

HOUSING NEEDS SURVEY REPORT

Steypning

HORSHAM DISTRICT

January 2012

Action in rural Sussex

Contents

1	Introduction	4
2	The Parish of Steyning	5
2.1	Housing type in Steyning	5
2.2	Housing Tenure in Steyning	6
3	Survey methodology and response rate	7
3.1	Methodology	7
3.2	Response rate	7
4	Survey Part 1 – You and Your Household	8
4.1	Second Homes	8
4.2	Description of Current Home	8
4.3	Number of Bedrooms in Current Home	8
4.4	Tenure of Current Home	8
4.5	Adaptations.....	9
4.6	Family Members and moving away	9
4.7	Does any family member need to move now or in the next 5 years? ...	10
4.8	Support for Affordable Housing	10
4.9	Length of Residence.....	11
4.10	Support for open market housing development.....	11
5	Survey Part 2 – Housing Needs.....	13
5.1	Local Connection.....	13
5.2	Housing Register	13
5.3	Current place of residence.....	13
5.4	When accommodation is required	13
5.5	Average House Prices & Affordability	14
5.5.1	Average House Prices.....	14
5.5.2	Affordability.....	15
5.6	Household composition	17
5.7	Summary of Need.....	17
5.8	Affordability Assessment	18

List of Figures and Tables

Figure 1 - Housing Type Breakdown.....	5
Figure 2 – Housing Tenure Breakdown	6
Figure 3 - Current Tenure of Home.....	9
Figure 4 - Support for an affordable housing development.....	10
Figure 5 - Support for an open market housing development.....	12
Figure 6 - Types of open market housing to be considered	12
Figure 7 - Likely timeframe in which respondents would need to move	13

Figure 8 - Annual Incomes of Households in Housing Need with a local connection	15
Figure 9 - Savings of Households in Housing Need with a local connection.....	16
Figure 10- Composition of households in need.....	17
Table 1 - Housing Type in Horsham District and Steyning Parish.....	6
Table 2 - Housing Tenure in England, Horsham District and Steyning Parish	6
Table 3 - Current Property Description	8
Table 4 - Number of bedrooms in current property	8
Table 5 - Does the household need to move	10
Table 6 - Support for affordable housing and length of residency.....	11
Table 7 - Support for open market housing and length of residency.....	11
Table 8 - Reasons for needing to move house	14
Table 9 - Average House Prices in Horsham District.....	14
Table 10 - Lowest current property prices.....	18
Table 11 - Lowest current property rental prices.....	18

1 Introduction

Action in rural Sussex was asked by Steyning 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 Steyning particularly those on low or modest incomes. This report identifies the affordable housing that is required by local people in Steyning 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 Steyning

The parish of Steyning is a large village and civil parish located at the southern edge of Horsham District in West Sussex.

It lies just off of the A283 road, which connects the main A27 coastal road to the south with the A24 at Washington to the north. The village along with the settlements Bramber and Upper Beeding are located at the gap in the South Downs formed by the River Adur and constitute a bridging point across the river.

The village of Steyning possesses a number of shops and services including a primary school, pre-school, recreation ground, banks, leisure centre and pubs. Steyning Grammer School is also located here with its attached sixth form.

According to the Census, the population of the parish was 5,812 persons in 2001 (Census).

2.1 Housing type in Steyning

Figure 1 shows that the majority of properties in the parish are semi-detached or terraced (46.77%), with a slightly smaller number of detached properties (37.67%). Flats/maisonettes are fewest in number and constitute only 14.91% of the total housing stock. The 2001 census data revealed there to be 17 second homes within the parish (0.65%).

Figure 1 - Housing Type Breakdown

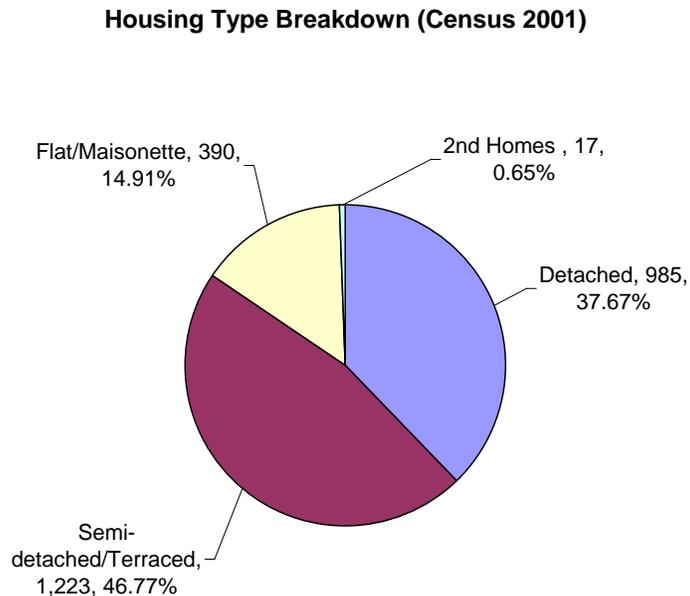


Table 1 shows that there are a slightly smaller proportion of detached properties within Steyning compared to the average for the rest of the district, but with slightly higher levels of semi-detached housing. This table also clearly shows that there is a higher

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 Steyning Parish

Housing Type	Horsham District	Steyning Parish
Detached	20,633 (41%)	985 (37.67%)
Semi-detached / Terraced	22,792 (45%)	1,223 (46.77%)
Flat / Maisonette	6,164 (13.5%)	390 (14.91%)
Second Homes	263 (0.5%)	17 (0.65%)

(Source: Census 2001)

2.2 Housing Tenure in Steyning

From the 2001 Census data and as seen in Table 2 the predominant tenure in Steyning is owner occupation, with rates much higher than the rest of the UK, but on a par with the rest of Horsham District. Steyning also possesses rates of rentable housing in the public sector and private sector at similar levels to Horsham District, but with rates of Housing Association stock far lower than the rest of the UK.

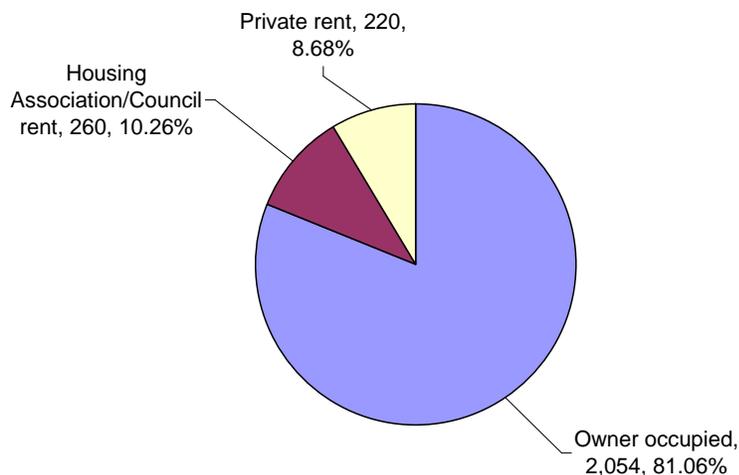
Table 2 - Housing Tenure in England, Horsham District and Steyning Parish

Tenure	UK	Horsham	Steyning
Owner occupied	70%	80%	81%
Housing Association / Council rent	19%	11%	10%
Private rent	10%	8.5%	8.7%

(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 Steyning 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 2771 households in the parish. A pre-paid envelope was included for residents to return the survey by the 7th October 2011 to Action in rural Sussex so that the results could be analysed.

3.2 Response rate

Overall 2771 questionnaires were sent out; one to each household in the parish. A total of 910 survey forms were returned, giving the Housing Needs Survey a response rate of 32.8 % which is a very good response rate for a large parish housing needs survey.

From the responses that were received, 836 households were living in their main home 16 households said it was their second home, and 58 households did not respond to the question. Therefore the number of respondents analysed for this survey is 894, 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

Ten respondents identified the property as their second home, 836 respondents said that the property was their main home. 58 respondents skipped this question.

4.2 Description of Current Home

The vast majority of respondents (581) described their homes as a house; 181 respondents describing their home as a bungalow. As can be seen in Table 3, 69 respondents live in a flat/maisonette, 11 lived in a caravan or temporary structure, 19 lived in the publicly-owned rental sector, 24 in the privately-owned rental sector and 9 respondents provided no response.

Table 3 - Current Property Description

Description of Current Home	Number of respondents
House	581 (64.99%)
Bungalow	181 (20.25%)
Flat / Maisonette/Apartment/Bedsit	69 (7.72%)
Caravan/Mobile Home/Temp. structure	11 (1.23%)
Sheltered Housing/Retirement Housing (Social Sector)	19 (2.13%)
Sheltered Housing/Retirement Housing (Private Sector)	24 (2.68%)
No response	9 (1.00%)

4.3 Number of Bedrooms in Current Home

Table 4 highlights that 74 respondents said that they had a bed-sit or one bedroom, 280 had two bedrooms, 295 respondents had three bedrooms and 236 respondents have four or more bedrooms. A total of 9 respondents failed to complete this question.

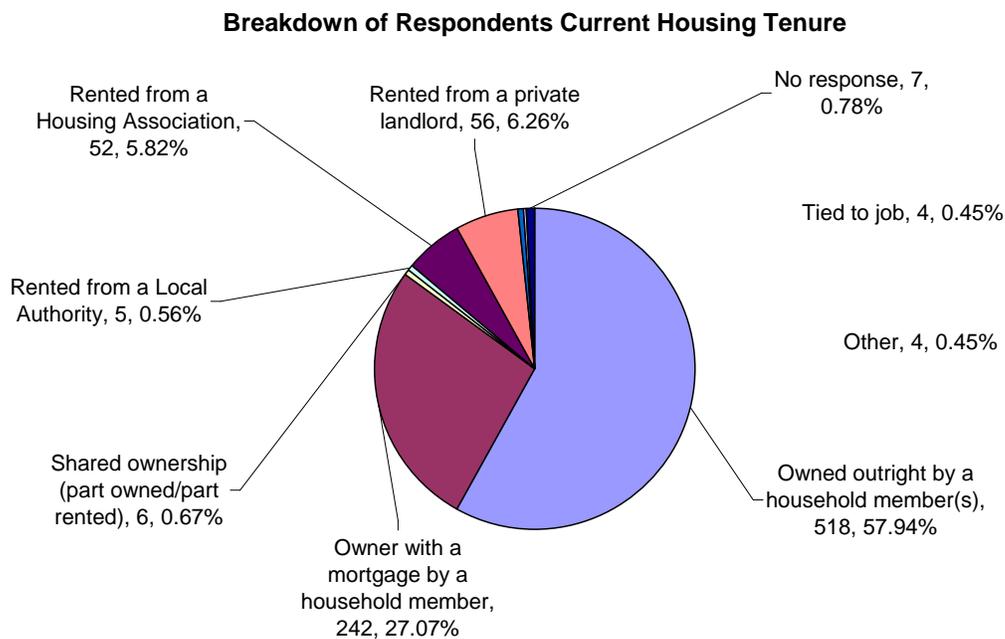
Table 4 - Number of bedrooms in current property

Number of bedrooms	Number of respondents
Bed-sit / one bedroom	74 (8.28%)
Two bedrooms	280 (31.32%)
3 bedrooms	295 (33.00%)
4 or more bedrooms	236 (26.40%)
No Response	9 (1.01%)
TOTAL	894

4.4 Tenure of Current Home

As seen in Figure 3, the majority of respondents (518) owned their property outright, closely followed by those owning their property with a mortgage (242). 56 respondents are renting from a private landlord (6.26%), 52 are renting from a Housing Association (5.82%) with 4 respondents stating that their property was tied to their job (0.45%). 5 respondents are renting from a local authority (0.56%), 6 were living in a shared ownership property (0.67%). 7 respondents did not complete the question (0.78%).

Figure 3 - Current Tenure of Home



In summary from Figure 3,

- Approximately 85% of respondents are owner occupiers
- Less than 0.5% live in a property that is tied to their job
- Approximately 6% rent their property from a Housing Association
- Approximately 6% rent the property from a private landlord
- Approximately 0.5% rent their property from a local authority

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

4.5 Adaptations

42 respondents (4.70%) said that their current home required adaptations to become suitable for the needs of a household member. 826 respondents (92.39%) said that their home did not require any adaptations, with 26 respondents not completing this question (2.91%).

4.6 Family Members and moving away

61 respondents (6.82%) 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. 730 respondents (81.66%) identified that no family member had to move away in order to find a suitable home, whilst 103 respondents did not complete the question (11.52%).

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

From Table 5, it can be seen that 176 respondents (21.25%) said that a household member will need to move, 94 said it was needed within 5 years (11.35%) and 82 said they needed to move in 5 or more years (9.90%). A total of 537 respondents said that no members of their household would need to move (64.86%), with 115 respondents not answering this question (13.89%).

Table 5 - Does the household need to move

Does the household need to move	Number of households
Yes, within 5 years	94 (11.35%)
Yes, in 5 or more years	82 (9.90%)
No	537 (64.86%)
No Response	115 (13.89%)
TOTAL	828

4.8 Support for Affordable Housing

Out of the responses to the survey, 716 (80.09%) were in favour of a small affordable housing development for local people in Steyning if there was a proven need. As seen in Figure 4, 138 respondents (15.44%) said that they would not support an affordable housing development and the remaining 40 respondents did not answer the question (4.47%).

Figure 4 - Support for an affordable housing development

Level of Support for an Affordable Housing Development in the Parish

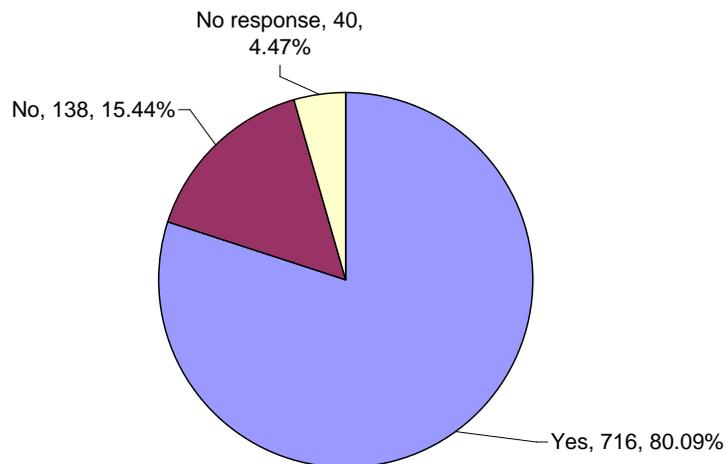


Table 6 - Support for affordable housing and length of residency

Number of years of residency	Yes	No	TOTAL
Less than 3	70	19	89 (10.42%)
3 – 10	170	40	210 (24.59%)
11 – 20	177	30	207 (24.24%)
21 – 30	126	22	148 (17.33%)
31 – 40	73	7	80 (9.37%)
41 – 50	33	9	42 (4.92%)
51 +	42	10	52 (6.09%)
Did not state length of residency	25	1	26 (3.04%)
TOTAL	716 (83.84%)	138 (16.16%)	854

4.9 Length of Residence

From Table 6 it can be seen that approximately 60% of respondents have lived in the parish for 10 years or more, whilst approximately 35% of households have lived in the parish for over 20 years. A substantial proportion of respondents have lived in Steyning for between 3 and 20 years, with the numbers steadily falling (with the exception of the 51+ years of residence) as the length of residence increases.

Of those responding to this question, a total of 716 respondents (83.84%) were in favour of the development of an affordable housing development in the parish, with 138 respondents (16.16%) not in favour. The greatest numbers of those in favour came in the 11-20 years of residence range and those against came within the 3 to 10 year residence range.

4.10 Support for open market housing development

Of those who answered this question, 424 (51.90%) were in favour of an open market housing development in Steyning if there was a proven need. As seen in Figure 5, 393 respondents (48.10%) said that they would not support an open market housing development. 25 failed to state their length of residency. Figure 5 also shows the 77 who did not respond to this question. The preferred housing types are shown in figure 6.

Table 7 - Support for open market housing and length of residency

Number of years of residency	Yes	No	TOTAL
Less than 3	51	37	88 (10.77%)
3 – 10	106	96	202 (24.72%)
11 – 20	95	105	200 (24.48%)
21 – 30	80	62	142 (17.38%)
31 – 40	42	31	73 (8.94%)
41 – 50	18	22	40 (4.90%)
51 +	19	28	47 (5.75%)
Did not state length of residency	13	12	25 (3.06%)
TOTAL	424 (51.90%)	393 (48.10%)	817

Figure 5 - Support for an open market housing development

Support for an Open Market Housing Development in the Parish

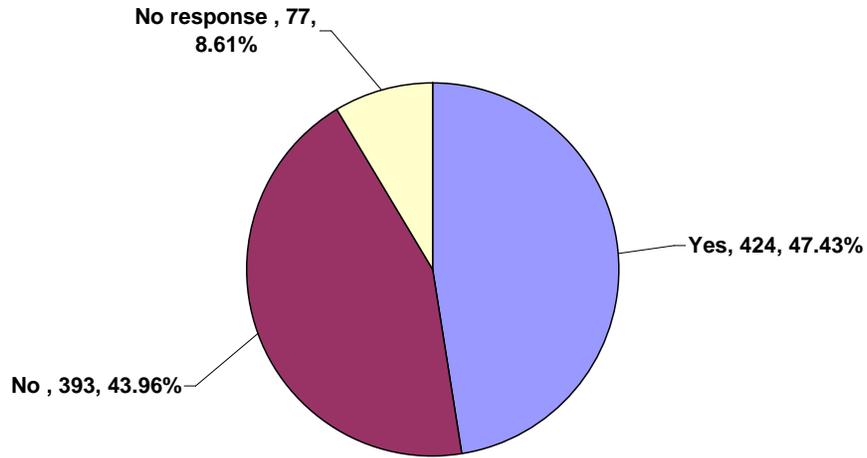
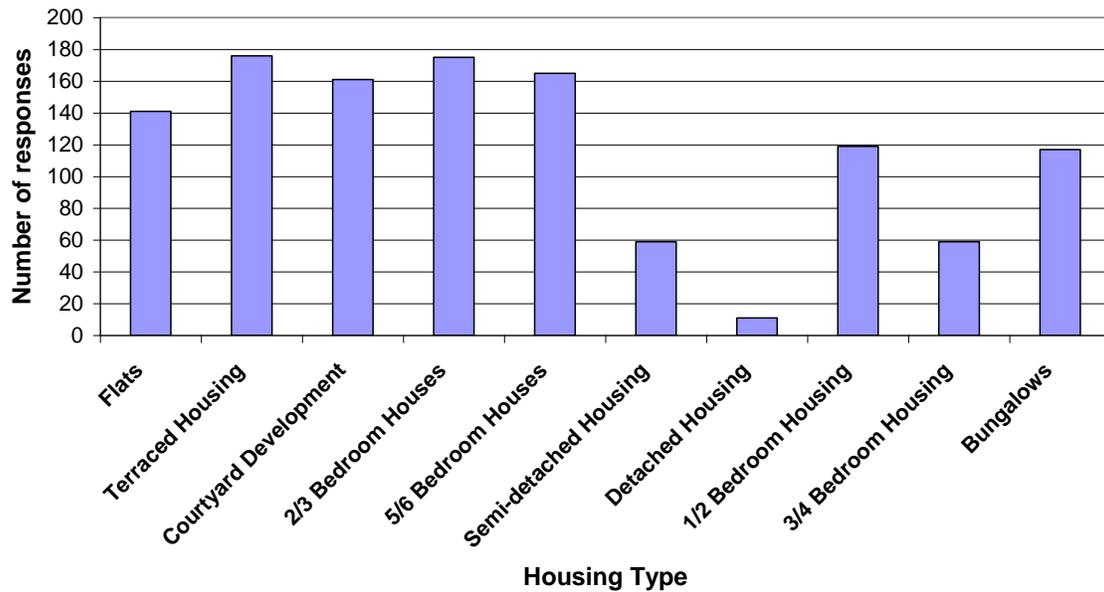


Figure 6 - Types of open market housing to be considered

Types of Market Housing to be considered



5 Survey Part 2 – Housing Needs

There were 78 respondents to part 2 of the questionnaire, out of which a total of 69 households were identified as being in need.

5.1 Local Connection

All 69 respondents identified a strong local connection, with 50 (72.46%) currently living in the parish, 14 (20.29%) have relatives living in the parish and 5 used to live in the parish (7.25%). All respondents answered this question.

5.2 Housing Register

A total of 8 respondents (11.59%) with a local connection who indicated a housing need are on the housing register, 56 respondents (81.16%) were not on the housing register. 5 respondents did not provide responses (7.25%).

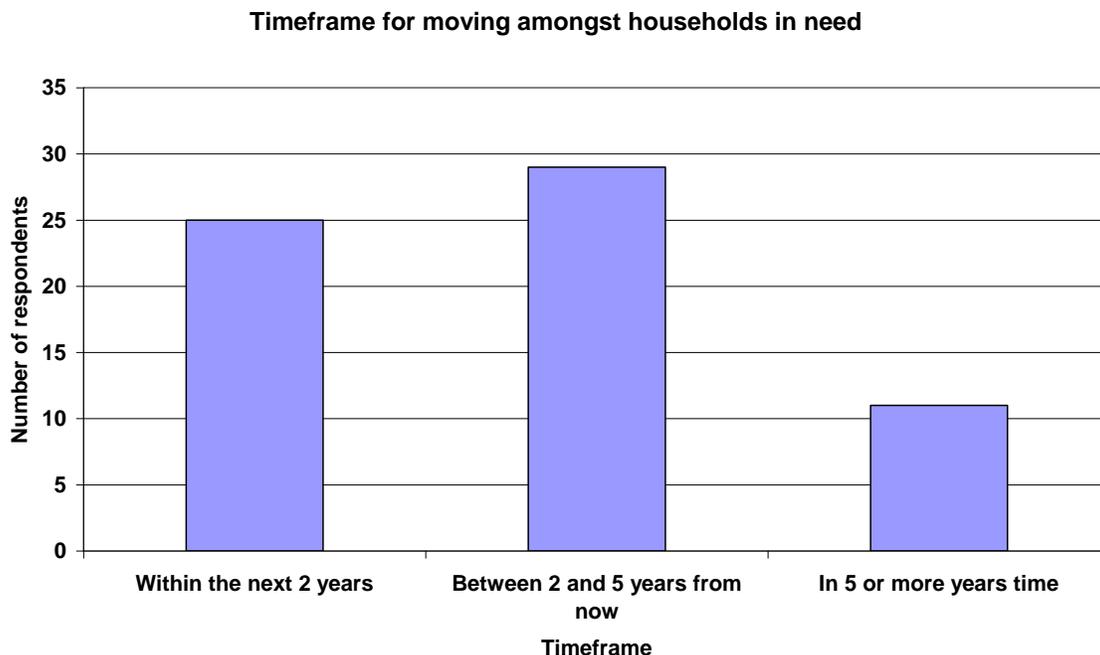
5.3 Current place of residence

28 (40.58%) of the respondents in housing need are in a household currently within the parish, 14 (20.29%) are currently living outside the parish. 26 (37.68%) households are currently living with their parents. One of the respondents skipped this question or failed to provide an answer (1.45%).

5.4 When accommodation is required

25 (36.23%) respondents in housing need stated that they would need to move within 2 years, 29 respondents (42.03%) highlighted a need to move between 2 and 5 years from now, whilst 11 (15.94%) respondents made clear that they would need to move in 5 or more years from now. Four respondents failed to provide an answer (5.80%).

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



As shown in Table 8, when asked why the household needed to move, 40 respondents said it was to set up an independent home, 8 respondents needed a larger home whilst 7 households wanted a cheaper home. Other households stated that they needed a more secure home; to be closer to a carer; to be closer to an employer, to avoid harassment or to change the tenure. 3 respondents provided alternative answers and 4 did not respond to this question.

Table 8 - Reasons for needing to move house

Reason for moving	Number of respondents
Need to set up an independent home	40 (57.97%)
Need a smaller home	0 (0.00%)
Need a larger home	8 (11.59%)
Need a cheaper home	7 (10.14%)
To avoid harassment	1 (1.45%)
Need a more secure home	1 (1.45%)
Need physically-adapted home	0 (0.00%)
Need to change tenure	0 (0.00%)
Need to be closer to carer	2 (2.90%)
Need to be closer to employer	2 (2.90%)
Other	5 (7.25%)
No response	4 (5.80%)
TOTAL	69

5.5 Average House Prices & Affordability

5.5.1 Average House Prices

Table 9 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 9 - 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)

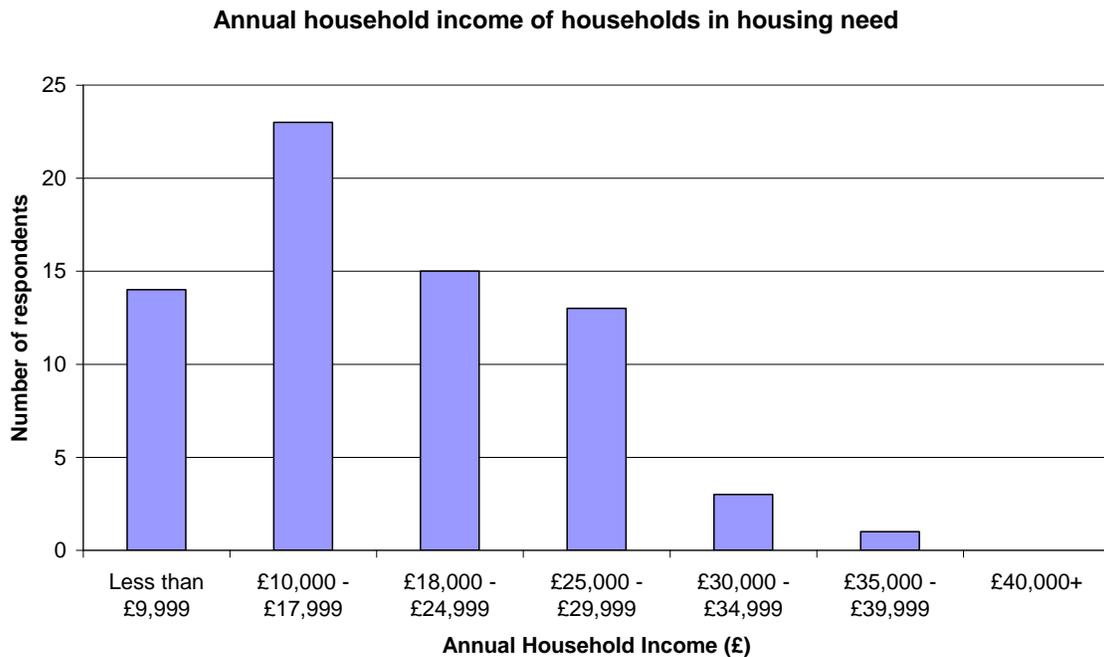
On the basis of this information, none of the 69 households identified as in need would be able to afford to purchase a property on the open market.

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 8 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 Steyning. The most common annual incomes of those in housing need are those between £10,000 and £17,999.

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

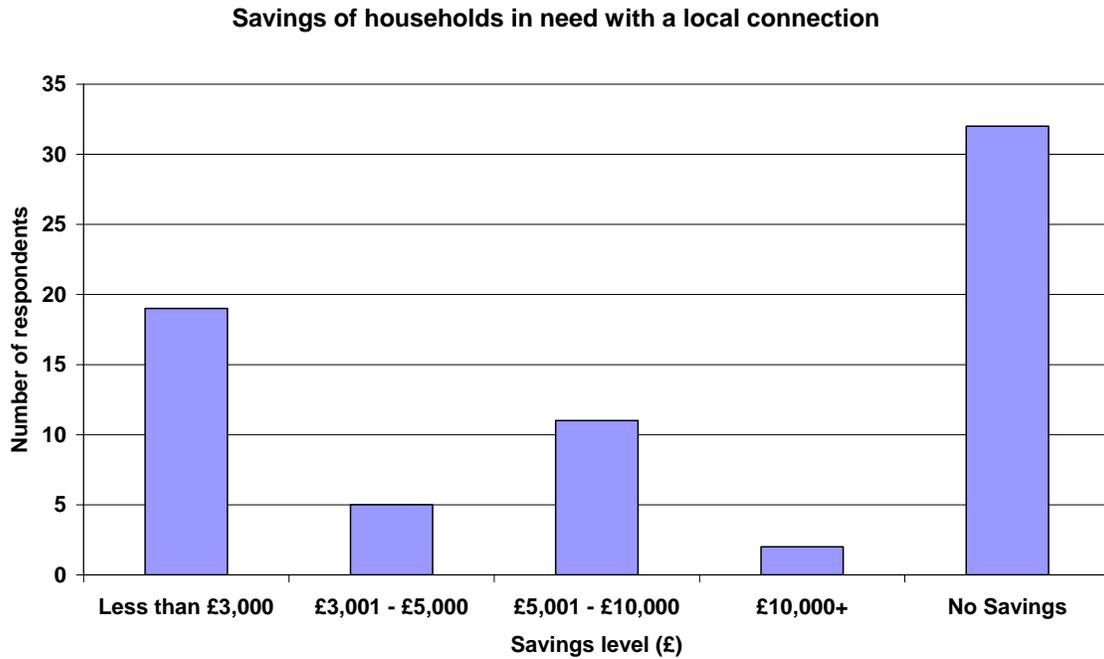


From Figure 8 it can be seen that

- 52 (75.36%) households have an income below £24,999 per annum which is the lowest level income that would be considered for shared ownership housing
- 17 (24.64%) 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.
- 0 households had an income over £40,000.

From Figure 9, it can be seen that 24 households out of the 69 that are in housing need have savings below £5,000 (34.78 %). 11 households have savings between £5,000 and £10,000 (15.94%) and 2 households had in excess of £10,000 (2.90%). The remaining 32 households have no savings (46.38%).

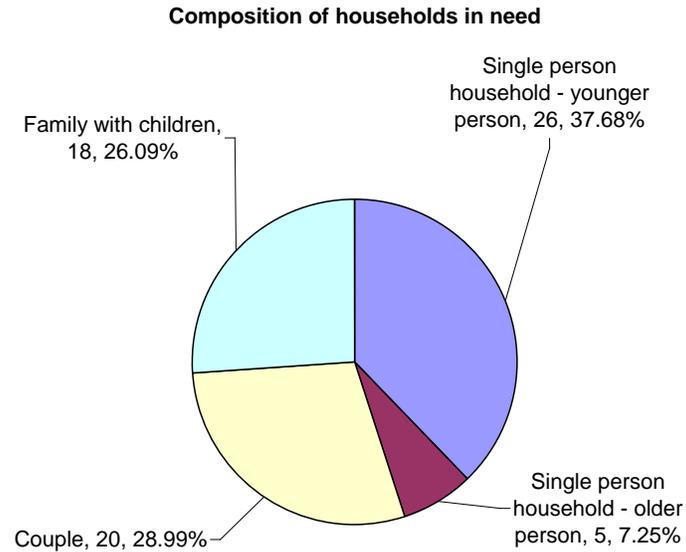
Figure 9 - Savings of Households in Housing Need with a local connection



5.6 Household composition

The household makeup of the 69 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 10.

Figure 10- Composition of households in need



As a percentage breakdown this equates to the following:

26.1% in housing need falls into the category of families with children

29.0% in housing need are couples

37.7% in housing need are single person households

5.7 Summary of Need

There are 69 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	31
Couple without children	20
Family with 1 child	8
Family with 2 children	10
Family with 3 children	n/a
Total	69

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.

69 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 Steyning. Table 9 shows the lowest prices for properties on sale in Steyning and Table 10 shows the lowest prices for renting in the area.

From this search undertaken in January 2012, an entry level home was £145,000 for a 1 bed apartment. This rises to £160,000 for a 2 bed flat, £210,000 for a 2 bed bungalow and to £249,950 for a 3 bed semi-detached house and £275,000 for a 4 bed detached house. On the basis of this search, no households identified as being in need had an income sufficient to purchase a property in Steyning.

Table 10 - Lowest current property prices

Property Type	Location	Lowest Price	Income Required
1 bed flat	Steyning	£145,000	£37,285
1 bed terraced house	Steyning	£139,950	£35,987
2 bed flat	Steyning	£160,000	£41,142
2 bed bungalow	Steyning	£210,000	£54,000
3 bed terraced house	Steyning	£229,950	£59,130
3 bed semi-detached house	Steyning	£249,950	£64,272
4 bed detached house	Steyning	£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	£550 pcm	£26,400
2 bed flat	Steyning	£750 pcm	£36,000
2 bed terraced house	Henfield	£820 pcm	£39,360
2 bed bungalow	Steyning	£895 pcm	£42,960
4 bed detached house	Steyning	£1,500 pcm	£72,000