

HOUSING NEEDS SURVEY REPORT

Upper Beeding Parish

Horsham DISTRICT

**Survey undertaken in
November 2014**

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 Upper Beeding	6
2.1	Housing type in Upper Beeding Parish	8
2.2	Housing Tenure in the Parish	9
3	Local Income Levels and Affordability	10
3.1	Property Prices in the District.....	10
3.2	Property prices in the Parish.....	10
4	Survey - Part 1: Views on Affordable Housing.....	12
4.1	Location of respondents	12
4.2	Current Housing Tenure	12
4.3	Housing Type	13
4.4	Number of bedrooms.....	13
4.5	Extensions & Alterations.....	14
4.6	Bedrooms required in the future	14
4.7	Local connection.....	14
4.8	Support for Affordable Housing.....	15
4.9	Future Housing Requirements	15
4.10	Suitability of housing in the parish to meet future needs	15
4.11	Support for Open Market Housing	16
4.12	Types of Open Market Housing that should be considered.....	16
4.13	Household members moving in the last 5 years to find homes locally?.....	17
4.14	Moving in the next 10 years.....	18
4.15	Working from home	18
4.16	Bedrooms as Offices	18
4.17	Home-based Offices vs Village Business Centre	19
4.18	Returnees to the Village/Parish	19
5	Survey - Part 2 Results.....	20
6	Summary of Market Demand	21
7	Affordable Need	23
7.1	Residence and Local Connection	23
7.2	Length of residence	23
7.3	When accommodation is required	24
7.4	Current tenure of households in need.....	25
7.5	Housing Register.....	25
7.6	Reasons for moving.....	26
7.7	Accommodation requirements	26
7.8	Preferred tenure	26
7.9	Housing Type	27
7.10	Number of bedrooms required.....	27
7.11	Affordability.....	28
8	Summary of Affordable Housing Need	30
8.1	Household composition	30

List of Figures and Tables

Figure 1 - Map of Parish.....	7
Figure 2 - Housing Type Breakdown	8
Figure 3 – Housing Tenure Breakdown	9
Figure 4 - Current housing tenure of respondents	12
Figure 5 - Current housing type of respondents	13
Figure 6 - Support for open market housing	16
Figure 7 - Types of open market housing to be considered.....	16
Figure 8 - Size of open market housing to be considered.....	17
Figure 9 - Likely timeframe in which respondents would need to move	24
Figure 10 - Current tenure of households in need	25
Figure 11 - Preferred accommodation type	27
Figure 12 - Annual Incomes of Households in Housing Need with a local connection	28
Figure 13 - Savings of Households in Housing Need with a local connection	29
Figure 14 - Composition of households in need	30
Table 1 - Housing Type comparison between the District and the Parish.....	8
Table 2 - Housing Tenure in the District and the Parish	9
Table 3 - Average House Prices in the County (by type).....	10
Table 4 - Lowest current property prices	10
Table 5 - Lowest current property rental prices	11
Table 6 - Location of respondents.....	12
Table 7 - Number of bedrooms in respondent’s households	13
Table 8 - Number of bedrooms in households with extensions or alterations	14
Table 9 - Bedrooms required in the next 10 years.....	14
Table 10 – Number of bedrooms required in 10 years’ time	15
Table 11 – Household members needing to move for housing.....	17
Table 12 – Number of people in households moving within the parish to find suitable housing in the next 10 years	18
Table 13 - Summary of Market Demand	21
Table 14 - Length of residence.....	23
Table 15 - Reasons for needing to move house.....	26
Table 16 - Breakdown of households in need	30

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 Upper Beeding Parish Council to undertake a Housing Needs Survey of the Parish.

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 Upper Beeding Parish. It also provides an indication of the demand for market housing in the parish at this time although this does not represent a full housing market assessment as this is usually undertaken at a sub regional level by local housing authorities.

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 to 1,600 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 24th November 2014.

1.4 Response rate

Overall 1,600 questionnaires were distributed; one to each household in the parish. A total of 377 survey forms were returned. This gives the Housing Needs Survey a response rate of 23.6%.

One responding household identified that their property was not their main home and so have been excluded from the number available for analysis. The total for analysis was therefore 376 households.

2 The Parish of Upper Beeding

Upper Beeding is both a settlement and parish which is located in the south eastern portion of Horsham District in West Sussex. The primary settlement in the parish is the village of Upper Beeding which together with Small Dole (located in the north of the Parish) constitute the bulk of the developed land area. The parish is predominantly rural and is characterised by its close proximity to both the South Downs and the River Arun.

In terms of its connectivity to other locations, a single main A road runs through the Parish. This is the A2037 Henfield Road which connects the A283 Steyning By-pass which is located to the south west of Upper Beeding to the village of Henfield to the north. The A283 Steyning by-pass provides connectivity southwards to the main A27 coastal road and northwards to the A24 which connects Worthing to Horsham and Dorking.

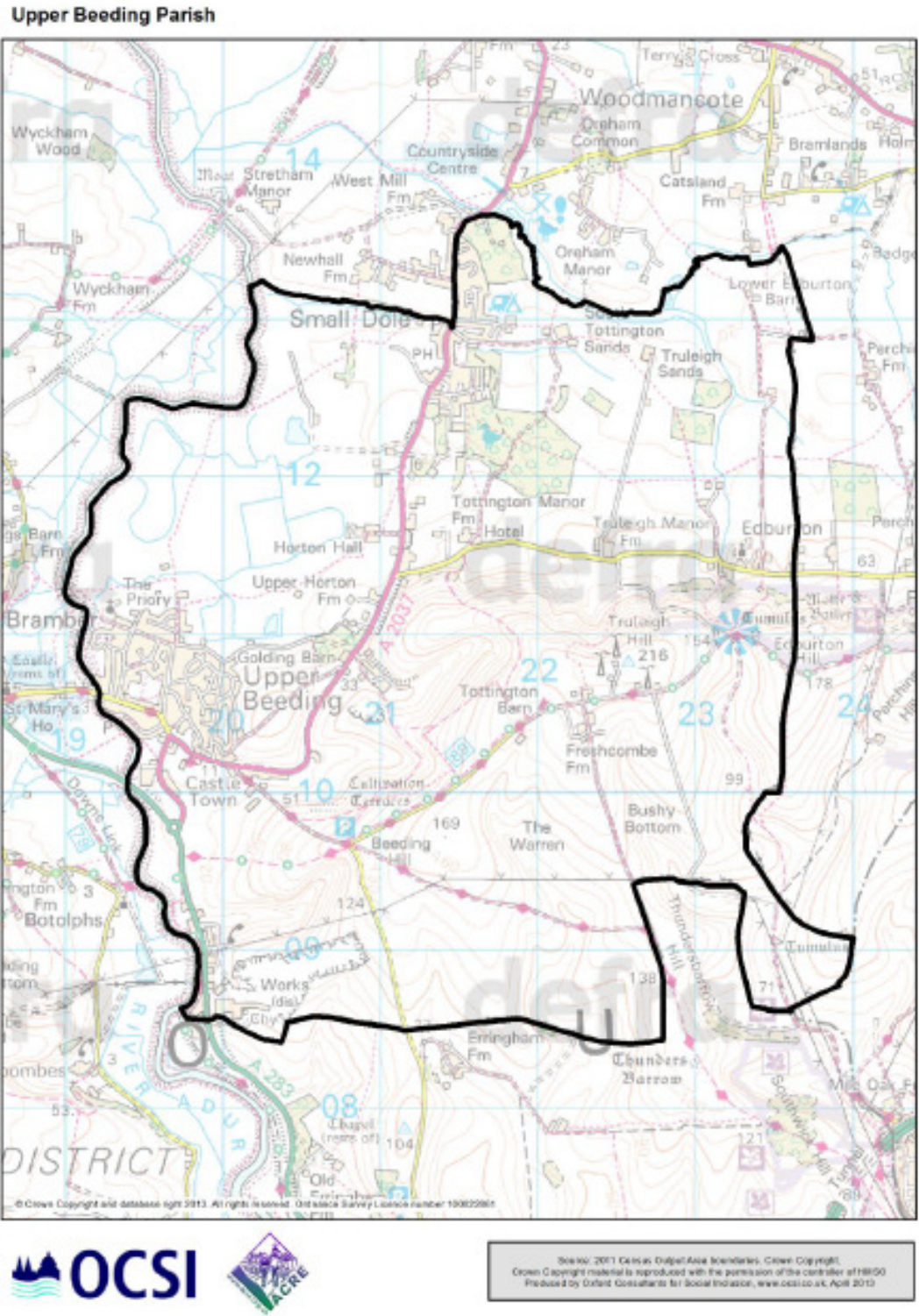
There are no railway stations in Upper Beeding Parish. The nearest mainline railway station is located in Shoreham-by-Sea approximately 4 miles to the south. This provides mainline rail links to Brighton in the east (with links to Gatwick and London) and Worthing and Chichester to the west.

A limited range of services are available in the parish with the bulk of these located in Upper Beeding. These include a parish church, two schools, a public house and a village hall. This reflects the relatively small population size of the parish and the proximity of larger service centres such as Steyning and Shoreham-by-Sea.

According to the Census¹, the population of the parish was 3,763 persons in 2011 and there were 1,576 households.

¹ [http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11121899&c=Upper Beeding&d=16&e=62&g=6421726&i=1001x1003x1032x1004&m=0&r=1&s=1409050035424&enc=1&dsFamilyId=2474](http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11121899&c=Upper%20Beeding&d=16&e=62&g=6421726&i=1001x1003x1032x1004&m=0&r=1&s=1409050035424&enc=1&dsFamilyId=2474)

Figure 1 - Map of Parish

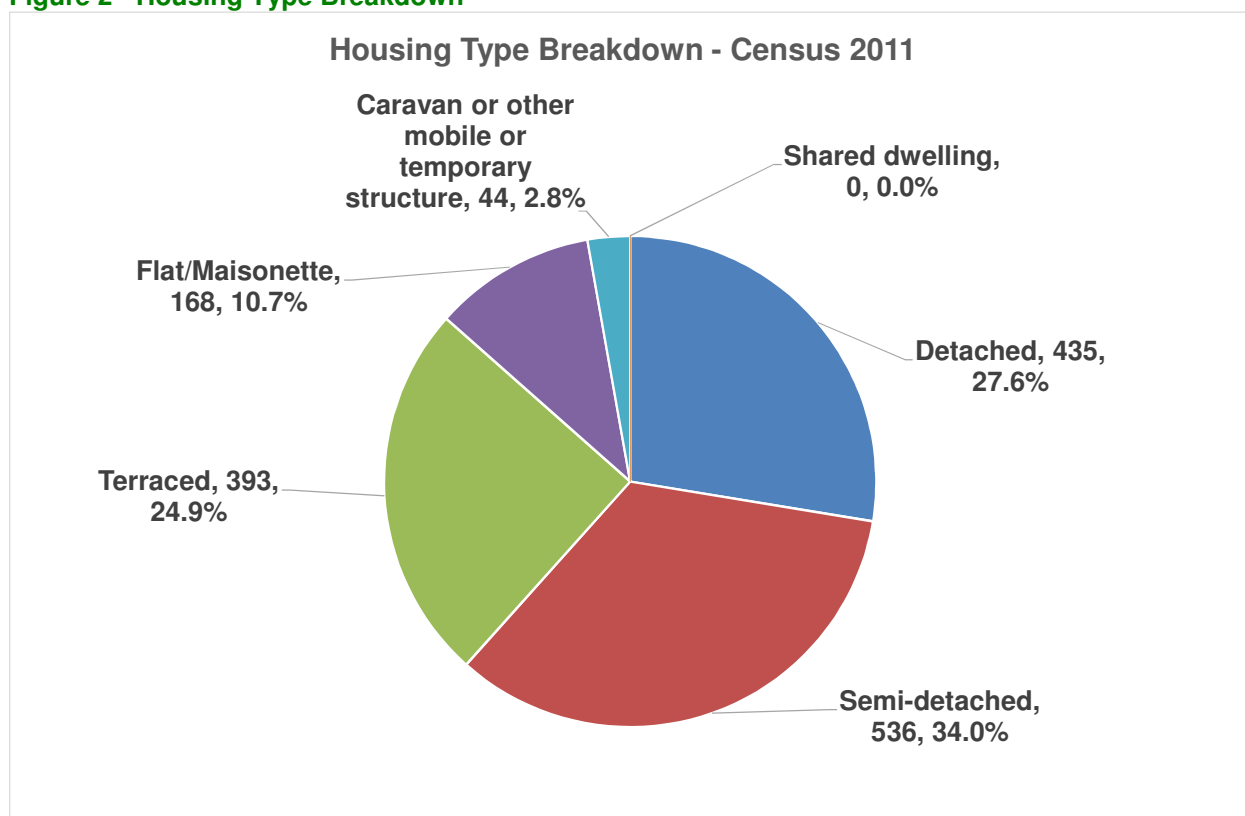


2.1 Housing type in Upper Beeding Parish

Figure 1 provides a breakdown of the existing structure of the 1,576 dwellings in Upper Beeding Parish as at the Census 2011. *Please note that these figures may have subsequently changed.*

The Census data shows that in 2011 the greatest proportion of properties in the parish were semi-detached properties. These made up 34.0% of the housing at that time, with a smaller proportion of semi-detached properties (27.6%), 24.9% of properties being terraced, 10.7% being flats/maisonettes, 2.8% being caravans or other mobile or temporary structures and 0.0% being shared dwellings.

Figure 2 - Housing Type Breakdown



As Table 1 shows, Upper Beeding Parish has a lower proportion of detached housing (27.6%) when compared to the rest of Horsham District (38.8%), with a higher proportion of semi-detached housing (34.0% compared to 26.8%), a higher level of terraced housing (24.9% compared to 17.1%), but a lower proportion of flats/maisonettes (10.7% compared to 15.6%) but a significantly higher proportion of caravans and mobile/temporary structures (2.8% compared to 0.7%).

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

Housing Type	District	Parish
Detached	21,310 (38.8%)	435 (27.6%)
Semi-detached	14,707 (26.8%)	536 (34.0%)
Terraced	9,392 (17.1%)	393 (24.9%)
Flat / Maisonette	9,111 (15.6%)	168 (10.7%)
Caravan or other mobile/temporary structure	362 (0.7)	44 (2.8%)
Shared Dwelling	41 (0.1%)	0 (0.0%)

(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 Upper Beeding Parish is owner-occupied housing (78.3%), 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 (0.3% compared to 0.7%).

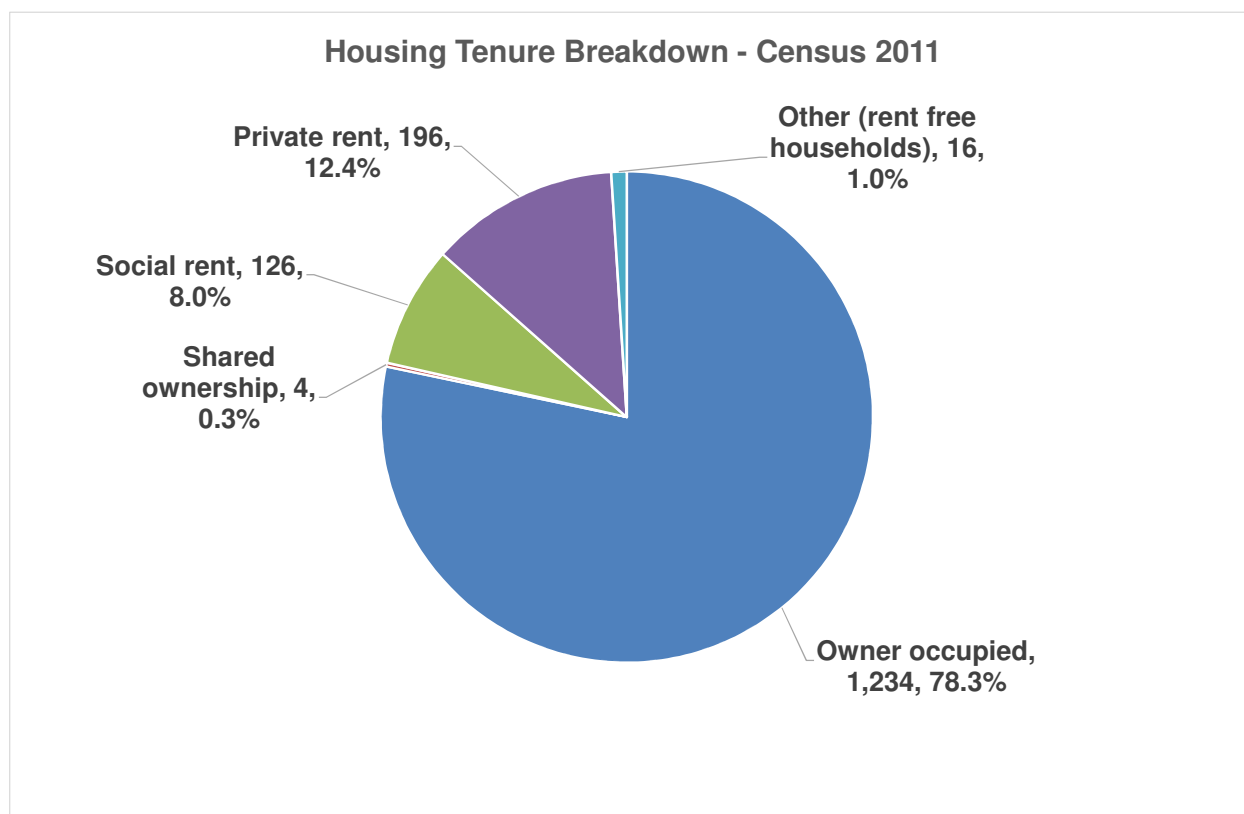
The parish has lower levels of Social Rented housing (Housing Association) and Local Authority rental housing than the rest of Horsham District (8.0% compared to 11.6%) and of those in the 'Other' category (1.0% compared to 1.5%). It has higher levels of private sector rentable properties than for the remainder of Horsham District (12.4% compared to 11.8%)

Table 2 - Housing Tenure in the District and the Parish

Tenure	District	Parish
Owner occupied (owned outright or with mortgage)	40,926 (74.5%)	1,234 (78.3%)
Shared ownership (Part owned-part rented)	363 (0.7%)	4 (0.3%)
Social Rented (Housing Association / Council rent)	6,347 (11.6%)	126 (8.0%)
Private rent	6,480 (11.8%)	196 (12.4%)
Other (Living rent free)	807 (1.5%)	16 (1.0%)

(Source: Census 2011)

Figure 3 – 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 County in December 2014.

From these figures the income required to purchase each type of property has been provided. This is calculated on the basis of 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 £35,337.

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

Housing Type	Average Price	Gross Income Required
All Housing	£237,387	£61,042
Detached	£411,789	£105,888
Semi-Detached	£247,921	£63,751
Terraced	£201,055	£51,699
Flat	£137,422	£35,337

Source: Land Registry (2013)

These figures provide an overview of the current status of house prices across the county (based on sale prices). It should be noted that house prices may fluctuate during the course of the year and between different geographical areas.

House prices in rural areas are also likely to be higher than the county-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 Upper Beeding Parish.

Table 4 shows the lowest prices for open market properties on sale in Upper Beeding and the surrounding area. Table 5 shows the lowest prices for properties available to rent in the extended area surrounding Upper Beeding. The open market housing is based on a 3.5 x income multiplier mortgage with a 10% deposit. The rental values for income required are based on monthly rents not exceeding 25% of an individual's or household's gross income.

From this search undertaken in December 2014, the household income required to afford to purchase the cheapest home on the market was £29,928 for a one-bedroom flat in Upper Beeding.

Table 4 - Lowest current property prices

Property Type	Location	Lowest Price	Gross Income Required
1 bed studio flat	Upper Beeding	£112,500	£29,928
2 bed semi-detached house	Upper Beeding	£242,000	£62,228
2 bed terraced house	Upper Beeding	£280,000	£72,000
3 bed detached bungalow	Upper Beeding	£300,000	£77,142
3 bed semi-detached house	Upper Beeding	£325,000	£83,571
4 bed detached house	Upper Beeding	£435,000	£111,857

From this search undertaken in December 2014 and based on current rental prices, the household income required to afford to rent an entry level home was £42,000 for a 2 bed flat in nearby Bramber (Due to a lack of rental properties, the search area was extended to 3 miles from the centre of the settlement of Upper Beeding based on Post Codes).

Table 5 - Lowest current property rental prices

Property Type	Location	Lowest Price	Income required (Where rental payment per month is a maximum of 25% of gross income)
2 bed flat	Bramber	£875 pcm	£42,000
3 bed terraced house	Upper Beeding	£900 pcm	£43,200
3 bed bungalow	Upper Beeding	£1,300 pcm	£62,400
4 bed detached house	Small Dole	£1,650 pcm	£79,200

4 Survey - Part 1: Views on Affordable Housing

4.1 Location of respondents

Over three-quarters of those responding to the survey identified that they were from Upper Beeding (81.4%), whilst 17.8% indicated that they were from Small Dole, with 0.3% from Truleigh Hill and 0.0% from Edburton. 0.5% of those responding did not complete the question.

Table 6 - Location of respondents

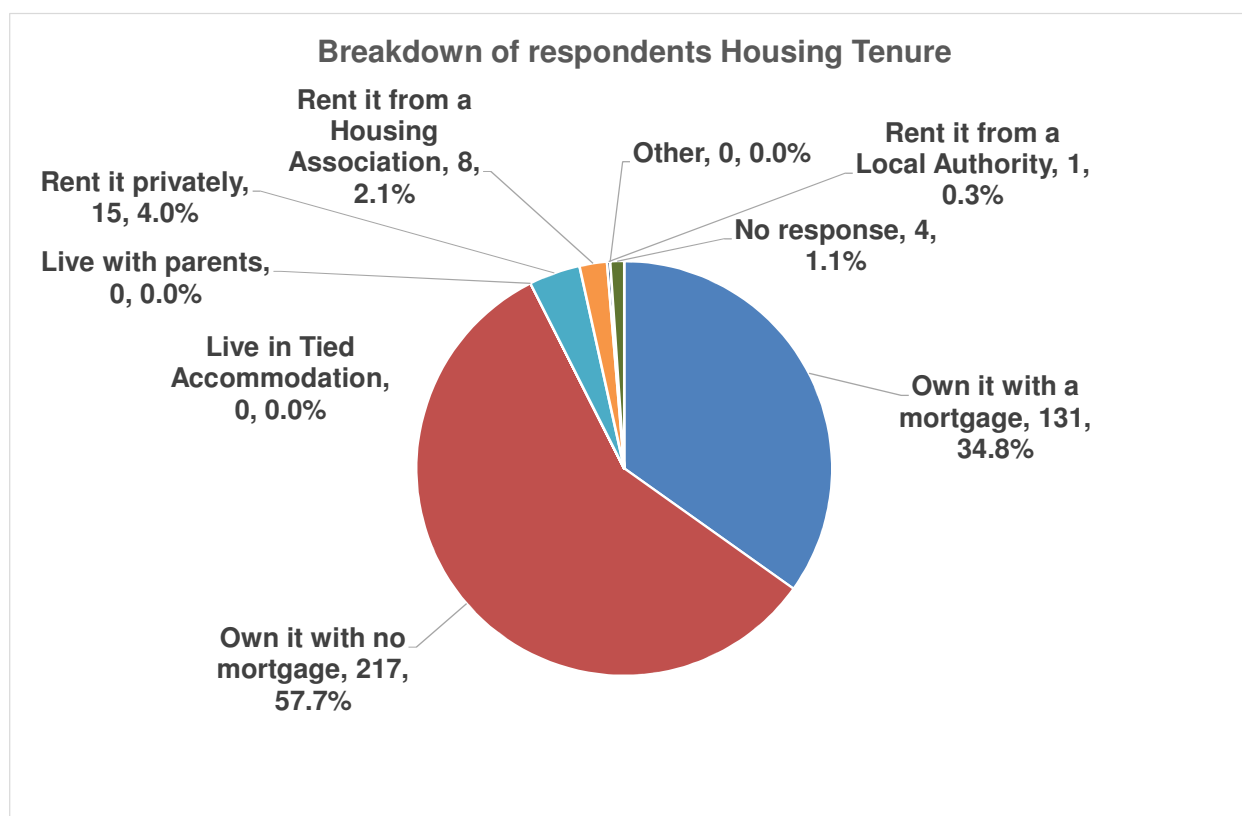
Location	Number of responses
Upper Beeding	306 (81.4%)
Edburton	0 (0.0%)
Small Dole	67 (17.8%)
Truleigh Hill	1 (0.3%)
No response	2 (0.5%)
Total	376

4.2 Current Housing Tenure

Of those completing the survey (99.7%) identified their current home as their main home, with 0.3% identifying it as a second home.

Of those in their main home, the greatest proportion (57.7%) owned their current home with no mortgage, with 34.8% owning it with the use of a mortgage. Of the remaining respondents: 4.0% rented privately, 2.1% rented from a Housing Association, 0.3% rent from a Local Authority, 0.0% live in Tied accommodation and 0.0% lived in 'Other' accommodation. 4 respondents (1.1%) did not complete the question.

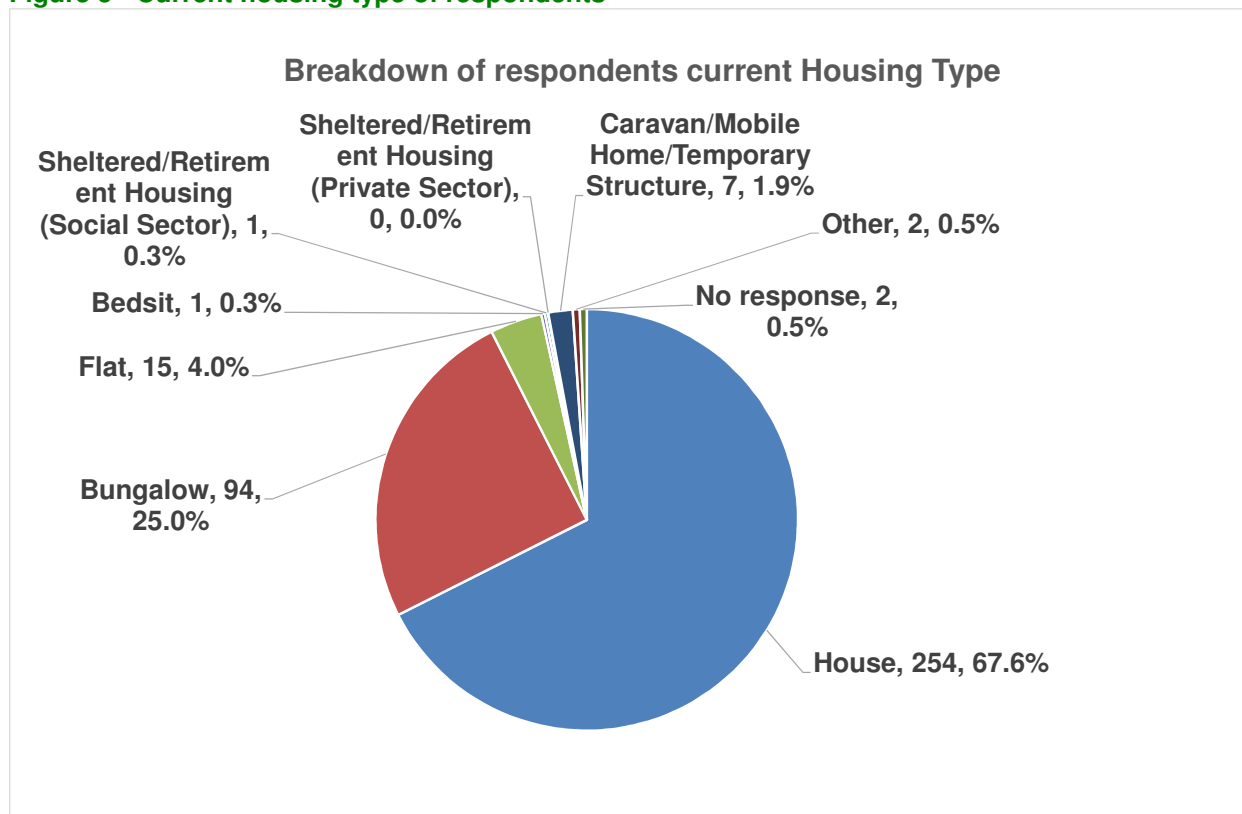
Figure 4 - Current housing tenure of respondents



4.3 Housing Type

Approximately two-thirds of respondents (67.6%) identified that they currently live in a house, with 25.0% living in a bungalow, 1.9% in a caravan/mobile home/temporary structure, 4.0% live in a flat, 0.5% provided 'other' responses, 0.3% live in a bedsit and 0.3% live in Sheltered/Retirement Housing (Social Sector). 2 respondents (0.5%) did not complete the question.

Figure 5 - Current housing type of respondents



4.4 Number of bedrooms

Households with 3 bedrooms represented the most common size of dwelling amongst those responding to the survey, making up 43.1% of responding households. The next most numerous responses were for: 2 bedrooms (23.9%); 4 bedrooms (20.7%), 5 or more bedrooms (6.6%) and 1 bedroom (4.8%). 3 respondents did not complete the question (0.8%).

Table 7 - Number of bedrooms in respondent's households

Number of bedrooms	Number of responses
1	18 (4.8%)
2	90 (23.9%)
3	162 (43.1%)
4	78 (20.7%)
5 or more	25 (6.6%)
No response	3 (0.8%)
Total	376

4.5 Extensions & Alterations

15 respondents (4.0% of those responding) identified that their current home had been changed or extended in the last 5 years to accommodate more bedrooms, whilst 359 (95.5%) had not and no answer was received from 2 (0.5%) respondents.

Of the 15 respondents identifying that their home had been changed, 7 identified 1 bedroom (1.9%), 4 identified 2 bedrooms (1.1%), 2 identified 3 bedrooms (0.5%), 2 identified 4 bedrooms (0.5), whilst 0 (0.0%) identified 5 or more bedrooms. 361 respondents (96.0%) did not complete the question.

Table 8 - Number of bedrooms in households with extensions or alterations

Number of bedrooms	Number of responses
1	7 (1.9%)
2	4 (1.1%)
3	2 (0.5%)
4	2 (0.5%)
5 or more	0 (0.0%)
No response	361 (96.0%)
Total	376

4.6 Bedrooms required in the future

When asked whether they were planning in the next 10 years to develop their house to accommodate more bedrooms, 15 (4.0%) respondents indicated that they were, 356 (94.7%) indicated that they were not and 5 (1.3%) did not complete the question.

The most common number of bedrooms that respondents will be seeking to accommodate in 10 years' time was 1 bedroom identified by 7 (1.9%) of respondents, whilst 2 bedrooms were identified by 2 (0.5%) respondents, 3 bedrooms by 2 (0.5%) respondents, 4 bedrooms by 3 (0.8%) respondents and 5 bedrooms were identified by 0 (0.0%) respondents. 362 (96.3%) people did not complete the question.

Table 9 - Bedrooms required in the next 10 years

Number of bedrooms	Number of responses
1	7 (1.9%)
2	2 (0.5%)
3	2 (0.5%)
4	3 (0.8%)
5 or more	0 (0.0%)
No response	362 (96.3%)
Total	376

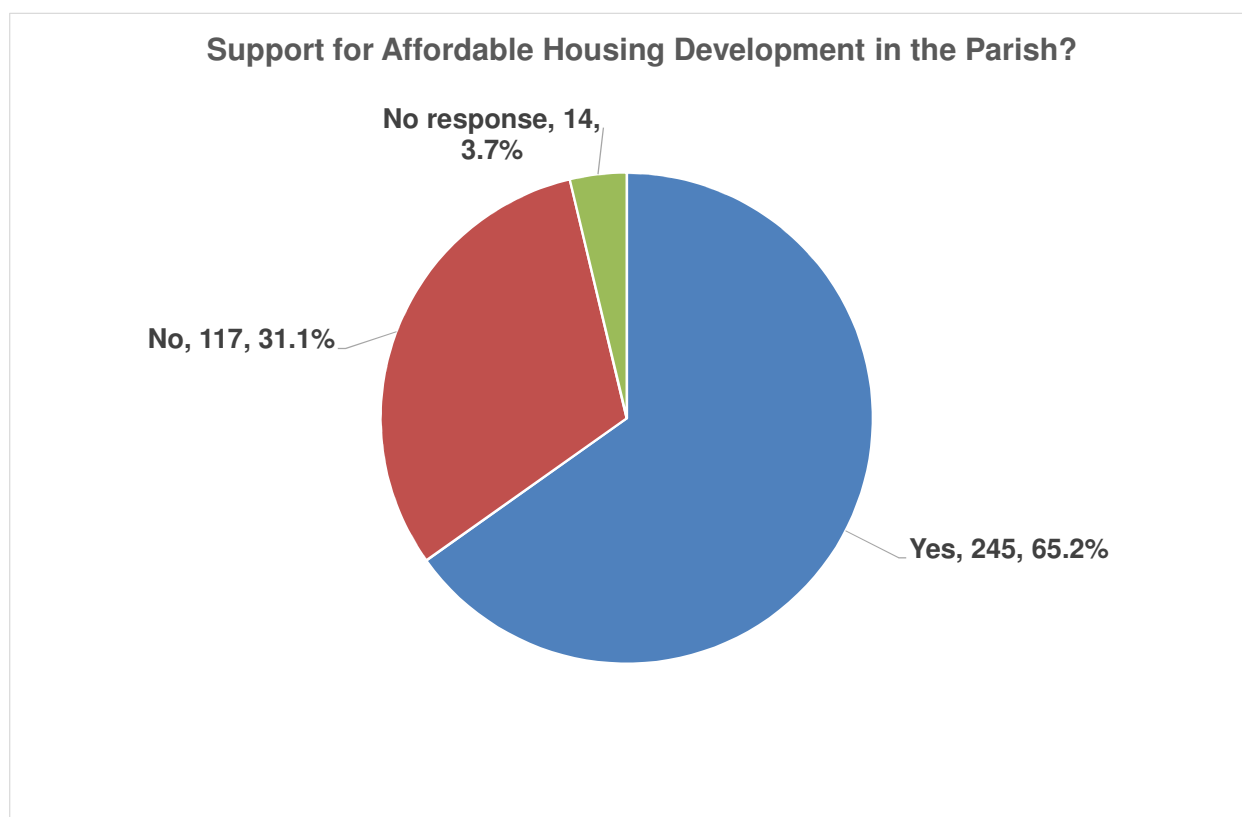
4.7 Local connection

Of the 372 respondents completing the question on local connections:

- 372 of them (100.0%) indicated that they currently live in the village/parish;
- 38 of them (10.2%) indicated that they work in the village/parish;
- 72 of them (19.4%) indicated that they have relatives in the village/parish;
- 30 of them (8.1%) indicated that they have previously lived in the village/parish.

4.8 Support for Affordable Housing

Of the respondents to the survey, 245 (65.2%) were in favour of a small affordable housing development of up to 15 homes for local people in Upper Beeding Parish if there was a proven need. 117 respondents (31.1%) said that they would not support an affordable housing development and the remaining 14 respondents did not answer the question (3.7%).



For list of potential sites for affordable houses proposed by respondents – please see separate Suggested Sites document.

4.9 Future Housing Requirements

The most common number of bedrooms that respondents identified that they will require in 10 years' time was 3 bedrooms which was identified by 99 (26.3%) of respondents, whilst 2 bedrooms were identified by 95 (25.3%) respondents, 4 bedrooms by 37 (9.8%) respondents, both 1 bedroom and 5 bedrooms were identified by 12 (3.2%) respondents. 121 (32.2%) people did not complete the question.

Table 10 – Number of bedrooms required in 10 years' time

Number of bedrooms	Number of responses
1	12 (3.2%)
2	95 (25.3%)
3	99 (26.3%)
4	37 (9.8%)
5 or more	12 (3.2%)
No response	121 (32.2%)
Total	376

4.10 Suitability of housing in the parish to meet future needs

When asked whether respondents felt that the parish has the right type of housing to meet their future needs, 239 (63.6%) indicated that it did, 64 (17.0%) indicated that it did not and 73 (19.4%) provided no response.

4.11 Support for Open Market Housing

Of the respondents to the survey, 74 (19.7%) were in favour of more open market housing in Upper Beeding Parish. As seen below 230 respondents (61.2%) said that they would not support an open market housing development and the remaining 72 respondents did not answer the question (19.1%).

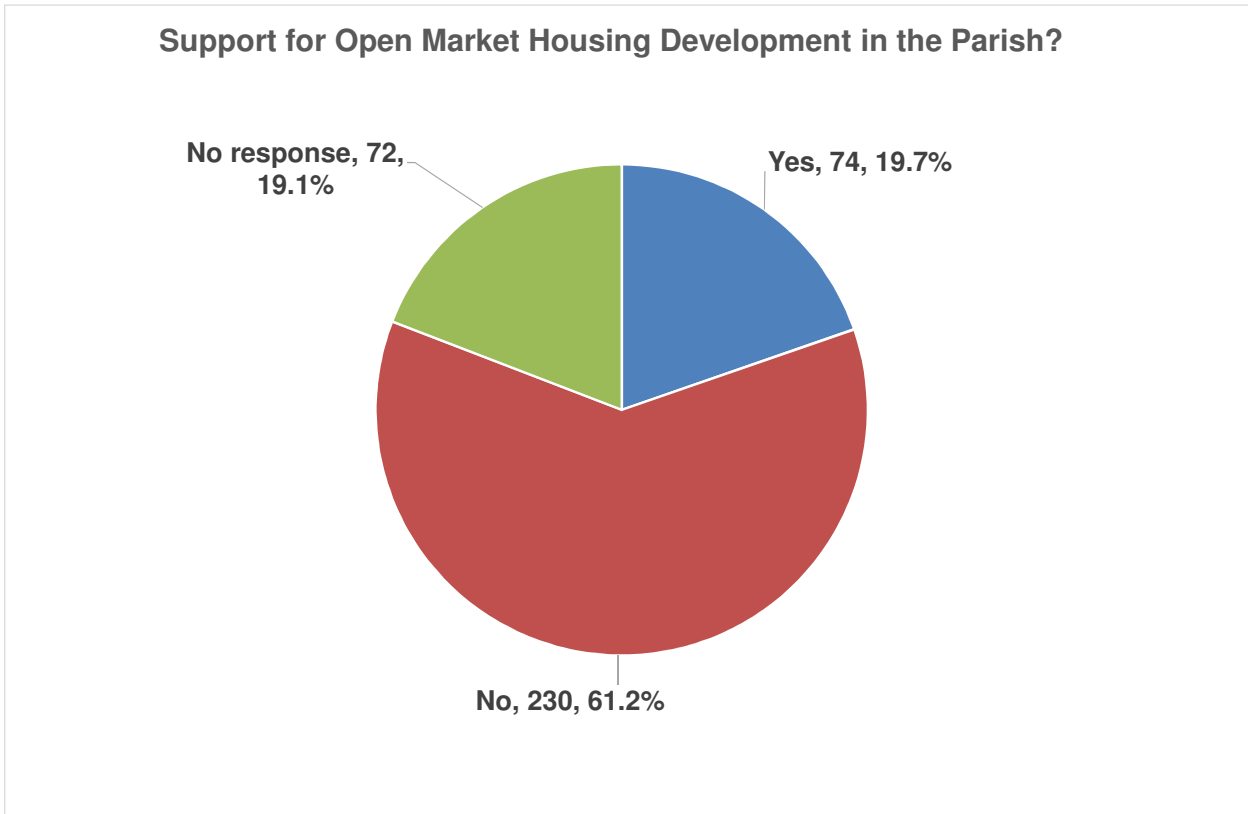


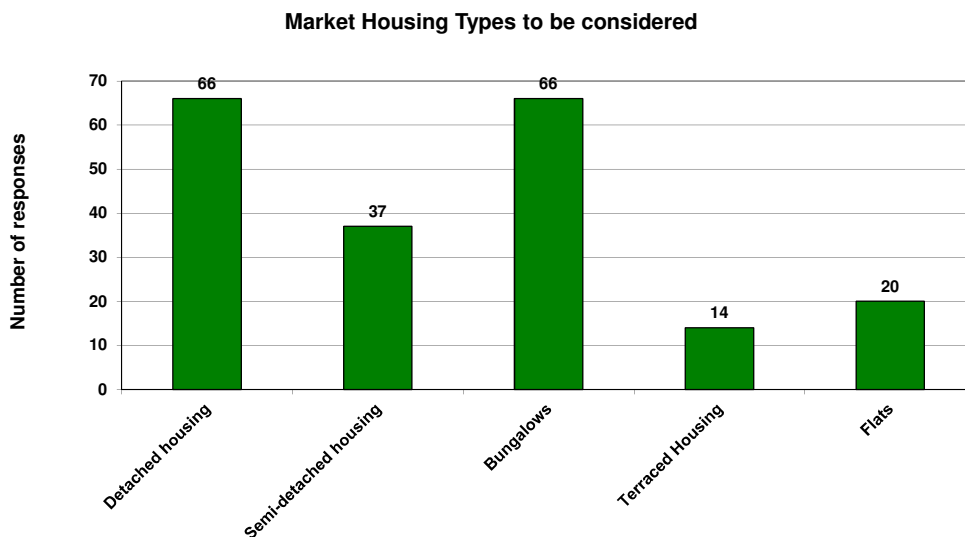
Figure 6 - Support for open market housing

4.12 Types of Open Market Housing that should be considered

The most commonly identified style of housing which respondents felt should be considered was detached housing/bungalows which were each identified 66 times by the 142 respondents to the question. 234 out of the 376 respondents to the survey did not complete the question.

Please note, respondents were able to provide more than 1 response.

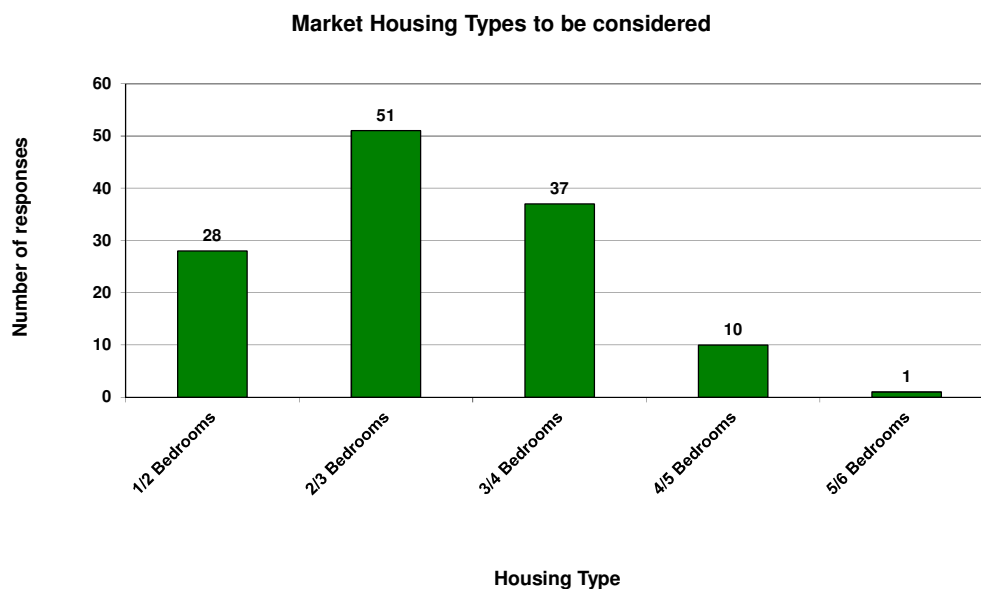
Figure 7 - Types of open market housing to be considered



The most commonly identified size of property to be considered were those with 2/3 bedrooms, these were identified by 51 of the 134 respondents to the question. 242 out of the 376 respondents to the survey did not complete the question.

Please note, respondents were able to provide more than 1 response.

Figure 8 - Size of open market housing to be considered



4.13 Household members moving in the last 5 years to find homes locally?

From Table 7, it can be seen that a combined total of 37 respondents said that a household member had moved in the last 5 years due to difficulties in finding or other affordable homes locally.

Of these, 18 (4.7%) said it was in pursuit of Private Rented Housing, 8 (2.1%) identified that it was in pursuit of Affordable Housing, 8 (2.1%) identified that it was in pursuit of Open Market Housing, 3 (0.8%) identified it was in pursuit of other housing and 310 said that they did not have a household member who had needed to move in the last 5 years. 35 respondents did not complete the question (9.2%).

Table 11 – Household members needing to move for housing

Housing Type	Number of households
Yes – Affordable housing	8 (2.1%)
Yes – Open Market Housing	8 (2.1%)
Yes – Private Rented Housing	18 (4.7%)
Yes - Other	3 (0.8%)
No	310 (81.2%)
No Response	35 (9.2%)
TOTAL	

4.14 Moving in the next 10 years

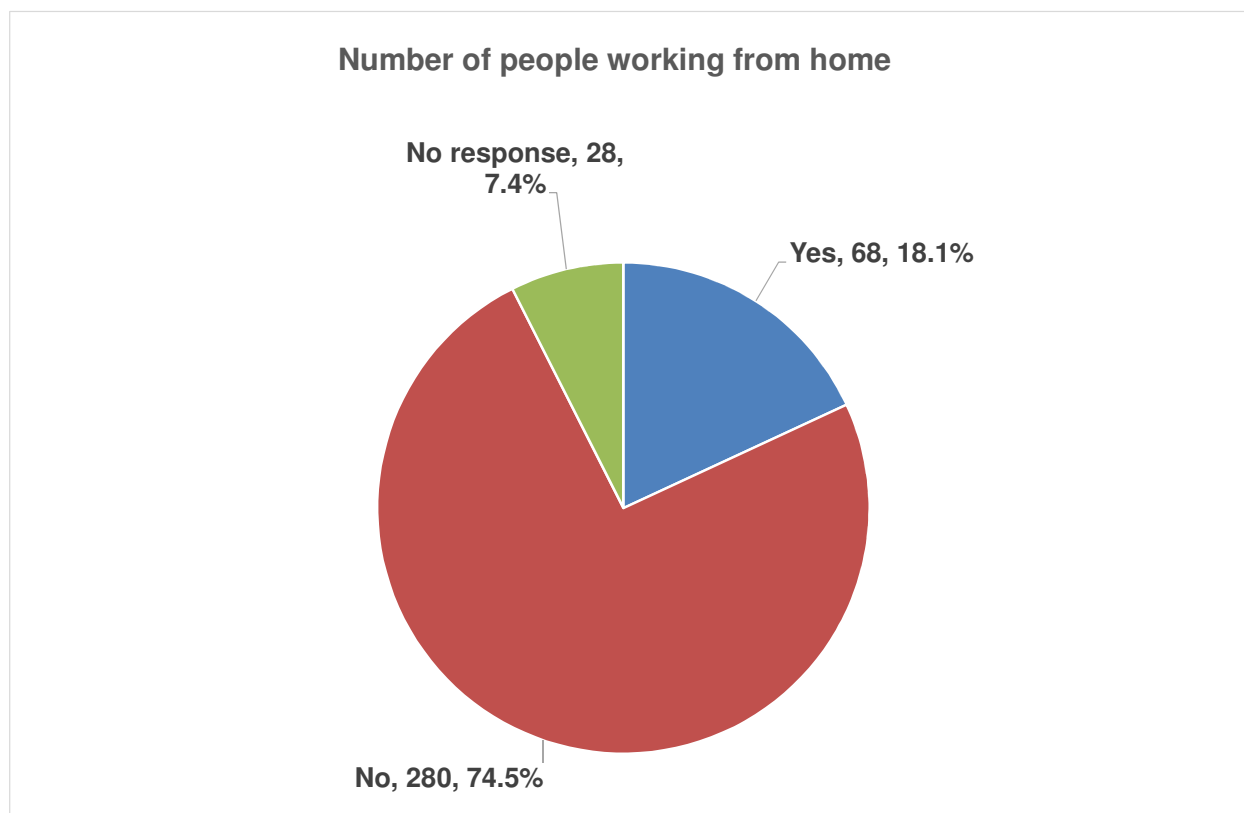
The most commonly identified number of people identified by respondents as being in existing households but requiring a move within the parish/village in order to find suitable housing in the next 10 years was 2 people which was identified by 55 (14.6%) respondents. 1 person was identified by 10.1% of respondents, with 3 by 4.7%, 4 by 0.5%, and 5 or more by 0.3%. 266 respondents (70.7%) did not complete the question.

Table 12 – Number of people in households moving within the parish to find suitable housing in the next 10 years

Number of people moving per household	Number of responses
1	38 (10.1%)
2	55 (14.6%)
3	14 (3.7%)
4	2 (0.5%)
5 or more	1 (0.3%)
No response	266 (70.7%)
Total	376

4.15 Working from home

A total of 68 respondents (18.1%) indicated that they work from home, whilst 280 (74.5%) indicated that they did not and 28 (7.4%) did not answer the question.



4.16 Bedrooms as Offices

A total of 69 respondents (18.4%) indicated that they used one or more bedrooms as an office, whilst 283 (75.3%) indicated that they did not and 24 (6.4%) provided no response to the question.

4.17 Home-based Offices vs Village Business Centre

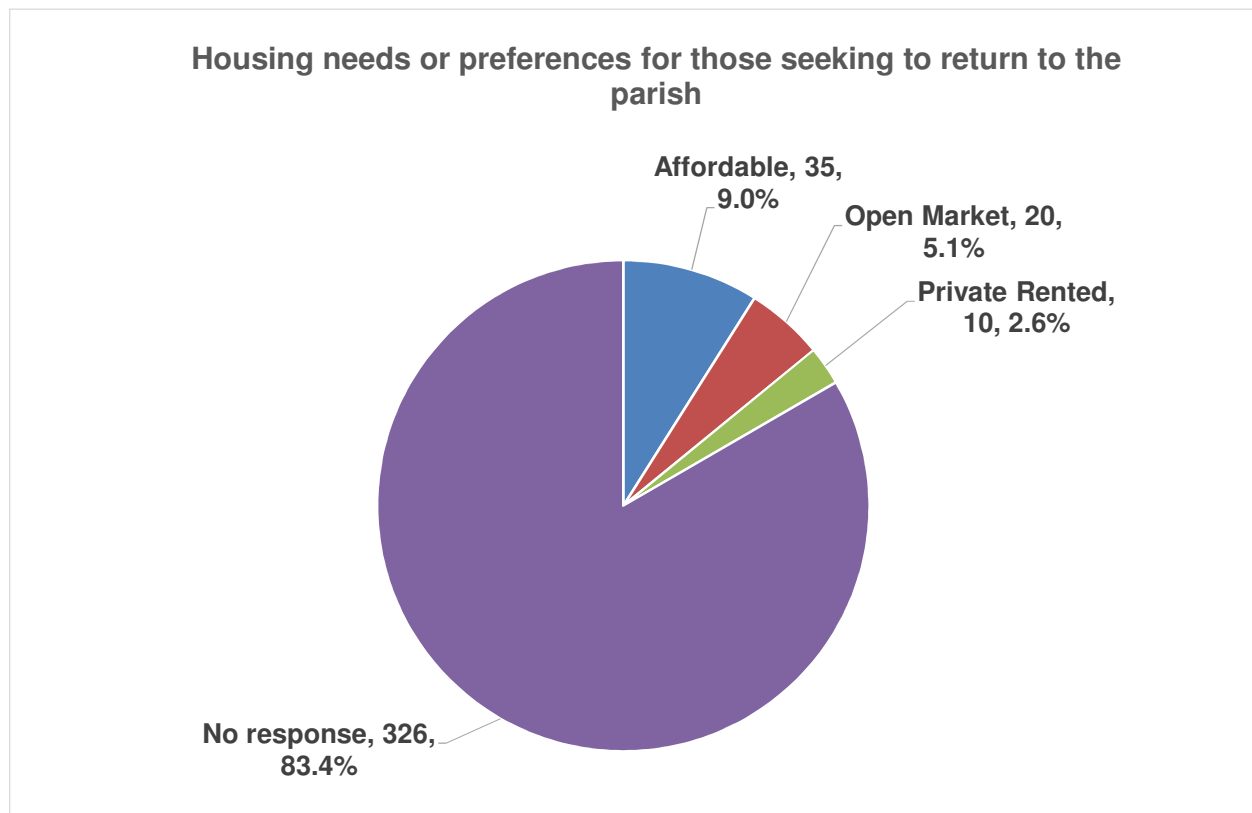
If Office space was available as part of a Village Business Centre, 7 respondents (1.9%) indicated that they would give up their home-based office space and utilise that instead, whilst 110 (29.3%) indicated that they would not and 259 (68.9%) provided no response to the question.

4.18 Returnees to the Village/Parish

When asked whether respondents knew of anyone who wants to return the village/parish if there was suitable accommodation available, 46 (12.2%) identified that they were aware of someone, whilst 299 (79.5%) indicated that they were not aware of anyone and 31 (8.2%) provided no response.

When asked what the preferences those wishing to return to the village/parish had, they indicated that 35 (9.0%) were seeking affordable housing, 20 (5.1%) were seeking open market housing and 10 (2.6%) were seeking private rented housing. A total of 326 respondents (83.4%) did not complete the question.

Please note that this was not restricted to those indicating yes in the above question.



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 56 respondents completed Part 2 of the Housing Needs Survey. Of these:

- A total of 31 households were identified as being in need of affordable housing, meeting the requirements of local connection, income and personal circumstances. 28 of these were in Upper Beeding and 3 were in Small Dole.
- 10 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. 11 of these were in Upper Beeding and 4 were in Small Dole.

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 table below the Market Need that has been identified amongst 15 households relates mainly to the needs of older people to downsize to more suitable and smaller accommodation; 7 households of which 3 express a need for sheltered housing. This is a common issue in rural communities where there is limited availability of good quality smaller units on the open market. The remaining households are families with children (5) and 3 adult couples who require a larger home

It is important to note that this is a summary of market demand and not a full housing market assessment. A financial appraisal of each household and their ability to purchase on the open market has not been undertaken.

Table 13 - Summary of Market Demand

Type of Household	Age	Timeframe for move (years)	Income (£ 000s)	Savings (£ 000s)	Local Connection	Current tenure / type	Reasons for moving / type of accommodation needed
Upper Beeding							
Family with children	29	2-5 years	25-30	<3	Live in the Parish	Own with mortgage	Need larger home (3-4 bedrooms)
Single Older Person	88	2-5 years	35-40	10+	Live in the Parish	Own with mortgage	Downsize to from 3 to 2 bed bungalow
Family with children	29	5+ years	30-35	<3	Live in the Parish	Own with mortgage	Need larger 3 bed house
Older Couple	66/70	5+ years	25-30	10+	Live in the Parish	Own with mortgage	Downsize to 2 bed sheltered housing
Older Couple	70s	2-5 years	10-18	?	Live in the Parish	Own without mortgage	Downsize from 3 bed to 2 bed bungalow
Adult Couple	50s	5+ years	?	?	Live in the Parish	Own with mortgage	Downsize from 4 bed to 3 bed house
Adult Couple	40s	2-5 years	18-25	?	Live in the Parish	Own with mortgage	Require larger home
Family with children	30s	2-5 years	25-30	?	Live in the Parish	Own with mortgage	Require larger home
Single Older Person	?	< 2 years	10-18	10+	Relatives in the Parish	Own with no mortgage	Care Home/Sheltered Housing
Older Couple	80s	2-5 years	10-18	5-10	Live in the Parish	Own with no mortgage	Downsize from 3 bed to 2 bed bungalow
Older Couple	?	5+	<10	?	Relatives in the Parish	Own with no mortgage	Care Home/Sheltered Housing
Small Dole							
Family with children	30s	2-5 years	30-35	<3	Live in the Parish	Own with mortgage	Require larger home
Single Older Person	61	2-5 years	25-30	<3	Live in the Parish	Own with mortgage	Downsize to Bungalow/Flat
Single Adult	?	?	40+	5-10	Previously lived in the Parish	?	Need to set-up independent home

Family with children	34/24	<2 years	30-35	5-10	Live in the Parish	Own with mortgage	Require larger home
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7 Affordable Need

7.1 Residence and Local Connection

Of the 31 respondents in need of affordable housing:

- 31 currently live in Upper Beeding Parish (100.0% of all in need respondents)
- 5 currently work in Upper Beeding Parish (16.1% of all in need respondents)
- 9 have relatives in Upper Beeding Parish (29.0% of all in need respondents)
- 5 have previously lived in Upper Beeding Parish (16.1% of all in need respondents)

7.2 Length of residence

The table below provides a breakdown of the length of residence for those 31 respondents that identified that they currently live in Upper Beeding Parish, worked in the parish, have relatives in the parish or lived in Upper Beeding Parish on a previous occasion (where they answered this question).

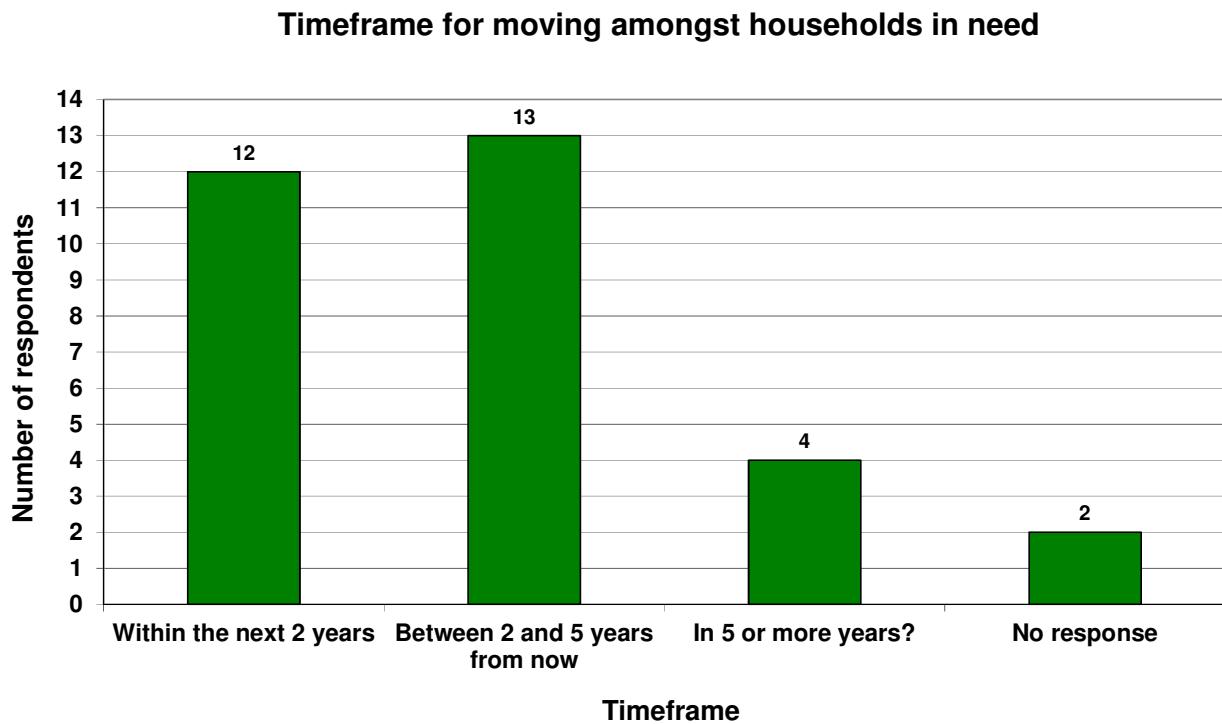
Table 14 - Length of residence

	0-5 years	6-10 years	11-15 years	16-20 years	21-25 years	26-30 years	30+ years	Years Unspecified	Total
Currently live in Upper Beeding Parish	4 (12.9%)	3 (9.7%)	2 (6.5%)	8 (25.8%)	4 (12.9%)	1 (3.2%)	4 (12.9%)	5 (16.1%)	31
Work in the Parish	1 (20.0%)	0 (0.0%)	0 (0.0%)	1 (20.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	3 (60.0%)	5
Have relatives in the Parish	0 (0.0%)	0 (0.0%)	0 (0.0%)	1 (11.1%)	2 (22.2%)	1 (11.1%)	3 (33.3%)	2 (22.2%)	9
Previously lived in Upper Beeding Parish	0 (0.0%)	1 (20.0%)	0 (0.0%)	2 (40.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	2 (40.0%)	5

7.3 When accommodation is required

A total of 13 (41.9%) of the respondents in housing need stated that they would need to move between 2 and 5 years from now, 12 respondents (38.7%) highlighted a need to move within the next 2 years, whilst 4 respondents (12.9%) made clear that they would need to move in 5 or more years from now and 2 respondents did not complete the question (6.5%).

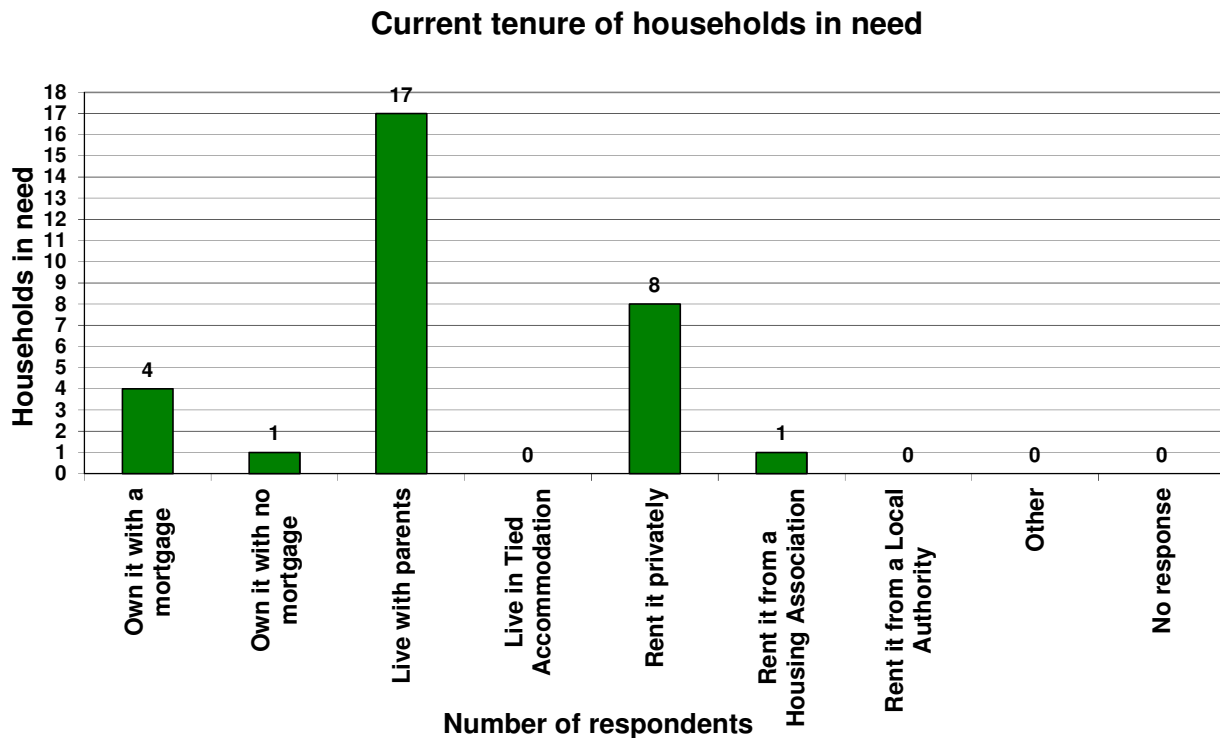
Figure 9 - Likely timeframe in which respondents would need to move



7.4 Current tenure of households in need

Of those households identified as being in need: 17 were living with parents (54.8%), 8 were renting privately (25.8%), 4 own it with a mortgage (12.9%), 1 owns it with no mortgage (3.2%) and 1 rents from a Housing Association (3.2%). All respondents completed the question.

Figure 10 - Current tenure of households in need



7.5 Housing Register

0 respondents (0.0%) with a local connection who indicated a housing need are currently on the Local Authority or Housing Association housing register, with 31 respondents (100.0%) not currently being on the housing register. All respondents completed the question.

7.6 Reasons for moving

As shown in the Table below, when asked why the household needed to move: 16 respondents said it was to set up an independent home, 6 respondents were living with parents or in someone else's home. 3 needed a larger home, 3 were renting but would like to buy, 1 needed a cheaper home, 1 needed a smaller home and 1 needed to be closer to a carer or dependant to give or receive support. All respondents completed the question.

Table 15 - Reasons for needing to move house

Reason for moving	Number of respondents
Need to set up an independent home	16 (51.6%)
Need larger home	3 (9.7%)
Need to be closer to carer or dependent, to give or receive support	1 (3.2%)
Need cheaper home	1 (3.2%)
Need to avoid harassment	0 (0.0%)
Need to be closer to employer	0 (0.0%)
Renting but would like to buy	3 (9.7%)
Living with parents or in someone else's home	6 (19.4%)
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	1 (3.2%)
Health & Disability	0 (0.0%)
Other	0 (0.0%)
No response	0
TOTAL	31

7.7 Accommodation requirements

Of the in-need households, 1 respondent (3.2%) identified a need for other housing with support services provided. 30 respondents did not complete the question (96.8%).

7.8 Preferred tenure

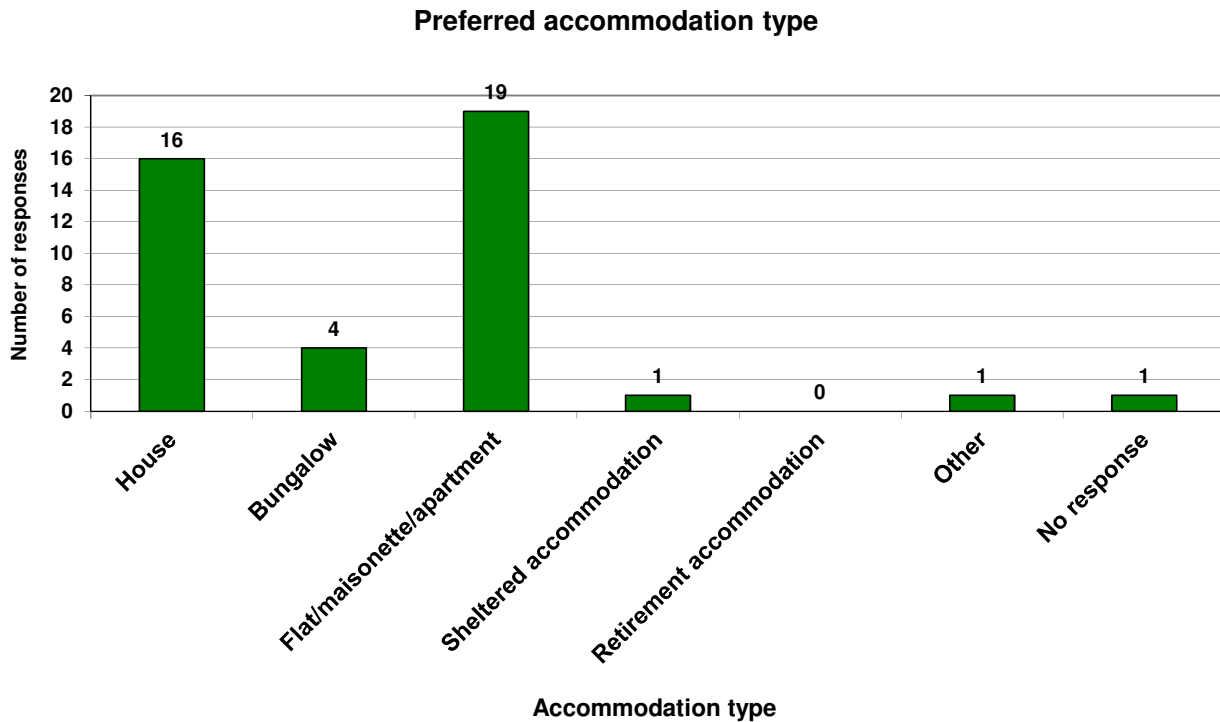
11 of the households in need of affordable housing indicated a preference for a shared-ownership property (35.5%), 10 to rent from a Housing Association (32.3%), 7 to rent privately (22.6%), 2 to buy on the open market (6.5%) and 1 provided no response (2.4%).

7.9 Housing Type

A total of 19 for a flat/maisonette/apartment (45.2% of respondents), 16 respondents indicated a preference for a house (38.1% of respondents), 4 for a bungalow (9.5% of respondents), 1 for sheltered accommodation (2.4% of respondents) and 1 provided an 'Other' response (2.4%). One respondent did not complete the question (2.4%).

Note – respondents were permitted to express more than one preference.

Figure 11 - Preferred accommodation type



7.10 Number of bedrooms required

A total of 14 respondents (45.2%) indicated that any new residence would require 2 bedrooms in order to meet their requirements, whilst 11 would require 1 bedroom (35.5%), 3 would require 3 bedrooms (9.7%) and 3 would require 4 or more bedrooms (9.7%). All respondents completed the question.

7.11 Affordability

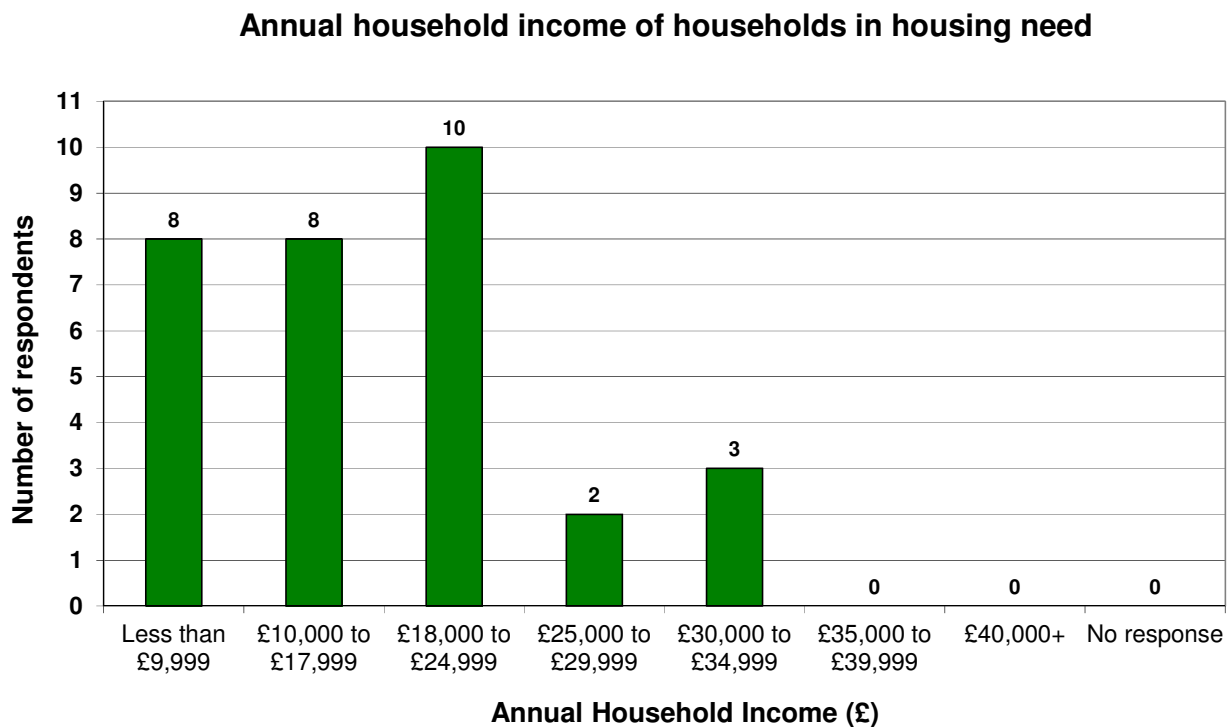
To enable an accurate calculation of the number of people that are in housing need and cannot afford to either purchase or rent on the open market, respondents were asked for their gross annual income and the amount of savings they have.

The graph below outlines the annual incomes for those in housing need and that have a local connection. Those households with relatively high incomes were still below the figure determined to be able to afford a property in Upper Beeding Parish. The financial assessment of their ability to purchase or rent on the open market is based on each households' overall circumstance including household composition (numbers of children) age and finances. The particular set of circumstances for individual households is not presented for confidentiality reasons. The most common annual income was in the less than £18,000 to £24,999 category.

From the graph below it can be seen that

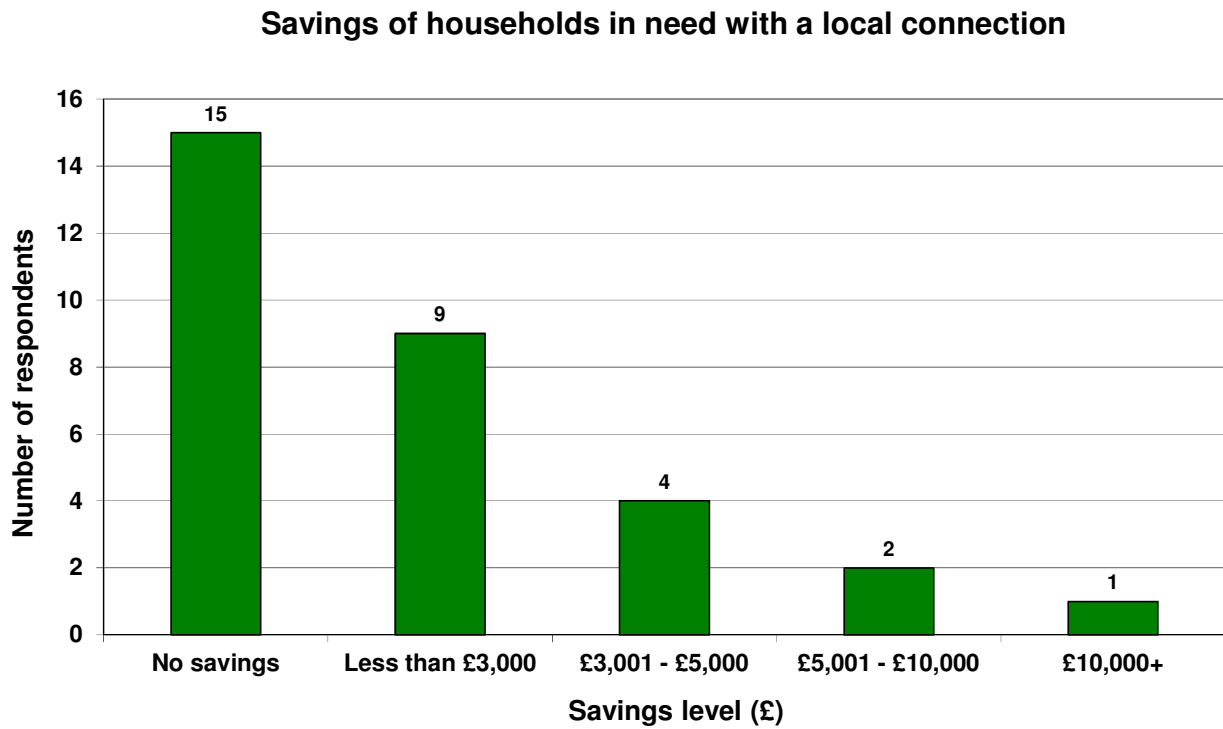
- 26 (83.9%) households have an income below £24,999 per annum - which is the lowest level of income that would be considered eligible for shared ownership housing.
- 5 (16.1%) households have an income of over £24,999 and may therefore be eligible for shared ownership housing.
- All respondents provided an answer to the question.

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



From the graph below, it can be seen that 15 households in housing need have no savings (48.4%), whilst 9 households have savings less than £3,000 (29.0%), 4 households have savings between £3,001 and £5,000 (12.9%), 2 households have savings between £5,001 and £10,000 (6.5%) and 1 household has savings in excess of £10,000 (3.2%).

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



8 Summary of Affordable Housing Need

There are 31 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 16 - Breakdown of households in need

Household type	Number of respondents	Timeframe for move			
		< 2 years	2-5 years	5+ years	Unspecified
A single adult	21 (67.7%)	6	10	4	1
A single older person (over 65)	0 (0.0%)	0	0	0	0
An adult couple (18-64)	3 (9.7%)	1	2	0	0
An older couple (Over 65)	0 (0.0%)	0	0	0	0
A family with children	7 (22.6%)	5	1	0	1
TOTAL	31	12	13	4	2

Family with children - Number of children	Number of respondents
1	3 (42.9%)
2	3 (42.9%)
3	0 (0.0%)
4	1 (14.3%)
5	0 (0.0%)
TOTAL	7

8.1 Household composition

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

Figure 14 - Composition of households in need

