

HOUSING NEEDS SURVEY REPORT

Ashurst

HORSHAM DISTRICT

January 2012

Action in rural Sussex

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1 Introduction

Action in rural Sussex was asked by Ashurst Parish Council to carry out a Housing Needs Survey in the autumn of 2011. The aim of the survey was to determine the existing and future housing needs of residents in Ashurst particularly those on low or modest incomes. This report identifies the affordable housing that is required by local people in Ashurst and reports on the views of residents regarding an affordable housing development within the parish.

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.

2 The Parish of Ashurst

The parish of Ashurst is a small village and civil parish located in the south east portion of Horsham District in West Sussex. It is located approximately 12 miles south of Horsham on the B2135 road.

The infrastructure of the village primarily consists of 3 elements; the 12th century church, a Church of England Primary School and a pub.

According to the Census, the population of the parish was 226 persons in 2001.

2.1 Housing type in Ashurst

Figure 1 shows that the majority of properties in the parish are detached (73.96%), with a slightly smaller number of semi-detached and terraced properties (26.04%). Flats/maisonettes did not make up any of the housing stock in 2001. The 2001 census data revealed there to be 0 second homes within the parish.

Figure 1 - Housing Type Breakdown

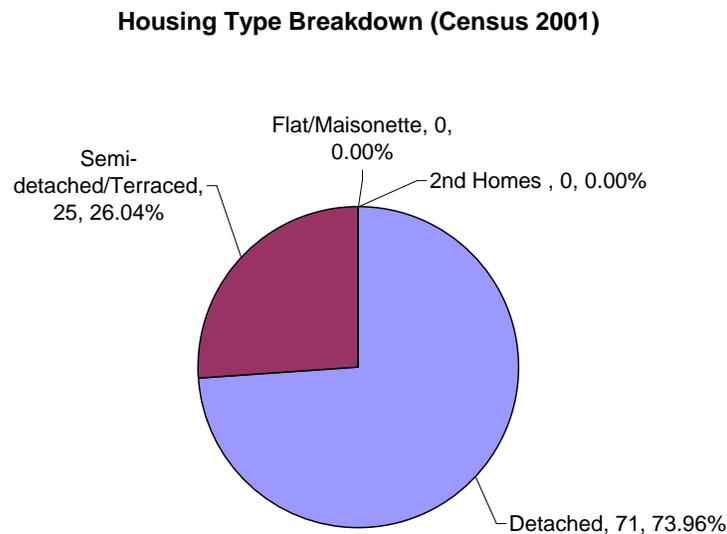


Table 1 shows that there is a much higher proportion of detached properties within Ashurst compared to the average for the rest of the district, but with much lower levels of semi-detached housing. This table also clearly shows that there is significantly lower proportion of flats/maisonettes and second homes in the parish when compared to the rest of Horsham District.

Table 1 - Housing Type in Horsham District and Ashurst Parish

Housing Type	Horsham District	Ashurst Parish
Detached	20,633 (41%)	71 (73.96%)
Semi-detached / Terraced	22,792 (45%)	25 (26.04%)
Flat / Maisonette	6,164 (13.5%)	0 (0.00%)
Second Homes	263 (0.5%)	0 (0.00%)

(Source: Census 2001)

2.2 Housing Tenure in Ashurst

From the 2001 Census data and as seen in Table 2 the predominant tenure in Ashurst is owner occupation, with rates much higher than both the rest of the UK and slightly higher than the rest of Horsham District. However, Ashurst has significantly lower rates of rentable housing in the public sector than the rest of Horsham, with significantly high levels of renting in the private sector.

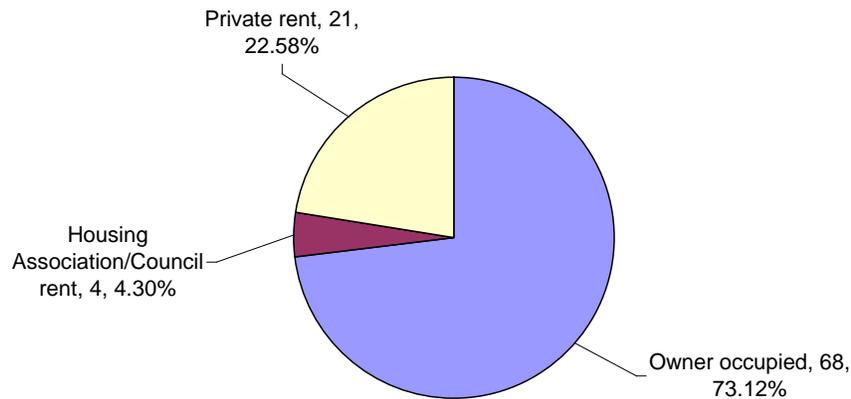
Table 2 - Housing Tenure in England, Horsham District and Ashurst Parish

Tenure	UK	Horsham	Ashurst
Owner occupied	70%	80%	73%
Housing Association / Council rent	19%	11%	4%
Private rent	10%	8.5%	23%

(Source: Census 2001)

Figure 2 – Housing Tenure Breakdown

Housing Tenure Breakdown (Census 2001)



3 Survey methodology and response rate

3.1 Methodology

Action in rural Sussex worked with Ashurst Parish Council and Horsham District Council to agree the method and process by which the Housing Need Survey would be undertaken. The standard Defra Housing Need Survey with amendments was agreed and consisted of two parts, the first part was for all households to fill in and the second was for those who are in housing need to complete. A copy of the covering letter and the Housing Need Survey are included in the appendices.

The survey was delivered by post to 114 households in the parish. A pre-paid envelope was included for residents to return the survey by the 14th October 2011 to Action in rural Sussex so that the results could be analysed.

3.2 Response rate

Overall 114 questionnaires were sent out; one to each household in the parish. A total of 29 survey forms were returned, giving the Housing Needs Survey a response rate of 25%.

From the responses that were received, 28 households were living in their main home and 1 household did not respond to the question. Therefore the number of respondents analysed for this survey is 29, as the respondents who stated their property was their second home were not required to fill in the questionnaire and those who did not respond were assumed to be living in their main homes.

4 Survey Part 1 – You and Your Household

4.1 Second Homes

28 respondents identified the property was their main home. One respondent skipped the question. No respondents identified the property as a second home.

4.2 Description of Current Home

The vast majority of respondents (28) described their homes as a house; 1 respondent described their home as a bungalow. As can be seen in Table 3, no respondents lived in any other form of housing.

Table 3 - Current Property Description

Description of Current Home	Number of respondents
House	28 (96.55%)
Bungalow	1 (3.45%)
Flat / Maisonette/Apartment/Bedsit	0 (0.00%)
Caravan/Mobile Home/Temp. structure	0 (0.00%)
Sheltered Housing/Retirement Housing (Social Sector)	0 (0.00%)
Sheltered Housing/Retirement Housing (Private Sector)	0 (0.00%)
No response	0 (0.00%)

4.3 Number of Bedrooms in Current Home

Table 4 highlights that 0 respondents said that they had a bed-sit or one bedroom, 2 had two bedrooms, 16 respondents had three bedrooms and 11 respondents have four or more bedrooms. All respondents completed the question.

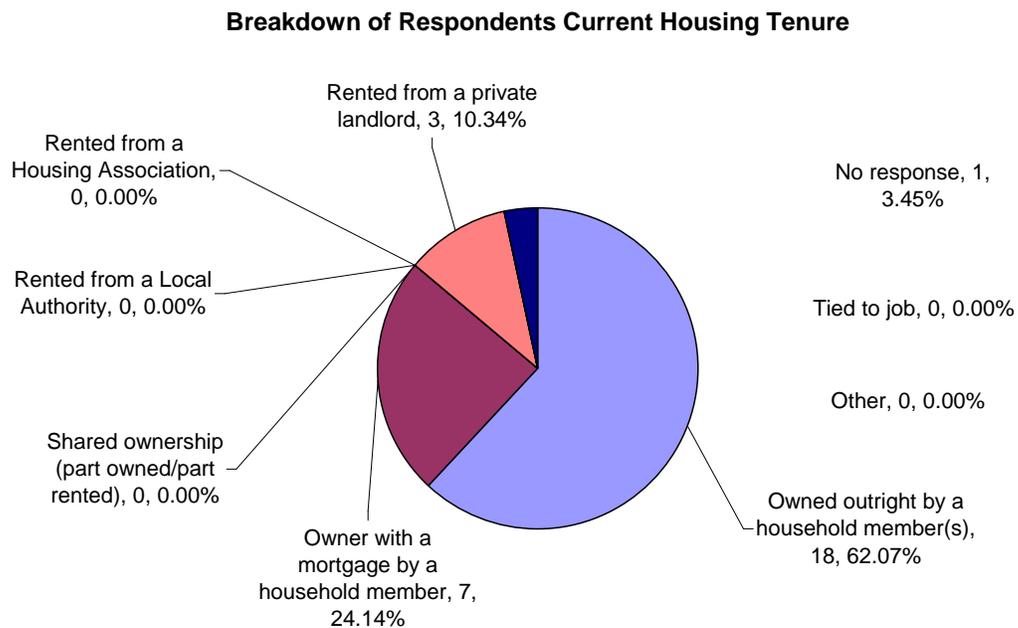
Table 4 - Number of bedrooms in current property

Number of bedrooms	Number of respondents
Bed-sit / one bedroom	0 (0.00%)
Two bedrooms	2 (6.90%)
3 bedrooms	16 (55.17%)
4 or more bedrooms	11 (37.93%)
No Response	0 (0.00%)
TOTAL	29

4.4 Tenure of Current Home

As seen in Figure 3, the majority of respondents (18) owned their property outright, closely followed by those owning their property with a mortgage (7). 3 respondents are renting from a private landlord (10.34%), 1 respondent did not complete the question.

Figure 3 - Current Tenure of Home



In summary from Figure 3,

- Approximately 86% of households are owner occupiers
- Approximately 10% rent the property from a private landlord
- Approximately 4% of respondents did not complete the question

In comparison with the Census percentages for the Horsham District and Ashurst Parish in Table 2, respondents to the survey represent a higher proportion of owner occupiers and a lower proportion of households in private rented or housing association rented properties.

4.5 Adaptations

No respondents (0.00%) said that their current home required adaptations to become suitable for the needs of a household member. 29 respondents (100.00%) said that their home did not require any adaptations, with all respondents completing this question.

4.6 Family Members and moving away

Four respondents (13.79%) reported knowing of a family member who has had to move away from the parish in the last 5 years due to the difficulties in finding a suitable home locally. 24 respondents (82.76%) identified that no family member had to move away in order to find a suitable home, whilst 1 respondent did not complete the question (3.45%).

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

From Table 5, it can be seen that 5 respondents said that a household member will need to move in pursuit of affordable housing. 3 said it was needed within 5 years (10.34%) and 2 said they needed to move in 5 or more years (6.90%). As shown in Table 6, it can be seen that 3 respondents said that a household member will need to move in pursuit

of open market housing. 1 said it was needed within 5 years (4.76%) and 2 said they needed to move in 5 or more years (9.52%).

Table 5 – Households moving for affordable housing

Does the household need to move	Number of households
Yes, within 5 years	3 (10.34%)
Yes, in 5 or more years	2 (6.90%)
No	23 (79.31%)
No Response	1 (3.45%)
TOTAL	29

Table 6 - Households moving for open market housing

Does the household need to move	Number of households
Yes, within 5 years	1 (4.76%)
Yes, in 5 or more years	2 (9.52%)
No	17 (80.95%)
No Response	1 (4.76%)
TOTAL	21

4.8 Support for Affordable Housing

Out of the responses to the survey, 20 (68.96%) were in favour of a small affordable housing development for local people in Ashurst if there was a proven need. As seen in Figure 4, 8 respondents (27.59%) said that they would not support an affordable housing development and the remaining 1 respondent did not answer the question (3.45%).

Figure 4 - Support for an affordable housing development

Level of Support for an Affordable Housing Development in the Parish

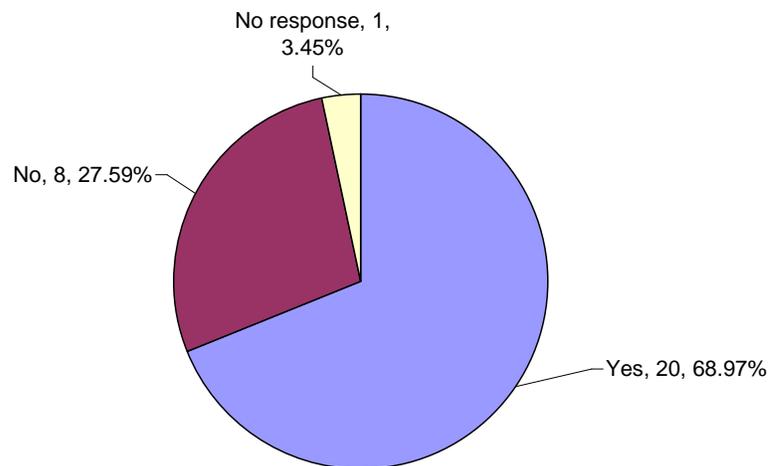


Table 7 - Support for affordable housing and length of residency

Number of years of residency	Yes	No	TOTAL
Less than 3	2	1	3 (10.71%)
3 – 10	5	1	6 (21.43%)
11 – 20	4	0	4 (14.29%)
21 – 30	4	4	8 (28.57%)
31 – 40	2	1	3 (10.71%)
41 – 50	0	0	0 (0.00%)
51 +	3	1	4 (14.29%)
Did not state length of residency	0	0	0 (0.00%)
TOTAL	20 (71.43%)	8 (28.57%)	28

4.9 Length of Residence

From Table 7 it can be seen that approximately 68% of respondents have lived in the parish for 10 years or more, whilst approximately 54% of households have lived in the parish for over 20 years. The majority of respondents have lived in Ashurst for between 21 and 30 years, with the numbers falling but remaining relatively constant as the length of residence increases.

Of those responding to this question, a total of 20 respondents (71.43%) were in favour of the development of an affordable housing development in the parish, with 8 respondents (28.57%) not in favour. The greatest numbers of those in favour came within the 3 to 10 year residence range and those against in the 21-30 residence range.

4.10 Support for open market housing development

Table 8 - Support for open market housing and length of residency

Number of years of residency	Yes	No	TOTAL
Less than 3	0	2	2 (7.69%)
3 – 10	2	4	6 (23.08%)
11 – 20	1	3	4 (15.38%)
21 – 30	4	4	8 (30.77%)
31 – 40	1	1	2 (7.69%)
41 – 50	0	0	0 (0.00%)
51 +	0	4	4 (15.38%)
Did not state length of residency	0	0	0 (0.00%)
TOTAL	8 (30.77%)	18 (69.23%)	26

Of those who answered this question, 8 (30.77%) were in favour of an open market housing development in Ashurst if there was a proven need. As seen in Figure 5, 18 respondents (69.23%) said that they would not support an open market housing development. 0 failed to state their length of residency. Figure 5 also shows that 3 respondents did not respond to this question. The preferred housing types are shown in figure 6.

Figure 5 - Support for an open market housing development

Support for an Open Market Housing Development in the Parish

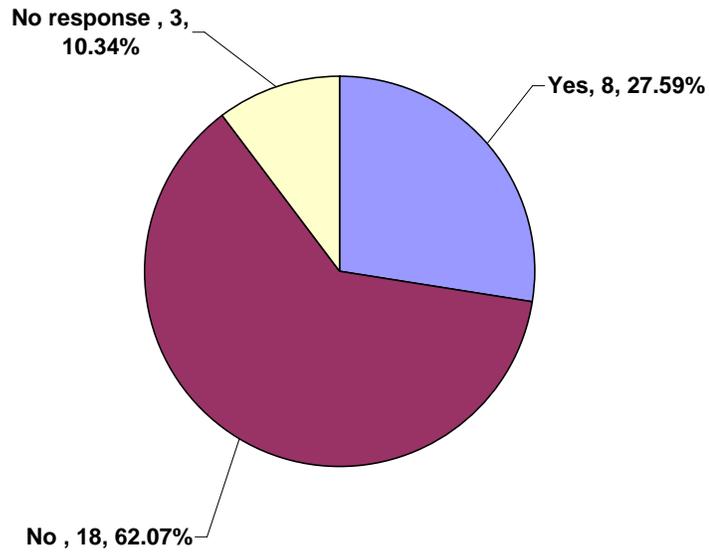
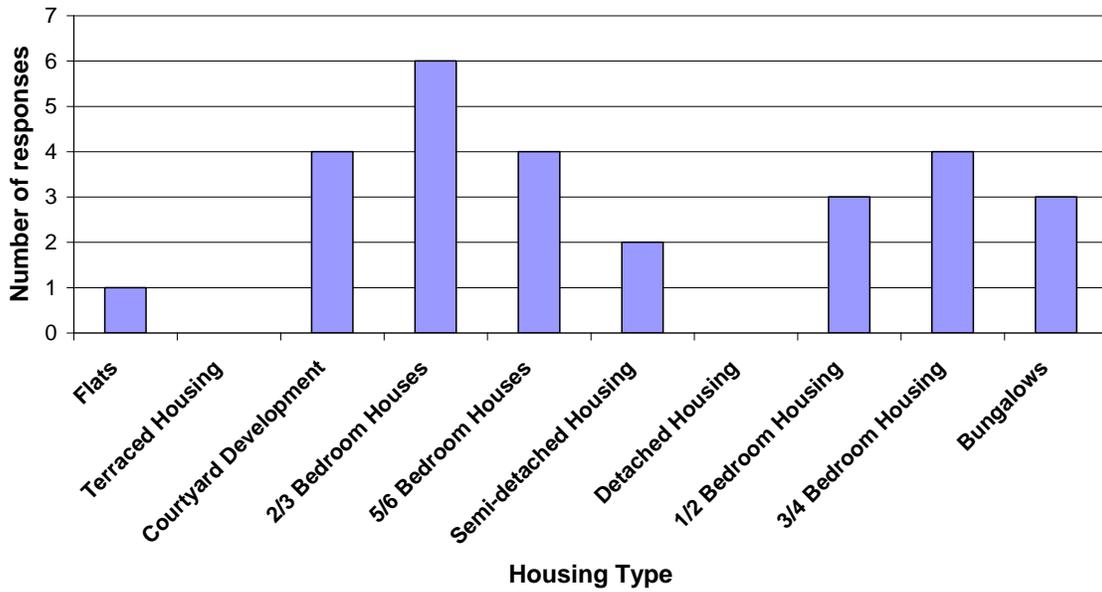


Figure 6 - Types of open market housing to be considered

Types of Market Housing to be considered



5 Survey Part 2 – Housing Needs

There were 7 respondents to part 2 of the questionnaire, out of which a total of 6 households were identified as being in need.

5.1 Local Connection

All 6 respondents identified a strong local connection, with 2 (33.33%) currently living in the parish, 2 who used to live in the parish (33.33%) and 1 (16.66%) currently working in the parish. 1 respondent did not respond to this question (16.66%).

5.2 Housing Register

None of the respondents with a local connection who indicated a housing need are on the housing register, 4 respondents (66.66%) were not on the housing register. Two respondents did not provide responses (33.33%).

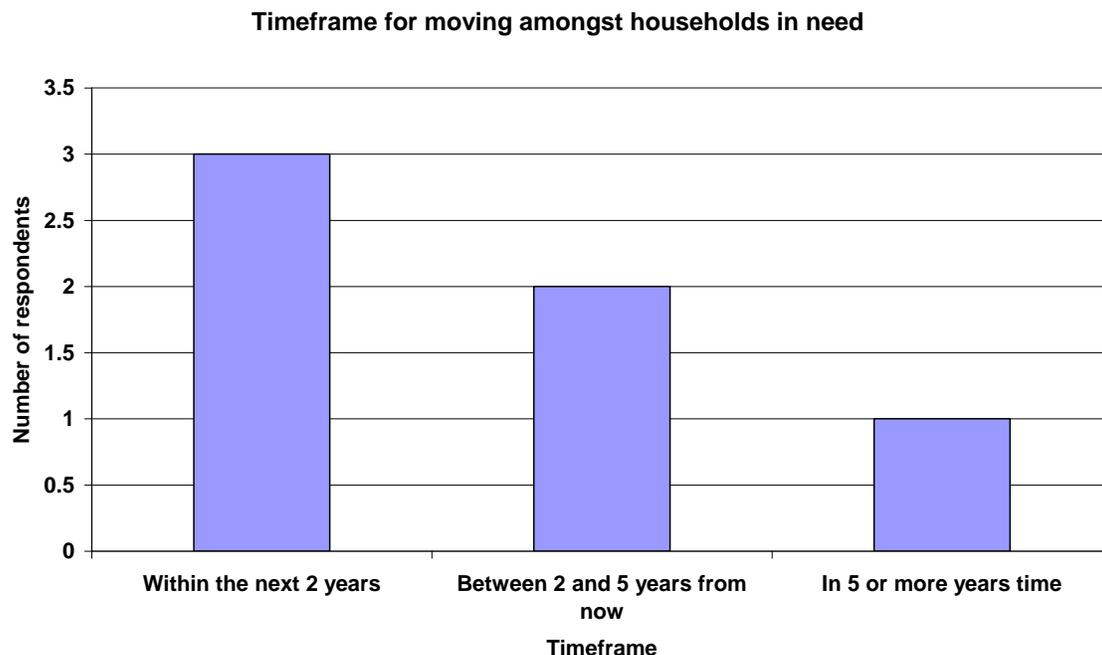
5.3 Current place of residence

3 (50.00%) of the respondents in housing need are in a household currently within the parish, 3 (50.00%) are currently living outside the parish. 1 (16.66%) household is currently living with their parents. All respondents completed this question.

5.4 When accommodation is required

3 (50.00%) respondents in housing need stated that they would need to move within 2 years, 2 respondents (33.33%) highlighted a need to move between 2 and 5 years from now, whilst 1 (16.66%) respondents made clear that they would need to move in 5 or more years from now. All respondents completed this question.

Figure 7 - Likely timeframe in which respondents would need to move



As shown in Table 9, when asked why the household needed to move, 3 respondents said it was to set up an independent home, 2 households wanted a cheaper home and 1 respondent wanted a smaller home. All respondents completed this question.

Table 9 - Reasons for needing to move house

Reason for moving	Number of respondents
Need to set up an independent home	3 (50.00%)
Need a smaller home	1 (16.66%)
Need a larger home	0 (0.00%)
Need a cheaper home	2 (33.33%)
To avoid harassment	0 (0.00%)
Need a more secure home	0 (0.00%)
Need physically-adapted home	0 (0.00%)
Need to change tenure	0 (0.00%)
Need to be closer to carer	0 (0.00%)
Need to be closer to employer	0 (0.00%)
No response	0 (0.00%)
TOTAL	6

5.5 Average House Prices & Affordability

5.5.1 Average House Prices

Table 10 show the Land Registry's figures for Horsham District from April to June 2011. 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 £40,357.

Table 10 – Average House Prices in Horsham District

Housing Type	Average Price	Income Required
All Housing	£317,103	£81,540
Detached	£457,458	£117,632
Semi-Detached	£295,713	£76,040
Terraced	£221,686	£57,004
Flat	£156,944	£40,357

Source: Land Registry (2011)

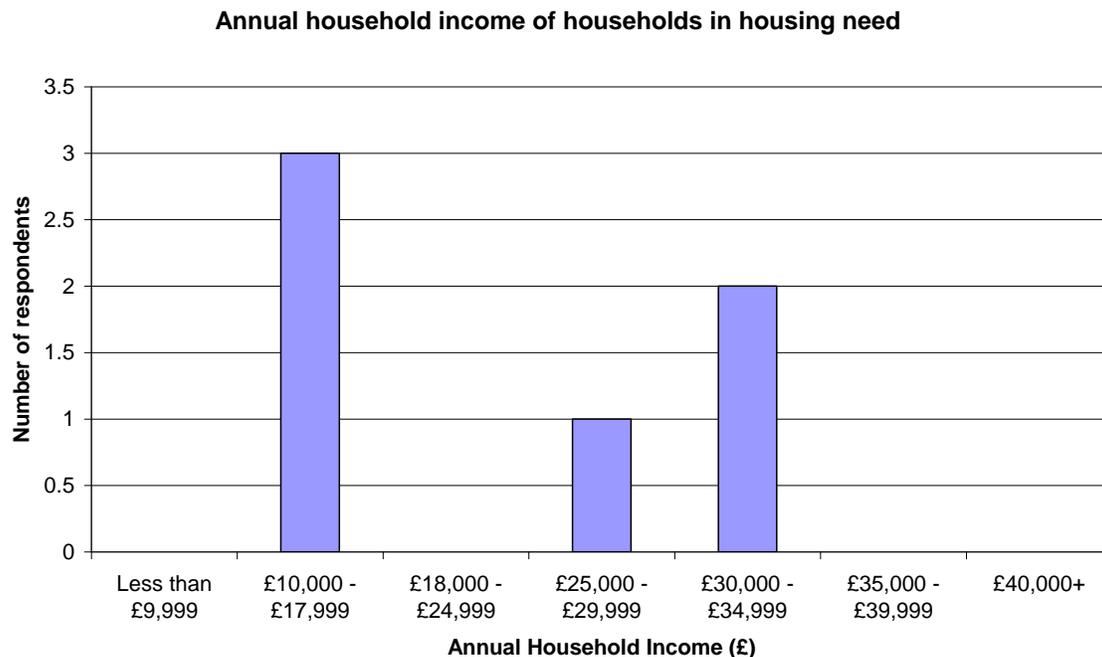
On the basis of this information, none of the 6 households identified as in need would be able to afford to purchase a property on the open market.

5.5.2 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 6 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 two bed terrace house in Ashurst. The most common annual incomes of those in housing need are those between £10,000 and £17,999. All respondents completed the question.

Figure 8 - Annual Incomes of Households in Housing Need with a local connection

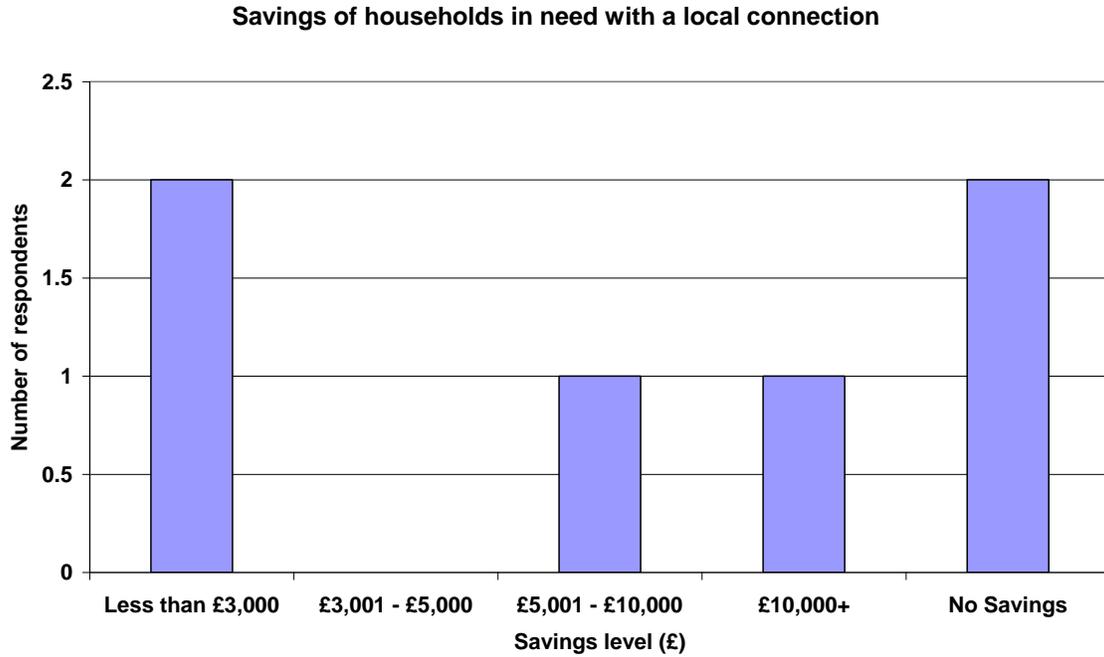


From Figure 6 it can be seen that

- 3 (50.00%) households have an income below £24,999 per annum which is the lowest level income that would be considered for shared ownership housing
- 3 (50.00%) households have an income of over £24,999. However, due to their household composition, all of these would be unable to satisfy their needs on the open market and could be considered for shared ownership housing.
- No household had an income over £35,000.

From Figure 7, it can be seen that 2 households out of the 6 that are in housing need have savings below £5,000. 1 household had savings between £5,000 and £10,000 and 1 household had savings of £20,000. The remaining 2 households have no savings.

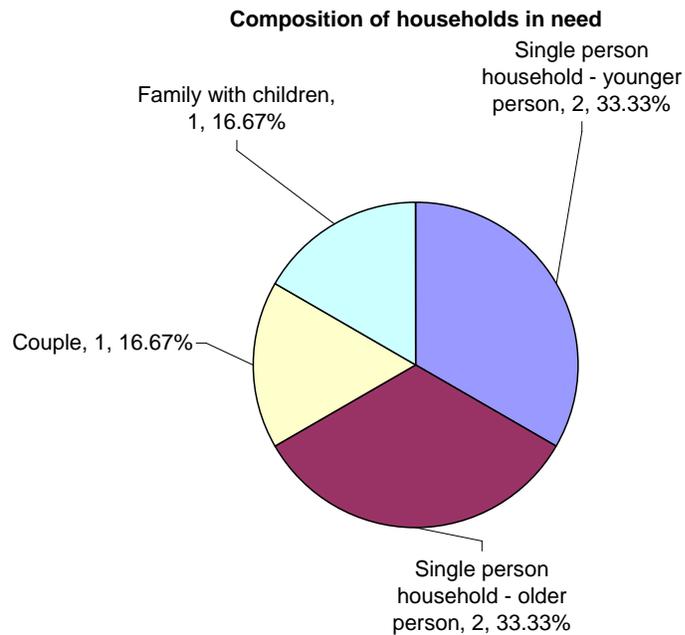
Figure 9 - Savings of Households in Housing Need with a local connection



5.6 Household composition

The household makeup of the 6 households in housing need with a local connection and who cannot afford to buy or rent on the open market are as follows and are also shown in Figure 8.

Figure 10- Composition of households in need



Of the 4 single person households, 2 described themselves as an older person's household. As a percentage breakdown this equates to the following:
 16.7% in housing need falls into the category of families with children
 16.7% in housing need are couples
 66.66% in housing need are single person households

5.7 Summary of Need

There are 6 households in housing need who have a local connection and who cannot afford to either purchase or rent on the open market.

Single person households	4
Couple without children	1
Family with 1 child	0
Family with 2 children	1
Family with 3 children	0
Total	6

5.8 Affordability Assessment

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.

6 respondents met the local connection criteria and are unable to fulfil their needs on the open market.

A property search on www.rightmove.co.uk was also carried out to provide an indication of current prices of properties available in Ashurst. Table 11 shows the lowest prices for properties on sale in Ashurst and Table 12 shows the lowest prices for renting in the area.

From this search undertaken in January 2012, an entry level home was £108,000 for a 1 bed apartment. This rises to £134,950 for a 2 bed flat, £170,000 for a 2 bed terraced house and to £235,000 for a 3 bed semi-detached house. On the basis of this search, no households identified as being in need had an income sufficient to purchase a property in Ashurst.

Table 10 - Lowest current property prices

Property Type	Location	Lowest Price	Income Required
1 bed flat	Washington	£108,000	£27,771
2 bed flat	Small Dole	£134,950	£34,701
2 bed terraced house	Upper Beeding	£170,000	£43,714
3 bed terraced	Henfield	£199,950	£51,415
3 bed semi-detached house	Ashington	£235,000	£60,428
4 bed semi-detached house	Henfield	£275,000	£70,714

Table 11 - Lowest current property rental prices

Property Type	Location	Lowest Price	Income required (@25% gross income)
1 bed studio flat	Steyning	£475 pcm	£17,100
2 bed apartment	Washington	£695 pcm	£25,020
2 bed terraced house	Partridge Green	£795 pcm	£28,620
3 bed terraced house	Partridge Green	£895 pcm	£32,220
3 bed semi-detached house	Upper Beeding	£995 pcm	£35,820
4 bed detached house	Steyning	£1,500 pcm	£54,000