

CHICHESTER DISTRICT COUNCIL

Housing Need Survey Report

Wisborough Green Parish

June 2019

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Abbreviations

CDC	Chichester District Council
MHCLG	Ministry of Housing, Communities and Local Government
DNA	Did Not Answer
LPA	Local Planning Authority
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
SDNP(A)	South Downs National Park (Authority)
SHMA	Strategic Housing Market Assessment

1.0 Introduction

In October 2018 Wisborough Green Parish Council commissioned Chichester District Council's (CDC) Housing Delivery Team to comprehensively assess the housing needs of the parish.

The methodology for establishing future need for housing is not an exact science and no single approach will provide a definitive answer. It is common practice in rural areas to undertake a housing needs survey to assess the local housing requirements, given the lack of granularity provided by secondary sources of information.

In October 2018, a housing needs survey¹ was sent to every residential address on the council tax list within the parish. This report summarises the key findings from the survey, whilst taking into account the secondary information that is available.

This report has been based on a total of **136** valid returns, equivalent to a **20% response rate of total households in the surveyed area** (in relation to council tax information). It represents a total of **306** people (household members), equivalent to **21% of the parish population**, as defined by the 2011 Census. The gender split of respondents comprised 48% female, 45% male and 7% did not answer.

On this basis, the Housing Delivery Team recommends that the survey be considered statistically significant and illustrative of a significant proportion of the local community.

¹ See appendix 1 for a sample of the survey

1.1 Key findings

The survey has demonstrated a number of interesting facts and correlations; principally, that there is a greater affordable housing need in the parish area than what has been identified by the council's housing register. The survey results have identified a housing need of 70 units, of which the tenure breakdown is shown below:

- Market units - 11
- Affordable rent units - 39
- Shared Ownership - 18
- Rent to Buy - 2

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

- Younger household needs:
 - For affordable rented tenure:
 - 1 bedroom houses
 - 2 bedroom houses
 - For first time buyers
 - 2 bedroom houses
- Downsizing accommodation
 - For affordable rented tenure:
 - 1/2 bedroom houses/bungalows
 - Private market housing
 - 2/3 bedroom houses/bungalows

2.0 Relevant secondary information

2.1 Chichester District household projections

The National Planning Practice Guidance (NPPG) advocates that the household projections published by the Ministry of Housing, Communities & Local Government (MHCLG) should provide the starting point for estimating overall housing need. Although this guidance is for

local authorities (LAs) to plan for their strategic housing needs, the figures provide a good insight into future trends of local populations.

MHCLG live table 425² estimates the number of households in the district will increase by 26% by 2039. It is estimated that the average household size in the district will decrease from 2.21 to 2.05 (live table 427) by 2039. The population of people aged 75+ is estimated to increase from 21% to 31%, and people aged 25-64 in the district will decrease from 58% to 49% during the same period (live table 414). The district of Chichester has an aging population and the projections illustrate that the division is set to increase, with household sizes decreasing.

Wisborough Green Parish lies within two planning authorities; South Downs National Park Authority (SDNPA) and CDC. Due to the size and rural nature of the parish, the national figures cannot simply be applied to the parish figures. However, the trends of smaller household formations and ageing populations are likely to apply.

2.2 Wisborough Green's geographical and population profile

Wisborough Green is a rural village and Parish in West Sussex, North-East of Chichester District and 2 miles East of Billingshurst.

The parish is located within Chichester District and the South Downs National Park. It covers an area of approximately 17.5 km. The parish incorporates the smaller settlements of Bedham, Brick Kiln Common and large isolated properties which overlooks the Arun valley.

² Total change, average change, and percentage change in household projections for local authority districts, England 2014-2039.

Figure 1 – Wisborough Green Parish Boundary

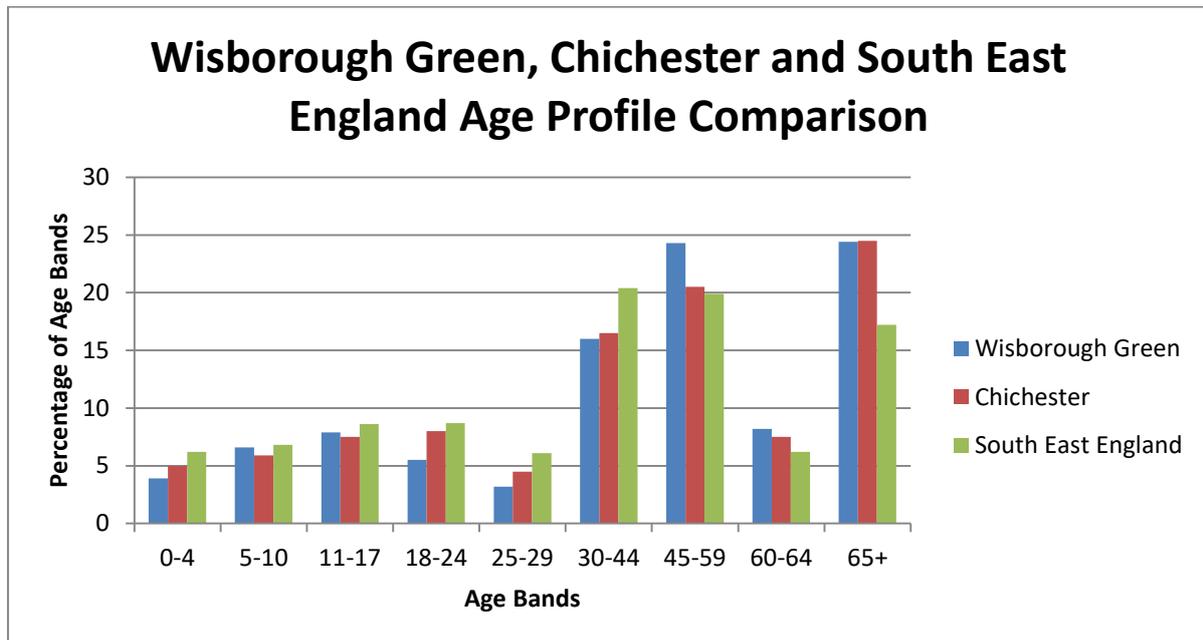


Wisborough Green parish has a population of 1414³ usual residents which make up 675⁴ usual households. Figure 2 illustrates the age banding of the residents in comparison to Chichester District and South East England:

³ 2011 Census

⁴ CDC Council Tax database

Figure 2 – Age profile comparison; Wisborough Green, Chichester District and South East England, Census 2011



It is evident that there are fewer residents aged 18-29 and a larger proportion 45-64 compared to the rest of Chichester District and the South East.

Figure 3 - Household tenure comparison: Wisborough Green Parish, Chichester District and South East England, Census 2011

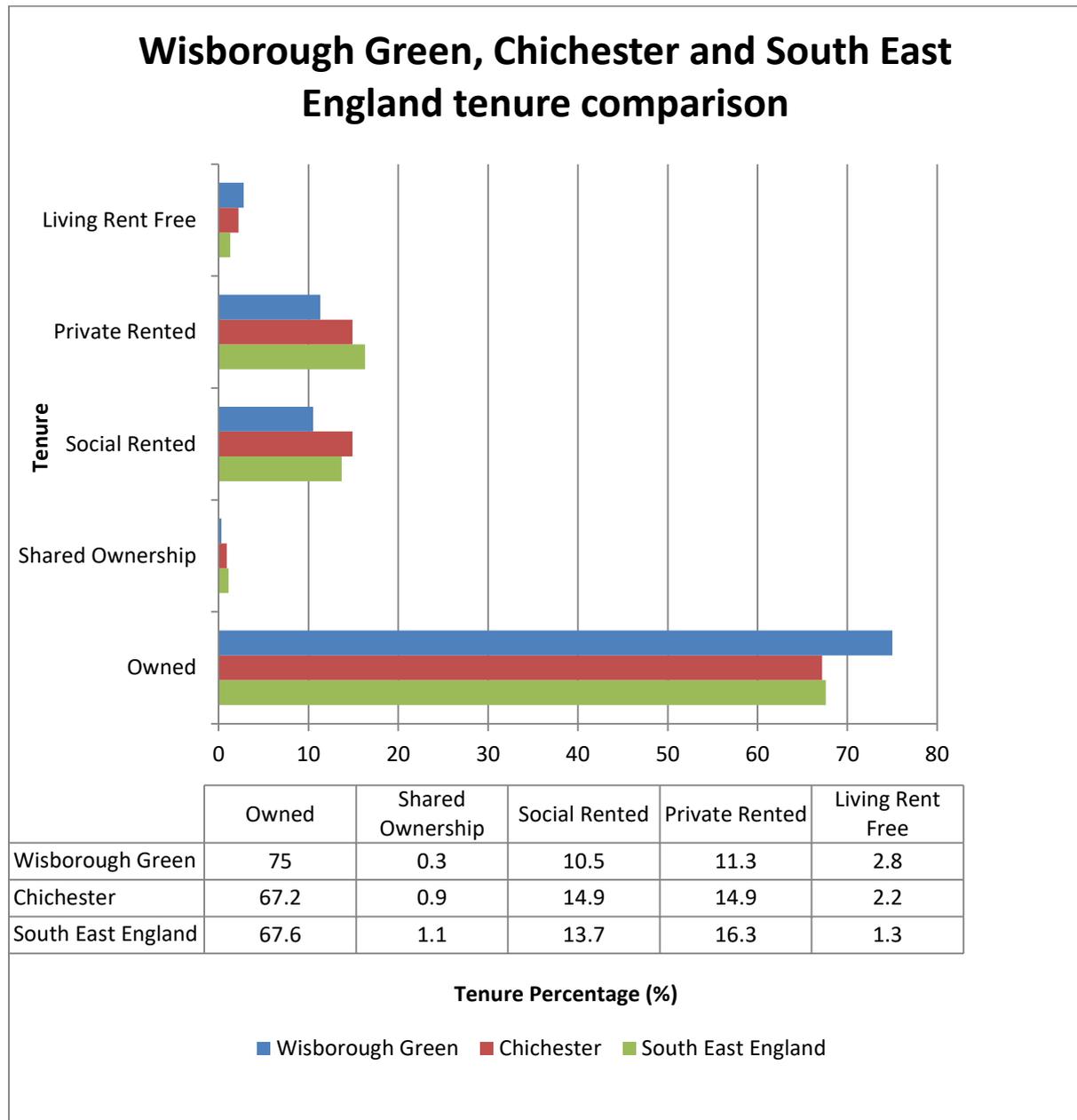


Figure 3 illustrates that Wisborough Green parish has a larger proportion of owner occupied housing than the rest of the district and the South East but a lower proportion of private and social rented housing.

2.3 Wisborough Green’s affordable housing profile

Table 1 shows that there are currently 12 households on the council’s housing register who have claimed a local connection to Wisborough Green parish, of which 25% are in bands A-

C⁵. Households placed in bands A-C are considered as having a high priority need for housing. It shows that 58% of all households are currently in need of a 1 bedroom property.

Table 1 – Households on the housing register with a local connection to Wisborough Green; bedroom need & banding

Households on the housing register with a local connection to Wisborough Green: bedroom need and banding as at June 2019					
Band	1 Bedroom Need	2 Bedroom Need	3 Bedroom Need	4 Bedroom Need	Total
A-C	2	-	3	-	5
D	9	2	1	-	12
Total	11	2	4	0	17

Table 2 demonstrates that the 17 households currently on the register⁶ make up a total of 33 people. 11 households are residents of the parish. The age profiles with the greatest housing need are people aged between 30 and 44.

Table 2 – Households on the housing register with a local connection to Wisborough Green: banding, age grouping and local connection

Households on the housing register with a local connection to Wisborough Green: Banding, age grouping and local connection (June 2019)									
Banding and local Connection	Age Bands								Total
	0-10	11-17	18-24	25-29	30-44	45-59	60-64	65+	
Bands A-C total	5	1	-	4	2	-	-	1	13
Currently residing in Wisborough Green	4	-	-	3	1	-	-	-	8
Other local connection	1	1	-	1	1	-	-	1	5
Band D Total	3	-	2	2	5	2	2	4	20
Currently residing in Wisborough Green	2	-	2	1	4	2	2	1	14
other local connection	1	-	-	1	1	-	-	3	6
Overall Total	8	1	2	6	7	2	2	5	33

Table 3 illustrates Wisborough Green's affordable rented housing stock and average yearly turnover⁷;

⁵ See Appendix 3 for further information relating to the housing register banding system.

Table 3 - Wisborough Green's affordable rented housing stock and turnover

Wisborough Green's affordable rented housing stock and turnover		
No. of Bedrooms	Total no. units (as at March 2019)	Allocations Since 2007
1 Bedroom	32	32
2 Bedrooms	22	20
3 Bedrooms	16	6
4 bedrooms	-	-
Total	70	58

The highest affordable rented demand is for 1 bedroom properties. The average turnover over the past 12 years for a 1 bed unit is 2.7 a year. The 3 bedroom units have an even lower average turnover (0.5 per year); therefore households who require larger properties usually have to wait longer before a suitable one becomes available.

Since 1980, a total of 39 social rented homes have been lost to the 'Right to Buy' in Wisborough Green parish.

2.4 Wisborough Green's market housing profile and affordability

Table 4, from the 2011 census, shows Wisborough Green's property stock by bedroom number and includes both market and affordable dwellings.

Table 4 – Wisborough Green's total housing stock by number of bedrooms, 2011

Wisborough Green's Bedroom Stock Profile, 2011 Census					
	Studio / 1 bed	2 Bed	3 Bed	4+ Bed	Total
Total	57 (9%)	110 (18%)	196 (33%)	238 (40%)	601

When the affordable rented housing stock figures are subtracted from the figures in Table 4 it shows that the market stock is made up of;

- 25 (4%) studio / 1 bedroom dwellings;
- 88 (15%) 2 bedroom dwellings;
- 180 (30%) 3 bedroom dwellings and;
- 238 (40%) 4(+) bedroom dwellings

⁷ Figures held by CDC on New/Re-lets of affordable/social rented properties from March 2007 to March 2018.

This shows that there are a greater proportion of larger 3+ bedroom properties within the parish. These properties generally attract higher values. As such, this puts pressure on the smaller sized stock, which is more affordable for young people wishing to get onto the property ladder and for older people wishing to downsize.

There are currently 16 properties for sale in Wisborough Green parish, the most expensive being a 8 bedroom detached house with an asking price of £2,249,000, and the cheapest being a 3 bedroom age restricted semi-detached house with an guide price of £325,000-350,000⁸. 14 properties were sold in the last year within Wisborough Green parish with an average sold price of £682,672. It should be noted that the average price only reflects these particular sales in 2017/18 and may not represent the housing values generally across the parish.

Table 5 illustrates the difference between values of first time buyers’ homes, lower quartile values, (i.e. the least expensive 25% of market homes) and those purchased by people who previously owned a home in the Chichester district. First time buyers on average have to enter the market at a higher level than the average lower quartile cost, since lower quartile market homes may include unsuitable properties such as age restricted flats. Undersupply of affordable housing affects employers’ ability to attract and retain staff.

Table 5 – Chichester average house prices 2018⁹

	Lower Quartile	1st Time Buyer Mean	Former Owner Occupier Mean
Chichester	£270,000	£296,184	£437,631
Mid Sussex	£277,000	£288,521	£435,332
West Sussex	£245,000	£259,074	£376,836

The lower quartile house price to lower quartile resident earnings ratio in the Chichester District is 13.59¹⁰. The ratio of lower quartile house price to lower quartile employment earnings (i.e. taking account of people who live in the district but work outside it) is 14.51. These figures can only be obtained on a district, not parish, basis. The affordability ratio has risen in the last year, and is still considered to be one of the highest ratios anywhere in the

⁸ Source: Rightmove

⁹ Source: Land Registry Price Paid Data 2018

¹⁰ Source: ONS House price to residence/work placed earnings 2018

country outside London. It is evident that Wisborough Green's housing stock attracts a high value, which therefore impacts affordability even more. This illustrates the notable affordability pressures at the lower end of the market.

A combination of the deteriorating affordability of market homes, restricted access to mortgages and a lack of social housing has resulted in fewer households being able to buy and thus increased pressures on the existing affordable housing stock.

3.0 Methodology and structure

The purpose of this survey was to gain an understanding of the parish'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.

At the end of October 2018 a survey was posted to every residential address in Wisborough Green parish.

The survey asked respondents to identify whether they or household members 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-paid envelope and return to the council by the 18st November 2018.

This report has been based on a total of **136** valid returns, equivalent to a **20% response rate of total usual households in the surveyed area** (in relation to the CDC amount of surveys sent out). It represents a total of **306** people (household members), equivalent to **21% of the parish population**, as defined by the 2011 census. The gender split of respondents comprised 49% female, 46% male and 5% did not answer.

On this basis, CDC housing delivery team recommends that the survey be considered statistically demonstrative of the local community.

Whilst all valid data have been included in this analysis, not all questions have been individually evaluated in this report. This is because some questions were included purely to support information in other questions.

It is understood that the methodology for establishing future need for housing is not an exact science; no single approach will provide a definitive answer. As such, reasonable judgements are made on the data provided, but will be subjective to the author of the report.

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

4 Survey response and analysis

4.1 Respondents residency period

Survey Question:

(1a) - Is this property your permanent residence?

(1b) - How many years have you/your household lived in Wisborough Green parish?

These questions achieved response rates of 100% and 97% respectively. A breakdown of the responses to questions 1a and 1b is shown below in tables 6 and 7.

Table 6 - Respondents indication as to whether they are a permanent resident

Respondents permanent residency	
Response	Frequency
Yes	132
No	4
DNA	0
Total	136

Table 7 – Respondents residency period in Wisborough Green

Respondents residency period	
Duration	Frequency
5 Years or less	17
Between 6-10 years	16
Between 11-19 years	29
Between 20-29 years	26
Between 30-39 years	18
Between 40-49 years	12
Between 50-59 years	9
Between 60-69 years	3
70+ years	2
Total	132
DNA	4

The average length of a respondent's residency in Wisborough Green is 24 years.

4.2 Respondents support for development

Survey questions:

(2a) – Do you support the principle of building good quality affordable rental properties somewhere within the parish/village to meet local housing need?(affordable rented properties are let at no more than 80% of market value and are managed and owned by a Housing Association/Community led housing organisation)

(2b) – Do you support the principle of building quality low cost home ownership properties somewhere within the parish/village to meet local housing need? (Housing provided for sale that provides a route to homeownership for those who cannot afford to purchase on the market. This includes shared ownership, shared equity, other low cost homes for sale, and rent to buy). Further information on the different types of low cost home ownership can be found at: www.chichester.gov.uk/housingtobuy)

(2c) – Do you support the principle of building a small number of new, market priced, private houses somewhere within the parish/village to meet local housing need?

The responses for these questions have been combined to assess the combination of support for different types of development. The results found that 90% of respondents would support some form of development within the parish. The highest support is for low cost home ownership and affordable rented housing for local people as shown in table 8.

Table 8 – Respondents support for different types of development.

Support for different types of development			
Support	Affordable rented housing	Low Cost Home Ownership housing	Market housing
Yes	114 (85%)	115 (85%)	94 (69%)
No	21 (15%)	19 (14%)	36 (26%)
DNA	1 (0%)	2 (1%)	6 (5%)

Table 9 provides a summary of the most favourable development combinations to identify a clearer view of the different types of support:

Table 9 – Respondents support for different development combinations

Development Combinations	Frequency	
Support all tenure types (market, affordable rented and shared ownership) for local households needs	80	59%
Support for only affordable rented and shared ownership housing	23	17%
Would not support any development.	7	5%
Support only shared ownership and market housing	7	5%
Support only market housing.	4	3%
Support only affordable rented housing	4	3%
Support only affordable rented and market housing	2	1%
Support only shared ownership	2	1%
DNA any.	7	5%

4.3 Respondents age range

Survey Question: (3) – 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 gender split of respondents comprised 48% female, 45% Male and 7% did not answer. Table 10 provides a breakdown of the respondent’s age bands.

Table 10 – Respondent household age range composition

	Age bracket							Total	DNA
	0-17	18-29	30-44	45-59	60-64	65-74	75+		
Frequency	26	49	26	77	30	48	45	301	5

This demonstrates that:

- There is a broad sample of age ranges, which is representative of the population in Wisborough Green.
- The largest age group of residents in Wisborough Green is between ages 45-59.

4.4 Respondents who are likely to move: timescales and locations

Survey Questions:

- (4) – Is there anyone living in your household now who is likely to want/need to move into alternative accommodation in the next 5 years?
- (6) – When will you/they likely to want/need to move from this home?
- (7) – Please tell us the makeup of the household(s) which is/are likely to want to move into alternative accommodation in the next 5 years and specify whether they require individual or shared accommodation (e.g. siblings may require individual accommodation whereas couples/families may require shared)?
- (9) – Would you/they want/need to stay in Wisborough Green?

These questions have been grouped together to fully understand the housing need within the parish. 54 respondent households indicated that they and/or a household member

wanted/need to move. This reflected 74 potential households with aspirations to move. The results of those who stated that they wished to move are displayed in table 11 below:

Table 11 – Response to questions 4, 6, 7 & 9.

Questions 6, 8 & 10 - Do you need to move? Do you wish to stay in Wisborough Green? When do you need to move?								
Households who want/need to move	Do you wish to stay in Wisborough Green		Time scale					
			Within 1 years	Within 2 years	Within 3 years	Within 4 years	Within 5 years	In 5 or more years
74 Households (36%)	Yes	66	25	10	7	-	15	9
	No	6	2	1	1	1	1	-
	Not Sure/DNA	2	-	-	-	-	-	-

74 potential households were identified as wanting or needing to move within the next 5 or more years. The main findings from these results are:

- **66 (24%)** of the responding households expressed that they / someone in their household needs / wishes to **move within Wisborough Green**
- **6 (5%)** of the responding households expressed that they / someone in their household needs / wishes to **move outside of Wisborough Green**
- **2 (1%)** of the responding households expressed that they / someone in their household wants / needs to move **did not answer** whether they wanted / needed to stay in the parish

4.5 Respondents' reasons for needing to move

Survey Question: (10) - *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 within Wisborough Green***
- *The main, and other reasons for people wanting/needing to **move outside of Wisborough Green***

Respondents were asked to state one main reason why they needed to move and state any other reasons that may apply. Table 12 summarises the reasons as to why the 66 potential households stated they need / wish to **move within** of Wisborough Green:

Table 12 – Results of why respondents want/need to move within of Wisborough Green

Results of why respondents want/need to move outside of Wisborough Green			
Reason	Main Reason		Other Reasons
	Frequency	%	Frequency
Need larger accommodation	4	6%	2
Need smaller accommodation	13	20%	1
Need specially adapted housing (i.e. physical disability) or sheltered housing	0	-	1
Need to be closer to family or other support	5	8%	6
Need to set up home for the first time	37	56%	5
Moving to university / college	-	-	11
Unable to afford current accommodation	1	2%	12
Need to be closer to employment	1	2%	2
Need to avoid harassment (e.g. anti-social behaviour)	1	2%	1
Other (please specify)	2	3%	2
DNA	2	3%	-

Question 10 of the survey demonstrates that:

The above information illustrates that the main reasons for needing to move is:

- To leave their family home to form a new household (37 households)
- Household members needing to move to smaller accommodation (13 households).

Out of the four respondents who answered “other” three left further comment as listed below:

- Would like to downsize into converted outbuildings within their land.
- Currently living with parents but would like to have own accommodation in the area due to work. Rental costs are too high.
- Happy in current residence but aware of land lords plans to sell. Would like to have security in their housing.

Table 13 highlights the reasons as to why the 7 households expressed why they and/or a member of their household may need / wish to **move outside of** Wisborough Green and provides a breakdown of the “other reasons”:

Table 13 – Results of why respondents want/need to move outside of Wisborough Green

Results of why respondents want/need to move outside of Wisborough Green			
Reason	Main Reason		Other Reasons
	Frequency	%	Frequency
Need larger accommodation	-	-	4
Need smaller accommodation	-	-	-
Need specially adapted housing (i.e. physical disability) or sheltered housing	-	-	2
Need to set up home for the first time	-	-	3
Need to be closer to family or other support	-	-	4
Need to leave family home	2	2%	1
Moving to university / college	1	2%	
Unable to afford current accommodation	3	3%	4
Need to be closer to employment	-	-	-
Sub-standard accommodation (e.g. safety hazards, damp)	-	-	-
Other (please specify)	-	-	1
DNA		-	-

The above information illustrates that the main reasons households wanting to move outside of the parish is:

- Unable to afford current accommodation; and
- Need to leave family home.

4.6 Composition of the households who need to move within Wisborough Green

Survey Question: (7) - *Please tell us the makeup of the household which is likely to want to move into alternative accommodation in the next 5 years.*

Table 14 – Households who want / need to move within Wisborough Green; age range composition.

	Age bracket								Total
	0-17	18-29	30-44	45-59	60-64	65-74	75+	DNA	
Frequency	6	42	10	4	4	6	5	2	79

The results from this question illustrates that 48 of the 66 (73%) potential households who want / need accommodation within the parish are under the aged of 30 who are more commonly looking to set up home for the first time.

4.7 Respondents’ housing need and affordability by; bedroom numbers, dwelling preference and tenure type

Tables 15 and 16 analyse the results from the following survey questions:

- (11a) – *What is the minimum number of bedrooms that would be needed?*
- (11b) – *Which type of accommodation would you/they prefer?*
- (11c) – *Which type of accommodation would you/they consider? (tick all that apply)*
- (12a) – *Which type of tenure would you/they prefer? (tick one)*
- (12b) – *Would you consider any other tenure? (tick all that apply)*

Table 15 shows the combined results of Q11a, Q11b & Q12a from the 66 households who want / need to move within Wisborough Green, 58 indicated a tenure preference. This establishes what type of tenure would be required, in relation to property type and bedroom need. Respondents could indicate a primary tenure preference and whether they would consider any other type of accommodation. These have been outlined in tables 15 and 16 below:

Table 15 - Respondents who want / need to move within Wisborough Green: minimum required bedrooms, dwelling preference and main tenure preference

No. Bedrooms required	Dwelling preference		Tenure preference								
			Buying on the open market	Private Rent	Affordable rent ¹¹	Rent to Buy	Shared ownership ¹²	Discounted Market Sale	Starter Homes	Open Market Self Build	Affordable Self Build
1 Bedroom 26 households	11	Flat / bedsit	5	-	2	1	1	1	1	-	-
	14	House	3	1	6	1	1	-	2	-	-
	1	Bungalow	1	-	-	-	-	-	-	-	-
2 bedroom 24 households	2	Flat / bedsit	-	-	-	-	-	1	1	-	-
	2	Bungalow	1	-	1	-	-	-	-	-	-
	20	House	10	-	-	4	1	1	4	-	-
3 bedroom 7 households	6	House	3	-	3				1		
	1	Bungalow	1								
4 bedroom 1 household	1	House							1		
Total	58		24	1	11	6	3	3	10	-	-

The main findings from table 15 are:

- 11 out of the 58 potential households who want or need to move within Wisborough Green would choose affordable rented tenure. 73% of those requiring this tenure would need a 1 bedroom property.
- 24 out of the 58 potential households who want or need to move within Wisborough Green would buy on the open market. 46% of those requiring an open market property would need a 2 bedroom property.

¹¹ This includes renting from a housing association or Community Land Trust

¹² 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 as well.

- 10 households stated that their preferred tenure preference was starter homes. The breakdown of this requirement showed that the greatest starter home need was for 2 bedroom properties.
- The overall bedroom size preference is;
 - 34% (20 households) indicated a preference for a 2 bedroom house.
 - 24% (14 households) indicated a preference for a 1 bedroom house
 - 19% (11 households) indicated a preference for a 1 bedroom flat / bedsit.
 - 7% (4 households) indicated a preference for a 3 bedroom house.

Responding households were able to pick multiple options for their secondary tenure preference. This has been displayed as a range within table 16

Table 16 - Respondents who want / need to move within Wisborough Green: minimum required bedrooms, dwelling preference and secondary tenure preference

No. Bedrooms required	Secondary Dwelling Type	Tenure preference									
		Buying on the open market	Private Rent	Affordable rent ¹³	Rent to Buy	Shared ownership	Discounted Market Sale	Starter Homes	Open Market Self Build	Affordable Self Build	DNA
1 Bedroom 26 households	Flat / bedsit	0-2	1-2	0-4	2-6	2-5	0-4	1-2	0-1	1-3	-
	House	0-3	0-3	2-6	0-4	2-3	0-4	1-4	0-1	0-3	-
	Bungalow	0-2	2-4	1-3	0-3	4-5	0-3	0-2	-	0-2	-
	Adapted/ sheltered	-	-	0-1	0-2	0-1	0-2	-	-	-	-
2 bedroom 24 households	Flat / bedsit	-	-	1-3	0-2	-	0-2	-	3-4	0-2	-
	House	-	-	-	-	1	-	1	-	1	-
	Bungalow	2	1	-	-	-	4	-	3	2	-
3 bedroom 7 households	House	-	-	-	-	-	-	-	0-1	0-1	-
	Bungalow	1	-	-	1	2	-	-	-	-	2
4 bedroom 1 household	Bungalow	1	-	-	-	-	-	-	-	-	-
Total		4-7	4-9	4-17	3-17	11-14	4-15	3-8	6-7	4-11	2

The above table illustrates that the cohort would look to alternative tenure types if available / suitable for their needs. It is particularly noticeable that the majority would look to alternative homeownership options such as; affordable self-build, discounted market sales, starter homes and shared ownership. This indicates that there is a strong aspiration for homeownership within Wisborough Green Parish.

¹³ This includes renting from a housing association or Community Land Trust

This next section analyses bedroom requirements (identified in Q11a), in relation to gross household incomes (identified in Q13). A total of 58 households provided this information. Each tenure response will be assessed individually to assess their affordability. This is to help establish whether the respondents would actually be able to afford the tenure types they stated.

Table 17 sets out the incomes of those households who wish to buy on the open market. 23 of the 24 households provided affordability information:

Table 17 - Respondents who want / need to buy on the open market within Wisborough Green: minimum bedroom requirement & household income comparison

Open Market								
Size	Up to £14,999	£15,000 - £19,999	£20,000 - £29,999	£30,000 - £39,999	£40,000 - £49,999	£50,000 - £59,999	£60,000 - £69,000	£70,000 +
1 Bed	1	4	2	2	1	-	-	-
2 Bed	1	2	6	-	-	-	-	1
3 Bed	-	-	-	-	1	2	-	-

Main findings:

- The greatest open market demand is for 1 and 2 bedroom properties.
- 10 households indicated a preference toward both of these sizes and type of tenure. The last 2 bed property was sold in September 2018 and there are currently four 2 bedroom properties on the market (February 2019) with an average market value of £388,750. Assuming a mortgage lending rate of 4.5 times the household annual salary, 9 households who indicated a 2 bedroom preference may be unable to access a mortgage, if they have minimal savings and have no equity within an existing property. 3 of the 9 household are home owners (owned with or without a mortgage), of which the sale would contribute to the purchase of property through the open market.
- Currently there are four 2 bedroom properties on the market at the moment with a market value greater than £279,950, so it is unlikely that the households with a gross annual income less than £56,000 will be able to access the open market properties, unless they have considerable saving/existing equity.

- Four households rent privately or live with family, so the likelihood of these household members having substantial savings towards a higher deposit would be remote.

Of the 24 households that would like to buy on the open market within Wisborough Green that provided affordability information, 12 households would be unable to afford to purchase a property through the open market. 6 households were identified as being in an affordable rented need, with the remaining 6 being able to purchase between a 25-40% share in a shared ownership property. One of the 24 households declared they are on the housing register held by CDC.

Three households indicated they would buy a shared ownership property as their primary tenure preference, of which all households provided affordability information. This information is set out in Table 18 below.

Table 18 - Respondents who want / need to buy a shared ownership property within Wisborough Green: minimum bedroom requirement & gross annual income comparison

Size	Shared Ownership							
	Up to £14,999	£15,000 - £19,999	£20,000 - £29,999	£30,000 - £39,999	£40,000 - £49,999	£50,000 - £59,999	£60,000 - £69,000	£70,000 +
1 Bed	1	-	1	-	-	-	-	-
2 Bed	-	1	-	-	-	-	-	-

Main findings:

- Initial shares on shared ownership properties are usually between 25% and 40%. Based on an average asking price for a 2 bedroom property in Wisborough Green of £330,000, two households in table 14 would be able to afford the minimum required share in a property. The remaining household has been classified as an affordable rented need
- One household declared they were on the housing register held by CDC and have already been identified in an affordable rented need.

Other affordable homeownership options such as Discounted Market Sale and Starter Homes gathered some interest from respondents. The information is set out in tables 19 and 20 below:

Table 19 - Respondents who want / need to buy a discounted market sale property within Wisborough Green: minimum bedroom requirement & gross annual income comparison

Discounted Market Sale								
Size	Up to £14,999	£15,000 - £19,999	£20,000 - £29,999	£30,000 - £39,999	£40,000 - £49,999	£50,000 - £59,999	£60,000 - £69,000	£70,000 +
1 Bed	-	-	1	-	-	-	-	-
2 Bed	-	-	2	-	-	-	-	-

The main findings from table 19 show:

- 3 households indicated a primary tenure preference for discounted market sale or starter homes and had a household income of between £20,000 and £29,999.

Discounted Market Sale properties are usually marketed at 60-70% of the open market value. Based on the average sold price of £388,750 for a 2 bedroom property, both households would be unable to afford this type of tenure unless they have a significant savings to contribute towards a deposit. Furthermore, there are no discounted market sale properties available in Wisborough Green, so the likelihood of accessing this type of property is very unlikely.

None of these households stated that they were on the housing register held by CDC. Whilst these households are not able to afford a discounted market sale property, they would be able to afford a shared ownership property of between a 25-40% share.

10 households were identified as wanting a starter home as their primary tenure preference. The information set out in table 19 below shows their bedroom need and their affordability.

Table 20 - Respondents who want / need to buy a Starter Home property within Wisborough Green: minimum bedroom requirement & gross annual income comparison.

Starter Homes								
Size	Up to £14,999	£15,000 - £19,999	£20,000 - £29,999	£30,000 - £39,999	£40,000 - £49,999	£50,000 - £59,999	£60,000 - £69,000	£70,000 +
1 Bed	2	1	-	-	-	-	-	-
2 Bed	-	-	3	2	-	-	-	-
3 Bed	-	-	1	-	-	-	-	-
4 Bed	-	-	1	-	-	-	-	-

The NPPG advises starter homes should be sold at a discount of at least 20%, up to a maximum discounted price of £250,000, and be made available to first time buyer under the age of 40. This would mean that with a 5% deposit (£12,500), the purchaser would need at least an annual income of £53,000.

There are currently no starter homes being developed in Wisborough Green Parish or within Chichester District. As these respondents indicated that they wanted/needed to stay within the parish, this is not feasible.

All of the households do not have sufficient income to attain a mortgage for such a property, unless they had substantial deposits. Based on the assumption that they do not have substantial deposits, seven of the households would be able to access shared ownership accommodation through purchasing a lower share. The other three household could look access the affordable rental tenure. None of these households are on the housing register held by CDC.

6 households stated that they wanted/needed to purchase a home through the rent to buy scheme. The information set out in table 21 below shows their bedroom need and their affordability.

Table 21 – Respondents who want / need to purchase a home through the rent to buy scheme in Wisborough Green: Minimum bedroom requirement and gross annual income comparison.

Rent to Buy									
Size	Up to £350 pm	£350 - £500 pm	£500 - £600 pm	£600 - £750 pm	£750 - £900 pm	£900 - £1000 pm	£1000 - £1200 pm	£1200 - £1500 pm	£1500+
1 Bed	1	-	-	-	-	1	-	-	-
2 Bed	-	-	3	1	-	-	-	-	-

The Rent to Buy scheme is a government initiative aimed at people who would be eligible to buy a property, but who are not in a position to do so at present, as they don't have the deposit needed. Landlords / housing associations will make the properties available for rent below the market level and the tenant has the opportunity to purchase after an agreed period.

The LHA rate for a one bedroom property is £580, which is likely to be the rent set for such a property. This indicates that one household would be able to access such a property.

The LHA rate for a two bedroom property is £728, which is likely to be the rent set for such a property. This indicates that three households would be unable to access such a property and one may be able to access such a property, subject to rent levels. However all four household who cannot afford to rent through the rent to buy scheme would be able to access affordable rent.

One household indicated renting privately as primary tenure preference. The likelihood of accessing a private rented property to meet residents need is slim. At present there are no properties advertised for market rent in Wisborough Green (June, 2018)¹⁴. This household could access affordable rental tenure.

There is limited comparable evidence in Wisborough Green for assessing the affordability of households for market and affordable rented properties. As such, the Local Housing Allowance (LHA) rates will be used to assess a household's affordability. LHA is the housing

benefit paid to tenants who rent from private landlords. The LHA rate from April 2018 in the Chichester District is:

- 1 bedroom - £580.99 pcm,
- 2 bedroom - £728.00 pcm,
- 3 bedroom - £858.47 pcm,
- 4 bedroom - £1,161.46 pcm

All of the 11 households who indicated they would consider affordable renting within Wisborough Green provided affordability information as set out in Table 22 below

Table 22 - Respondents who want / need affordable rented accommodation within Wisborough Green: minimum bedroom requirement & affordability comparison

Affordable Rent									
Size	Up to £350pm	£350 - £500 pm	£500 - £600 pm	£600 - £750 pm	£750 - £900 pm	£900 - £1000 pm	£1000 - £1200 pm	£1200 - £1500 pm	£1500 +
1 Bed	2	4	2	-	-	-	-	-	-
2 Bed	-	1	-	-	-	-	-	-	-
3 Bed	-	1	1	-	-	-	-	-	-

Table 22 shows;

- 6 of the 8 households who indicated a preference towards a one bedroom affordable rented property had less than £500 per month, which is below the current LHA rate.
- The remaining 2 households who indicated a preference for a 1 bedroom affordable rented property would be able to afford as they are above the LHA rate.
- The only household that had a preference for a two bedroom property had an affordability less than £600 would not be able to afford a property within the parish without government financial assistance e.g. housing benefit.

2 (18%) of the 11 households who preferred an affordable rented tenure and who stated they wished / needed to move within Wisborough Green declared they are already on the housing register.

To summarise, the findings indicate that there is a 5 year identified local housing need within Wisborough Green, for both affordable and market units. Table 23 sets out the identified housing need and adjustments that have been made from the findings of the survey.

Table 23 – Wisborough Green’s indicative projected future housing need based on residents

Tenure Type		Primary tenure preference	Affordability Amendment Calculations	Identified Need
Market		24	Less 1 (housing register members) Less 6 (identified affordable rented need) Less 6 (identified shared ownership need)	11
Private rent		1	Less 1 (housing register members)	0
Affordable Housing	Affordable Rented	11	Add 1 (identified market households on the housing register) Add 1 (identified private rental household on the housing register) Add 1 (identified shared ownership households on the housing register) Add 5 (identified market households with an affordable rented need) Add 3 (identified starter home households with an affordable rented need) Add 4 (identified Rent to Buy households with an affordable rented need) Add 12 (additional housing register households not identified within the survey ¹⁵)	39
	Shared Ownership	3	Less 1 (housing register members) Add 6 (identified market households with a shared ownership need) Add 3 (identified discounted market sale households with a shared ownership need) Add 7 (identified starter home households with a shared ownership need)	18
	Starter Homes	10	Less 3 (identified ineligible household but able to obtain an affordable rented property) Less 7 (identified households with a shared ownership need)	0
	Rent to Buy	6	Less 4 (identified household with an affordable rented need)	2
	Discounted Market Sale	3	Less 3 (identified household with a shared ownership need)	0
Self-Build		0	-	0
Total		58	-	70

¹⁵ There were 17 households on the housing register, of which 5 households completed the survey. Therefore, 12 additional households have been added to the affordable rented need.

It has been identified that the highest need is for 1 and 2 bedroom affordable rented housing. The turnover of existing stock for all properties is low. It is not known when they will come forward and those households may possibly have to look outside of the parish for alternative housing.

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

- Younger household needs:
 - For affordable rented tenure:
 - 1 bedroom flats/houses
 - 2 bedroom houses
 - For first time buyers
 - 2/3 bedroom houses
- Downsizing accommodation
 - For affordable rented tenure:
 - 1/2 bedroom bungalow's
 - Private market housing
 - 2/3 bedroom houses/bungalows

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. By delivering smaller units it may free up larger family units elsewhere in the parish.

4.8 Respondent comments

Question 5 and 15 - Please use the space below to provide any further comments

A total of 71 comments were received. A summary of some of the key comments are set out below;

- Respondent households living in renting accommodation but in future, they or family or member would like to own a property.
- Would like to downsize but cannot currently afford the high market prices that exist within Wisborough Green
- Preference to downsize but cannot move as nothing is available.
- Want to set up home for the first time as living with parents is no longer suitable
- Children forced to move outside of the parish due to work location and prices of properties are cheaper elsewhere.
- Local income does not support local accommodation affordability.
- Lack of affordable accommodation coming forward in the area.
- Respondent would like to move out of parent's house but remain close enough for continued parental support due to SEN but cannot afford accommodation within Wisborough Green.
- Current property unsuitable due to disability.
- Instability in private rental market leaves respondents feeling insecure.
- Farm labourers cannot afford market rental, let alone purchase.
- We should make sure that 'fresh blood' can move in, not just build for local families leading to a potentially narrow minded community.
- We appreciate the need for low cost housing. However, it should be done very carefully so that the rural area is not completely ruined.

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

5.0 Conclusion

20% of the total usual households in Wisborough Green responded to the housing need survey. The survey has demonstrated a number of interesting facts and correlations; principally, that there is a greater affordable housing need in the parish area than what has been identified by the council's housing register. The numbers of units and types sought by respondents are:

- Market units - 11
- Affordable rent units - 39
- Shared Ownership - 18
- Rent to Buy - 2

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

- Younger household needs:
 - For affordable rented tenure:
 - 1 bedroom flats/houses
 - 2 bedroom houses
 - For first time buyers
 - 2/3 bedroom houses
- Downsizing accommodation
 - For affordable rented tenure:
 - 1/2 bedroom houses/bungalows
 - Private market housing
 - 2/3 bedroom houses/bungalows

The Housing Delivery Team recommends further work is done to identify sites which could be brought forward for new affordable housing. We also recommend discussing the findings from this report with the Local Planning Authorities (LPA) for the area; CDC & 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. All conclusions and recommendations are based on the information provided by local people in response to the survey of October 2018, with additional supporting information from: the council's housing register, 2011 census, and CDC's local stock information and housing market data.

Housing Delivery Team

Chichester District Council



Wisborough Green Housing Needs Survey

Wisborough Green Trust has commissioned Chichester District Council's Housing Delivery Team to conduct and assess the local housing needs of the parish. To help build an accurate picture of the local housing needs in the parish we need to hear from as many residents as possible. Everyone's views are important.

Confidentiality

Please put your completed survey in the prepaid envelope provided to ensure that your answers remain confidential and return to Chichester District Council by **18th November 2018**. The survey is anonymous and respondents are unidentifiable. The Council works hard to take care of your information in accordance with the General Data Protection Regulations. You can find out more through the council's data protection and freedom of information webpage.

If you require assistance in filling out the survey, please contact the Housing Enabling Officer
(bajones@chichester.gov.uk or 01243 521028)

For clarity, a 'Local Connection' is defined below:

- Resident
- People employed in the parish for a minimum of 12 months for at least 20 hours per week – paid or unpaid
- At least one of the adult members have family (defined as grandparents, parents, siblings or children) who currently live in the parish and have done so continually for 5 years or more
- Ex-residents of the parish who are unable to return due to a lack of affordable housing in the parish.

QUESTIONS 1-5 ARE TO BE COMPLETED BY ALL HOUSEHOLDS
REGARDLESS OF WHETHER YOU HAVE A HOUSING NEED

1a. Is this property your permanent residence?

Yes.....1

No.....2

1b. How many years have you/your household lived in Wisborough Green?

(Please write in)

2a. Do you support the principle of building good quality affordable rental properties somewhere within the

parish/village to meet local housing need?(affordable rented properties are let at no more than 80% of market value and are managed and owned by a Housing Association/Community led housing organisation)

Yes.....1

No.....2

7. Please tell us the makeup of the household(s) which is/are likely to want to move into alternative accommodation in the next 5 years and specify whether they require individual or shared accommodation (e.g. siblings may require individual accommodation whereas couples/families may require shared):

Household make-up	Age	Gender (<i>delete as appropriate</i>)	Accommodation Preference (<i>Delete as appropriate</i>)
<i>Example Household</i>	25	<i>Male / Female</i>	<i>Individual/Shared</i>
Household 1		Male / Female	Individual/Shared
Household 2		Male / Female	Individual/Shared
Household 3		Male / Female	Individual/Shared
Household 4		Male / Female	Individual/Shared
Household 5		Male / Female	Individual/Shared

9. Would you/they want/need to stay in the parish/village?

Household Number	Yes	No
1	<input type="checkbox"/>	<input type="checkbox"/>
2	<input type="checkbox"/>	<input type="checkbox"/>

**If more than one accommodation is required to meet households needs please specify each accommodation requirement below*

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

	Household 1		Household 2	
	MAIN REASON (Tick <u>one</u> box ✓)	OTHER REASON (Tick <u>all</u> that apply ✓)	MAIN REASON (Tick <u>one</u> box ✓)	OTHER REASON (Tick <u>all</u> that apply ✓)
Need larger accommodation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Need smaller accommodation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Need specially adapted housing (i.e. physical disability) or sheltered housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Need to be closer to family or other support	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Need to set up home for the first time	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Moving to university/college	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unable to afford current accommodation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Need to be closer to employment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sub-standard accommodation (e.g.. safety hazards, damp)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If more than two properties are required to meet households needs please specify their reasons below

11a. What is the minimum number of bedrooms that would be needed? (Tick one box only✓)

If more than two properties are needed to meet households needs please specify each household member's requirement

Bedroom Requirement	Household 1	Household 2
One Bedroom	<input type="checkbox"/>	<input type="checkbox"/>
Two Bedroom	<input type="checkbox"/>	<input type="checkbox"/>
Three Bedroom	<input type="checkbox"/>	<input type="checkbox"/>
Four or More Bedrooms	<input type="checkbox"/>	<input type="checkbox"/>

11b. Which type of accommodation would you/they prefer? (Tick one box only✓)

Accommodation Preference	Household 1	Household 2
Flat	<input type="checkbox"/>	<input type="checkbox"/>
House	<input type="checkbox"/>	<input type="checkbox"/>
Bungalow	<input type="checkbox"/>	<input type="checkbox"/>
Adapted/Sheltered Accommodation	<input type="checkbox"/>	<input type="checkbox"/>

(If more than two properties are required to meet households needs please specify each household member's requirement below)

11c. Would you consider any other type of accommodation (Tick all that apply✓)

Accommodation Preference	Household 1	Household 2
Flat	<input type="checkbox"/>	<input type="checkbox"/>
House	<input type="checkbox"/>	<input type="checkbox"/>
Bungalow	<input type="checkbox"/>	<input type="checkbox"/>
Adapted/Sheltered Accommodation	<input type="checkbox"/>	<input type="checkbox"/>

(If more than two properties are needed to meet households needs please specify each household member's requirement below)

12a. Which type of tenure would you/they prefer? (Tick one ✓)

Tenure Preference	Household 1	Household 2
Buying on the Open Market	<input type="checkbox"/>	<input type="checkbox"/>
Private Market Rent	<input type="checkbox"/>	<input type="checkbox"/>
Rent to Buy	<input type="checkbox"/>	<input type="checkbox"/>
Affordable Housing to Rent	<input type="checkbox"/>	<input type="checkbox"/>
Shared Ownership	<input type="checkbox"/>	<input type="checkbox"/>
Discounted Market Sale	<input type="checkbox"/>	<input type="checkbox"/>
Starter Homes	<input type="checkbox"/>	<input type="checkbox"/>
Open Market Self Build	<input type="checkbox"/>	<input type="checkbox"/>
Affordable Self Build	<input type="checkbox"/>	<input type="checkbox"/>

(If more than two properties are required to meet households needs please specify each household member's requirement)

12b. Would you consider any other tenure? (Tick all that apply✓)

Tenure Preference	Household 1	Household 2
Buying on the Open Market	<input type="checkbox"/>	<input type="checkbox"/>
Private Market Rent	<input type="checkbox"/>	<input type="checkbox"/>
Rent to Buy	<input type="checkbox"/>	<input type="checkbox"/>
Affordable Housing to Rent	<input type="checkbox"/>	<input type="checkbox"/>
Shared Ownership	<input type="checkbox"/>	<input type="checkbox"/>
Discounted Market Sale	<input type="checkbox"/>	<input type="checkbox"/>
Starter Homes	<input type="checkbox"/>	<input type="checkbox"/>
Open Market Self Build	<input type="checkbox"/>	<input type="checkbox"/>
Affordable Self Build	<input type="checkbox"/>	<input type="checkbox"/>

(If more than two properties are required to meet households needs please specify each household member's requirement)

Affordable Housing to Rent – Rents for these properties are set in accordance with the governments rent policy for social rent or affordable rent, or is at least 20% below local market rents

Shared Ownership – You buy a share of your home, between 25% and 75% from a registered provider. You also have to pay a reduced rent to the registered provider. The larger the share you own, the less rent you have to pay. You can buy more shares later so eventually you own the property and pay no rent.

Rent to Buy – homes for rent by a registered provider discounted around 20% less than the typical open market rent value, with the option to purchase share in your rented home in the future using the shared ownership scheme.

Discounted Market Sale – a home which is sold at least 20% below the local market value. The discount is calculated to account for local incomes and house prices.

Open Market – housing which is sold through conventional means at 100% of its value i.e. homes purchased through estate agents or direct from developers.

Private Market Rent – Rents at 100% let by individual landlords, buy to let landlords and letting agencies.

Self-Build - housing commissioned and built by individuals or groups for their own use, either by building it themselves or working with builders, developers or registered providers.

Starter Homes – aimed at first time buyers aged between 23 and 40, they should be sold at a discount of at least 20% up to a maximum discounted cost of £250,000

13. What is your/their gross household income? (Joint income where applicable)

Gross Household Income	Household 1	Household 2
Up to £14,999	<input type="checkbox"/>	<input type="checkbox"/>
£15,000 – £19,999	<input type="checkbox"/>	<input type="checkbox"/>
£20,000 - £29,999	<input type="checkbox"/>	<input type="checkbox"/>
£30,000 - £39,999	<input type="checkbox"/>	<input type="checkbox"/>
£40,000 – £49,999	<input type="checkbox"/>	<input type="checkbox"/>
£50,000 – £59,999	<input type="checkbox"/>	<input type="checkbox"/>
£60,000 - £69,999	<input type="checkbox"/>	<input type="checkbox"/>
£70,000 +	<input type="checkbox"/>	<input type="checkbox"/>

(If more than two properties are required to meet households needs please specify each household member's income)

14. what monthly repayments could you/they afford on accommodation?

Monthly Repayments	Household 1	Household 2
Up to £350	<input type="checkbox"/>	<input type="checkbox"/>
£350 - £500	<input type="checkbox"/>	<input type="checkbox"/>
£500 - £600	<input type="checkbox"/>	<input type="checkbox"/>
£600 - £750	<input type="checkbox"/>	<input type="checkbox"/>
£750 - £900	<input type="checkbox"/>	<input type="checkbox"/>
£900 - £1000	<input type="checkbox"/>	<input type="checkbox"/>
£1000 - £1200	<input type="checkbox"/>	<input type="checkbox"/>
£1200 - £1500	<input type="checkbox"/>	<input type="checkbox"/>
£1500 +	<input type="checkbox"/>	<input type="checkbox"/>

(If more than two properties are required to meet households needs please specify each household member's income)

15. Are you/they on the housing register held by Chichester District Council?

Household No.	Yes	No
Household 1	<input type="checkbox"/>	<input type="checkbox"/>
Household 2	<input type="checkbox"/>	<input type="checkbox"/>

16. What are your current living circumstances?

- a. Own with/without a mortgage.....1 Rent from a private landlord.....2
 Own a shared ownership home.....3 Rent from a housing association.....4
 Living with parents.....5
- b. House.....1 Flat.....2 Bungalow.....3
- c. 1 bedroom.....1 2 bedrooms.....2 3 bedrooms.....3 4+
 bedroom.....4

17. Please provide any details to help explain your circumstances.

Please place your completed questionnaire in the pre-paid envelope and return before **18th November 2018**

Thank you for taking the time to complete this questionnaire. All responses are confidential and individuals cannot be identified.

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. These 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>