

CHICHESTER DISTRICT COUNCIL

# Rural Housing Survey Report

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## Fittleworth Parish

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August 2015

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## Abbreviations

<b>CDC</b>	Chichester District Council
<b>DCLG</b>	Department for Communities and Local Government
<b>DNA</b>	Did Not Answer
<b>LPA</b>	Local Planning Authority
<b>FNHPSG</b>	Fittleworth Neighbourhood Planning Steering Group
<b>FPC</b>	Fittleworth Parish Council
<b>NPPF</b>	National Planning Policy Framework
<b>NPPG</b>	National Planning Practice Guidance
<b>SDNPA</b>	South Downs National Park Authority
<b>SHMA</b>	Strategic Housing Market Assessment

## 1.0 Summary

### 1.1 Introduction

Fittleworth Neighbourhood Planning Steering Group (FNHPSG) and Chichester District Council's (CDC) housing delivery team worked together to tailor CDC's template housing needs survey<sup>1</sup> to;

- comprehensively assess Fittleworth's local housing need, and;
- establish the level of support from the community for providing both affordable and market units within the parish.

This report summarises the key findings from the survey whilst taking into account the secondary information available to help further the communities' understanding of the local need. This document will contribute to the evidence base for Fittleworths Neighbourhood Plan, in-line with the National Planning Practice Guidance (NPPG):

*“Local housing need surveys may be appropriate to assess the affordable housing requirements specific to the needs of people in rural areas, given the lack of granularity provided by secondary sources of information”.*

This report has been based on a total of **262** valid returns, equivalent to a **58.5% response rate of households in the surveyed area** (in relation to the 2011 Census information). It represents a total of **630** people (household members), equivalent to **64.4% of the parish population**, as defined by the 2011 Census. The gender split of respondents comprised 49.4% female, 48.7% Male and 1.9% did not answer.

On this basis, CDC housing delivery team recommends that the survey be considered statistically significant and illustrative of a significant proportion of the local community.

**NB.** The National Planning Policy Framework (NPPF) requires that housing needs are objectively assessed, based on household projections but also take into account migration, travel to work patterns, socio economic factors and housing market dynamics. Consequently a housing needs survey can only form part of the overall housing need assessment evidence.

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<sup>1</sup> See Appendix 1 for a sample of the survey.

## 1.2 Key findings

**58.5%** of the total households in Fittleworth responded to the housing need survey. 14% indicated that they would not support development anywhere in the parish. 85% indicated they would support some form of development, of which the majority of support (66%) is for affordable rented accommodation for local people.

The survey has demonstrated a number of interesting facts and correlations; principally, that there is a greater affordable need in the parish area than had been identified by the council's housing register. The survey results have identified an estimated housing need of 7 - 31 units, of which:

- 0 – 5 is market housing need
- 7 – 24 is affordable housing need
- 0 – 2 is market rent need

Listed below is a summary of the main housing issues that have been identified:

1. An aging population who require smaller accommodation for downsizing:
  - a. For both market and affordable tenure:
    - Bungalows (1, 2 & 3 bedrooms)
    - Age restricted (1 & 2 bedrooms)
2. Younger household needs;
  - a. For affordable rented tenure:
    - 1 bedroom flats
    - 2 bedroom houses:
  - b. For first time buyer accommodation
    - Mainly 2 bedroom houses

The majority of respondents would prefer to see these homes delivered **over more than 2 sites**, and the majority of the support is for around **10 - 20 units**.

## 2.0 Introduction

There have been active discussions between Fittleworth Parish Council (FPC), CDC and South Downs National Park Authority (SDNPA) on the topic of rural affordable housing need within the Parish since 2004.

More recently, March 2015, FNHPSG asked CDC housing delivery team to discuss the housing need within the parish. It was agreed that a housing needs survey would be commissioned to assess any hidden housing need. CDC agreed to analyse and report back the findings from the housing need survey. The survey was duly carried out in accordance with the Data Protection Act, 1998.

This report summarises the key findings, which will help further the communities' understanding of the local need and contribute to the evidence base for Fittleworth's Neighbourhood Plan.

## 3.0 Fittleworth's geographic and housing profile

Fittleworth is a civil parish in the District of Chichester. The parish lies wholly within the SDNP. The village has an Anglican church, a free church, a primary school, a village hall and one pub, the Swan. In the 2011 census the parish covered 1,164 hectares (2,875 acres).

Table 1 illustrates that from 2001 to 2011 there was a decrease in Fittleworth's total population by 3.9%. The census information<sup>2</sup> shows that the number of dwellings increased by 1.1%. This indicates that the average household size in the parish has decreased.

**Table 1 – Fittleworth's key census statistics**

Fittleworth's Key Census Statistics			
Variable	2001 Census	2011 Census	Change 2001-2011
Current population (usual residents)	1018	978	-40 (3.9% decrease)
Number of households (usual residents)	443	448	+5 (1.1% increase)

The 2011 census information highlights that 71% (319) dwellings were owner-occupied within the Parish. This has not changed since the 2001 census, whereby 71% (314) of the dwellings were owner occupied.

<sup>2</sup> The Census 2011 was taken on the 27<sup>th</sup> March 2011, it must be noted that this information is a snap shot of the day the surveys were conducted. Dwellings include caravans and temporary structures.

Figure 1 illustrates that Fittleworth has a larger proportion of owner occupied housing and a lower percentage of social rented housing compared to the Chichester District and South East England.

**Figure 1 – Household tenure comparison; Fittleworth, Chichester and South East England, Census 2011**

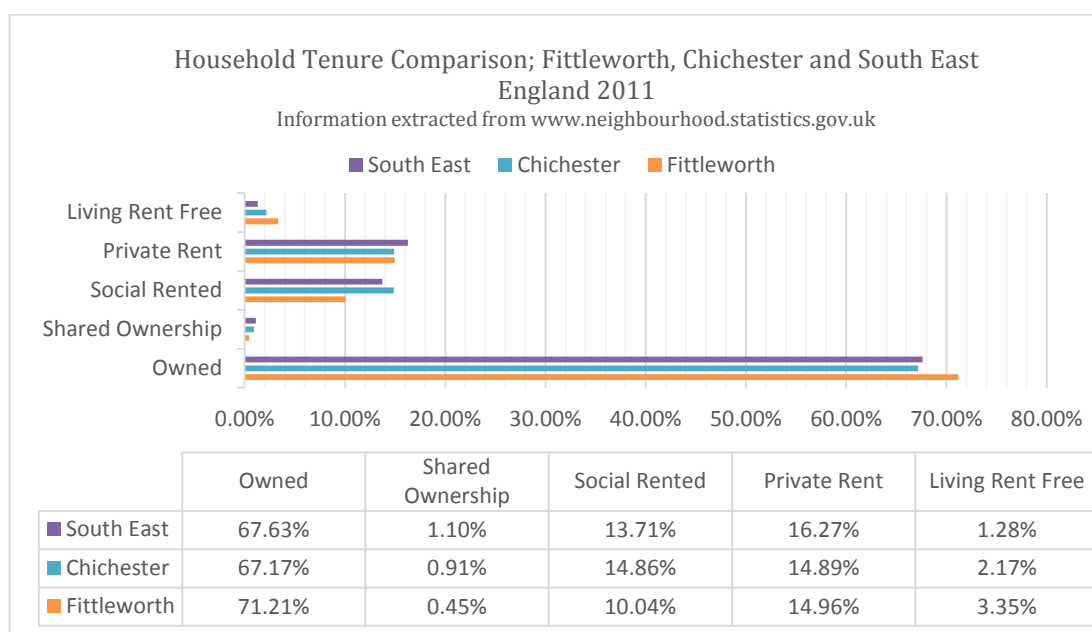


Table 2 illustrates the current council tax charges in Fittleworth in relation to banding:

**Table 2 – Fittleworth council tax charges 2015/16**

Fittleworth Council Tax Charges 2015/16	
Tax Band	Yearly Charge
Band A	£986.49
Band B	£1,150.941
Band C	£1,315.32
Band D	£1,479.74
Band E	£1,808.57
Band F	£2,137.40
Band G	£2,466.23
Band H	£2,959.48

Figure 2 compares the number of properties in relation to council tax banding from 2001 to 2011. It shows that the majority of residents are in either band D or G:



**Figure 2 – Fittleworth council tax banding 2001-2011**

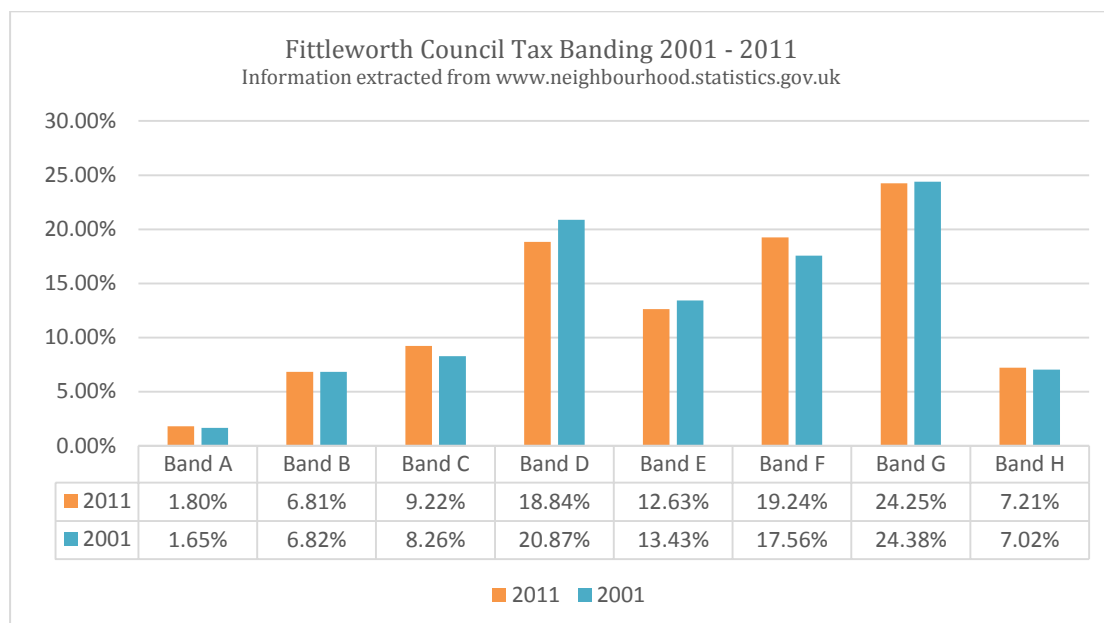
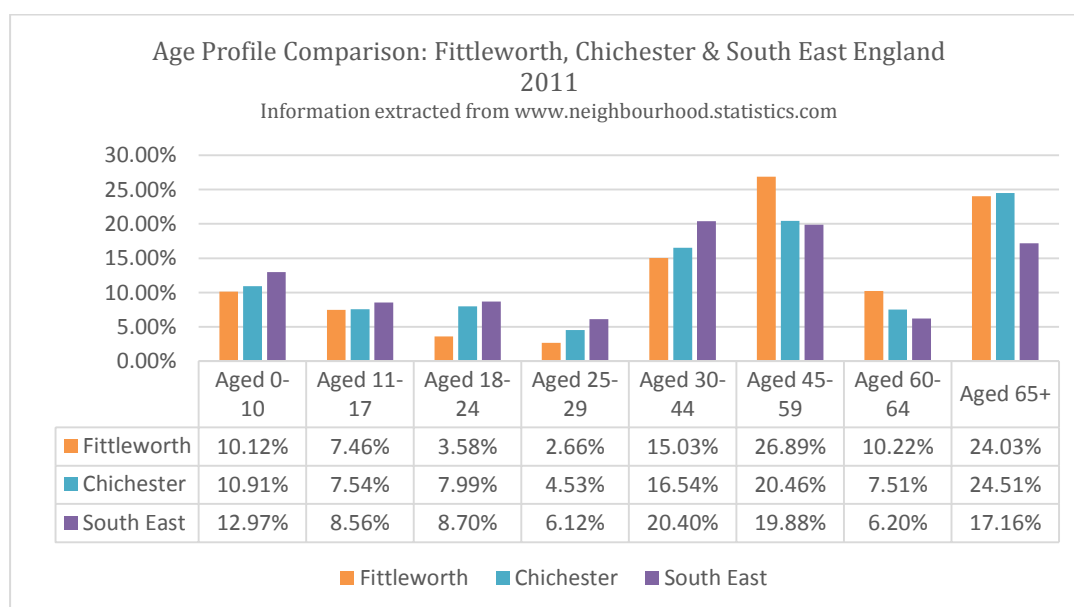


Figure 3 illustrates that there are fewer residents aged 25-29 and more residents aged 45-59 in the parish when compared to the Chichester District and South East England.

**Figure 3 – Age profile comparison; Fittleworth, Chichester and South East England, Census 2011**



From 2001 – 2011 there has been a decrease from 49% to 39% in residents aged 0-44, and an increase from 51% to 61% in residents aged 45+.

### 3.1 Chichester District household projections

The NPPG advocates that the household projections published by the Department for Communities and Local Government (DCLG) should provide the starting point for estimating overall housing need. The below tables (3, 4 & 5<sup>3</sup>) illustrate the household projections produced by the DCLG which are statistically robust and are based on nationally consistent assumptions:

**Table 3 – Chichester District household projections**

Chichester District Household Projections										
2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
49923	50416	50922	51456	52017	52579	53146	53721	54298	54870	55456

- This shows that from 2011 to 2021 the number of households within the Chichester District is estimated to increase by 11.08%.

When the 11.08% increase is applied to the 448 households in Fittleworth (as at 2011), the number of households would be expected to increase by **50** by 2021. However, as the parish is within the national park (where development is limited), and from 2001-2011 the households figures only increased by 5 it is unlikely that the parish households will increase by a further 50.

**Table 4 – Chichester District household population projections**

Chichester District Household Population Projections										
2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
110998	112042	113125	114238	115345	116451	117518	118587	119659	120722	121802

- This shows that from 2011 to 2021 the population of households within the Chichester District is estimated to increase by 9.73%.

When the 9.73% increase is applied to Fittleworths population of 978 (as at 2011), the population would be expected to increase by 95 people by 2021. However as the parish is within the national park (where development is limited), and from 2001-2011 the population figures decreased by 40, it is unlikely that the parish population will increase by a further 95 residents.

<sup>3</sup> Information obtained from: [www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections](http://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections) (Last updated 9th April 2013)

**Table 5 – Chichester District age band population projections**

Chichester District Age Band Population Projections								
Year	Under 25	25-34	35-44	45-54	55-64	65-74	75-84	85+
2011	1169	4421	7298	9157	9184	8886	6948	2860
	2.34%	8.86%	14.62%	18.34%	18.40%	17.80%	13.92%	5.73%
2021	1129	4884	7535	9372	10551	10196	8135	3654
	2.04%	8.81%	13.59%	16.90%	19.03%	18.39%	14.67%	6.59%
Change	-0.31%	-0.05%	-1.03%	-1.44%	0.63%	0.59%	0.75%	0.86%

- This shows that from 2011 to 2021 the population percentage of aged 54 and below will decrease, and the percentage of people aged 55+ will increase.

Tables 3 - 5 demonstrate that the number of households is set to increase and the household sizes will decrease. The households expected to form by 2021 would on average amount to 2 people. The district of Chichester has an aging population and the projections illustrate that the division is set to increase.

### 3.2 Fittleworths affordable housing profile

Table 6 exemplifies that there are currently 12 households on the housing register with a local connection to Fittleworth, of which 58% are in bands 'A-C<sup>4</sup>'. Households placed in bands 'A-C' are consider having a high priority need for housing.

**Table 6 – Households on the housing register with a local connection to Fittleworth; bedroom need & banding**

Households on the housing register with a local connection to Fittleworth; bedroom need and banding as at 07.08.2015				
Band	1 Bedroom need	2 Bedroom need	3 Bedroom need	Total
A	-	-	-	0
B	1	1	1	3
C	2	1	1	4
D	2	1	2	5
Total	5	3	4	12

<sup>4</sup> See Appendix 2 for further information relating to the housing register banding system.

Table 7 demonstrates that the 12 households currently on the register<sup>5</sup> make up a total of 29 people. Of the 12 households, 11 (92%) are currently resident within the parish. When the households are broken down to represent individuals, it shows that 90% of the people are currently resident within the parish.

The age profiles with the greatest housing need are people aged 18-29 (8 people - 28%) and people aged 45-59 (8 people – 28%).

**Table 7 – Households on the housing register with a local connection to Fittleworth; banding, age grouping and local connection**

Households on the housing register with a local connection to Fittleworth; banding, age grouping and local connection as at 07.08.2015									
Banding and Local Connection	Age Bands								Total
	0-10	11-17	18-24	25-29	30-44	45-59	60-64	65+	
<b>Bands A-C total</b>	<b>3</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>5</b>	<b>1</b>	<b>1</b>	<b>16</b>
Currently residing in Fittleworth	3	1	1	2	1	3	1	1	13
Other local connection	-	-	1	-	-	2	-	-	3
<b>Band D total</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>13</b>
Currently residing in Fittleworth	2	2	3	1	2	3	-	-	13
Other local connection	-	-	-	-	-	-	-	-	0
<b>Overall Total</b>	<b>5</b>	<b>3</b>	<b>5</b>	<b>3</b>	<b>3</b>	<b>8</b>	<b>1</b>	<b>1</b>	<b>29</b>

Table 8 illustrates Fittleworth's affordable rented housing stock and average yearly turnover<sup>6</sup>;

**Table 8 - Fittleworth's affordable rented housing stock and turnover**

Fittleworth's Affordable Rented Housing Stock and Turnover		
No. of beds	Total no. units (as at March 2013)	Allocations Since 2007
1 Bedroom	11	10
2 Bedroom	27	12
3 Bedroom	16	1
4+ Bedroom	0	0

<sup>5</sup> As of August 2015, there were 12 households with a local connection to Fittleworth.

<sup>6</sup> Re-lets of affordable rented properties from March 2007 to March 2015.

Currently, the highest affordable rented demand is for 1 and 2 bedroom properties; however table 8 illustrates that these properties also have a higher turnover. 3 bedroom properties rarely become available, therefore households who require the larger properties usually have to wait much longer before a suitable one becomes available. It must be noted that between March 2014 and March 2015, zero affordable rented properties were re-let.

Since 1980, a total of 32 affordable rented homes have been lost to the 'Right to Buy' in Fittleworth.

### **3.3 Fittleworth market housing profile**

To help establish the market housing profile in Fittleworth, the average purchase price paid per year in relation to the number of transactions have been collated, this has been illustrated in figure 4. Over the last 18 months, the UK has shown signs of exiting its 6 year recession. The average price paid last year for a property in Fittleworth was £533,698, which is well above the price an average working household in Chichester would be able to afford (the average household income in Chichester £42,000). The highest paid price for a property in the parish last year was £1,620,000. The minimum prices' paid each year indicate that there are very few properties that become available which would be affordable for lower income families.

**Figure 4 – Maximum, minimum & average property prices paid & the number of transactions in Fittleworth from 1/1/2005 to 31/12/2014**

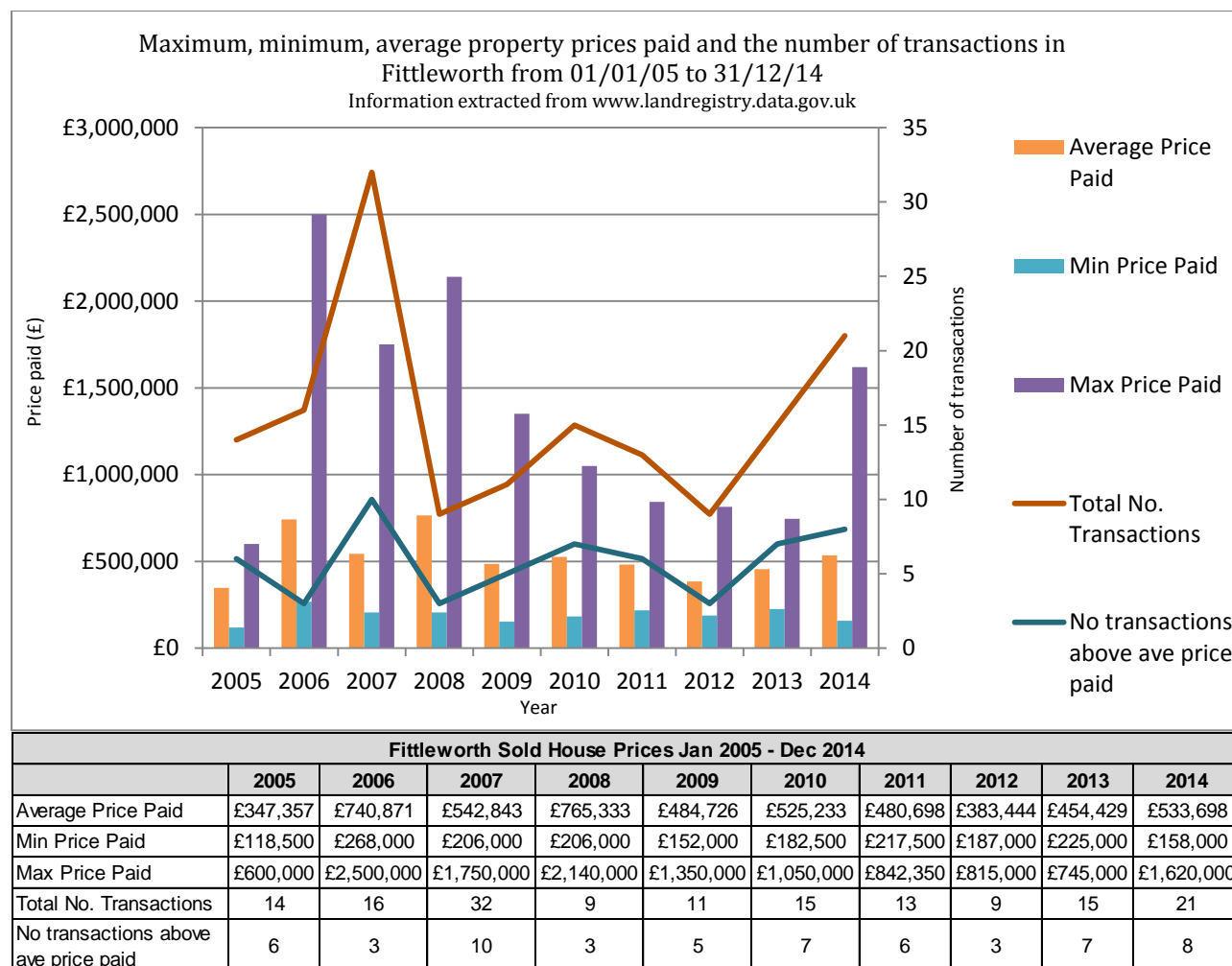


Table 9 exhibits Fittleworth's property stock by bedroom number, this information has been extracted from the 2011 census. It must be noted that these figures include both market and affordable dwellings:

**Table 9 –Fittleworth's total housing stock by number of bedrooms, 2011**

Fittleworth's Bedroom Stock Profile, 2011 Census						
	Studios	1 Bed	2 Bed	3 Bed	4+ Bed	Total
Total	1	19	105	177	146	448

When the affordable rented housing stock figures are subtracted from the figures in Table 9 it shows that the market stock is made up of;

- 1 (0%) studio dwellings;
- 8 (2%) 1 bedroom dwellings;
- 78 (20%) 2 bedroom dwellings;
- 161 (41%) 3 bedroom dwellings, and;
- 146 (37%) 4(+) bedroom dwellings

As at 11<sup>th</sup> August 2015, there were 9 properties in Fittleworth listed for Sale on Rightmove. The average asking price was £774,994. Table 10 illustrates what is currently available and the price ranges:

**Table 10 – Properties for sale in Fittleworth by number of bedrooms**

Properties for Sale in Fittleworth as at 11.08.2015 (Rightmove)			
Number of Bedrooms	Price Range	Average Price	Number of Units Available
2	£390,000 - £415,000	£402,500	2
3	£350,000 - £550,000	£450,000	2
4	£429,950 - £1,195,000	£879,986	4
5	£1,750,000	£1,750,000	1

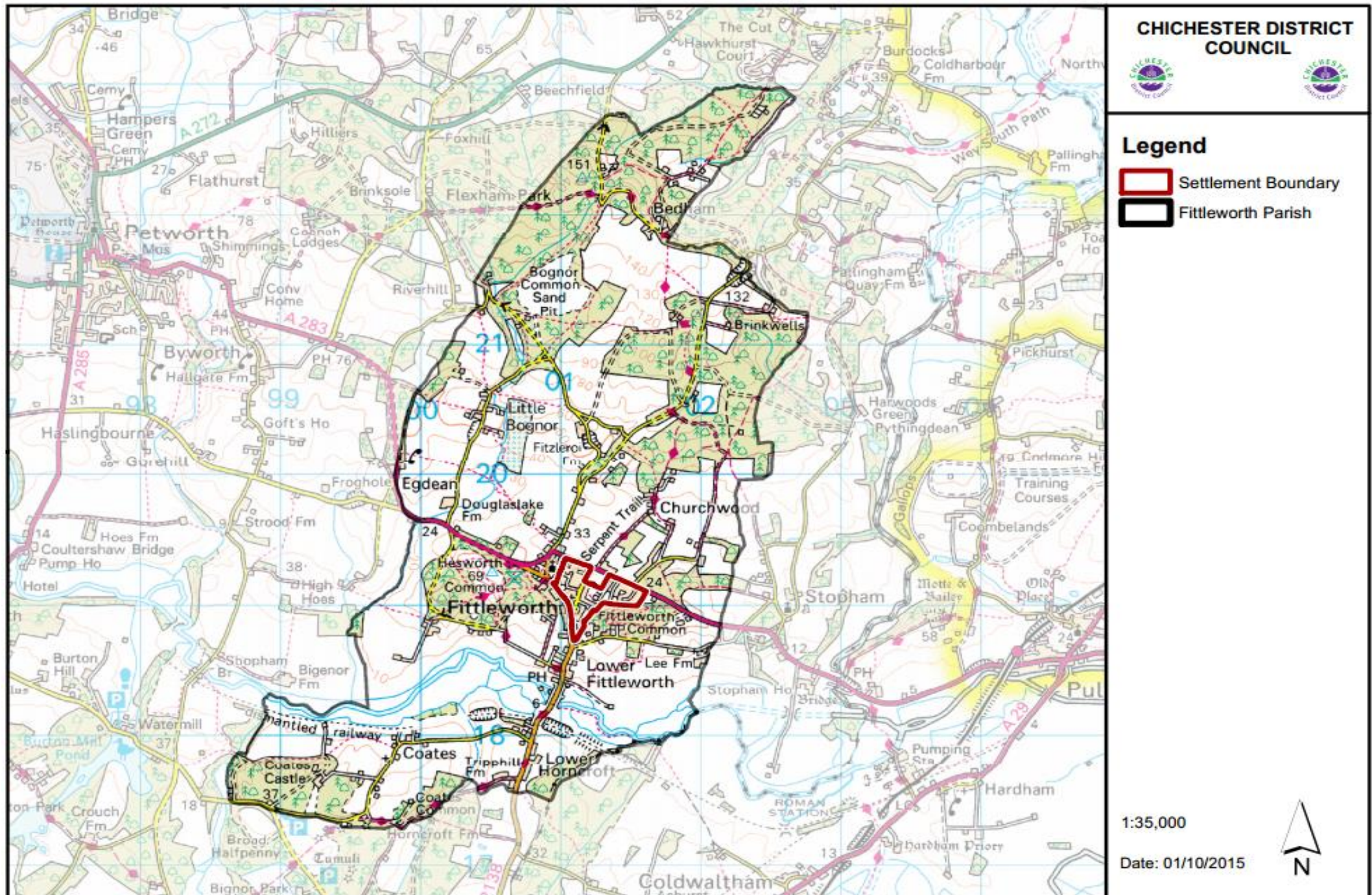
A planning application for 9 units to be built at the Coal Yard in School Lane was permitted this year (subject to the Section 106 Agreement being completed). This development will provide 8 market units, comprising a mix of: 6 x 2 bedroom houses, 1 x 3 bedroom house & 1 x 4 bedroom house. The development will also provide a further 1 x 2 bedroom house at 60% of the market value which will be sold to a person with a local connection and will remain affordable in perpetuity.

No new planning applications from 2011 to 2014 have been approved for large works<sup>7</sup> to increase the existing dwelling size. It must be noted that some applications that were approved prior to 2011 may have not yet been implemented.

<sup>7</sup> These include; loft extensions and dormas, 1 & 2 story extensions, and conversions of outbuilding and garages to increase internal living areas of existing accommodation



### 3.4 Map of Fittleworth





#### 4.0 Methodology and structure

The purpose of this survey was to gain a greater understanding of the area's 'hidden' local housing need (households that have a need for affordable housing, but are not listed on the Council's housing register) and to provide an understanding of the local market housing need. It must be noted that people's aspirations regarding market housing may be unrealistic, and this must be taken into account when considering the survey responses.

The survey asked respondents to identify whether they or household member are, or likely to be in the near future, in need of alternative housing. Respondents were asked to return their completed forms in the supplied pre marked envelope and return to one of the collectors during the door to door collection period.

Between the 4th & 11th June 2015, a total of 457<sup>8</sup> surveys were hand delivered to every residential address in Fittleworth. These were collected again from between 20<sup>th</sup> and 27<sup>th</sup> June.

A total of 215 forms were collected / returned within the time limit. A tolerance of 7 days was permitted for additional responses (6th July 2015). During this period, 53 additional forms were submitted and have been included within this analysis. Of the 268 forms submitted 6 were deemed invalid (not completed), and have been removed from the total.

Consequently, this analysis has been based on a total of **262** valid returns, equivalent to a **58.5% response rate of households in the surveyed area** (in relation to the 2011 Census information). It represents a total of **630** people (household members), equivalent to **64.4% of the parish population**, as defined by the 2011 Census. The gender split of respondents comprised 49.4% female, 48.7% Male and 1.9% did not answer (DNA).

On this basis, CDC housing delivery team recommends that the survey be considered statistically significant and illustrative of a significant proportion of the local community.

Whilst all valid data has been included in this analysis, not all questions have been individually evaluated in this report. This is because some questions (9, 10 and 11) were included purely to support information in other questions.

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<sup>8</sup> This figure was derived from the council tax register, April 2015).

Please note: references throughout this report to 'DNA' denotes 'Did Not Answer'.

## 5.0 Survey response and analysis

### 5.1 Respondents residency period

Survey Question: (1) - *How many years have you/your household lived in Fittleworth parish?*

Respondents were asked to indicate how long they had lived in the Parish. This question received a 87% response rate. A breakdown of the residency of the respondents is listed below;

**Table 11 – Respondents residency period in Fittleworth**

Respondents residency period	
Duration	Frequency
5 Years or less	59
Between 6-10 years	43
Between 11-19 years	38
Between 20-29 years	36
Between 30-39 years	18
Between 40-49 years	14
Between 50-59 years	14
Between 60-69 years	3
70+ years	4
Total	229
DNA	33

This demonstrates that;

- The greatest frequency of responses was from residents that have lived in the parish 5 years or less (26%).
- The average length of the respondent's residency in Fittleworth (in relation to the 87% responses) is 19 years.

Within the last 10 years, 39% (102 households) of respondent's have moved into the parish. Since 2005 there has been a total of 155<sup>9</sup> properties purchased in Fittleworth; the response rate reflects 66% of these transactions. However it must be noted that these figures do not take account of private rented turnover.

<sup>9</sup> this figure includes properties that have sold more than once in the last 10 years

## 5.2 Respondents age range

Survey Question: (2) - *Please indicate the age & gender of every person living at this address.*

This question was devised to ascertain the demographic breakdown of each respondent. The ages of household members identified within this question has been compared against the 2011 census information, see table 12;

**Table 12 – Respondents age range**

Respondents Age Range		
Age bracket	Frequency	% response in relation to the 2011 census
0-17	108 (18%)	63%
18-29	56 (9%)	92%
30-44	75 (12%)	51%
45-59	150 (25%)	57%
60-64	49 (8%)	49%
65-74	108 (18%)	84%
75-84	49 (8%)	59%
85-89	10 (2%)	100%
90+	7 (1%)	54%
Total	612	N/A
DNA	18	N/A

The gender split of respondents comprised 49.4% female, 48.7% Male and 1.9% did not answer.

This demonstrates that:

- There is a broad sample of age ranges, which is representative of the population in Fittleworth;
  - 100% of the residents aged 85-89 responded to the survey (compared to the 2011 census);
  - 84% of the total population of residents aged 65-74 responded;
  - 92% of the respondents represent the total population of 18-29 year olds in the parish

### 5.3 Respondents demand for moving: timescales and locations

Survey Questions:

- (3) – *Is there anyone living in your household now who needs to move to alternative accommodation in the next 5 years?*
- (4) – *When will you/they likely to want/need to move from this home?*
- (5) – *Would you/they want/need to stay in Fittleworth?*

It is evident from the results shown below in Table 13 that not all respondents fully understood the rational of these questions, therefore to fully understand the housing need within the parish all three questions will be analysed together.

**Table 13 – Response to questions 3, 4 & 5**

Questions 3, 4 & 5 - Do you need to move? Do you wish to stay in Fittleworth? When do you need to move?						
Do you need to move	Do you wish to stay in Fittleworth		Time scale			
			Within 2 years	2-5 years	5+ years	DNA
<b>Yes</b> 60 (22.9%)	<b>Yes</b>	<b>21</b>	9	8	1	3
	<b>No</b>	<b>28</b>	14	11	1	2
	<b>DNA</b>	<b>11</b>	5	2	1	3
	<b>Unsure</b>	-	-	-	-	-
<b>No</b> 195 (74.4%)	<b>Yes</b>	<b>1</b>	-	1	-	-
	<b>No</b>	<b>1</b>	1	-	-	-
	<b>DNA</b>	<b>192</b>	-	1	-	191
	<b>Unsure</b>	<b>1</b>	-	1	-	-
<b>Unsure</b> 1 (0.4%)	<b>Yes</b>	-	-	-	-	-
	<b>No</b>	-	-	-	-	-
	<b>DNA</b>	<b>1</b>	-	-	-	1
	<b>Unsure</b>	-	-	-	-	-
<b>DNA</b> 6 (2.3%)	<b>Yes</b>	<b>1</b>	1	-	-	-
	<b>No</b>	-	-	-	-	-
	<b>DNA</b>	<b>5</b>	-	-	-	5
	<b>Unsure</b>	-	-	-	-	-

52 respondents (20%) stated that they or someone in their household needs to move within the next 5 years. It is evident that when these questions are analysed together that some respondents were unsure of what was being asked i.e. 4<sup>10</sup> respondents said

<sup>10</sup> These households have been highlighted yellow in Table 13.

they did not need to move however carried on to answer questions 4 – 11. The main findings from these results are:

- **21 (8%)** of responding households expressed that they / someone in their household needs / wishes to **move within Fittleworth**, of which;
  - 3 (14%) did not provide a timescale of when they need / wish to move
  - 9 (43%) need / wish to move within 2 years
  - 8 (38%) need / wish to move between 2 - 5 years
  - 1 (5%) need / wish to move in 5 or more years
- **28 (11%)** of responding households expressed that they / someone in their household needs / wishes to **move outside of Fittleworth**
- It could be argued that the highlighted 5 responses (2%) could also have a need to move within Fittleworth, of which;
  - 1 did not provide a timescale of when they need / wish to move
  - 1 need / wish to move within 2 years
  - 3 need / wish to move between 2 - 5 years

#### 5.4 Respondents reasons for needing to move

Survey Question: (6) - *What are your / their reasons for wanting / needing to move?*

This question will be analysed in two ways;

- The main, and other reasons for people wanting / needing to move outside of Fittleworth
- The main, and other reasons for people wanting / needing to move within Fittleworth

Respondents were asked to state one main reason why they needed to move and state any other reasons that may apply. Table 14 summarises the reasons as to why the 28 respondents stated they need / wish to move outside of Fittleworth:

**Table 14 – Results of why respondents want/need to move outside of Fittleworth**

Results of why respondents want/need to move outside of Fittleworth				
Reason	Main Reason		Other Reasons	
	Frequency	%	Frequency	%
Larger accommodation	-	0%	-	0%
Smaller accommodation	5	18%	1	4%
Specially adapted housing (i.e. physical disability) or sheltered accommodation	1	4%	-	0%
Closer to family or other support	1	4%	1	4%
Leave family home	2	7%	-	0%
Moving to university / college etc.	7	25%	-	0%
Unable to afford current accommodation	-	0%	1	4%
Closer to employment	4	14%	2	7%
Avoid harassment (i.e. anti-social behaviour)	-	0%	-	0%
Sub-standard accommodation (i.e. safety hazards, damp)	1	4%	-	0%
Other (please specify)	1 x want to move to a town 1 x smaller garden	7%	1 x smaller garden 1 x to be closer to a shop 1 x to retire	11%
DNA	5	18%	20	71%

The above table demonstrates:

- 7 (25%) of households who's main reason for them / a member of their household needing to move out of Fittleworth was because of university / college commitments.
- 5 (18%) need to move away for smaller accommodation.

**N.B** The next part of the analysis will be based on the 21 households who stated they wished to move within Fittleworth and the additional 4 households highlighted yellow in Table 13 (as they may also have a housing need within Fittleworth, a separate break down can be provide upon request). Therefore the overall analysis will be on the 25 respondents who may have a housing need in Fittleworth.

Table 15a highlights the reasons as to why the 25 households expressed they and/or a member of their household may need / wish to move within Fittleworth. Table 15b provides a breakdown of the “other reasons” provided:

**Table 15a – Results of why respondents may want/need to move within Fittleworth**

Results of why respondents may want/need to move within Fittleworth				
Reason	Main Reason		Other Reasons	
	Frequency	%	Frequency	%
Larger accommodation	3	12%	-	%
Smaller accommodation	6	24%	-	%
Specially adapted housing (i.e. physical disability) or sheltered accommodation	1	4%	2	8%
Closer to family or other support	2	8%	-	%
Leave family home	4	16%	1	4%
Moving to university / college etc.	-	%	-	%
Unable to afford current accommodation	-	%	1	4%
Closer to employment	-	%	-	%
Avoid harassment (i.e. anti-social behaviour)	-	%	-	%
Sub-standard accommodation (i.e. safety hazards, damp)	-	%	-	%
Other (see table 15b)	7	28%	2	8%
DNA	2	8%	19	76%

**Table 15b – List of “other” reasons why respondents want/need to move within Fittleworth**

Other Reasons	Main Reason Frequency	Other Reason Frequency
Renting (temporary accommodation) – would like to buy	4	-
Independence	1	-
Getting older	1	-
Nearer to public transport	1	-
Need for an upstairs bathroom	-	1
Road Noise	-	2

The above tables illustrate:

- 24% of respondents main reason for needing to move will be for a smaller property within Fittleworth
- 16% indicated their main reason for wanting to move is because they are currently renting and would like to buy
- 16% indicated that they/a member of their household will be looking to set up home for the first time
- 3 households indicated they may need sheltered accommodation / specially adapted housing

## 5.5 Composition of the households who need to move

Survey Question: (5b) - *Please tell us the makeup of the household which is likely to want to move into alternative accommodation in the next 5 years.*

The results from this question illustrated that there would be an additional 2 households forming who would want / need accommodation within the parish of Fittleworth. This indicates there are **27 households that want / need to move within Fittleworth.**

## 5.6 Respondents housing need by; bedroom numbers, dwelling preference and tenure type

Survey Questions:

- (7a) – *What is the minimum number of bedrooms that would be needed?*
- (7b) – *Which type of accommodation would you/they prefer?*
- (8) – *Which type of accommodation would you/they consider? (tick all that apply)*
- (9) – *If you selected buying on the open market or shared ownership, what is the maximum house price you could afford?*
- (10) – *If you selected renting, what is the maximum rent you could afford (per month), including any service charges?*
- (11) – *Are you (or relevant household member) on the housing register held by the Chichester District Council?*



Table 16 shows the combined results of Q7a, Q7b & Q8 from the 27 households who wish / need to move within Fittleworth. This is to help establish what type of tenure would be required, in relation to property type and bedroom need. As respondents were able to provide more than one option for what type of occupation preference they would consider the totals illustrate the range<sup>11</sup> of the potential tenure that would be required:

**Table 16 - Respondents who want / need to move within Fittleworth: minimum required bedrooms, dwelling preference and tenure type**

Summary			Occupation Preference				
No. Bedrooms required		Dwelling preference	Buying on the open market	Private rent	Affordable rent	Shared ownership <sup>12</sup>	DNA
1 Bedroom 6 households (22%)	4	Flat / bedsit	1	1	4	-	-
	1	Bungalow	-	-	1	-	-
	1	Adapted / sheltered	1	-	-	-	-
2 Bedroom 14 households (52%)	1	Flat / bedsit	1	1	-	1	-
	1	Bungalow	1	-	-	-	-
	9	House	6	1	4	2	-
	1	Adapted / sheltered	-	1	1	-	-
	2	DNA	2	1	-	-	-
3 Bedroom 6 households (22%)	1	Bungalow	1	-	-	-	-
	5	House	5	-	-	1	-
4 Bedroom 1 household (4%)	1	House	1	-	-	-	-
<b>Total</b>	<b>27</b>	<b>-</b>	<b>13 - 19 48%-70%</b>	<b>0 - 5 0%-19%</b>	<b>5 - 10 19%-37%</b>	<b>0 - 4 0% - 15%</b>	<b>-</b>

<sup>11</sup> The ranges have been calculated using the minimum and maximum scenarios for each occupation preference.

<sup>12</sup> For the purpose of the survey the term “shared ownership” was used to incorporate all other forms of affordable home ownership such as; discounted equity and shared equity models.

The main findings from table 16 are:

- The overall tenure type preference is;
  - 19% (5 households) would prefer/need a flat/bedsit
  - 11% (3 households) would prefer/need a bungalow
  - 56% (15 households) would prefer/need a house
  - 7% (2 households) would prefer/need adapted/sheltered housing
  - 7% (2 households) DNA
- 56% of the households wanting / needing to move within Fittleworth would prefer houses, of which 93% would require 2 bedrooms.
- 52% of the households wanting / needing to move within Fittleworth would require a 2 bedroom property.
- 67% of the households wanting / needing to move within Fittleworth who require a 1 bedroom property, would prefer a flat.
- No households would consider a flat unless it was 2 bedrooms or less.
- 7% of the households wanting / needing to move within Fittleworth would require adapted / sheltered housing.
- 70% of the households wanting / needing to move within Fittleworth would consider buying on the open market, of which 32% would want / need a 2 bedroom house. It must be noted that only 20% of Fittleworth's current market housing stock (as at 2011) are 2 bedroom.
- 37% of the households wanting / needing to move within Fittleworth would consider affordable rent, of which 50% would require / need a 1 bedroom property (with the majority preferably opting for a flat), and 50% require / need a 2 bedroom property (with the majority preferably opting for a house).
- 15% of the households wanting / needing to move within Fittleworth would consider shared ownership, with:
  - 75% require / need a 2 bedroom property (with the majority preferably opting for a house), and;
  - 25% require / need a 2 bedroom property (preferably opting for a house).

This next section analyses bedroom requirements (identified in Q7a), in relation to affordability (identified in Q9), for those households who stated they would consider buying on the open market within the parish. This is to help establish whether the respondents would actually be able to afford the tenure types they stated.

15 (79%) of the 19 households who want / need to buy on the open market within Fittleworth provided affordability information:

**Table 17 - Respondents who want / need to buy on the open market within Fittleworth: minimum bedroom requirement & affordability comparison**

Open Market & Help to Buy										
Bedrooms	Up to £99k	£100-199k	£200-249k	£250-299k	£300-399k	£400-499k	£500-699k	£700-799k	£800k+	Average
1 Bed	-	-	-	-	-	-	-	-	-	-
2 Bed	-	4	2	-	1	-	1	-	-	£238,125
3 Bed	-	-	-	1	1	1	1	1	1	£550,000
4+ Bed	-	-	-	-	-	-	1	-	-	£500,000
<b>Total</b>	-	<b>4 (27%)</b>	<b>2 (13%)</b>	<b>1 (7%)</b>	<b>2 (13%)</b>	<b>1 (7%)</b>	<b>3 (20%)</b>	<b>1 (7%)</b>	<b>1 (7%)</b>	<b>£382,333</b>

#### Main findings:

- It is evident that there is a need for a variety of property types to meet the price ranges of those wishing to buy on the open market.
- The total average of what respondents could afford to buy on the open market was £382,333, which is below Zooplas average property value of £507,913 (based on 70 property sales in the last 5 years) in Fittleworth.
- When the above results are compared to Zooplas average asking prices (2 bedroom - £385,000, 3 bedroom - £482,153 & 4 bedroom - £637,316) it is evident that at least 8 of these households would not be able to afford the average asking price:
  - 4 respondents who stated they would require 2 bedrooms, but could only afford up to £180,000. This means they would only be able to afford 47% of the average asking price.
  - 2 respondents who stated they would require 2 bedrooms, but could only afford up to £200,000. This means they would only be able to afford 52% of the average asking price.

- 1 respondent stated they would require 3 bedrooms, but could only afford up to £280,000. This means they would only be able to afford 58% of the average asking price.
- 1 respondent stated they would require 3 bedrooms, but could only afford up to £300,000. This means they would only be able to afford 62% of the average asking price.

**NB.** It must be noted that 2 (25%) of the 8 households identified above as being unable to afford a property on the open market declared they are already on the housing register. Therefore it can be assumed that **6 additional households have been identified as having an intermediate affordable housing need.**

4 (100%) of the 4 households who indicated they would consider buying through a shared ownership scheme within Fittleworth provided affordability information:

**Table 18 - Respondents who want / need intermediate housing within Fittleworth: minimum bedroom requirement & affordability comparison**

Shared Ownership					
Bedrooms	Up to £99k	£100-199k	£200-249k	£250-299k	Average
1 Bed	-	-	-	-	-
2 Bed	-	1	2	-	£171,667
3 Bed	-	-	-	1	£280,000
<b>Total</b>	-	<b>1</b>	<b>2</b>	<b>1</b>	<b>£198,750</b>

This table shows:

- That shared ownership would be affordable<sup>13</sup> to all 4 respondents

**N.B** These 4 households have been identified as having an intermediate housing need under table 17 findings. Consequently these will not be recounted as additional need.

<sup>13</sup> An initial stake on a shared ownership property is usually 30%. The average asking price for a 2 bedroom property in Fittleworth is £385,000. A 30% stake, based on the average figure, would be £115,000. A 10% deposit of £11,500 and additional legal fees would be needed. The remaining 70% stake would be owned by the registered provider, and a rent would be paid on this. The typical cost for mortgage repayments and rent would be around £876 per calendar month in Fittleworth.

5 (100%) of the 5 households who indicated they would consider renting privately in Fittleworth provided affordability information:

**Table 19 - Respondents who want / need private rented accommodation within Fittleworth: minimum bedroom requirement & affordability comparison**

Bedrooms	Private Rent (per calendar month)								Average
	£250-£399	£400-499	£500-£599	£600-£699	£700-£799	£800-£899	£900-£1099	£1100+	
1 Bed	-	-	-	1	-	-	-	-	£600
2 Bed	-	1	2	-	1	-	-	-	£538
<b>Total</b>	-	<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>	-	-	-	<b>£550</b>

**N.B** As of August 2015, there was only 1 market property for rent within Fittleworth (which was a 3 bedroom house with an asking price of £1350 per calendar month).

Table 19 illustrates:

- The main rental demand is for 2 bedroom properties:
  - the average price that the households would be able to afford for a 2 bedroom property is £538 per month. This figure is below the local housing allowance (LHA)<sup>14</sup> rate of £728 per month
- Although, this information suggests there is a need for private rental properties, 91% would not be able to afford it.

**NB.** 2 (40%) of the 5 households who stated they wished / needed to move within Fittleworth and would consider renting on the open market; declared they are already on the housing register. Therefore it can be assumed that **2 additional households have been identified for having an affordable housing rented<sup>15</sup> need.**

The Local Housing Allowance from April 2015 in the Chichester District is:

- 1 bedroom - £580.75 pcm,
- 2 bedroom - £728.00 pcm,
- 3 bedroom - £858.48 pcm,
- 4 bedroom - £1,161.46 pcm

<sup>14</sup> Allowance (LHA) is the housing benefit paid to most tenants who rent from private landlords. The council require that affordable rents are no more than 80% of market value or above the LHA rates.

<sup>15</sup> Affordable rents are subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable)

7 (70%) of the 10 households who indicated they would consider affordable renting within Fittleworth provided affordability information:

**Table 20 - Respondents who want / need affordable rented accommodation within Fittleworth: minimum bedroom requirement & affordability comparison**

Affordable Rent (per calendar month)								
Bedrooms	£250- £399	£400- 499	£500- £599	£600- £699	£700- £799	£800- £899	£900 +	Average
1 Bed	-	2	-	1	-	-		£483
2 Bed	-	-	1	-	1	-	2	£812.50
<b>Total</b>	-	<b>2</b>	<b>1</b>	<b>1</b>	<b>1</b>	-	<b>2</b>	<b>£671.43</b>

This table shows;

- The average price that respondents claimed they would be able to afford for a 1 bedroom affordable rented property is £483, which is below the current LHA.
- The average price that respondents claimed they would be able to pay for a 2 bedroom affordable rented property is £812.50, which is only slightly below the current LHA.

**NB.** 2 (29%) of the 7 households who stated they wished / needed to move within Fittleworth, and would consider affordable rented accommodation declared they are already on the housing register. These were the same households identified in Table 19. Therefore it can be assumed that **5 additional households have been identified for having an affordable housing rented need.**

To summarise, the findings from the above tables (16, 17, 18, 19 & 20) indicates that there is a 5 year identified housing need within Fittleworth, for both affordable and market units.

The NPPG advises that the calculation for estimating affordable housing need involves adding together the current unmet housing need and the projected future housing need (identified in table 22) and then subtracting this from the current supply of affordable housing stock.

Table 21 illustrates the projected future housing need within in Fittleworth within the next 5 years;

**Table 21 – Fittleworth’s current indicative projected future housing need**

Tenure Type	Household tenure preference need range	Affordability Amendment Calculations	Projected Future Housing Need
Market	13 – 19	<b>Less 6</b> (identified households as having a hidden intermediate affordable housing need)	<b>7 - 13</b>
Affordable (Rent) (Shared ownership)	5 - 15 (5 - 10) (0 - 5)	<b>Add 12</b> (housing register members) <b>Add 5</b> (households identified as having a hidden affordable rented housing need)	<b>22 - 32</b>
Private Rent	0 – 5	<b>Less 3</b> (identified households as having a hidden affordable housing need)	<b>0 - 2</b>
Total	18 – 39		<b>29 - 47</b>

As identified earlier in the report, there is one market scheme which has been granted planning permission “the coal yard”. This scheme will bring forward a mixed development of 8 market units and 1 intermediate unit. The market units (6 x 2 bedroom houses, 1 x 3 bedroom house & 1 x 4 bedroom house) will provide a suitable mix for 8 of the respondents who stated they would consider buying on the open market (subject to affordability criteria). The intermediate unit would also meet the needs of one of the potential 5 households who indicated they would consider this type of housing.

The average annual turnover for the affordable rented properties is 2.87 (based on the last 8 years), therefore over the next 5 years it would be expected that around 14 properties will become available for re-let.

Taking the above information into account, Table 23 illustrates Fittleworth's overall estimated 5 year housing need:

**Table 22 – Fittleworth's overall estimated 5 year housing need**

Tenure Type	Estimated Housing Need by 2020
Market Units	0 – 5
Affordable Units (Includes affordable rents and shared ownership)	7 – 24
Market Rent	0 – 2
<b>Total</b>	<b>7 – 31</b>

Listed below is a summary of the main housing issues that have been identified within Fittleworth:

1. An aging population who require smaller accommodation for downsizing:
  - a. For both market and affordable tenure:
    - i. Bungalows (1, 2 & 3 bedrooms)
    - ii. Age restricted (1 & 2 bedrooms)
2. Younger household needs:
  - a. For affordable rented tenure:
    - i. 1 bedroom flats
    - ii. 2 bedroom houses
  - b. For first time buyers
    - i. Mainly 2 bedroom houses

The above findings are in-line with the SHMA report findings; which indicates there is a significant need for smaller housing, as the District struggles to retain and attract younger working households, due to the high house prices.



## 5.7 Respondents support for development

Survey questions:

*(12a) – Do you support the principle of building good quality affordable rental properties somewhere within Fittleworth to meet its local need?*

*(12b) – Do you support the principle of building good quality affordable shared ownership properties somewhere within Fittleworth to meet its local housing need?*

*(12c) – Do you support the principle of building a small number of new private houses somewhere in Fittleworth within the next 10 years?*

*(13, part 1) – If you have answered yes to any part of Q12, please state the maximum number of new properties you would wish to see built within the next 10 years.*

*(13, part 2) – Please indicate your preference for the type of site to be used.*

*(14) – Would you prefer a single development in one location, two locations, or a few smaller developments in separate locations?*

The responses for the above questions have been combined to assess the combination of support for different types of development.

Table 23 illustrates that the majority (above 50%) support development for all tenure, the highest support is for affordable rented housing for local people:

**Table 23 – Respondents support for different types of development**

Support for different types of development					
Support	Affordable rented housing		Shared-ownership housing		Market housing
	For Local People	To attract younger households	For Local People	To attract younger households	
Yes	174 (66%)	164 (63%)	161 (62%)	144 (55%)	169 (65%)
No	75 (29%)	79 (30%)	82 (31%)	93 (36%)	75 (29%)
Unsure	12 (5%)	18 (7%)	18 (7%)	24 (9%)	17 (7%)
DNA	1 (0%)	1 (0%)	1 (0%)	1 (0%)	1 (0%)

Table 24 provides a summary of the most favourable development combinations to identify a clearer view of the different types of support:

**Table 24 – Respondents support for different development combinations**

Development Combinations	Frequency	
Support all tenure types for local households needs and to help attract younger households.	102	38.9%
Would not support any development.	33	12.6%
Support for affordable rented for local people and to attract younger households. Support for shared ownership for local people and to attract younger households. Would not support market housing.	16	6.1%
Support only market housing.	14	5.3%
Support for affordable rented for local people but not to attract younger households. Support for shared ownership for local people but not to attract younger households. Support for market housing.	10	3.8%
Support for affordable rented for local people and to attract younger households. Would not support any shared ownership. Support market housing.	8	3.1%
DNA any.	5	1.9%
Other combinations with less than support from 4 households <sup>16</sup>	74	28.2%

Table 24 shows that:

- 38.9% of respondents would support all types of tenure on a development;
- 12.6% respondents would not support any development
- 6.1% would only support affordable rented and shared ownership
- 5.3% would only support market housing.

Table 25a identifies the number of units that respondent's would feel would be acceptable to deliver within the parish. 33 households stated they would not support any development; however upon reviewing these results 36 stated they would like to see no units. This question received 185 responses, which is a 82% response rate when compared to the potential 226 results.

<sup>16</sup> A comprehensive list of all combinations can be found in Appendix 3

**Table 25a – Total number of dwellings respondents would support**

Number of units	Frequency	
2 units	1	0.5%
5 units	5	2.7%
6 units	3	1.6%
7 units	1	0.5%
8 units	1	0.5%
9 units	1	0.5%
10 units	37	20.0%
12 units	9	4.9%
15 units	15	8.1%
20 units	48	25.9%
25 units	5	2.7%
29 units	1	0.5%
30 units	15	8.1%
35 units	1	0.5%
40 units	4	2.2%
50 units	17	9.2%
60 units	1	0.5%
100 units	6	3.2%
200 units	1	0.5%
100 units	1	0.5%
Other <sup>17</sup>	12	6.5%

This shows:

- There is a wide range of opinion on how many units would be acceptable (2-1000)
- The overall average support is for 30 units; however the majority (58.9%) would prefer to see the delivery of 10-20 units.

**Table 25b – Supplementary comments to table 25a**

Comments	Frequency
10% of current stock	1
Unsure	10
Small number	1

<sup>17</sup> Break down is provided in Table 25b.

Table 26 identifies the type of site respondents would support. This question received 202 responses, which is a 89% response rate when compared to the potential 226 results:

**Table 26 – Preferred site types**

Site types	Frequency	
Brownfield	90	44.6%
Infill	31	15.3%
Greenfield	4	2.0%
Brownfield & infill	68	33.7%
Brownfield and greenfield	4	2.0%
All	4	2.0%
Unsure	1	0.5%

This illustrates that any development would be preferred on a brownfield site or infill.

Of the 229 households that would support some kind of development, 217 provided information on whether they would prefer development on one site, two sites or few sites. Table 26 shows that 72% would prefer development over more than 2 separate sites:

**Table 27 – Respondents preferred development distribution**

Development distribution	Frequency
1 Site	39 (18%)
2 Sites	22 (10%)
Few Sites	156 (72%)

## **5.8 The number of household members who have left the parish in the last 5 years**

Survey Questions:

- *(15a) – how many former members of your household have left the parish within the last 5 years?*
- *(15b) – What was their reason for leaving?*

52 households identified that 86 members have left the village in the last 5 years. The main reasons given were: employment and university commitments. However, 7 members moved away due to affordability / availability issues.

## **5.9 Respondent comments**

*Question 16 - Please use the space below to provide any further comments*

A summary of some of the key comments have been included below;

- The need for a shop
- Development must be sympathetic to its natural surrounding
- Please do not build on green field sites
- Limited infrastructure
- Parking issues
- Do not build anything
- Affordable housing for local people and younger households

NB. A comprehensive breakdown of all responses has been placed in a technical appendix (which is not attached here but can be made available upon request).

## 6.0 Conclusion

**58.5%** of the total households in Fittleworth responded to the housing need survey. 14% indicated that they would not support the principle of development anywhere in the parish. 85% indicated they would support some form of development within the parish, with the majority (66%) supporting affordable rented accommodation for local people.

The survey has demonstrated a number of interesting facts and correlations; principally, that there is a greater affordable need in the parish area than had been identified by the council's housing register. The survey results have identified an estimated housing need of 7-31 units of which:

- 0 – 5 is market housing need
- 7 – 24 is affordable housing need
- 0 – 2 is market rent need

Listed below is a summary of the main housing issues that have been identified:

1. An aging population who require smaller accommodation for downsizing:
  - a) For both market and affordable tenure:
    - Bungalows (1, 2 & 3 bedrooms)
    - Age restricted (1 & 2 bedrooms)
2. Younger household needs;
  - a) For affordable rented tenure:
    - 1 bedroom flats
    - 2 bedroom houses:
  - b) For first time buyer accommodation
    - Mainly 2 bedroom houses

The majority of respondents would prefer to see these homes delivered **over more than 2 sites**. The overall average support is for 30 units; however the majority (58.9%) would support a total of **10-20 units**.

On reviewing the information, the housing delivery team would support a small development of 10 high quality affordable units to meet the needs of local households and to help attract some younger households into the area.

The housing delivery team recommends further work to identify sites which could be brought forward for new affordable housing. We also recommend discussing these findings with the Local Planning Authority (LPA) for the area, SDNPA. This will allow the community to understand from the outset, which locations the LPA is likely to consider appropriate for development.

This survey has been undertaken by the housing delivery team at CDC on behalf of FNHPSG. All conclusions and recommendations are based on the information provided by local people in response to the survey of June 2015, with additional supporting information from: the council's housing register, census information, local stock information and housing market data.

**NB.** The National Planning Policy Framework (NPPF) requires that housing needs are objectively assessed, based on household projections but also take into account migration, travel to work patterns, socio economic factors and housing market dynamics. Consequently a housing needs survey can only form part of the overall housing need assessment evidence.

Housing Delivery Team  
Chichester District Council

## Appendix 1 – Housing needs survey sample



FITTLEWORTH PARISH COUNCIL



### Fittleworth Parish Housing Survey

In progressing the Fittleworth Neighbourhood Plan, it is vitally important to build an accurate picture of the need for new affordable and/or private housing in Fittleworth. This will be done through this survey, so please make every effort to fill the survey in, as your views matter. The survey will also provide an understanding of the views of local residents and form the basis of the recommendations for housing in Fittleworth in the future. This survey has been produced with the support of Fittleworth Parish Council (FPC), Chichester District Council (CDC) and South Downs National Park (SDNP).

#### Confidentiality

Please use the envelope provided to ensure that your answers to the following questions remain absolutely confidential. The envelopes will be forwarded, unopened, to CDC so that they may collate all the responses for the Neighbourhood Plan Steering Group. The survey forms will be retained by CDC in accordance with the Data Protection Act 1998.

#### 1. How many years have you/your household lived in Fittleworth Parish?

(Please write in)

#### 2. Please indicate in the table below, the age & gender of every person living at this address:

Household member	Age	Gender ( <i>delete as appropriate</i> )
You - member 1		Male / Female
Other - member 2		Male / Female
Other - member 3		Male / Female
Other - member 4		Male / Female
Other - member 5		Male / Female
Other - member 6		Male / Female

Please indicate more than 6 if necessary

#### 3. Is there anyone living in your household now who is likely to want/need to move in to alternative accommodation in the next 5 years?

Yes..... ☐ 1

No..... ☐ 2

**If YES,** the household or persons needing to move should complete questions 4 to 11.

**If NO,** please go to question 12a on page 3.



**4. When will you/they likely to want/need to move from this home?**

(Tick one box only✓)

Within the next 2 years..... ☐1

In 2 to 5 years from now..... ☐2

In 5 or more years from now..... ☐3

**5. Please tell us the makeup of the household which is likely to want to move into alternative accommodation in the next 5 years in the table below:**

Please tick here if same as Question 2 ..... ☐1

Household member	Age	Gender ( <i>delete as appropriate</i> )
You - member 1		Male / Female
Other - member 2		Male / Female
Other - member 3		Male / Female
Other - member 4		Male / Female
Other - member 5		Male / Female
Other - member 6		Male / Female

Please indicate more than 6 if necessary

**5. Would you/they want/need to stay in Fittleworth?**

Yes..... ☐1

No..... ☐2

**6. What are your/their reasons for wanting/needing to move?**

	MAIN (Tick <u>one</u> box ✓)	OTHER (Tick <u>all</u> that apply✓)
Need larger accommodation	<input type="checkbox"/> 1	<input type="checkbox"/> 12
Need smaller accommodation	<input type="checkbox"/> 2	<input type="checkbox"/> 13
Need specially adapted housing (i.e. physical disability) or sheltered housing	<input type="checkbox"/> 3	<input type="checkbox"/> 14
Need to be closer to family or other support	<input type="checkbox"/> 4	<input type="checkbox"/> 15
Need to leave family home	<input type="checkbox"/> 5	<input type="checkbox"/> 16
Moving to University/College etc	<input type="checkbox"/> 6	<input type="checkbox"/> 17
Unable to afford current accommodation	<input type="checkbox"/> 7	<input type="checkbox"/> 18
Need to be closer to employment	<input type="checkbox"/> 8	<input type="checkbox"/> 19
Need to avoid harassment (i.e. anti-social behaviour)	<input type="checkbox"/> 9	<input type="checkbox"/> 20
Sub-standard accommodation (i.e. safety hazards, damp)	<input type="checkbox"/> 10	<input type="checkbox"/> 21
Other (please specify):	<input type="checkbox"/> 11	<input type="checkbox"/> 22

**7a. What is the minimum number of bedrooms that would be needed?**

(Tick one box only✓)

**7a. What is the minimum number of bedrooms that would be needed?**  
(Tick one box only✓)

- One bedroom.....☐1      Two bedrooms.....☐2  
Three bedrooms.....☐3      Four or more bedrooms.....☐4

**7b. Which type of accommodation would you/they prefer?** (Tick one box only✓)

- Flat/Bedsit.....☐1      House.....☐2  
Bungalow.....☐3      Annexe.....☐4  
Adapted/Sheltered accommodation.....☐5

**8. Which type of accommodation would you/they consider?** (Tick all that apply✓)

- Buying on the open market.....☐1  
Renting from a private landlord.....☐2  
Renting from housing association.....☐3  
Shared ownership\*.....☐4

\*Shared ownership: allowing you to buy a share in a home (from 30% initial stake), whilst renting the remaining un-owned share from a Housing Association, thus reducing the level of mortgage required. For the purposes of this survey, references to shared ownership may also include other forms of affordable home ownership.

**9. If you selected buying on the open market or shared ownership in Q8, what is the maximum house price you could afford?**

£ (Please write in).....

**10. If you selected renting in Q8, what is the maximum rent you could afford (per month), including any services charges?**

£ (Please write in).....

**11. Are you (or relevant household member) on the housing register held by Chichester District Council?**

- Yes.....☐1      No.....☐2

If this survey demonstrates an affordable housing need, you may wish to apply to Chichester District Council for a **housing register application form** so you have the opportunity to bid for a property, in accordance with the Council's Allocation Scheme.

## QUESTIONS 12-16 ARE TO BE COMPLETED BY ALL HOUSEHOLDS

**12a. Do you support the principle of building good quality affordable rental properties somewhere within Fittleworth to meet:**

- Local housing need?  
Yes.....☐1      No.....☐2
- The need to attract younger households?  
Yes.....☐1      No.....☐2

12b. Do you support the principle of building good quality affordable shared ownership properties somewhere within Fittleworth to meet:

- Local housing need?

Yes.....☐1 No.....☐2

- The need to attract younger households?

Yes.....☐1 No.....☐2

12c. Do you support the principle of building a small number of new private houses somewhere in Fittleworth within the next 10 years?

Yes.....☐1

No.....☐2

*N.B. National policy requires the delivery of onsite affordable housing on market sites that provide more than 10 properties.*

13. If you have answered Yes to any part of Q12, please state below the maximum number of new properties you would wish to see built within the next 10 years:

(Please write in).....

And, please indicate your preference for the type of site to be used:

Brownfield.....☐1 Infill.....☐2 Greenfield.....☐3

14. Would you prefer a single development in one location, two locations, or a few smaller developments in separate locations? (Tick one box only✓)

One.....☐1

Two.....☐2

Few.....☐3

15a. How many former members of your household have left the parish within the last 5 years?

(Please write in).....

15b. What was their reason for leaving?

Please specify .....

16. Please use the space below to provide any further comments:

**Thank you for taking the time to complete this questionnaire.  
Please place your completed questionnaire in the envelope provided.**

**Returning your completed questionnaire:**

We will be going round the parish from 20<sup>th</sup> to 27<sup>th</sup> of June 2015 to collect completed surveys

This survey has been produced with the support of Fittleworth Parish Council village representation on the Steering Group and Chichester District Council.

## **Appendix 2 – Housing register banding system explained**

### **Choice based lettings – Banding Criteria**

Band A - Emergency, urgent priority to move. This could include; homeless households, households with a high medical need, under occupancy of an affordable home by 2 or more rooms.

Band B - High housing need. This could include; households over occupying a home by 2+ rooms, households who current housing situation is having an impact on the medical condition of an applicant, households under occupying by 1 bedroom.

Band C - Identified housing need. This could include households lacking 1 bedroom, low medical priority for rehousing, households living in unsatisfactory housing conditions, applicants who are threatened with homelessness.

Band D - People with no identified prioritised housing need (as identified in bands A-C) but who still want to register are placed in this band. This are usually young people living at home with parents.

Further explanation can be found in the Council's Allocation Policy:

<http://www.chichester.gov.uk/article/24494/Applying-for-the-housing-register>

### Appendix 3 – Comprehensive list of preferred development type combinations

Development Combinations	Frequency	%
Support all tenure types.	102	38.9%
Would not support any development.	33	12.6%
Support affordable rented for local people and to attract younger households. Support shared ownership for local people and to attract younger households. Would not support market housing.	16	6.1%
Support only market housing.	14	5.3%
Support for affordable rented for local people but not to attract younger households. Support for shared ownership for local people but not to attract younger households. Support for market housing.	10	3.8%
Support for affordable rented for local people and to attract younger households. Would not support any shared ownership. Support market housing.	8	3.1%
DNA any.	5	1.9%
Would not support any affordable rented. Support shared ownership for local people and to attract younger households. Support market housing.	4	1.5%
Support for affordable rented for local people but not to attract younger households. Support for shared ownership for local people but not to attract younger households. Would not support market housing.	3	1.1%
Would not support any affordable rented. Support shared ownership for local people and to attract younger households. Would not support market housing.	3	1.1%
Support for affordable rented for local people and to attract younger households. Support for shared ownership for local people and to attract younger households. Would not support market housing.	3	1.1%

Development Combinations	Frequency	%
Support for affordable rented for local people, and DNA - support to attract younger households. DNA - support for shared ownership. DNA - support market housing.	2	0.8%
Support for affordable rented for local people, but not to attract younger households. Would not support any shared ownership. Would not support market housing.	2	0.8%
DNA support for affordable rent. Would not support any shared ownership. Would not support market housing.	2	0.8%
Unsure about supporting any development.	1	0.4%
Would not support any affordable rented. Support shared ownership for local people but not to attract younger households. Would not support market housing.	1	0.4%
Would not support any affordable rented. DNA - support for any shared ownership. Would not support market housing.	1	0.4%
Would not support any affordable rented. Would not support shared ownership for local people, but would support to attract younger households. Would not support market housing.	1	0.4%
Would not support affordable rented for local people but would support to attract younger households. Would not support shared ownership for local people but would support to attract younger households. Would not support market housing.	1	0.4%
Would not support affordable rented for local people but would to attract younger households. Would not support shared ownership for local people but would to attract younger households. Support for market housing.	4	1.5%
Support for affordable rented for local people and to attract younger households. DNA - support for shared ownership. DNA - support for market housing.	4	1.5%
Support for affordable rented for local people, but would not to attract younger households. would not support any shared ownership. Support market housing.	3	1.1%

Development Combinations	Frequency	%
Support for affordable rented for local people but not to attract younger households. Support for shared ownership for local people but not to attract younger households. DNA - support market housing.	2	0.8%
Would not support any affordable rented. Support shared ownership for local people but not to attract younger households. Support market housing.	2	0.8%
Support for affordable rented for local people and to attract younger households. Support for shared ownership for local people and to attract younger households. DNA - support market housing.	2	0.8%
Support for affordable rented for local people and to attract younger households. Support for shared ownership for local people but not to attract younger households. Would not support market housing.	2	0.8%
Support for affordable rented for local people and to attract younger households. Support for shared ownership for local people and DNA support to attract younger households. Support market housing.	2	0.8%
Support for affordable rented for local people and to attract younger households. Would not support shared ownership for local but would support shared ownership to attract younger households. Support market housing.	2	0.8%
DNA support for affordable rent for local people, but would support it to attract younger households. DNA Support for shared ownership for local people, but would support it to attract younger households. DNA support for market housing.	1	0.4%
DNA support for affordable rent for local people, but would support it to attract younger households. DNA Support for shared ownership for local people, but would support it to attract younger households. Support for market housing.	1	0.4%
Would not support affordable rented for local people but would support to attract younger households. Would not support any shared ownership. Support market housing.	3	1.1%
Support for affordable rented for local people and to attract younger households. Support for shared ownership for local people but not to attract younger households. Support market housing.	3	1.1%



Development Combinations	Frequency	%
Would only support affordable rented to attract younger households.	1	0.4%
Support for affordable rented for local people and to attract younger households. Would not support shared ownership for local people and DNA - support to attract younger households. Support market housing.	1	0.4%
Support for affordable rented for local people and to attract younger households. Would not support shared ownership for local people but would support shared ownership to attract younger households. Would not support market housing.	1	0.4%
Support for affordable rented for local people and to attract younger households. DNA - support for shared ownership. Support market housing.	1	0.4%
Support for affordable rented for local people and to attract younger households. DNA - support for shared ownership. Would not support market housing.	1	0.4%
Support for affordable rented for local people and to attract younger households. DNA - support for shared ownership for local people, but would support shared ownership to attract younger households. Support market housing.	1	0.4%
Support for affordable rented for local people, but DNA - support to attract younger households. Support for shared ownership for local people, but DNA - support for shared ownership to attract younger households. Support market housing.	1	0.4%
Support for affordable rented for local people, but DNA - support to attract younger households. Support for shared ownership for local people, but DNA - support for shared ownership to attract younger households. Would not support market housing.	1	0.4%
Support for affordable rented for local people, but DNA - support to attract younger households. Support for shared ownership for local people and to attract younger households. Support market housing.	1	0.4%
Would not support affordable rented for local people, but would support to attract younger households. Would not support any shared ownership. DNA - support for market housing.	1	0.4%

Development Combinations	Frequency	%
DNA support for affordable rent. DNA support for shared ownership. Support for market housing.	1	0.4%
DNA - support for affordable rent. Support for shared ownership for local people, and to attract younger households. Would not support for market housing.	1	0.4%
DNA - support for affordable rent. Support for shared ownership for local people, and to attract younger households. Would not support for market housing.	1	0.4%
Would not support any affordable rented. Support shared ownership for local people, but not to attract younger households. Support for market housing.	1	0.4%
Would not support affordable rented for local people, and DNA support to attract younger households. Support shared ownership for local people, and DNA - support to attract younger households. Would not support market housing.	1	0.4%
Would not support any affordable rented. Support shared ownership for local people, and DNA - support to attract younger households. Support for market housing.	1	0.4%
Would not support affordable rented for local people, but would support to attract younger households. would not support any shared ownership. Support market housing.	3	1.1%