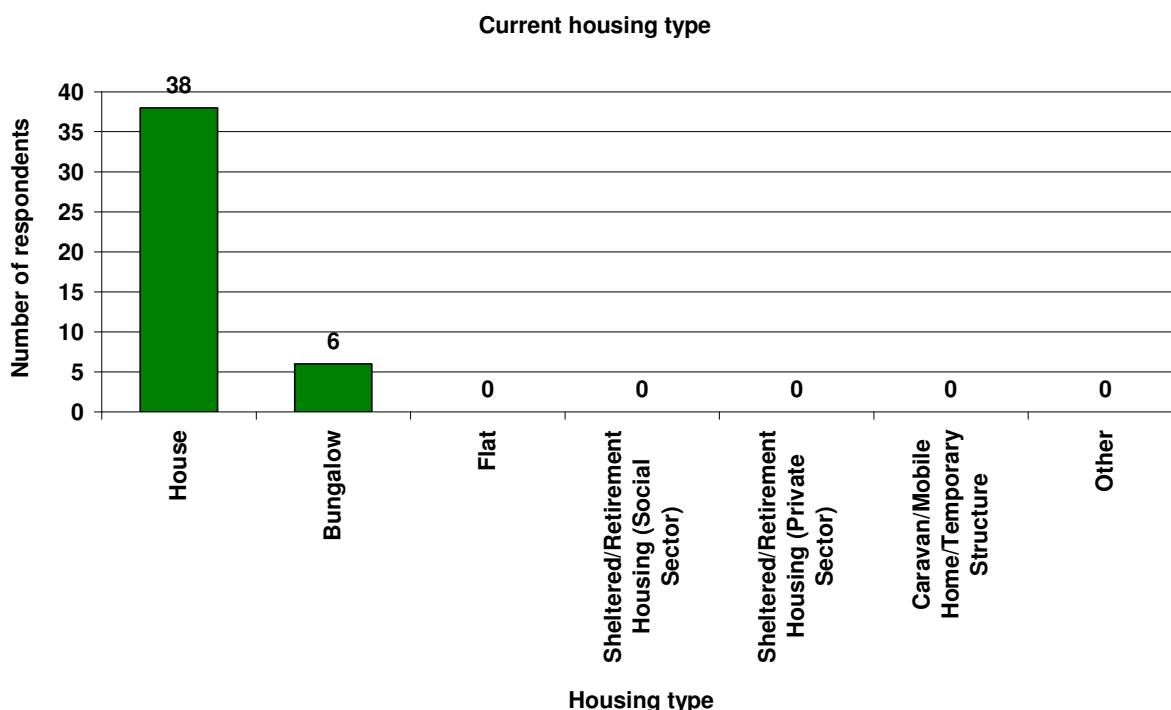
Figure 3 - Current housing tenure of respondents



4.2 Housing Type

An overwhelming majority of respondents (86.4%) identified that they currently live in a house, with 13.6% living in a bungalow. 1 respondent. 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 62.8% of responding households. The next most numerous responses were for: 3 bedrooms (18.6%); 2 more bedrooms (16.3%) and 1 bedroom (2.3%). 2 respondents did not complete the question.

Table 6 - Number of bedrooms in respondent's households

Number of bedrooms	Number of responses
1	1 (2.3%)
2	7 (16.3%)
3	8 (18.6%)
4 or more	27 (62.8%)
No response	1

4.4 Adaptations

1 respondent (2.3%) identified that their current home required adaptations in order to become suitable for the needs of a household member. 43 respondents (97.7%) said that their current home did not require any adaptations, whilst 1 respondent did not complete the question.

A total of 4 respondents (28.6%) 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 10 (71.4%) indicated they would not require financial assistance and 31 provided no response to the question.

4.5 Local connection

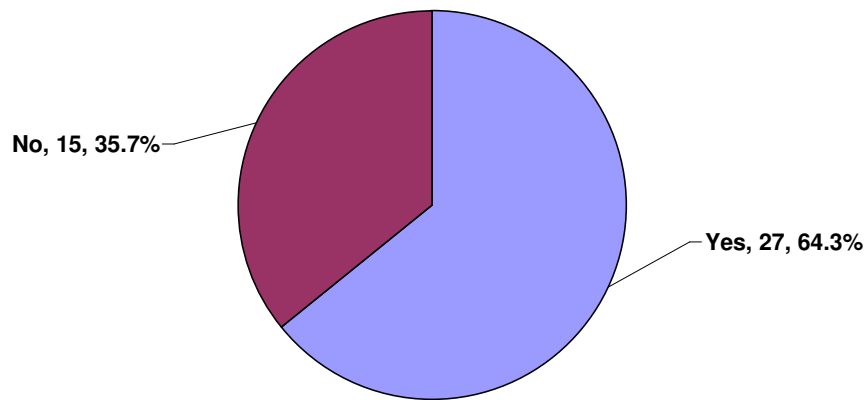
Of the 45 respondents to the question, 42 currently live in the village (93.3%). Of those responding to the question, 10 work in the village (23.8% of those responding), 5 have relatives in the village (11.9% of those responding) and 4 have previously lived in the village (9.5% of those responding). 3 respondents did not complete the question.

4.6 Support for Affordable Housing

Of the respondents to the survey, 27 (64.3%) were in favour of a small affordable housing development for local people in Twineham if there was a proven need. As seen in Figure 5, 15 respondents (35.7%) said that they would not support an affordable housing development and the remaining 3 respondents did not answer the question.

Figure 5 - Support for an affordable housing development

Support for Affordable Housing in the Parish

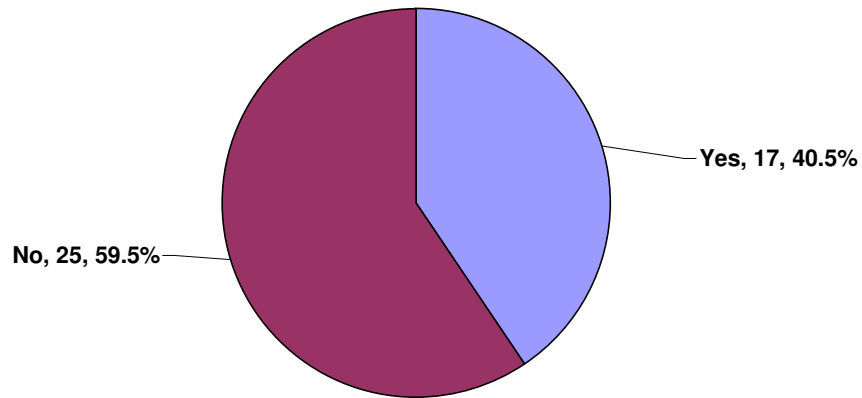


4.7 Support for Open Market Housing

Of the respondents to the survey, 17 (40.5%) were in favour of other kinds of housing being made available for housing development in Twineham if there was a proven need. As seen in Figure 6, 25 respondents (59.5%) said that they would not support a market housing development and the remaining 3 respondents did not answer the question.

Figure 6 - Support for open market housing

Support for an Open Market Housing Development in the Parish

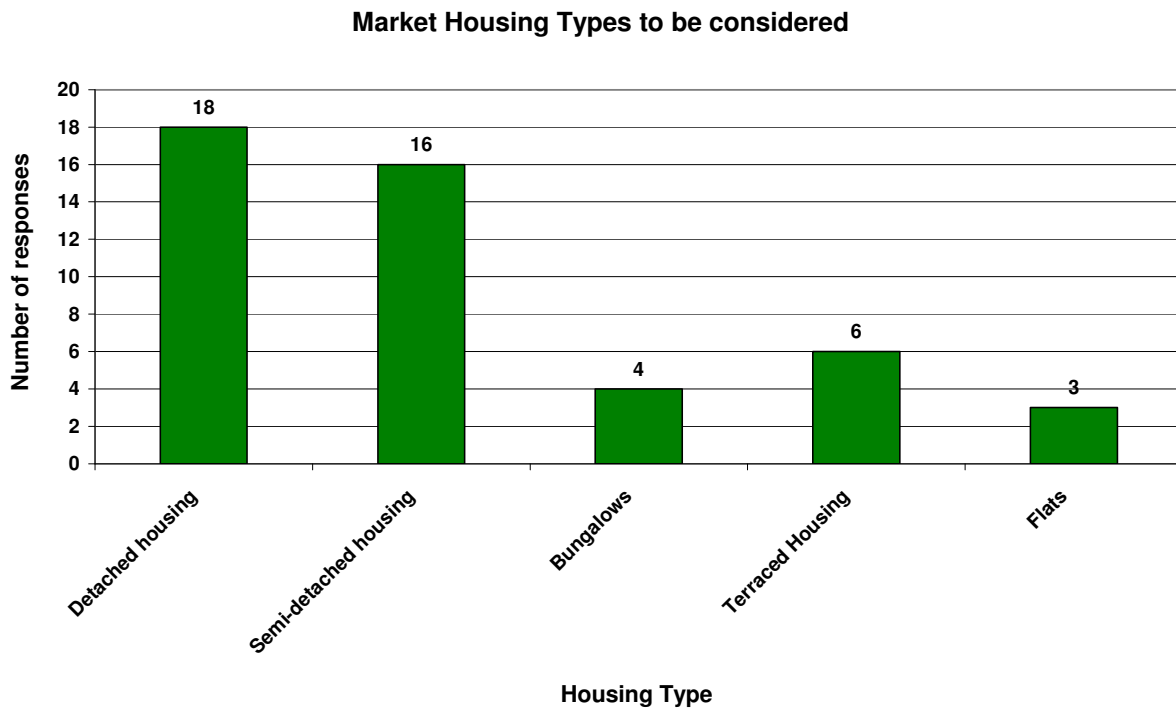


4.8 Types of Open Market Housing that should be considered

Irrespective of whether respondents supported the construction of additional open-market housing in Twineham, they were asked what types of open market housing should be considered were some to be constructed.

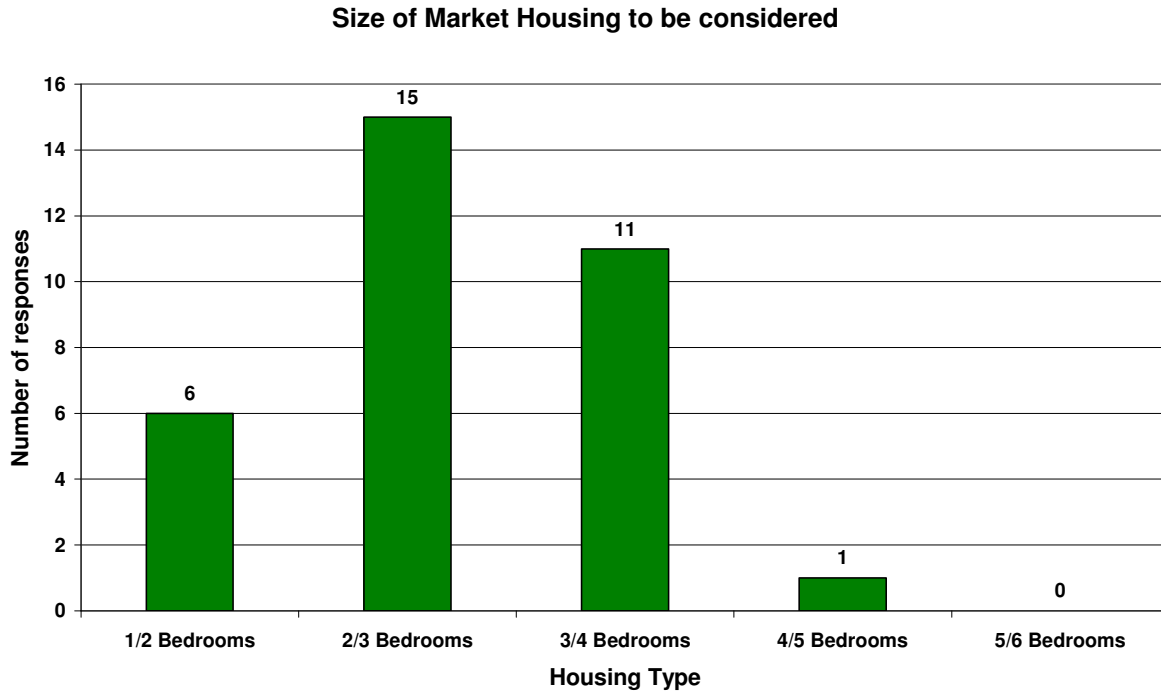
The most commonly identified style of market housing which respondents felt should be considered was detached housing which was identified by 18 respondents (85.7% of those responding to the question), followed by 16 for semi-detached housing (76.2% of those responding to the question), 6 for terraced housing (28.6% of those responding to the question), 4 for bungalows (19.0% of those responding to the question) and 3 for flats (14.3% of those responding to the question). 24 respondents 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 15 respondents (93.4% of responses to the question), 11 identified 3/4 bedroom properties (68.8% of responses to the question), 6 identified 1/2 bedroom properties (37.5% of responses to the question) and 1 identified 4/5 bedroom properties (6.3% of responses to the question). 29 respondents to the survey did not complete the question.

Figure 8 - Size of 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 1 respondent said that a household member will need to move in pursuit of affordable housing. Of these, 0 said it was needed within 5 years (0.0% of all responses) and 1 said they needed to move in 5 or more years (3.3% of all responses).

Table 7 – Households moving for affordable housing

Does the household need to move	Number of households
Yes, within 5 years	0 (0.0%)
Yes, in 5 or more years	1 (3.3%)
No	29 (96.7%)
No Response	15
TOTAL	45

As shown in Table 8, it can be seen that a combined total of 3 respondents said that a household member will need to move in pursuit of open market housing. Of these, 1 said it was needed within 5 years (3.7% of all responses) and 2 said they needed to move in 5 or more years (7.4% of all responses).

Table 8 - Households moving for open market housing

Does the household need to move	Number of households
Yes, within 5 years	1 (3.7%)
Yes, in 5 or more years	2 (7.4%)
No	24 (88.9%)
No Response	18

4.10 Summary

The trends outlined in the sections above illustrate that:

- 52.4% of respondents currently own their own home without a mortgage.
- 86.4% of respondents currently live in a house.
- The most common size of residence currently occupied by respondents has 4 or more bedrooms (62.8%).
- 2.3% of respondents identified that their current home required adaptations in order for them to remain living in it.
- Of respondents completing the question: 100.0% currently live in the village.
- 64.3% of respondents would support an affordable housing development for local people if there were a proven need.
- 40.5% of respondents would support the development of other housing within the parish. The most commonly supported forms of such housing would be detached housing with 2/3 bedrooms.
- 3.3% of respondents knew of a household that would need to leave the parish in pursuit of affordable housing.
- 11.1% of respondents knew of a household that would need to leave the parish in pursuit of open-market housing.

5 Survey Part 2 Results – Affordable Housing Need

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.

In all, a total of 1 household were identified as being in need of affordable housing.

A total of 2 respondents were excluded on the basis that they had sufficient income to obtain housing via the open market, that their current home was adequate in meeting their housing requirements or that they did not possess a sufficiently strong local connection to the parish.

The remainder of this section 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 is identified in the section below.

5.1 Residence and Local Connection

Of the 1 respondent in need of affordable housing:

- 1 currently live in Twineham (100.0% of all in need respondents)
- 0 currently work in Twineham (0.0% of all in need respondents)
- 1 has relatives in Twineham (100.0% of all in need respondents)
- 0 have previously lived in Twineham (0.0% of all in need respondents)
- All respondents completed the question.

5.2 Length of residence

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

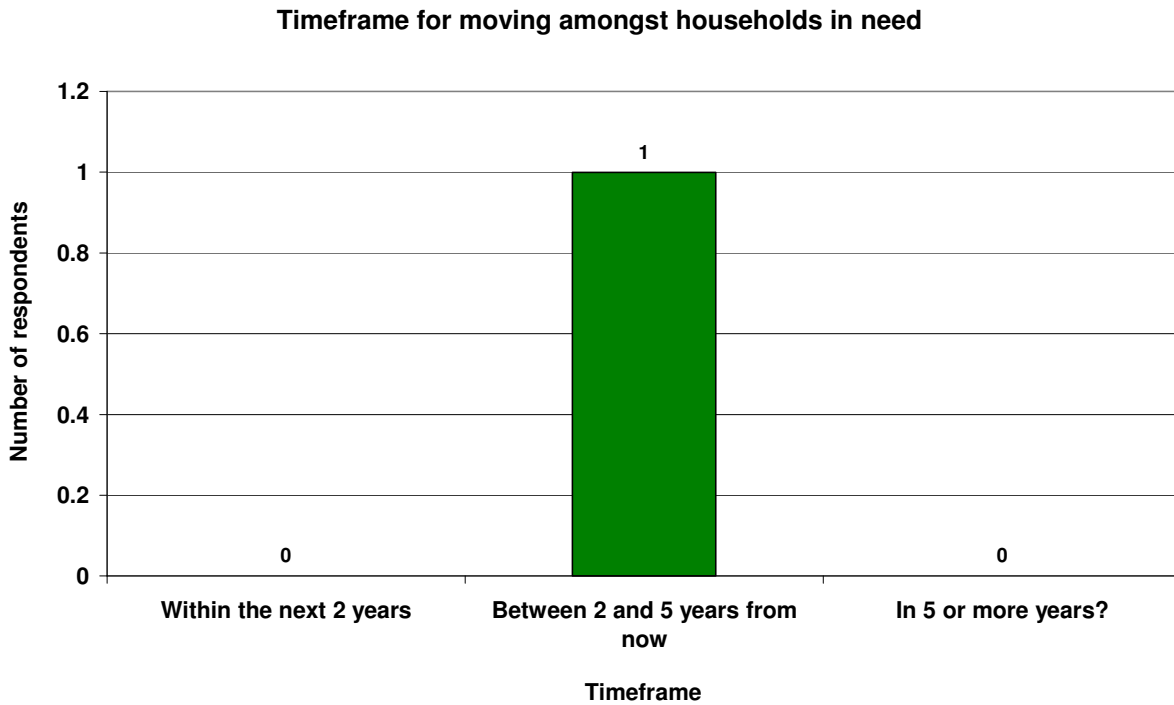
Table 9 - Length of residence

	0-5 years	6-10 years	11-15 years	16-20 years	21-25 years	26-30 years	30+ years	Whole life
Currently live in Twineham	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	1 (100%)	0 (0.0%)	0 (0.0%)
Work in the village	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Have relatives in the village	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	1 (100%)	0 (0.0%)	0 (0.0%)
Previously lived in Twineham	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)

5.3 When accommodation is required

A total of 1 (100.0%) of the respondents in housing need stated that they would need to move between 2 and 5 years from now. All respondents provided an answer to the question.

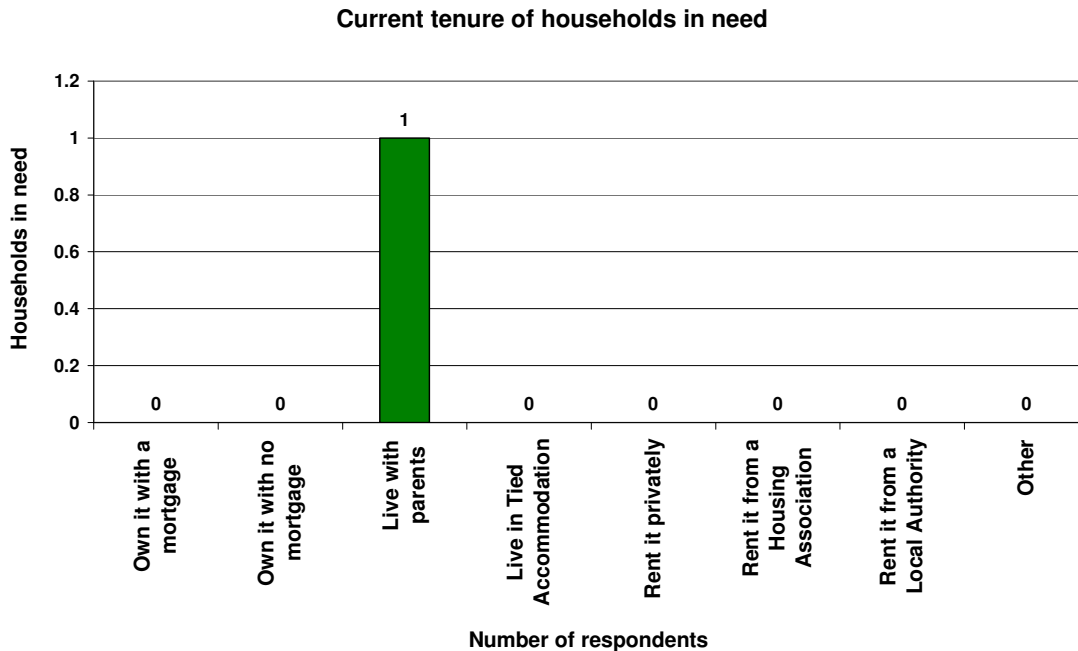
Figure 9 - Likely timeframe in which respondents would need to move



5.4 Current tenure of households in need

Of those households identified as being in need: 1 was living with parents (100.0%). All respondents completed the question.

Figure 10 - Current tenure of households in need



5.5 Housing Register

A total of 0 respondent² (0.0%) with a local connection who indicated a housing need are currently on the Local Authority or Housing Association housing register, with 1 respondent (100.0%) not currently being on the housing register. All respondents completed the question.

5.6 Reasons for moving

As shown in Table 10, when asked why the household needed to move, 1 respondent said it was to set up an independent home. All respondents completed the question.

Table 10 - Reasons for needing to move house

Reason for moving	Number of respondents
Need to set up an independent home	1 (100.0%)
Need larger home	0 (0.0%)
Need to be closer to carer or dependent, to give or receive support	0 (0.0%)
Need cheaper home	0 (0.0%)
Need to avoid harassment	0 (0.0%)
Need to be closer to employer	0 (0.0%)
Need a secure home	0 (0.0%)
Need to change tenure	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	0 (0.0%)
No response	0 (0.0%)
TOTAL	1

5.7 Accommodation requirements

Of the in-need households, 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, 0 respondents (0.0%) identified a need for sheltered housing with support services provided and 0 respondents (0.0%) residential housing with care provided. 1 respondent did not complete the question.

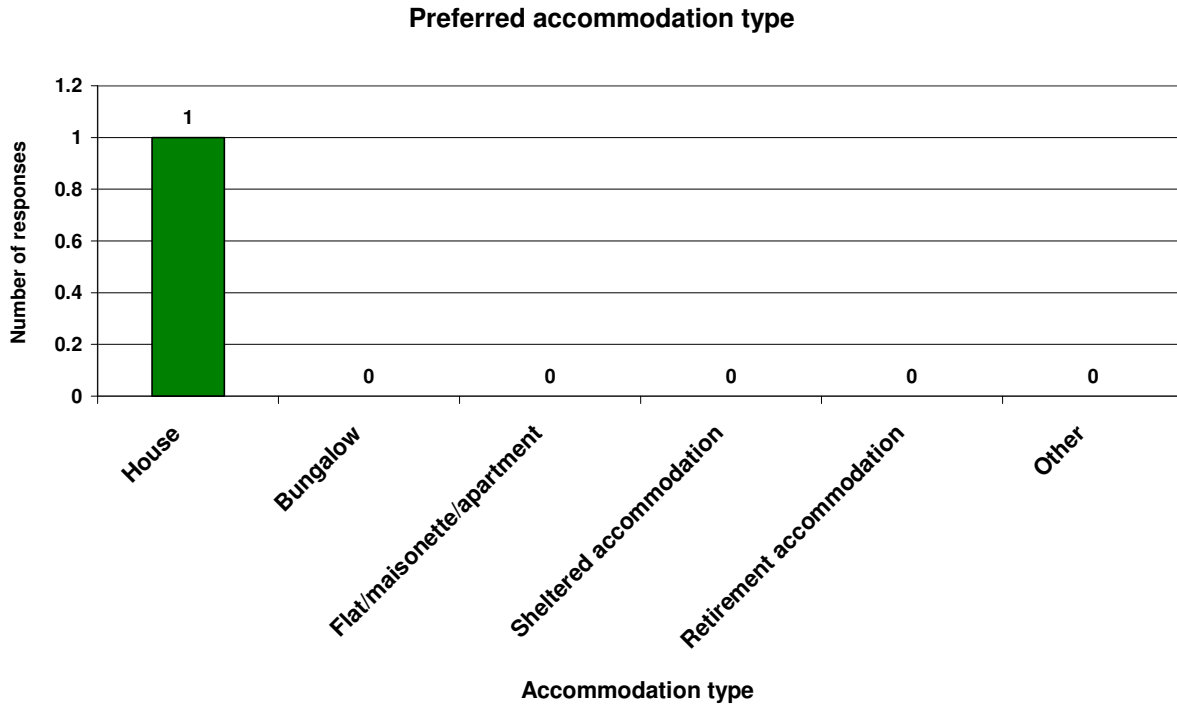
5.8 Preferred tenure

The single responding household in need of affordable housing indicated a preference wanted to rent from a Housing Association (100.0%). All respondents completed the question.

5.9 Housing Type

A total of 1 respondent indicated a preference for a house (100.0%). All respondents completed the question.

Figure 11 - Preferred accommodation type



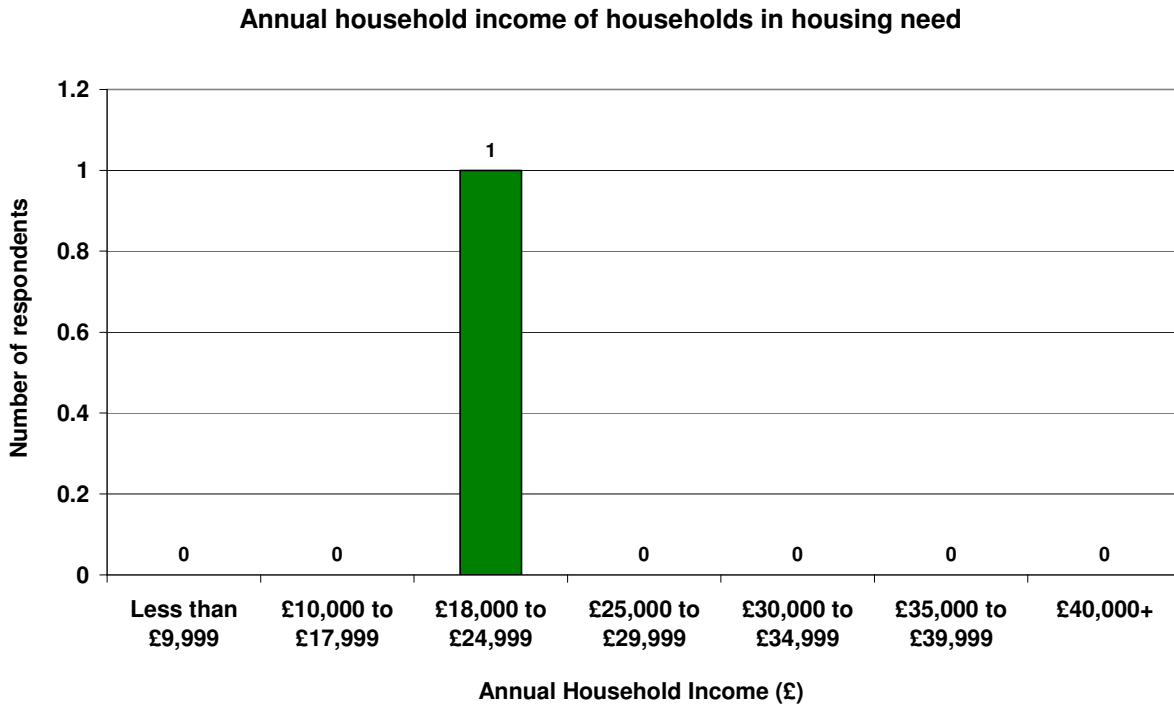
5.10 Affordability

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 Twineham. The most common annual income was in the less than £9,999 category.

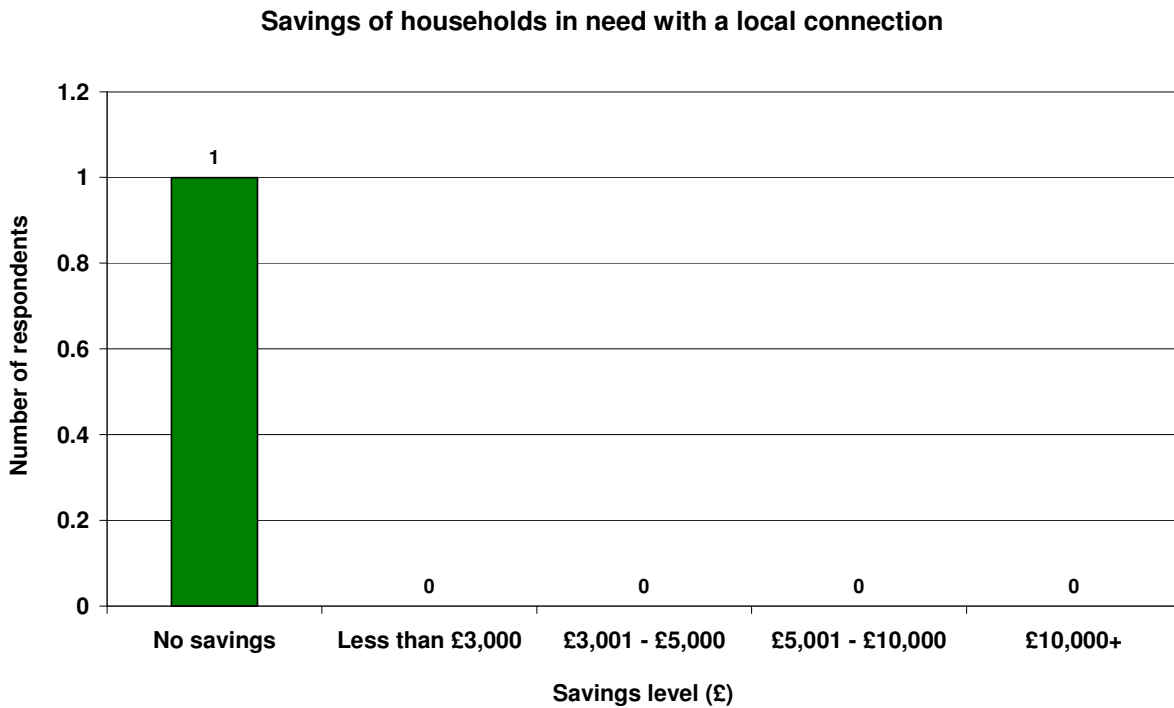
From Figure 12 it can be seen that the single household in need has an annual household income of £18,000 to £24,999. All respondents provided an answer to the question.

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



From Figure 13, it can be seen that the single household in housing need had no savings (100.0%). All respondents completed the question.

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



6 Summary of Affordable Housing Need

There is 1 household in housing need who has a local connection and who cannot afford to either purchase or rent on the open market. The type of household in need is provided below:

Table 11 - Breakdown of households in need

Household type	Number of respondents
A single adult	1 (100.0%)
A single elderly person (over 65)	0 (0.0%)
An adult couple (18-64)	0 (0.0%)
An older couple (Over 65)	0 (0.0%)
A family with children	0 (0.0%)
Unclassified	0 (0.0%)
TOTAL	1

Family with children - Number of children	Number of respondents
1	0 (0.0%)
2	0 (0.0%)
3	0 (0.0%)
4	0 (0.0%)
5	0 (0.0%)
Not specified	0 (0.0%)
TOTAL	1

6.1 Household composition

The household makeup of the 1 household 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

