

West Chiltington Neighbourhood Plan

A REVIEW OF HOUSING NEEDS SURVEY 2014 AND REFLECTION ON
PLANNING FOR AFFORDABLE HOMES- DISCUSSION POINTS FOR
NEIGHBOURHOOD PLANNING COUNCIL

Presented to Neighbourhood Planning Council 9th February 2015

West Chiltington Housing Needs Survey 2014

- Action in rural Sussex was commissioned by WC Parish Council to undertake a Housing Needs Survey
- Aim of survey to determine the existing and future housing needs of residents , particularly those on low or modest incomes.
- Report of survey findings by Action in rural Sussex provides a snapshot of the scale and nature of housing required by local people in West Chiltington Parish
- Overall 1,586 questionnaires issued (one every household), response rate of 43.8% (695 returned)

West Chiltonington Housing Needs Survey 2014

Housing Needs Survey consisted of two parts:

➤ Part 1:

Completed by all households, questions to identify existing housing type and whether they support Market Homes , Affordable Homes and if they believe they have a housing need.

➤ Part 2:

Questions to capture specific household circumstances and housing requirements of respondents. This section completed by households who currently are, or expect to be in need of affordable or more appropriate housing.

Four key questions relating to survey

1. Is there support for Affordable Housing?
2. Is there support for Open Market Housing?
3. What is 'Affordable' Housing in West Chiltington?
4. What are the routes to Affordable Housing

Housing Needs Survey April 2014 - Part 1

Support for Open Market Housing?

Yes - 28.8% No - 63.1% No response - 8.1%



Support for Affordable Housing?

Yes - 62.1% No – 34.7% No response – 3.2%



Housing Needs Survey April 2014 - Part 2

- Total of 49 respondents indicated their current home unsuitable
- 15 households expressed a desire to obtain market housing – downsize from existing property
- 32 households identified for affordable homes – local connection, income, personal circumstances
- 2 households excluded – not strong local connection, sufficient income for market housing

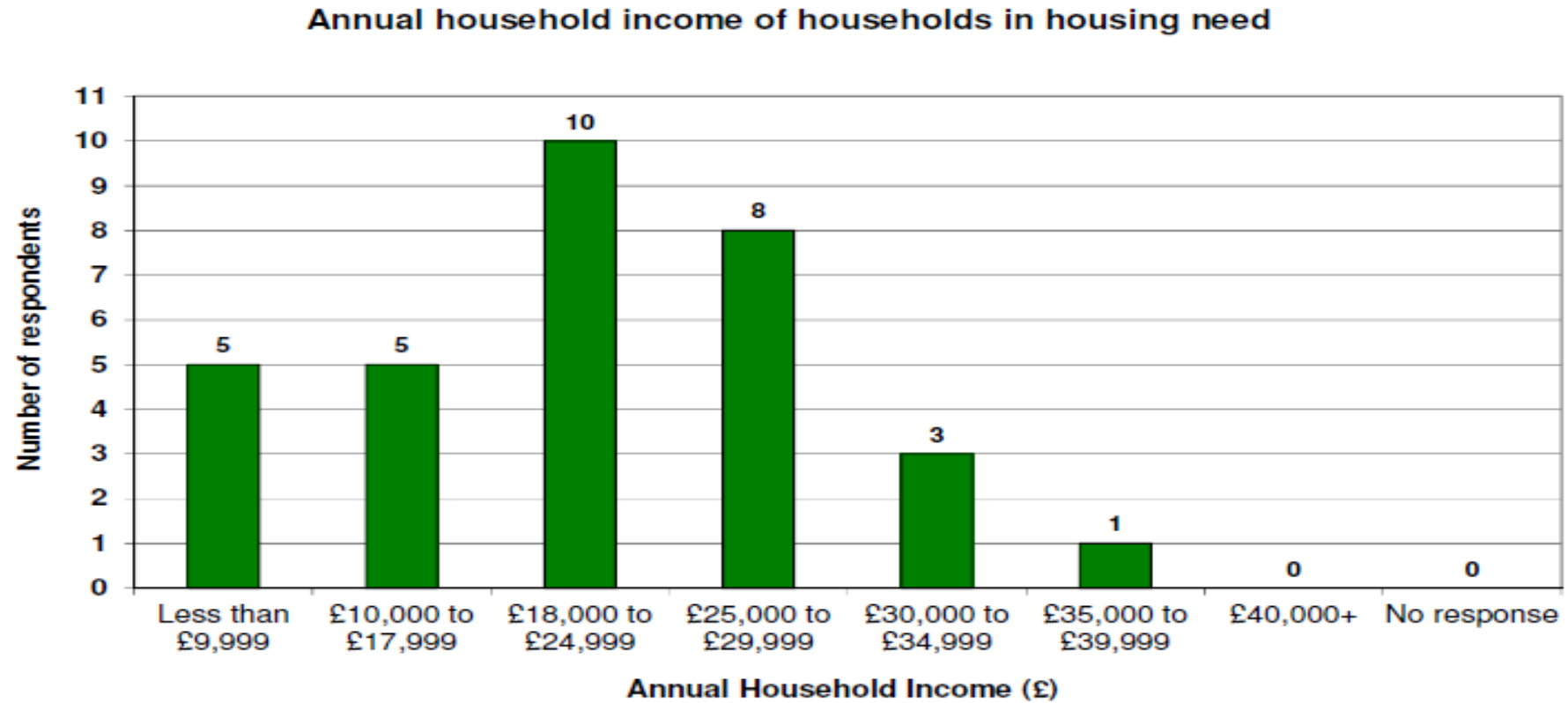
Make up of the 32 Households

Current Tenure	Preferred Future Tenure
9 Renting privately	8 To Rent from Housing Association
16 Live with parents	17 Purchase property on open market
3 Tied Accommodations	6 Shared ownership
1 Mortgage	1 No response
3 Other, not specified	

Make up of the 32 Households

Household Type	Bedrooms Required
17 - Single adult 1 - Single adult over 65yrs 5 - Adult couple 18 to 65yrs 2 - Adult couple over 65yrs 7 - Family with Children	6 - 1 bedroom 21 - 2 bedrooms 2 - 3 bedrooms 1 - 4 bedrooms 2 - no response

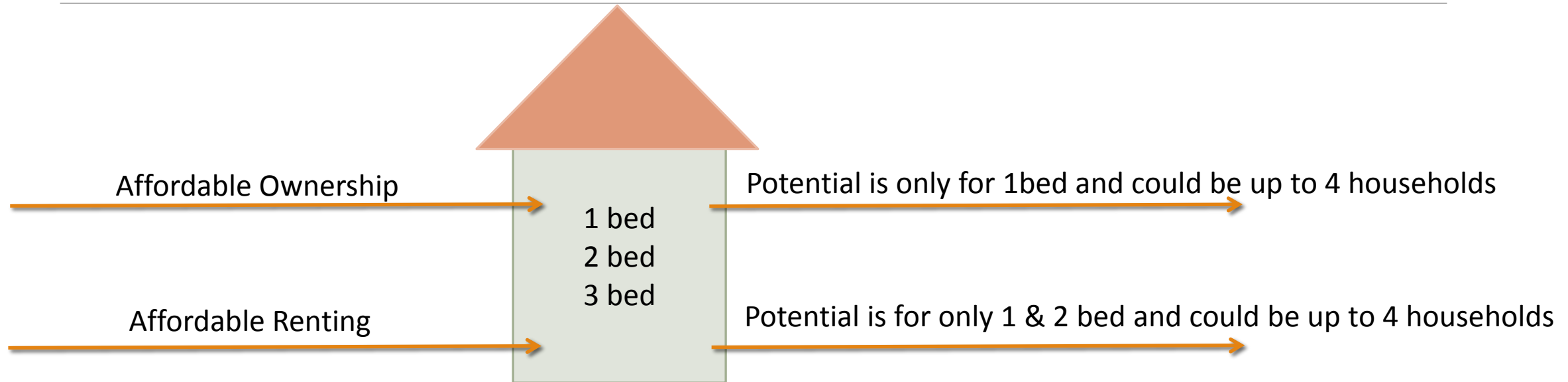
Make up the 32 Households



What is 'Affordable' in West Chilmington?

Property Type Market Value / Rent (pcm)	Minimum Household Income Needed for Affordable		Households wanting this size 'Affordable' Housing & with this Minimum Income	
	Buy *	Rent @ 80%**	Buy *	Rent @ 80%**
(Rightmove/Zoopla)				
1 Bed - £165K / £795	£33,503	£30,528	0 to 4 (of 6)	0 to 4 (of 6)
2 Bed - £250K / £925	£42,711	£35,520	0 (of 21)	0 or 1 (of 21)
3 Bed - £300K / £1150	£52,406	£44,160	0 (of 2)	0 (of 2)
* Buy (Shared Ownership)with 25% Mortgage, 75% Housing Association Rent (80% Market Rent).				
** Rent through Housing Association @ 80% Market Rate. Assume 1 bed rent £795pcm (no examples).				

Routes into Affordable Home - summary



Note:

This assumes that the 4 households with income above £30,000 are the ones who require 1 or 2 bed – best case scenario

Summary

- Main requirement in West Chiltonington is for 1&2 bedrooms
- 17 of the 32 households want to purchase open market
- 16 of the 32 households already independent living
- 4 only of the 32 households have sufficient income to secure affordable homes

Observations/Conclusion

- *Affordable homes do not seem to be affordable in West Chiltington*
- *Planning and building affordable homes that are unlikely to be occupied by the local people could lead to a vicious cycle.*

i.e. At next housing need survey in 2019 might have same local people identify same need therefore build more affordable homes
- *Good Industry Planning Thinking, incremental building of identified needs i.e. build 50%*

This can be confirmed with Action in rural Sussex

Appendices Cost of Housing

Type	Location	Date	Sale Price	Current Estimate (Zoopla)
<u>SOLD</u>			Land Registry	
2 Bed Semi	The Birches	Aug 2010	£210,000	£247,000
3 Bed Semi	The Juggs	Dec 2013	£250,000	£267,000
3 Bed Semi	The Juggs	Dec 2013	£250,000	£267,000
3 Bed Semi	The Juggs	Jul 2014	£285,000	£292,000
<u>HOUSING NEEDS SURVEY</u>			Needs Survey	
3 Bed Semi	Nutbourne	May 2014	£310,000	
<u>CURRENT MARKET</u>			Rightmove	
1 Bed Maisonette	Storrington	On Market	£165,000	
2 Bed Semi (New Build)	Ashington	On Market	£280,000	
3 Bed Semi	The Birches	On Market	£310,000	