

# **HOUSING NEEDS SURVEY REPORT**

**Nuthurst Parish**

**Horsham DISTRICT**

**Survey undertaken in  
February 2014**

**Action in rural Sussex**

## Contents

<b>1</b>	<b>Introduction</b> .....	<b>4</b>
1.1	Context to the Housing Needs Survey .....	4
1.2	Rural Affordable Housing.....	4
1.3	Methodology.....	4
1.4	Response rate.....	5
<b>2</b>	<b>The Parish of Nuthurst</b> .....	<b>6</b>
2.1	Housing type in Nuthurst Parish .....	7
2.2	Housing Tenure in the Parish .....	8
<b>3</b>	<b>Local Income Levels and Affordability</b> .....	<b>9</b>
3.1.1	Property Prices in the District.....	9
3.1.2	Property prices in the Parish .....	9
<b>4</b>	<b>Survey - Part 1: Views on Affordable Housing</b> .....	<b>11</b>
4.1	Current Housing Tenure .....	11
4.2	Housing Type .....	12
4.3	Number of bedrooms.....	12
4.4	Adaptations .....	12
4.5	Local connection.....	13
4.6	Support for Affordable Housing.....	13
4.7	Support for Open Market Housing .....	14
4.8	Types of Open Market Housing that should be considered.....	15
4.9	Does any family member need to move now or in the next 5 years? .....	16
4.10	Summary .....	16
<b>5</b>	<b>Survey Part 2 Results – Affordable Housing Need</b> .....	<b>17</b>
5.1	Residence and Local Connection .....	17
5.2	Length of residence .....	17
5.3	When accommodation is required .....	18
5.4	Current tenure of households in need.....	19
5.5	Housing Register .....	19
5.6	Reasons for moving.....	20
5.7	Accommodation requirements .....	20
5.8	Preferred tenure .....	20
5.9	Housing Type .....	21
5.10	Affordability.....	22
<b>6</b>	<b>Summary of Affordable Housing Need</b> .....	<b>24</b>
6.1	Household composition .....	24

## List of Figures and Tables

Figure 1 - Housing Type Breakdown .....	7
Figure 2 – Housing Tenure Breakdown .....	8
Figure 3 - Current housing tenure of respondents .....	11
Figure 4 - Current housing type of respondents .....	12
Figure 5 - Support for an affordable housing development .....	13
Figure 6 - Support for open market housing .....	14
Figure 7 - Types of open market housing to be considered .....	15
Figure 8 - Size of open market housing to be considered .....	15
Figure 9 - Likely timeframe in which respondents would need to move .....	18
Figure 10 - Current tenure of households in need .....	19
Figure 11 - Preferred accommodation type .....	21
Figure 12 - Annual Incomes of Households in Housing Need with a local connection .....	22
Figure 13 - Savings of Households in Housing Need with a local connection .....	23
Figure 14 - Composition of households in need .....	24
Table 1 - Housing Type comparison between the District and the Parish .....	7
Table 2 - Housing Tenure in the District and the Parish .....	8
Table 3 - Average House Prices in the District (by type) .....	9
Table 4 - Lowest current property prices .....	9
Table 5 - Lowest current property rental prices .....	10
Table 6 - Number of bedrooms in respondent's households .....	12
Table 7 – Households moving for affordable housing .....	16
Table 8 - Households moving for open market housing .....	16
Table 9 - Length of residence .....	17
Table 10 - Reasons for needing to move house .....	20
Table 11 - Breakdown of households in need .....	24

# 1 Introduction

## 1.1 Context to the Housing Needs Survey

Action in rural Sussex as the Rural Housing Enabler for Sussex was asked by Nuthurst Parish Council to undertake a Housing Needs Survey of the Parish in February 2014.

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 Nuthurst Parish.

## 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 by hand to 777 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 17<sup>th</sup> February 2014.

#### **1.4 Response rate**

Overall 777 questionnaires were sent out; one to each household in the parish. A total of 375 survey forms were returned. This gives the Housing Needs Survey a response rate of 48.3%.

No households identified that their property was not their main home and there was subsequently no need for them to be excluded from the number available for analysis. The total for analysis was therefore 375 households.

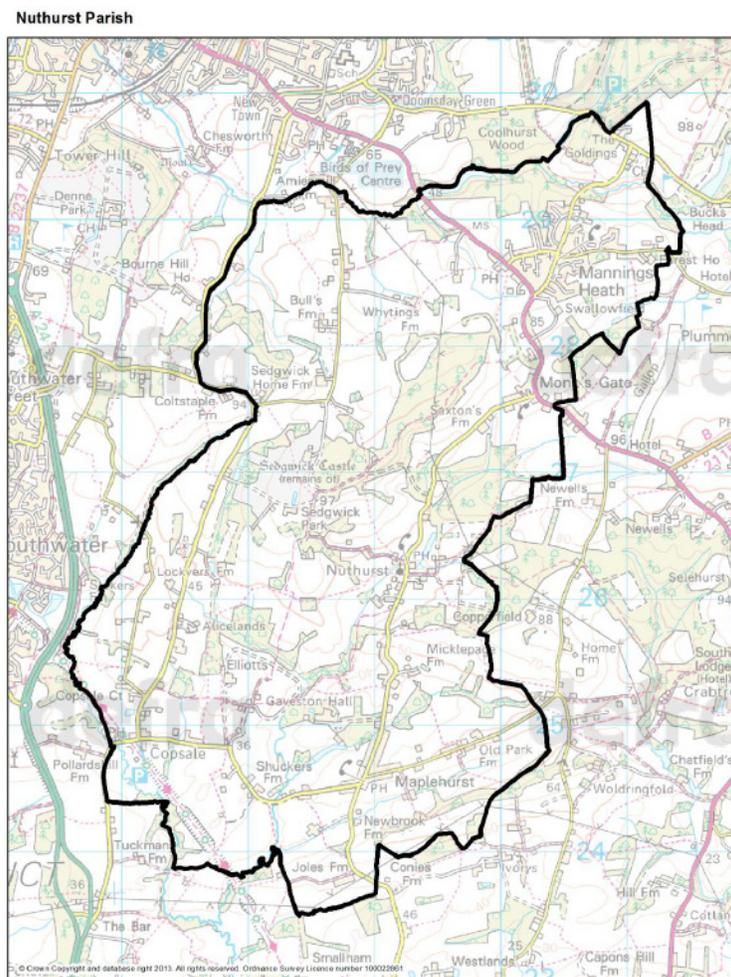
## 2 The Parish of Nuthurst

Nuthurst Parish is located in the central eastern portion of Horsham District in West Sussex. Its northern boundary is some 2 miles south of the town of Horsham and its southern boundary some 6 miles south. The main north-south A24 road which runs north to Horsham and south to Worthing is on average about a mile from the Parish's western boundary. The Parish contains the settlements of Copsale, Mannings Heath, Maplehurst, Monksgate, Nuthurst and Sedgwick. It covers some 9,000 acres and is essentially rural in character with 13 active farms.

The nearby town of Horsham provides a direct rail link to both London Victoria and London Bridge as well as Bognor Regis, Portsmouth and Southampton. Trains also run via Crawley on the main London-Brighton train line as well as north-west towards Dorking with connects to Guildford. These trains provide services for commuters and Horsham serves as a centre for more significant amenities and services (such as the Hospital) than those found in the parish.

Services in the parish are very limited and reflect the small size of the population. They consist of a Church of England Primary school, three Pubs, two Parish Churches, two village halls, one shop and a garage/shop. There is no doctor's or dentist's surgery, no post office, no secondary school and infrequent bus services.

According to the Census, the population of the parish was 1,777 persons in 2011.



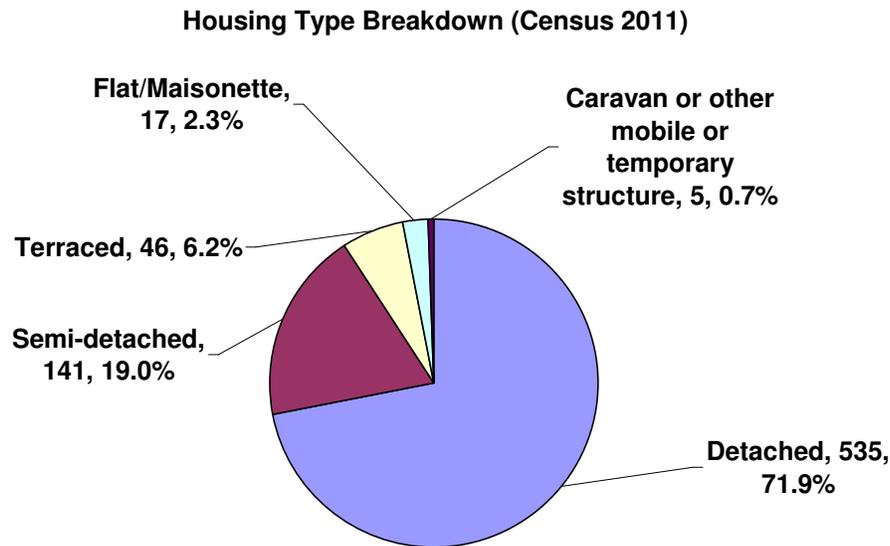
Source: 2011 Census Output Area boundaries. Crown Copyright. Crown Copyright material is reproduced with the permission of the controller of HMSO. Produced by Oxford Consultants for Social Inclusion, www.ocsii.co.uk, April 2013

## 2.1 Housing type in Nuthurst Parish

Figure 1 provides a breakdown of the existing structure of the housing stock in Nuthurst Parish (as at the Census - 2011).

The data shows that in 2011 the greatest proportion of properties in the parish were detached properties. These made up 71.9% of the housing at that time, with a smaller proportion of semi-detached properties (19.0%), 6.2% being terraced, 2.3% being flats/maisonettes and 0.7% being caravans or other mobile or temporary structures.

**Figure 1 - Housing Type Breakdown**



As Table 1 shows, Nuthurst Parish has a significantly higher proportion of detached housing (71.9%) compared to the rest of Horsham District (38.8%), with a lower proportion of semi-detached housing (19.0% compared to 26.8%), a far lower level of terraced housing (6.2% compared to 17.1%) and a significantly lower proportion of flats/maisonettes (2.3% compared to 16.6%) and an identical proportion of caravans and mobile/temporary structures (0.7%).

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

Housing Type	District	Parish
Detached	21,310 (38.8%)	535 (71.9%)
Semi-detached	14,707 (26.8%)	141 (19.0%)
Terraced	9,392 (17.1%)	46 (6.2%)
Flat / Maisonette	9,111 (16.6%)	17 (2.3%)
Caravan or other mobile/temporary structure	362 (0.7%)	5 (0.7%)

(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 Nuthurst Parish is owner-occupied housing (85.2%), with rates comparable to but 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 (0.4% compared to 0.7%).

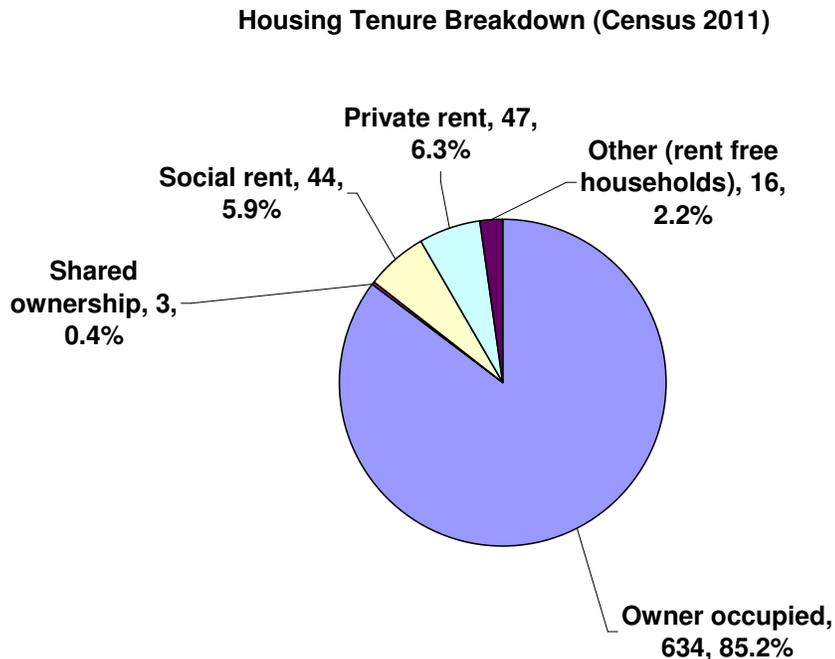
The parish has lower levels of Social Rented housing (Housing Association) and Local Authority rental housing than the rest of Horsham District (5.9% compared to 11.6%). It also has lower levels of private sector rentable properties than for the remainder of Horsham District (6.3% compared to 11.8%), but higher rates of those in the 'Other' category (2.2% compared to 1.5%).

**Table 2 - Housing Tenure in the District and the Parish**

Tenure	District	Parish
Owner occupied (owned outright or with mortgage)	40,926 (74.5%)	634 (85.2%)
Shared ownership (Part owned-part rented)	363 (0.7%)	3 (0.4%)
Social Rented (Housing Association / Council rent)	6,347 (11.6%)	44 (5.9%)
Private rent	6,480 (11.8%)	47 (6.3%)
Other (Living rent free)	807 (1.5%)	16 (2.2%)

(Source: Census 2011)

**Figure 2 – Housing Tenure Breakdown**



### 3 Local Income Levels and Affordability

#### 3.1.1 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 District between April to June 2013 (the latest data release).

From these figures the income required to purchase each type of property has been provided. This is calculated on the basis of a 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 £41,132.

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

Housing Type	Average Price	Income Required
All Housing	£329,425	£84,709
Detached	£491,149	£126,295
Semi-Detached	£302,813	£77,866
Terraced	£249,889	£64,257
Flat	£159,959	£41,132

Source: Land Registry (2013)

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

House prices in rural areas are also likely to be higher than the District-wide averages outlined above, largely due to the limited supply of property available for sale and the higher average size of such housing stock.

#### 3.1.2 Property prices in the Parish

A property search on [www.rightmove.co.uk](http://www.rightmove.co.uk) was also carried out to provide an indication of current prices of properties available in Nuthurst Parish. Table 4 shows the lowest prices for open market properties on sale in Nuthurst Parish and Table 5 shows the lowest prices for properties available to rent in the same area. The rental values for income required are based on monthly rents not exceeding 25% of an individual or households gross income.

From this search undertaken in March 2014, the household income required to afford to purchase the cheapest home then on the market was £64,272 for a 4 bed bungalow (in Cowfold – as no smaller or comparable properties were for sale in Nuthurst Parish at the time of the search which was extended to a 3 mile radius).

**Table 4 - Lowest current property prices**

Property Type	Location	Lowest Price	Income Required
<b>3 bed semi-detached house</b>	Mannings Heath	£400,000	£102,857
<b>4 bed bungalow</b>	Cowfold (not in parish)	£249,950	£64,272
<b>4 bed bungalow</b>	Copsale	£475,000	£122,142
<b>4 bed town house</b>	Cowfold (not in parish)	£349,950	£89,987

From this search undertaken in March 2014 and based on current property prices, the household income required to afford to rent an entry level home then on the market was £43,200 for a 2 bed terraced house in Lower Beeding (No smaller or comparable properties were available for rent in Nuthurst Parish at the time of the search which was extended to a 3 mile radius).

**Table 5 - Lowest current property rental prices**

<b>Property Type</b>	<b>Location</b>	<b>Lowest Price</b>	<b>Income required (@25% gross income)</b>
<b>2 bed terraced house</b>	Lower Beeding (not in parish)	£900 pcm	£43,200
<b>3 bed semi-detached house</b>	Cowfold (not in parish)	£925 pcm	£44,400
<b>4 bed detached house</b>	Mannings Heath	£1,650 pcm	£79,200
<b>4 bed detached house</b>	Lower Beeding (not in parish)	£1,695 pcm	£81,360

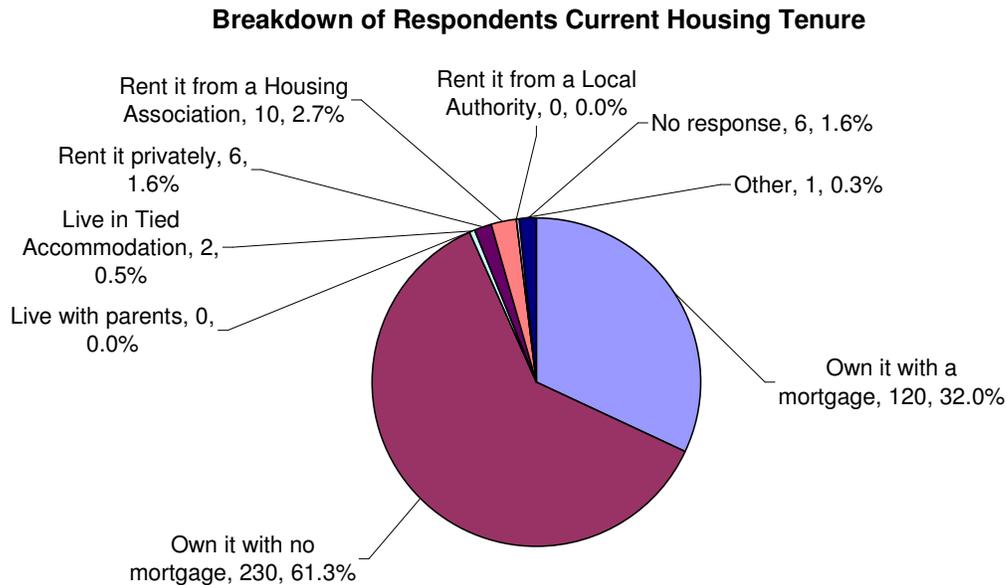
## 4 Survey - Part 1: Views on Affordable Housing

### 4.1 Current Housing Tenure

The vast majority of those completing the survey (100.0%) identified their current home as their main home, with 0.0% identifying it as a second home.

Of those in their main home, the greatest proportion (61.3%) owned their current home with no mortgage, with 32.0% owning it with the use of a mortgage. Of the remaining respondents: 2.7% rented from a Housing Association, 1.6% rented privately, 1.0% provided 'other' responses, 0.5% live in tied accommodation, 0.0% rent from a local authority and or live with parents. 1.6% respondents did not complete the question.

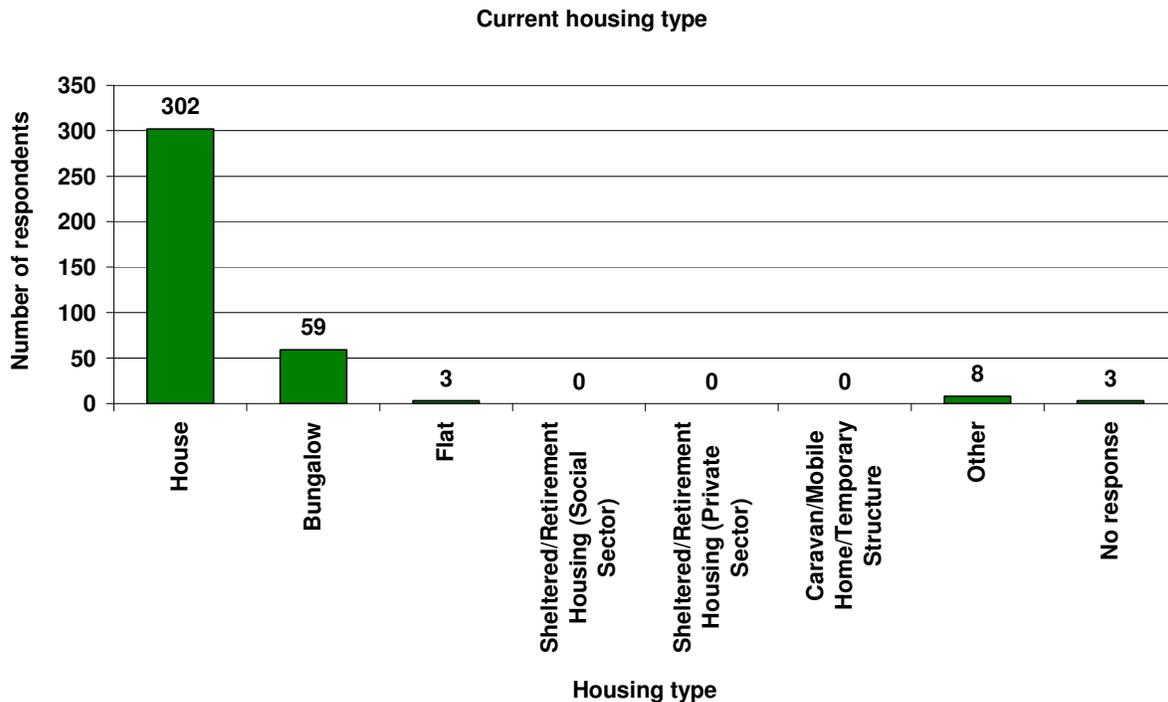
**Figure 3 - Current housing tenure of respondents**



## 4.2 Housing Type

An overwhelming majority of respondents (81.2%) identified that they currently live in a house, with 15.9% living in a bungalow and 0.8% living in a flat. 0.0% lived in sheltered/retirement housing (public sector), whilst 0.0% lived in sheltered/retirement housing (private sector) and 0.0% of respondents lived in a caravan/mobile home/temporary structure. 8 respondents (2.1%) provided 'other' responses. 3 respondents (0.8%) did not complete the question.

**Figure 4 - Current housing type of respondents**



## 4.3 Number of bedrooms

Households with 4 or more bedrooms represented the most common size of dwelling amongst those responding to the survey, making up 60.7% of responding households. The next most numerous responses were for: 3 bedrooms (25.4%); 2 bedrooms (11.2%) and 1 bedroom (2.7%). One respondent did not complete the question.

**Table 6 - Number of bedrooms in respondent's households**

Number of bedrooms	Number of responses
1	10 (2.7%)
2	42 (11.2%)
3	95 (25.4%)
4 or more	227 (60.7%)
No response	1

## 4.4 Adaptations

18 respondents (4.8%) identified that their current home required adaptations in order to become suitable for the needs of a household member. 354 respondents (95.2%) said that their current home did not require any adaptations, whilst 3 respondents did not complete the question.

A total of 15 respondents (16.7%) identified that if their current home required adaptations to become suitable for the needs of a household member that they would need financial assistance to undertake such changes. Whilst 75 (83.3%) indicated they would not require financial assistance and 285 provided no response to the question.

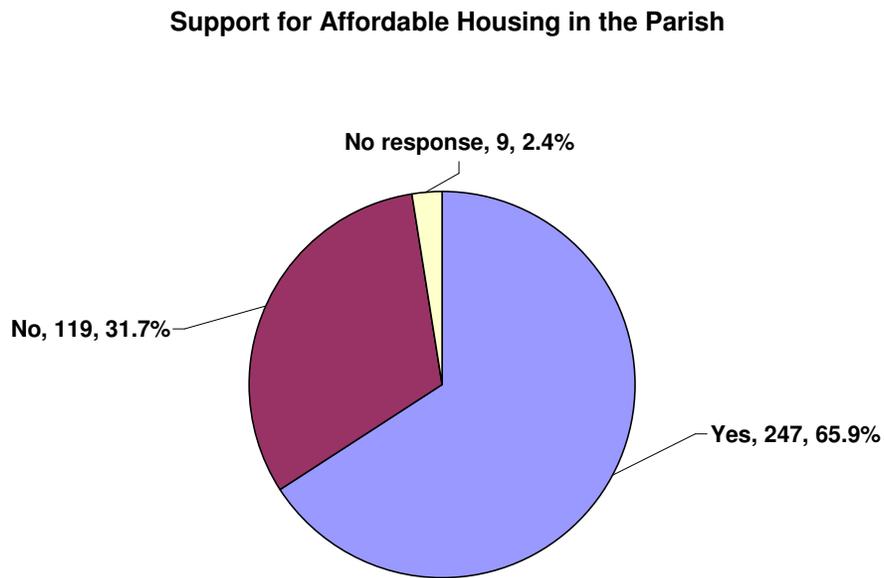
#### 4.5 Local connection

Of the 360 respondents to the question, 358 currently live in the parish (99.4%). Of those responding to the question, 27 worked in the parish (7.5% of those responding), 29 have relatives in the parish (8.1% of those responding) and 12 have previously lived in the parish (3.3% of those responding). No response was provided on 15 forms.

#### 4.6 Support for Affordable Housing

Of the respondents to the survey, 247 (65.9%) were in favour of a small affordable housing development for local people in Nuthurst Parish if there was a proven need. As seen in Figure 5, 119 respondents (31.7%) said that they would not support an affordable housing development and the remaining 9 respondents did not answer the question (2.4%).

**Figure 5 - Support for an affordable housing development**

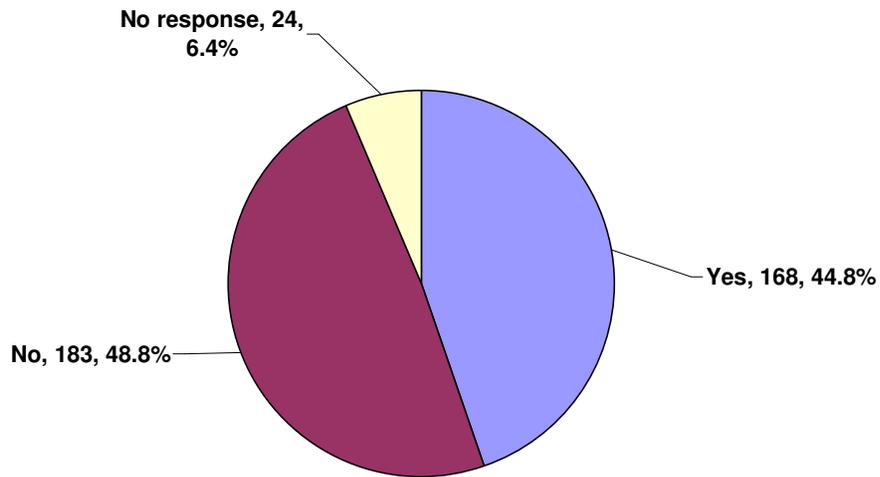


#### 4.7 Support for Open Market Housing

Of the respondents to the survey, 168 (44.8%) were in favour of other kinds of housing being made available for housing development in Nuthurst Parish if there was a proven need. As seen in Figure 6, 183 respondents (48.8%) said that they would not support a market housing development and the remaining 24 respondents did not answer the question (6.4%).

Figure 6 - Support for open market housing

Support for an Open Market Housing Development in the Parish



#### 4.8 Types of Open Market Housing that should be considered

The most commonly identified style of housing which respondents felt should be considered was semi-detached housing which was identified by 152 respondents (68.8% of those responding to the question). 154 out of the 375 respondents to the survey did not complete the question.

Figure 7 - Types of open market housing to be considered

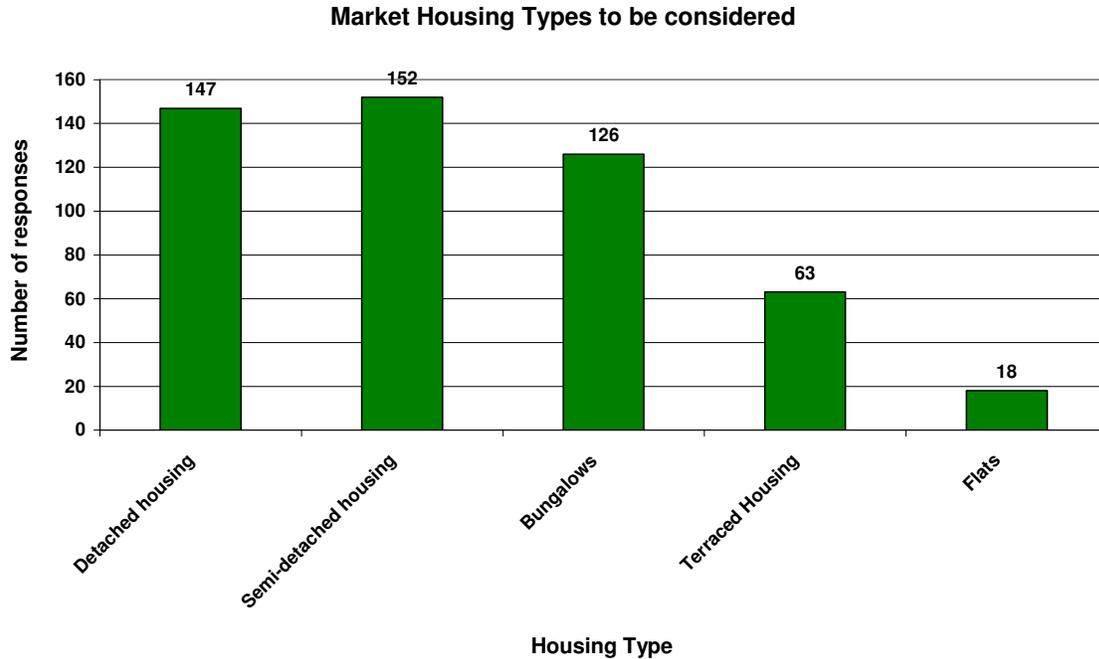
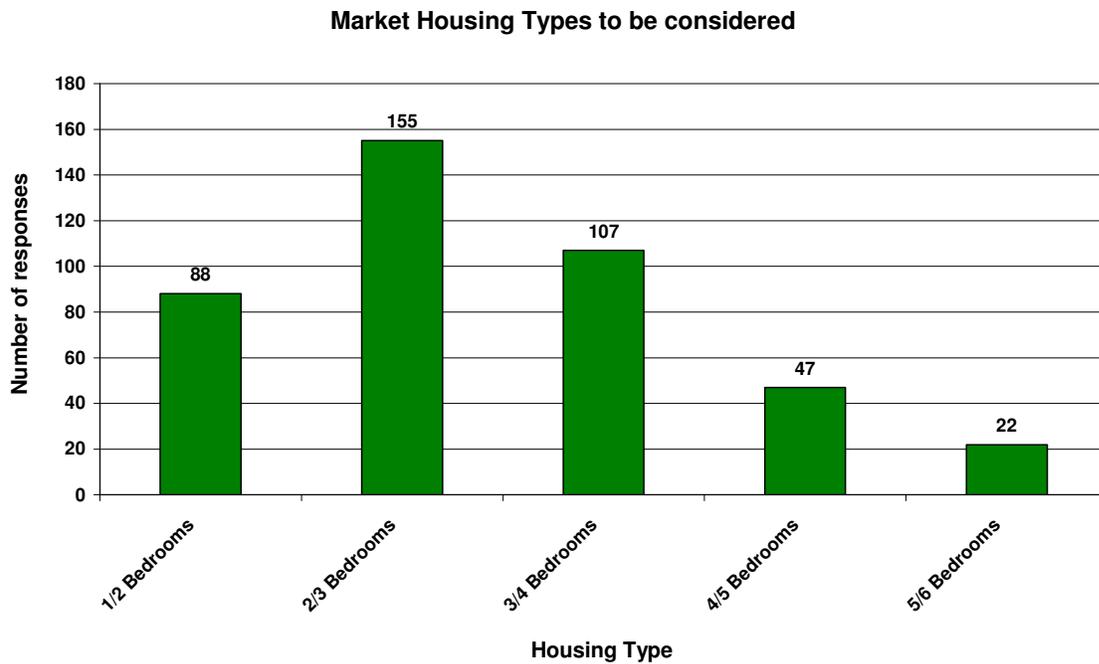


Figure 8 - Size of open market housing to be considered

The commonly identified size of property to be considered were those with 2/3 bedrooms, these were identified by 155 respondents (79.5% of those responding to the question). 180 out of the 375 respondents to the survey did not complete the question.



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

From Table 7, it can be seen that a combined total of 47 respondents said that a household member will need to move in pursuit of affordable housing. Of these, 34 said it was needed within 5 years (11.8% of all responses) and 13 said they needed to move in 5 or more years (4.5% of all responses).

**Table 7 – Households moving for affordable housing**

<b>Does the household need to move</b>	<b>Number of households</b>
Yes, within 5 years	34 (11.8%)
Yes, in 5 or more years	13 (4.5%)
No	242 (83.7%)
No Response	86
<b>TOTAL</b>	<b>375</b>

As shown in Table 8, it can be seen that a combined total of 42 respondents said that a household member will need to move in pursuit of open market housing. Of these, 23 said it was needed within 5 years (8.9% of all responses) and 19 said they needed to move in 5 or more years (7.4% of all responses).

**Table 8 - Households moving for open market housing**

<b>Does the household need to move</b>	<b>Number of households</b>
Yes, within 5 years	23 (8.9%)
Yes, in 5 or more years	19 (7.4%)
No	216 (83.7%)
No Response	117
<b>TOTAL</b>	<b>375</b>

#### 4.10 Summary

The trends outlined in the sections above illustrate that:

- 100.0% of respondents currently have their main home in the parish.
- 62.3% of respondents currently own their own home without a mortgage.
- 81.2% of respondents currently live in a house.
- The most common size of residence currently occupied by respondents has 4 or more bedrooms (60.7%).
- 4.8% of respondents identified that their current home required adaptations in order for them to remain living in it.
- Of respondents completing the question: 99.4% currently live in the parish.
- 67.5% of respondents would support an affordable housing development for local people if there were a proven need.
- 44.8% of respondents would support the development of other housing within the parish. The most commonly supported forms of such housing would be semi-detached housing with 2/3 bedrooms.
- 16.3% of respondents knew of a household that would need to leave the parish in pursuit of affordable housing.
- 16.3% of respondents knew of a household that would need to leave the parish in pursuit of open-market housing.

## 5 Survey Part 2 Results – Affordable Housing Need

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

- 6 respondents 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 housing requirements or that they did not possess a sufficiently strong local connection to the parish.
- 13 respondents were also identified as not eligible for affordable housing and excluded, but it is worth noting that they clearly indicated a need to downsize to a more appropriate property that met their needs.
- 34 were identified as being in need of affordable housing.

The remainder of this section provides an overview of the 34 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 is identified in the section below.

### 5.1 Residence and Local Connection

Of the 34 respondents in need of affordable housing:

- 28 currently live in Nuthurst Parish (90.3% of all in need respondents)
- 3 currently work in Nuthurst Parish (9.7% of all in need respondents)
- 8 have relatives in Nuthurst Parish (25.8% of all in need respondents)
- 4 have previously lived in Nuthurst Parish (12.9% of all in need respondents)
- 3 respondents did not complete the question.

### 5.2 Length of residence

Table 9 below provides a break down of the length of residence for those respondents that identified that they currently lived in Nuthurst Parish, worked in the parish, have relatives in the parish or lived in Nuthurst Parish on a previous occasion (where they answered the question).

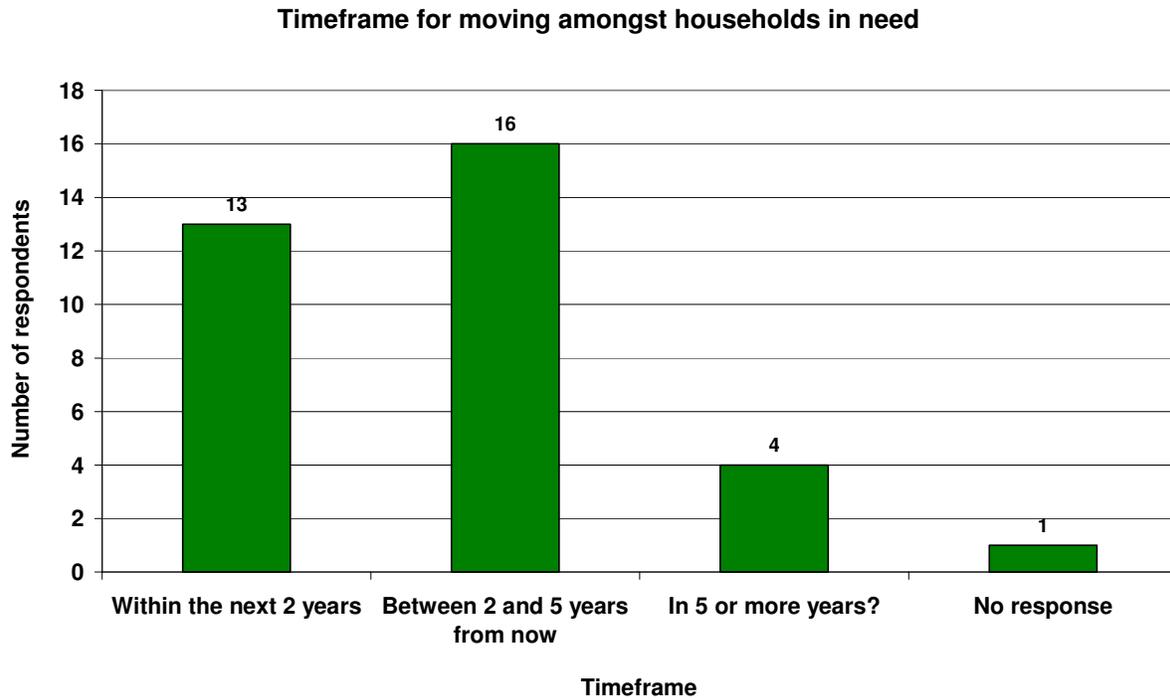
**Table 9 - Length of residence**

	<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>	<b>16-20 years</b>	<b>21-25 years</b>	<b>26-30 years</b>	<b>30+ years</b>	<b>Whole life</b>
Currently live in Nuthurst Parish	<b>6</b> <b>(26.1%)</b>	2 (8.7%)	1 (4.3%)	4 (17.4%)	6 (26.1%)	4 (17.4%)	0 (0.0%)	0 (0.0%)
Work in the Parish	<b>3</b> <b>(100.0%)</b>	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Have relatives in the Parish	0 (0.0%)	1 (14.3%)	<b>2</b> <b>(28.6%)</b>	0 (0.0%)	<b>2</b> <b>(28.6%)</b>	0 (0.0%)	<b>2</b> <b>(28.6%)</b>	0 (0.0%)
Previously lived in Nuthurst Parish	0 (0.0%)	0 (0.0%)	0 (0.0%)	<b>2</b> <b>(50.0%)</b>	<b>2</b> <b>(50.0%)</b>	0 (0.0%)	0 (0.0%)	0 (0.0%)

### 5.3 When accommodation is required

A total of 13 (39.4%) of the respondents in housing need stated that they would need to move within 2 years, 16 respondents (48.5%) highlighted a need to move between 2 and 5 years from now, whilst 4 (12.1%) respondent made clear that they would need to move in 5 or more years from now. A single respondent did not provide an answer to the question.

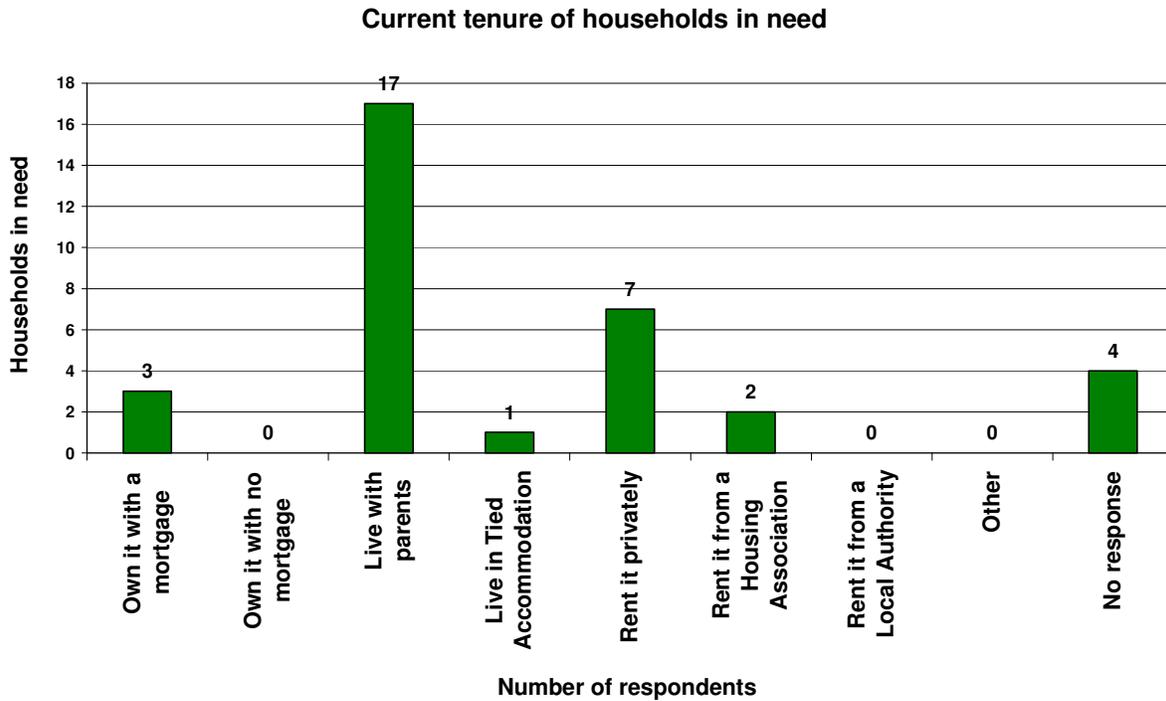
Figure 9 - Likely timeframe in which respondents would need to move



#### 5.4 Current tenure of households in need

Of those households identified as being in need: 17 were living with parents (56.7%), 7 were renting privately (23.3%), 3 own it with a mortgage (10.0%), 2 rent from a Housing Association (6.7%) and 1 lives in tied accommodation (3.3%). A total of 4 respondents did not complete the question.

Figure 10 - Current tenure of households in need



#### 5.5 Housing Register

A total of 1 respondent (3.1%) with a local connection who indicated a housing need are currently on the Local Authority or Housing Association housing register, with 31 respondents (96.9%) not currently being on the housing register. 2 respondents did not complete the question.

## 5.6 Reasons for moving

As shown in Table 10, when asked why the household needed to move, 24 respondents said it was to set up an independent home, 2 needed a larger home, 2 needed a smaller home, 1 respondent needed a cheaper home, 1 needed a more manageable home, 1 needed a secure home and 1 needed to change tenure. 2 respondents provided other responses. All respondents completed the question.

**Table 10 - Reasons for needing to move house**

<b>Reason for moving</b>	<b>Number of respondents</b>
Need to set up an independent home	24 (70.6%)
Need larger home	2 (5.9%)
Need to be closer to carer or dependent, to give or receive support	0 (0.0%)
Need cheaper home	1 (2.9%)
Need to avoid harassment	0 (0.0%)
Need to be closer to employer	0 (0.0%)
Need a secure home	1 (2.9%)
Need to change tenure	1 (2.9%)
Need adapted home	0 (0.0%)
Need a more manageable home	1 (2.9%)
Need to be closer to/have access to public transport	0 (0.0%)
Need a smaller home – present home is difficult to manage	2 (5.9%)
Other	2 (5.9%)
No response	0 (0.0%)
<b>TOTAL</b>	<b>34</b>

## 5.7 Accommodation requirements

Of the in-need households, 2 respondents (50.0%) identified a need in future for ground floor accommodation. 1 respondent (25.0%) identified a need for other housing with support services provided, 1 respondent (25.0%) identified a need for sheltered housing with support services provided and 0 respondents (0.0%) residential housing with care provided. 30 respondents did not complete the question.

## 5.8 Preferred tenure

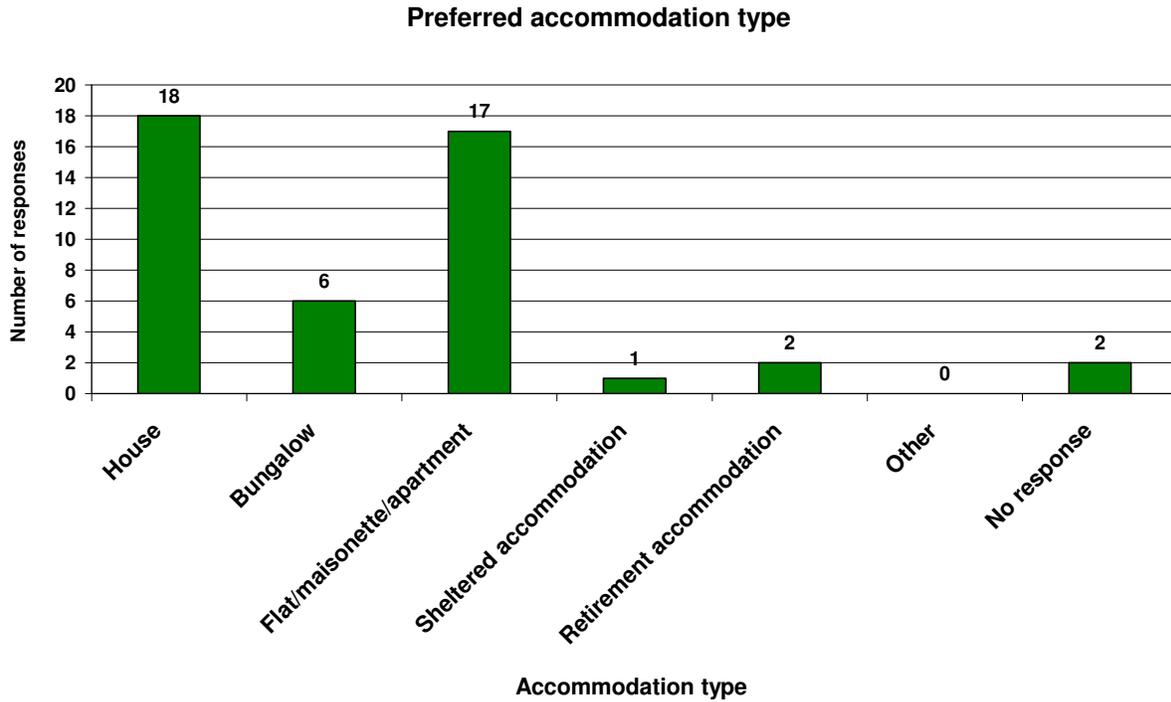
15 of the households in need of affordable housing indicated a preference wanted to rent from a Housing Association (45.5%), 13 to purchase a property on the open market (39.4%), 5 were seeking a shared-ownership property (12.1%), whilst 1 respondent wished to rent from a private landlord (3.0%). 1 respondent did not complete the question.

### 5.9 Housing Type

A total of 18 respondents indicated a preference for a house (56.3% of respondents), 17 for a flat/maisonette/apartment (53.1% of respondents), 6 respondents indicated a preference for a bungalow (18.8% of respondents), whilst 2 respondents indicated a preference for retirement accommodation (6.3% of respondents) and 1 for sheltered accommodation (3.1% of respondents). 2 respondents did not complete the question.

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

**Figure 11 - Preferred accommodation type**



### 5.10 Affordability

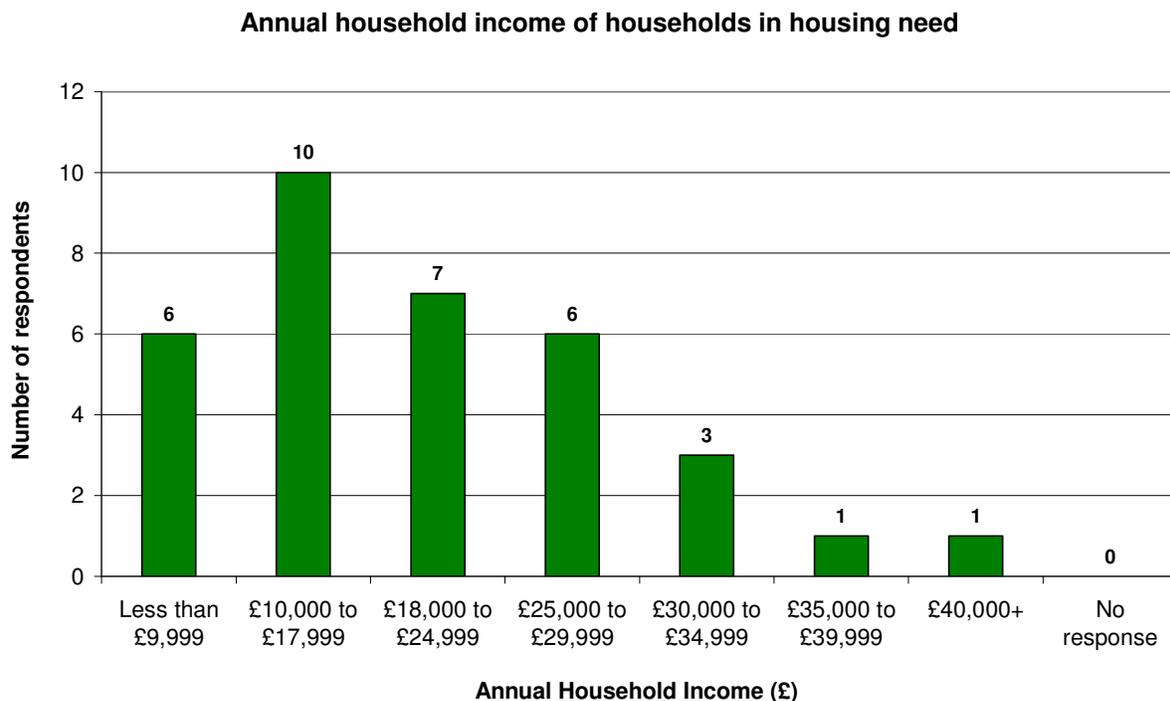
To enable an accurate calculation of the number of people that are in housing need and cannot afford to either purchase or rent on the open market, respondents were asked for their gross annual income and the amount of savings they have.

Figure 12 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 property in Nuthurst Parish. The most common annual income was in the less than £9,999 category.

From Figure 12 it can be seen that

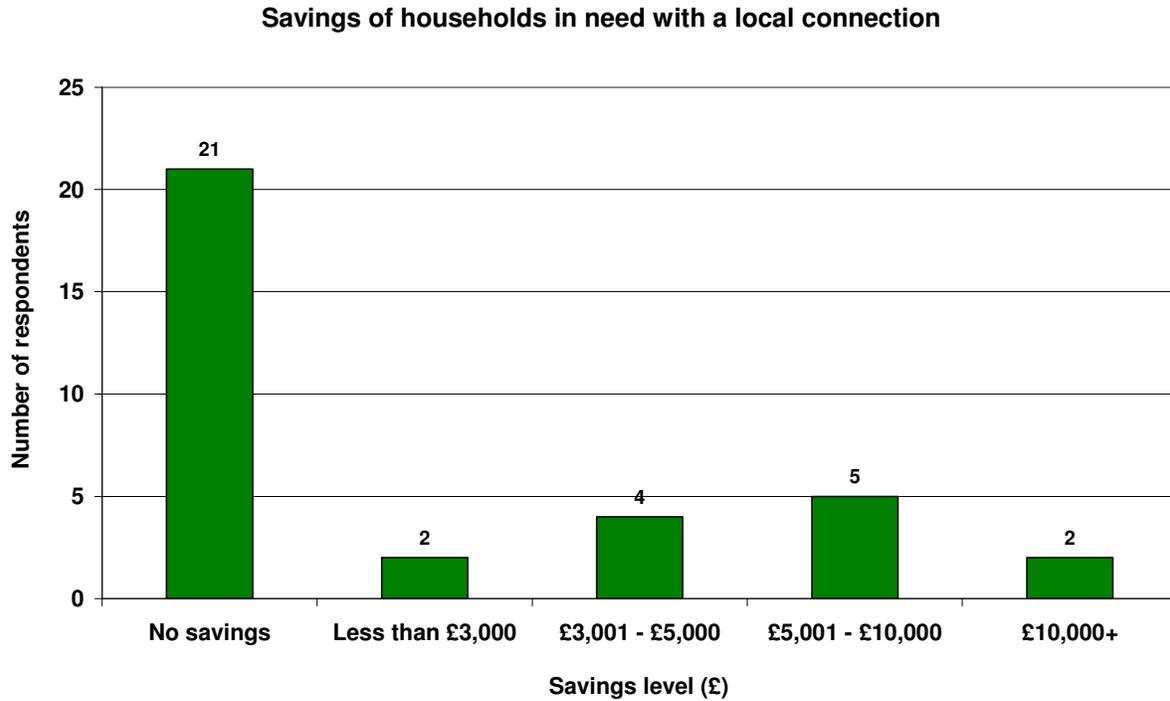
- 23 (67.6%) households have an income below £24,999 per annum - which is the lowest level of income that would be considered eligible for shared ownership housing and subsequent cannot qualify for it.
- 11 (22.4%) households have an income of over £24,999 and are therefore eligible for shared ownership housing.
- All respondents provided an answer to the question.

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



From Figure 13, it can be seen that 21 households in housing need have no savings (61.8%), 2 households have savings below £3,000 (5.9%), 4 households have savings between £3,001 and £5,000 (11.8%), whilst 5 households has savings between £5,001 and £10,000 (14.7%). 2 households had savings in excess of £10,000 (5.9%).

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



## 6 Summary of Affordable Housing Need

There are 34 households in housing need who have a local connection and who cannot afford to either purchase or rent on the open market. Through their local connection, these households have expressed a desire to live in the parish. The breakdown of the types of households identified as being in need is provided below:

**Table 11 - Breakdown of households in need**

Household type	Number of respondents
A single adult	23 (67.6%)
A single elderly person (over 65)	2 (5.9%)
An adult couple (18-64)	4 (11.8%)
An older couple (Over 65)	0 (0.0%)
A family with children	5 (14.7%)
Unclassified	0 (0.0%)
<b>TOTAL</b>	<b>34</b>

Family with children - Number of children	Number of respondents
1	1 (20.0%)
2	2 (40.0%)
3	2 (40.0%)
Not specified	0 (0.0%)
<b>TOTAL</b>	<b>5</b>

### 6.1 Household composition

The household makeup of the 34 households in housing need with a local connection and who cannot afford to buy or rent on the open market are shown in Figure 14.

**Figure 14 - Composition of households in need**

