

HOUSING NEEDS SURVEY REPORT

Pulborough

HORSHAM DISTRICT

May 2011

Action in rural Sussex

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1 Introduction

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

The parish of Pulborough is a large village and civil parish located on the western edge of Horsham District in West Sussex. It is located in the centre of the county, at the crossroads between the main A29 road which runs north-south from Horsham to Bognor Regis and the east-west A283 road.

The village of Pulborough is located within the north boundary of the newly established South Downs National Park, close to the confluence of the River Arun and the River Rother. The origins of the settlement are thought to relate to the crossing point of the rivers. Pulborough currently has a wide range of shops and leisure facilities.

According to the Census, the population of the parish was 4,685 persons in 2001 (Census).

2.1 Housing type in Pulborough

Figure 1 shows that the majority of properties in the parish are detached (43.41%), with a slightly smaller number of semi-detached and terraced properties (39.58%). Flats/maisonettes are fewest in number and constitute only 16.04% of the total housing stock. The 2001 census data revealed there to be 20 second homes within the parish (0.97%).

Figure 1 - Housing Type Breakdown

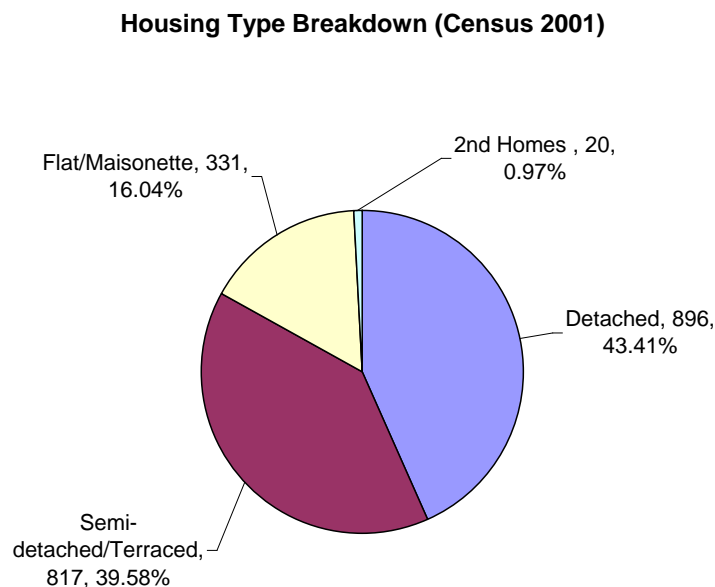


Table 1 shows that there are a slightly higher proportion of detached properties within Pulborough compared to the average for the rest of the district, but with slightly lower levels of semi-detached housing. This table also clearly shows that there is a much lower proportion of flats/maisonettes and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

Table 1 - Housing Type in Horsham District and Pulborough Parish

Housing Type	Horsham District	Pulborough Parish
Detached	20,633 (41%)	896 (43.41%)
Semi-detached / Terraced	22,792 (45%)	817 (39.58%)
Flat / Maisonette	6,164 (13.5%)	330 (16.04%)
Second Homes	263 (0.5%)	20 (0.97%)

(Source: Census 2001)

2.2 Housing Tenure in Pulborough

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

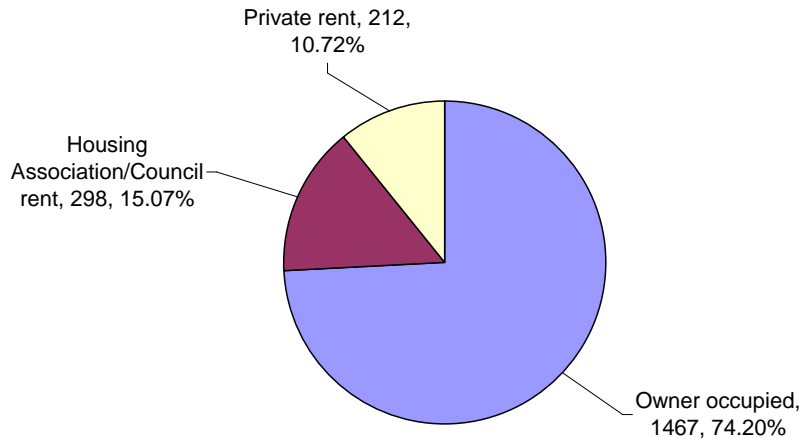
Table 2 - Housing Tenure in England, Horsham District and Pulborough Parish

Tenure	UK	Horsham	Pulborough
Owner occupied	70%	80%	74%
Housing Association / Council rent	19%	11%	15%
Private rent	10%	8.5%	11%

(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 Pulborough 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 2,397 households in the parish. A pre-paid envelope was included for residents to return the survey by the 2nd February 2011 to Action in rural Sussex so that the results could be analysed.

3.2 Response rate

Overall 2,397 questionnaires were sent out; one to each household in the parish. A total of 569 survey forms were returned, giving the Housing Needs Survey a response rate of 23.7%.

From the responses that were received, 486 households were living in their main home 10 households said it was their second home, and 73 households did not respond to the question. Therefore the number of respondents analysed for this survey is 559, 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, 486 respondents said that the property was their main home. Seventy-three respondents skipped this question.

4.2 Description of Current Home

The vast majority of respondents (423) described their homes as a house; 58 respondents describing their home as a bungalow. As can be seen in Table 3, 65 respondents live in a flat/maisonette, 0 lived in a caravan or temporary structure, 1 lived in the publicly-owned rental sector, 8 in the privately-owned rental sector and 4 respondents provided no response.

Table 3 - Current Property Description

Description of Current Home	Number of respondents
House	423 (75.67%)
Bungalow	58 (10.38%)
Flat / Maisonette/Apartment/Bedsit	65 (11.63%)
Caravan/Mobile Home/Temp. structure	0 (0.00%)
Sheltered Housing/Retirement Housing (Social Sector)	1 (0.18%)
Sheltered Housing/Retirement Housing (Private Sector)	8 (1.43%)
No response	4 (0.72%)

4.3 Number of Bedrooms in Current Home

Table 4 highlights that 23 respondents said that they had a bed-sit or one bedroom, 121 had two bedrooms, 234 respondents had three bedrooms and 177 respondents have four or more bedrooms. A total of 4 respondents failed to complete this question.

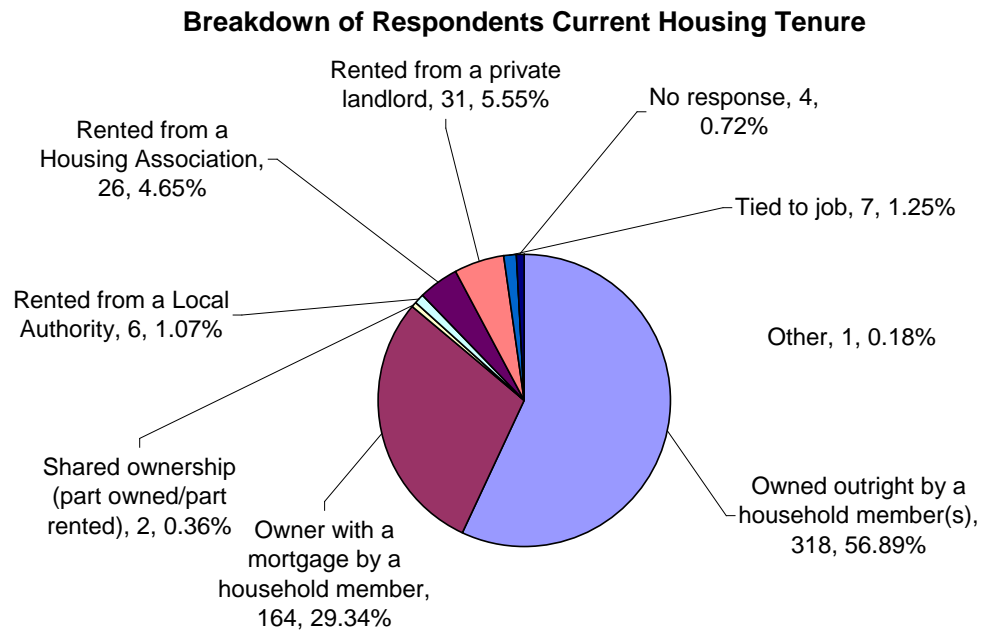
Table 4 - Number of bedrooms in current property

Number of bedrooms	Number of respondents
Bed-sit / one bedroom	23 (4.11%)
Two bedrooms	121 (21.65%)
3 bedrooms	234 (41.86%)
4 or more bedrooms	177 (31.66%)
No Response	4 (0.72%)
TOTAL	559

4.4 Tenure of Current Home

As seen in Figure 3, the majority of respondents (318) owned their property outright, closely followed by those owning their property with a mortgage (164). Thirty-one respondents are renting from a private landlord (5.59%), 26 are renting from a Housing Association (4.68%) with 7 respondents stating that their property was tied to their job (1.26%). Six respondents are renting from a local authority, 2 were living in a shared ownership property. Four respondents did not complete the question.

Figure 3 - Current Tenure of Home



In summary from Figure 3,

- Approximately 85% of households are owner occupiers
- Less than 1.5% live in a property that is tied to their job
- Approximately 5% rent their property from a Housing Association
- Approximately 6% rent the property from a private landlord
- Approximately 1% rent their property from a local authority

In comparison with the Census percentages for the Horsham District and Pulborough 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

Twenty-two respondents (2.91%) said that their current home required adaptations to become suitable for the needs of a household member. Five hundred and twenty two respondents (93.38%) said that their home did not require any adaptations, with 15 respondents not completing this question (2.68%).

4.6 Family Members and moving away

Forty-six respondents (3.94%) 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. Five hundred and twenty-two respondents (93.38%) identified that no

family member had to move away in order to find a suitable home, whilst 15 respondents did not complete the question (2.68%).

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

From Table 5, it can be seen that 71 respondents (12.70%) said that a household member will need to move, 56 said it was needed within 5 years (10.02%) and 15 said they needed to move in 5 or more years (2.68%). A total of 713 respondents said that no members of their household would need to move (79.84%), with 57 respondents not answering this question (6.38%).

Table 5 - Does the household need to move

Does the household need to move	Number of households
Yes, within 5 years	56 (10.02%)
Yes, in 5 or more years	15 (2.68%)
No	447 (79.96%)
No Response	41 (7.33%)
TOTAL	559

4.8 Support for Affordable Housing

Out of the responses to the survey, 375 (67.08%) were in favour of a small affordable housing development for local people in Pulborough if there was a proven need. As seen in Figure 4, 138 respondents (24.69%) said that they would not support an affordable housing development and the remaining 46 respondents did not answer the question (8.23%).

Figure 4 - Support for an affordable housing development

Level of Support for an Affordable Housing Development in the Parish

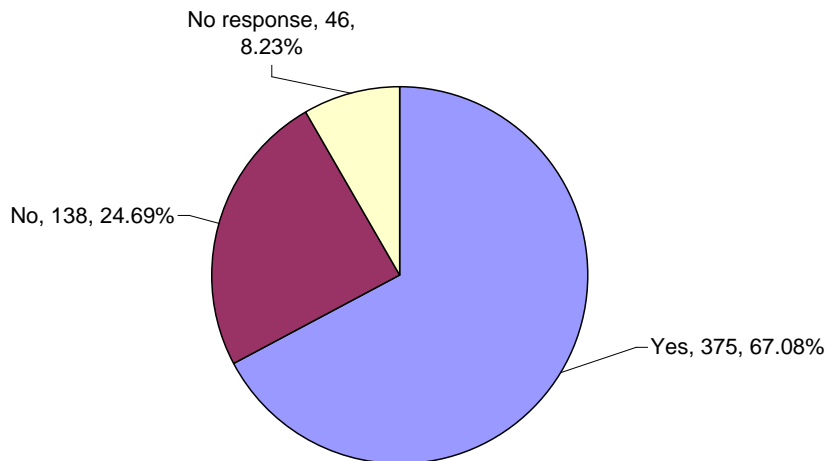


Table 6 - Support for affordable housing and length of residency

Number of years of residency	Yes	No	TOTAL
Less than 3	44	26	70 (13.65%)
3 – 10	90	48	138 (26.90%)
11 – 20	80	25	105 (20.47%)
21 – 30	66	15	81 (15.79%)
31 – 40	48	7	55 (10.72%)
41 – 50	12	7	19 (3.70%)
51 +	25	8	33 (6.43%)
Did not state length of residency	10	2	12 (2.34%)
TOTAL	375 (74.10%)	138 (26.90%)	513

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 30% of households have lived in the parish for over 20 years. The majority of respondents have lived in Pulborough for between 3 and 20 years, with the numbers falling but remaining relatively constant as the length of residence increases.

Of those responding to this question, a total of 375 respondents (74.10%) were in favour of the development of an affordable housing development in the parish, with 138 respondents (26.90%) not in favour. The greatest numbers of both those in favour and those against came within the 3 to 10 year residence range.

5 Survey Part 2 – Housing Needs

There were 97 respondents to part 2 of the questionnaire, out of which a total of 82 households were identified as being in need.

5.1 Local Connection

All 82 respondents identified a strong local connection, with 55 (67.1%) currently living in the parish, 10 (12.2%) have relatives living in the parish, 13 used to live in the parish (15.9%) and 4 (4.8%) currently work in the parish. All respondents answered this question.

5.2 Housing Register

A total of 23 respondents (28.8%) with a local connection who indicated a housing need are on the housing register, 57 respondents (71.2%) were not on the housing register. Two respondents did not provide responses.

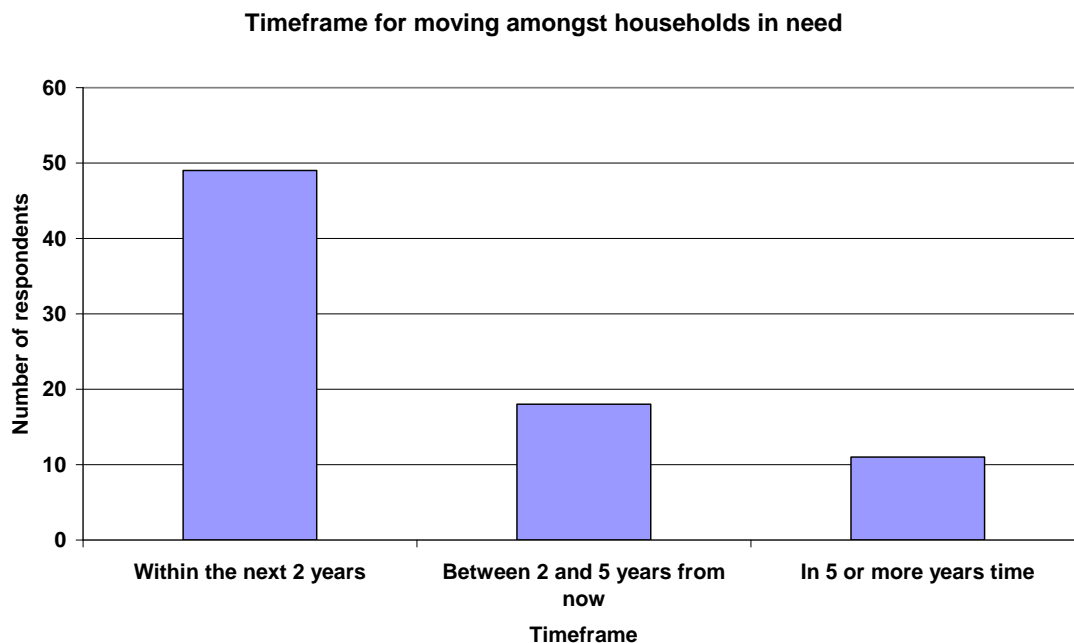
5.3 Current place of residence

Thirty-three (41.2%) of the respondents in housing need are in a household currently within the parish, 15 (18.8%) are currently living outside the parish. Thirty-two (40.0%) households are currently living with their parents. Two of the respondents skipped this question or failed to provide an answer.

5.4 When accommodation is required

Forty-nine (62.8%) respondents in housing need stated that they would need to move within 2 years, 18 respondents (23.1%) highlighted a need to move between 2 and 5 years from now, whilst 11 (14.1%) respondents made clear that they would need to move in 5 or more years from now. Four respondents failed to provide an answer.

Figure 5 - Likely timeframe in which respondents would need to move



As shown in Table 7, when asked why the household needed to move, 47 respondents said it was to set up an independent home, 9 households wanted a cheaper home, 7 said they needed a more secure home and 5 respondents a larger home. Other households stated that they needed a physically adapted home; to be closer to a carer; or to change the tenure. Four households did not respond to this question.

Table 7 - Reasons for needing to move house

Reason for moving	Number of respondents
Need to set up an independent home	47 (54.31%)
Need a smaller home	0 (0.00%)
Need a larger home	5 (6.10%)
Need a cheaper home	9 (10.98%)
To avoid harassment	0 (0.0%)
Need a more secure home	7 (8.54%)
Need physically-adapted home	3 (3.66%)
Need to change tenure	1 (1.22%)
Need to be closer to carer	1 (1.22%)
Need to be closer to employer	5 (6.10%)
No response	4 (4.89%)
TOTAL	82

5.5 Average House Prices & Affordability

5.5.1 Average House Prices

Table 8 show the Land Registry's figures for Horsham District from October to December 2010. 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 £40,424

Table 8 - Average House Prices in Horsham District

Housing Type	Average Price	Income Required
All Housing	£303,506	£78,044
Detached	£453,063	£116,501
Semi-Detached	£266,077	£68,419
Terraced	£227,599	£58,525
Flat	£157,206	£40,424

Source: Land Registry (2010)

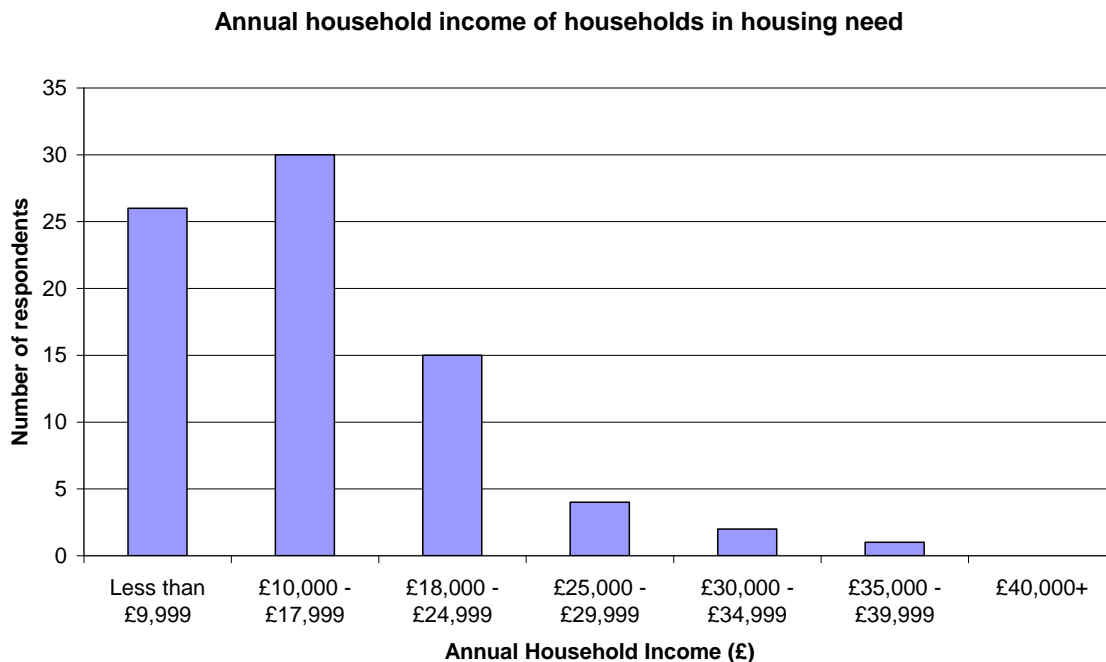
On the basis of this information, none of the 82 households identified as in need would be able to afford to purchase a property on the open market.

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 Pulborough. The most common annual incomes of those in housing need are those between £10,000 and £17,999. Four respondents could not or did not provide this information.

Figure 6 - Annual Incomes of Households in Housing Need with a local connection

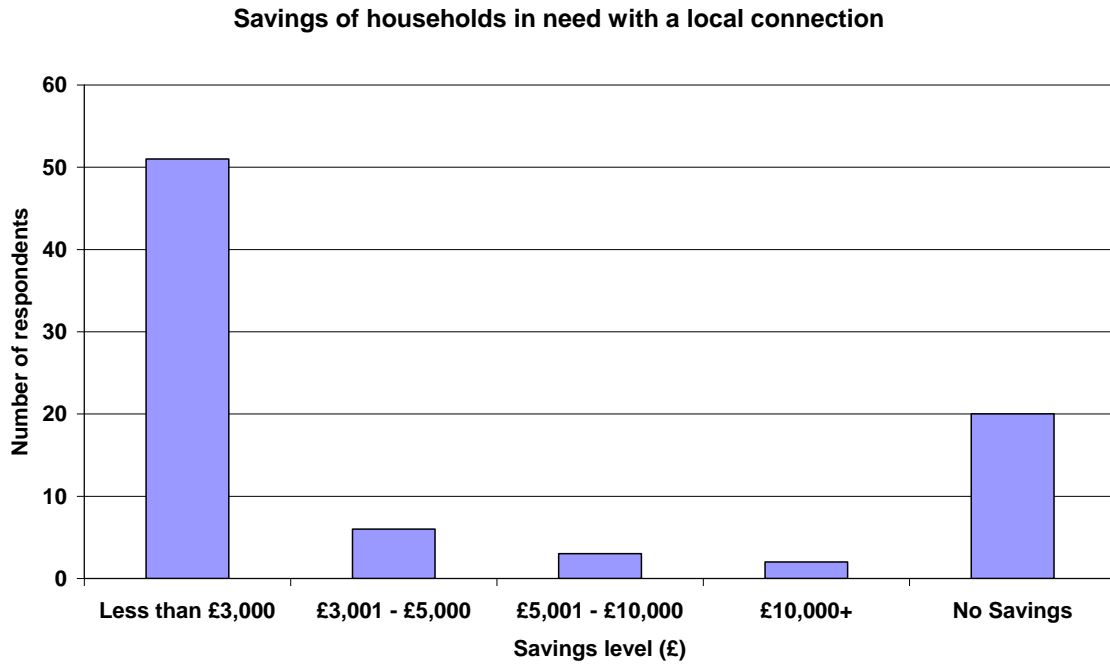


From Figure 6 it can be seen that

- 71 (91.0%) households have an income below £24,999 per annum which is the lowest level income that would be considered for shared ownership housing
- 7 (9.0%) 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.
- 4 households did not or did not provide this information.
- No household had an income over £40,000.

From Figure 7, it can be seen that 57 households out of the 82 that are in housing need have savings below £5,000. 3 households have savings between £5,000 and £10,000 and 2 households had in excess of £10,000. The remaining 20 households have no savings.

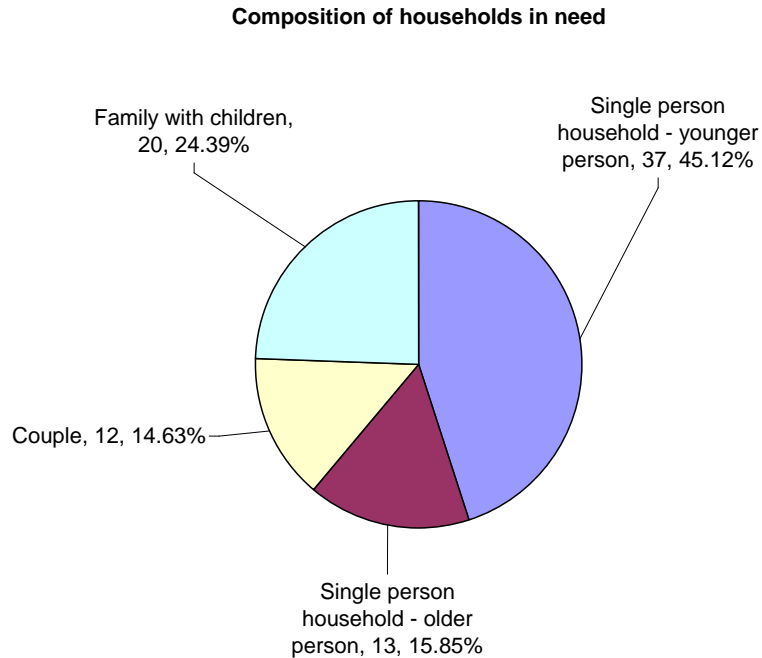
Figure 7 - Savings of Households in Housing Need with a local connection



5.6 Household composition

The household makeup of the 82 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 8- Composition of households in need



Of the 50 single person households, 13 described themselves as an older person's household. As a percentage breakdown this equates to the following:
 24.4% in housing need falls into the category of families with children
 14.6% in housing need are couples
 61.0% in housing need are single person households

5.7 Summary of Need

There are 82 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	50
Couple without children	12
Family with 1 child	12
Family with 2 children	7
Family with 3 children	1
Total	82

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.

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

From this search undertaken in May 2011, an entry level home was £110,000 for a 1 bed apartment. This rises to £130,000 for a 2 bed apartment, £174,950 for a 2 bed semi-detached house and to £199,999 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 Pulborough.

Table 9 - Lowest current property prices

Property Type	Location	Lowest Price	Income Required
1 bed apartment	Pulborough	£110,000	£28,285
2 bed apartment	Pulborough	£130,000	£33,428
2 bed semi-detached house	Pulborough	£174,950	£44,987
3 bed terraced	Pulborough	£205,000	£52,714
3 bed semi-detached house	Pulborough	£199,999	£51,428
4 bed flat	Pulborough	£250,000	£64,285
4 bed townhouse	Pulborough	£279,995	£71,998

Table 10 - Lowest current property rental prices

Property Type	Location	Lowest Price	Income required (@33% gross income)
1 bed flat	Pulborough	£500 pcm	£18,000
2 bed apartment	Pulborough	£700 pcm	£25,200
2 bed maisonette	Pulborough	£700 pcm	£25,200
3 bed semi-detached house	Pulborough	£750 pcm	£27,000
4 bed semi-detached house	Pulborough	£1,195 pcm	£43,020