



Housing Needs Survey Report:
Horsted Keynes Parish
Mid Sussex District

Commissioned by Horsted Keynes Community Land Trust

Survey undertaken in April / May 2019

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1 Introduction

1.1 Study Context

- 1.1.1 This research was commissioned by Horsted Keynes Community Land Trust with support from Horsted Keynes Parish Council.
- 1.1.2 The purpose of this study was to objectively assess the current scale and nature of the need for affordable housing¹ in Horsted Keynes Parish. This need was determined through the use of a Housing Needs Survey which identified those households whose housing needs were not currently being appropriately met and who could not afford to meet them on the open market within the parish.
- 1.1.3 The Housing Needs Survey also identifies households that are seeking to meet their housing needs on the open market within the Parish. These households are those not eligible for affordable housing and who have market housing preferences. A breakdown of the housing preferences provided by these households is included within the report.

1.2 What is 'Affordable' Housing'?

- 1.2.1 Affordable housing is that made available for people who cannot afford to rent or purchase properties on the open market. This occurs due to the gap that exists between the income of individuals or households and that required to rent or purchase a property that meets their housing requirements within the specified locality.
- 1.2.2 Affordable housing generally comprises of one of a range of housing products. These may include: Social rented housing (rented housing provided at rates significantly below market rents – circa 50% of open market values), Affordable rented housing (generally provided at 80% of market rent), Shared Ownership (part owned/part rented properties) and Starter Homes (new homes available for purchase at discounted rates). Affordable Housing (other than Starter Homes) is commonly owned and/or operated by Local Authorities and Housing Associations – also known as registered providers.
- 1.2.3 Restrictions are generally put in place to govern who can access affordable housing. These typically relate to a households level of income and savings as well as a households relationship with a particular location (parish). This is commonly referred to as 'Local Connection' and can limit access to those currently living in the same parish as the affordable housing or having done so previously, those with immediate family in the parish or to those who work in the parish.

¹ Affordable housing is social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers) – National Planning Policy Framework 2019

1.2.4 National Planning Policy Framework² (2019) defines Affordable Housing as:

"Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions [see Annex 2]."

1.3 What is 'Affordable Housing Need'?

1.3.1 Affordable housing 'need' generally refers to the number of households identified as requiring affordable housing and it is defined by GVA³ as:

"Housing need refers to households lacking their own housing or living in unsuitable housing and cannot afford to meet their needs in the market. It is for those in housing need (i.e. those who cannot meet their housing requirements in the private sector) that the state needs to intervene in the market to ensure that all households have access to suitable housing."

1.4 How is Affordable Housing Need assessed?

1.4.1 An assessment of the levels of affordable housing need is undertaken through the use of a Housing Need Survey distributed to the households in a parish (or alternative spatial area). This captures information which may be used to determine whether individual households current housing needs are being met and if not, whether they are 'in need' of and eligible for affordable housing. This analysis provides a snapshot of the level and type of need present when the survey was undertaken.

1.4.2 A Housing Needs Survey gathers information on household make-up (e.g. single adult, family with children, older couple 65+ etc.), current housing type, tenure and circumstance, gross household income and savings and details on a respondents local connection to the area (parish).

1.4.3 Eligibility for affordable housing is based on 2 main aspects. Firstly, that the current housing in which the individual/household resides is not adequate for their needs e.g. too few bedrooms or requires adaptation. Secondly, that they cannot afford an appropriate property which would meet their needs on the open market within the local area (parish). This is determined by comparing their financial information against the baseline rental or purchase costs for a property that would meet their current requirements.

1.4.4 In some cases, such as affordable housing delivery on rural exception sites, a local connection criteria is also applied to govern those who are eligible for it. In this instance as well as being 'in need', a household would need to demonstrate that they possess a clear local connection to the area by either living there currently or having done so in the past, having close relatives (immediate family) who currently reside there or by working within the area (parish).

²https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

³ GVA. (2015). Wealden District Council's Strategic Housing Market Assessment (page 177)

1.5 How is Affordable Housing delivered?

- 1.5.1 Affordable housing in rural areas is predominantly delivered via Rural Exception Sites (Policy), but it may also be provided as a proportion of a market development (where they exceed a threshold minimum number of homes as determined by Local Planning Policy).
- 1.5.2 Alternative methods of delivery include housing provided via a Community Land Trust (CLT), where the community is much more involved in all aspects of the scheme. This community led approach can mean that the CLT owns and manages the housing itself for long term community benefit. Further information can be found about CLTs via the Sussex Community Housing Hub <https://www.sussexcommunityhousinghub.org/> or the National CLT Network www.communitylandtrusts.org.uk.
- 1.5.3 Rural Exception Sites are sites that would not normally qualify for planning permission, but may be given exceptional planning permission for a small development of affordable housing (typically 6 to 15 units) in order to meet a proven local need. Local need is proven through the gathering of evidence such as that provided by this housing needs assessment. National guidance on the provision of Rural Exception Sites is set out in the National Planning Policy Framework. Mid Sussex District Council also has a policy on Rural Exception Sites.
- 1.5.4 Affordable housing developed on Rural Exception Sites has different restrictions (covered by law) to that provided as a proportion of a regular open market development. It is accessible **only** by people with a demonstrable local connection to the community (parish) and will remain as affordable housing to meet local needs in perpetuity.

1.6 The Rural Housing Enabler

- 1.6.1 Action in rural Sussex (AirS) is a registered charity (No.1035401) that has provided a Rural Housing Enabling service in both East and West Sussex for over twenty years.
- 1.6.2 The role of the Rural Housing Enabler (RHE) is to provide independent support, advice and information to Parish Councils and community groups in relation to the provision of affordable housing in their communities. They liaise between residents, communities, Parish Councils, Housing Associations, Landowners and Planning Authorities.
- 1.6.3 The Rural Housing Enabler facilitates the development of affordable housing to meet the needs of local people in rural communities. This is predominantly through the provision of Rural Exception Sites, but also through other means such as the creation of Community Land Trusts.

1.7 Housing Needs Survey Outputs & Recommendations

- 1.7.1 This study and report identifies the number of households identified by the Housing Needs Survey process as being in need of and eligible for affordable housing in Horsted Keynes Parish.
- 1.7.2 An additional figure (number of households) is provided for those who are not eligible for affordable housing but who completed Part 2 of the survey home and possess a housing requirement.
- 1.7.3 The report does not make any detailed recommendations regarding the delivery of housing (numbers, type or tenure) to meet the need identified or where they should be located. This is in itself a detailed process that would need to be undertaken separately.

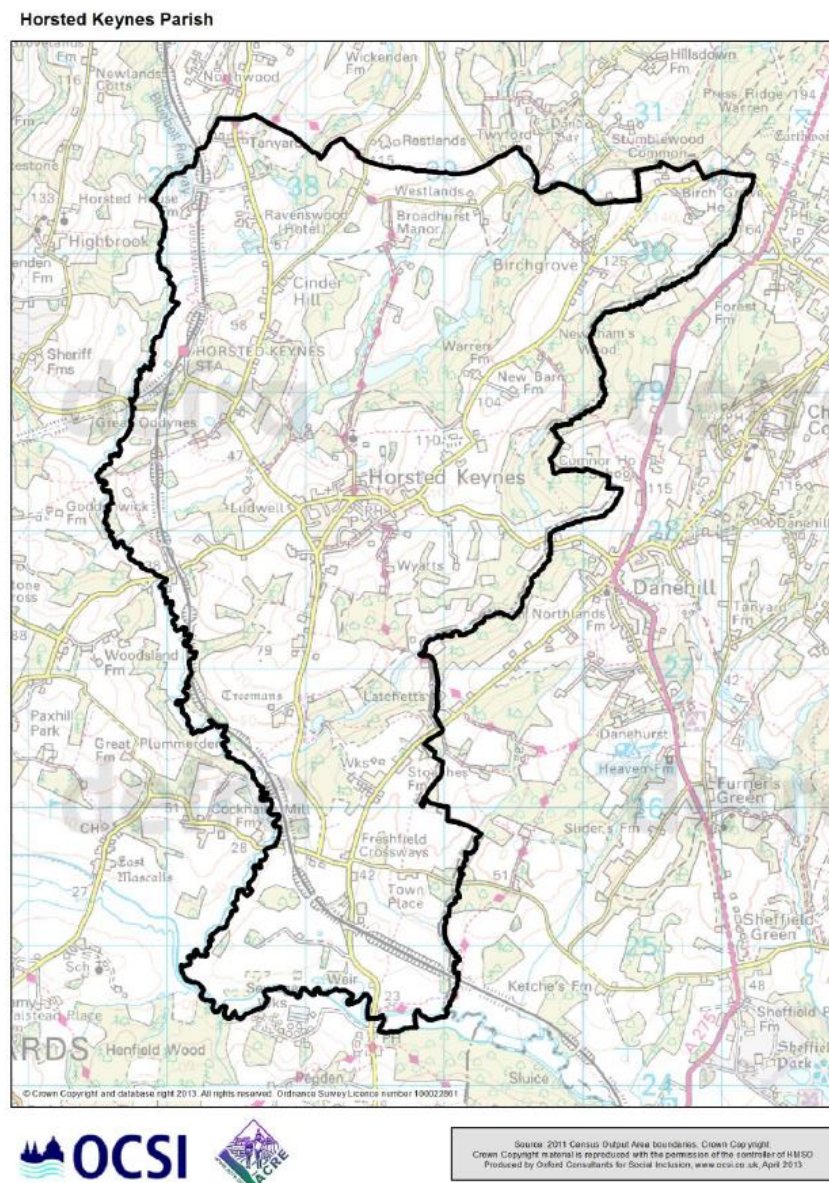
1.8 Report Structure

- 1.8.1 The remainder of this report provides a more detailed explanation of the process through which the assessment of housing need was undertaken, the methodology employed and the levels of housing need identified.
- 1.8.2 **Section 2** provides a brief overview of the study area. This includes an overview of the current structure of the housing stock in the study area (parish) and provides a broad context for the remainder of the report.
- 1.8.3 **Section 3** sets out the affordability of properties locally and uses this information to establish the baseline against which households individual housing need may be assessed.
- 1.8.4 **Section 4** includes detail on the methodology employed in relation to the Housing Needs Survey. This includes the number of housing needs survey forms distributed, returned and the level of response received.
- 1.8.5 **Sections 5** provides a breakdown of the responses to Part 1 of the survey which gathered views on housing provision.
- 1.8.6 **Section 6** gives an overview of the responses received to Part 2 of the survey, identifying the number of households classified as 'in-need' of affordable housing as well as those households whose housing requirements are not currently being met, but who are not eligible for affordable housing, together with a summary of the nature and extent of affordable housing need identified in the parish.
- 1.8.7 **Sections 7 and 8** set out the analysis of the responses to the survey in relation to the household's in-need of affordable housing and those who are not eligible, but whose housing requirements are not currently being met.
- 1.8.8 **Section 9** presents the key conclusions from the survey findings.
- 1.8.9 The **Appendices** include a copy of the Housing Needs Survey form used in the study. They also include a breakdown of the responses received to various open-ended questions included in the survey.

2 Overview of the study area

- 2.1.1 The parish of Horsted Keynes is located in the central eastern portion of Mid Sussex District in the county of West Sussex. The primary settlement in the parish is the village of Horsted Keynes.

Figure 1 - Map of Study Area



- 2.1.2 The Parish of Horsted Keynes had 1,586 residents in 664 dwellings at the time of the 2011 Census. The Parish saw an increase in population of approximately 5% between the 2001 Census and 2011 Census (up from 1,507 in 2001).

- 2.1.3 The village of Horsted Keynes is located approximately 5 miles to the north east of the town of Haywards Heath, the closest large settlement. The town of East Grinstead is located 8 miles to the north and Crawley approximately 10 miles to the north west.
- 2.1.4 The village is situated at the intersection of Keysford Lane which runs westwards and Birchgrove Road which runs eastwards. These routes transect the parish at its mid-point, effectively splitting it into a northern and southern portion.
- 2.1.5 Horsted Keynes is not served by any mainline rail services. The closest station for such services is located in Hayward's Heath located approximately 5 miles to the west. This provides services to the south coast and to London via Gatwick. The parish also contains a portion of the preserved Bluebell railway, including a station, which is on the north western edge of the parish.
- 2.1.6 As befits a parish of its size and population, Horsted Keynes possesses a limited number of amenities and facilities. These include a primary school, two parish churches, a village store, recreation ground (including pavilion and tennis courts), cricket ground, allotments, public houses and other service providers. A more substantial range of services are available in nearby towns.
- 2.1.7 A high proportion of people of retirement age (65 years) live in the Parish, with 21.4% of residents falling into this category at the time of the 2011 Census compared to 16.3% across England. The Parish also has an above national average proportion of those aged under 16 (18.9%), with this group making up 19.9% of the population. Correspondingly, there is a lower proportion of those of working age, with 58.6% of residents in this age group compared to 64.7% across England.
- 2.1.8 With 70.9% of residents aged between 16 and 74 being economically active, rates are comparable with the national average of 69.9%.
- 2.1.9 Horsted Keynes Parish possesses high proportions of those employed in managerial and professional occupations compared to the national average, with 40.6% of residents aged 16 and over possessing Level 4 qualifications and above. Correspondingly, rates of those with no qualifications are low with 13.9% of residents aged over 16 in this category compared to 22.6% nationally.
- 2.1.10 Horsted Keynes has higher proportions of its population employed in associate professional and managerial occupations (54.2%) than the national average of 42.5%. Correspondingly it has lower proportions of those employed in administrative, skilled and elementary occupations.

2.2 Census 2011: Housing Type in the Parish

- 2.2.1 At the time of the 2011 Census, there were a total of 664 households occupying properties in the Parish. *Please note that these figures may have subsequently altered in the intervening period.*
- 2.2.2 The Census data indicates that in 2011 the greatest proportion of households in the parish occupied detached properties. These were occupied by 46.5% of households at that time, with 32.8% of households occupying semi-detached properties, 14.8% terraced properties, 6% flats, maisonettes or apartments and 0.0% caravans or other mobile or temporary structures.
- 2.2.3 As the Table below shows, Horsted Keynes Parish has a higher proportion of households occupying detached housing (46.5%) when compared to the rest of the District (34.8%). It also has a higher proportion of households occupying semi-detached properties (32.8% compared to 29.7%).

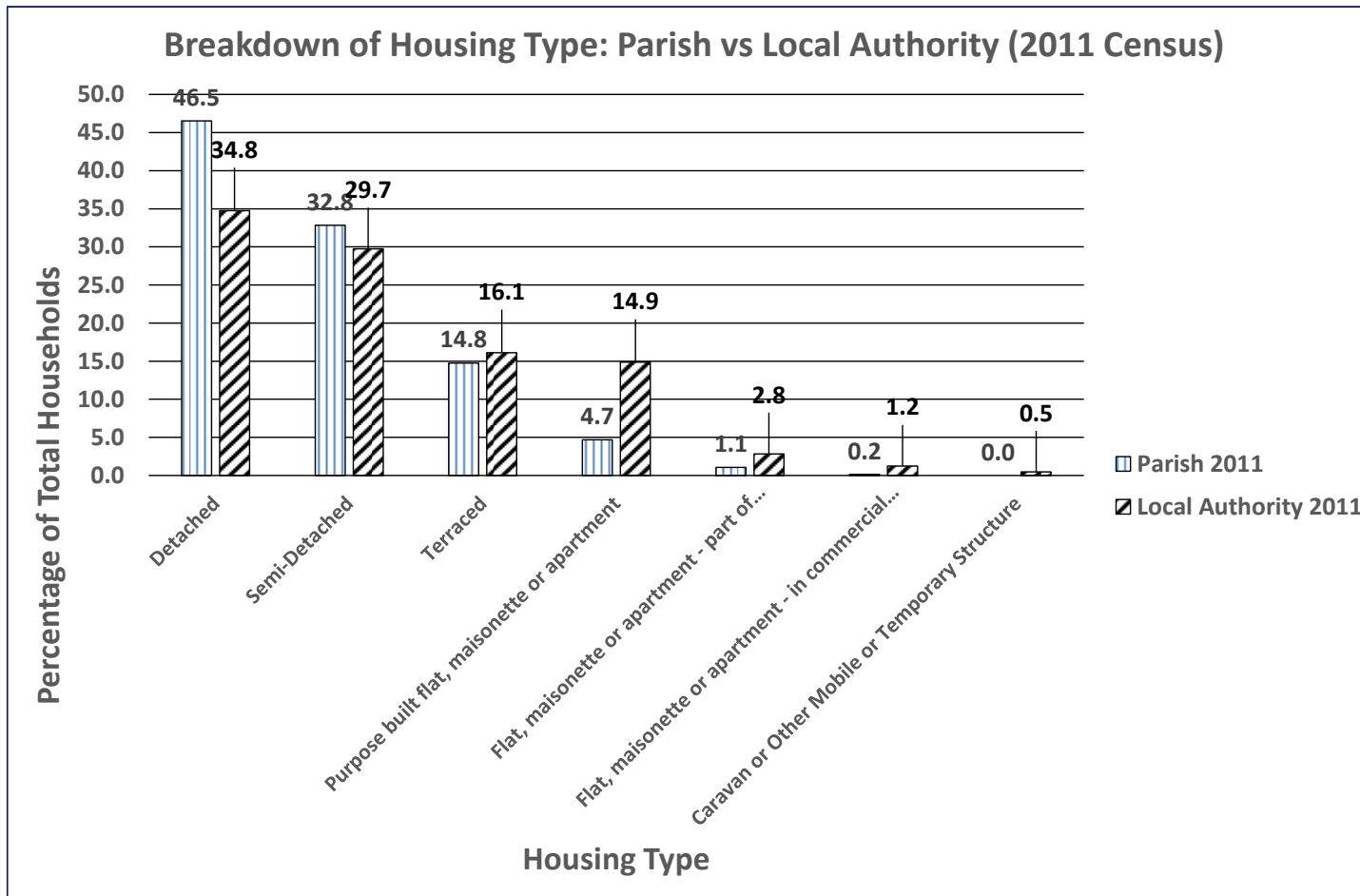
Table 1 - Housing Type comparison between the Parish and the District

Housing Type	Parish		District	
	Number	%	Number	%
Detached	309	46.5	20,422	34.8
Semi-Detached	218	32.8	17,476	29.7
Terraced	98	14.8	9,465	16.1
Purpose built flat, maisonette or apartment	31	4.7	8,732	14.9
Flat, maisonette or apartment - part of converted/shared house	7	1.1	1,667	2.8
Flat, maisonette or apartment - in commercial building	1	0.2	727	1.2
Caravan or Other Mobile or Temporary Structure	0	0.0	271	0.5
TOTAL	664	100.0	58,760	100.0

(Source: Census 2011)

- 2.2.4 Figures provided by West Sussex County Council in March 2019 indicate that the total number of dwellings has increased (in net terms) by 8 properties since 2012 and therefore the total number of dwellings in the parish in 2018 stood at 672.

Figure 2 - Comparison of Housing Type between the Parish and the District (2011 Census)



2.3 Census 2011: Housing Tenure in the Parish

- 2.3.1 From the 2011 Census data and as seen in the Table below, the most common housing tenure in Horsted Keynes Parish is owner-occupied housing (75.0%), with rates comparable with that for the rest of the District (74.3%).
- 2.3.2 The parish has higher levels of Social Rented housing than the rest of the District (13.8% compared to 10.6%) and those Living Rent Free (1.6% compared to 1.4%), but lower levels of Shared Ownership Housing (0.3% compared to 1.0%) and Private Rented Housing (9.3% compared to 12.8%).

Table 2 - Housing Tenure in the District and the Parish

Housing Type	Parish		District	
	Number	%	Number	%
Owned outright	268	41.7	20,408	35.5
Owned with mortgage or loan	214	33.3	22,250	38.8
Shared ownership	2	0.3	561	1.0
Social Rented from Council (Local Authority)	2	0.3	295	0.5
Social Rented: Other Social Rented	87	13.5	5,797	10.1
Private Rented Total	60	9.3	7,322	12.8
Living Rent Free	10	1.6	776	1.4
TOTAL	643	100.0	57,409	100.0

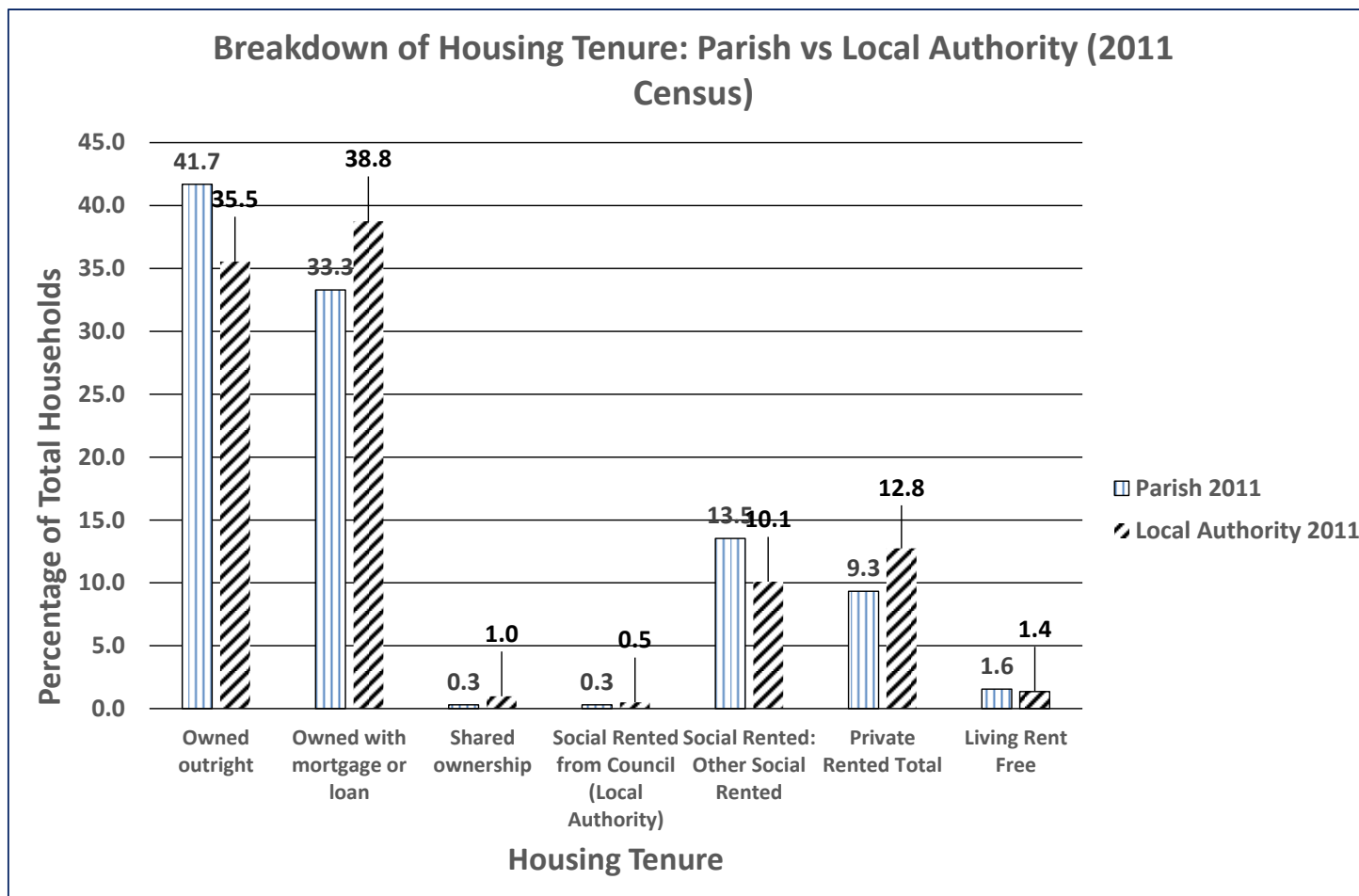
(Source: Census 2011)

- 2.3.3 In August 2019 Mid Sussex District Council advised that there were a total of 114 social housing properties in Horsted Keynes Parish. The breakdown of these is set out below:

Type	Number
Studio - Rented	21*
1 Bedroom - Rented	54
2 Bedroom - Rented	18
3 Bedroom - Rented	20
3 Bedroom – Shared Ownership	1
Total	114

*Abbeyfield scheme for older people due to be redeveloped

Figure 3 - Comparison of Housing Tenure between the Parish and the District (2011 Census)



3 The Property Market & Housing Affordability

3.1 Current Property Values in the District

- 3.1.1 The table below shows the UK House Price Index's average selling prices for different types of open-market housing across Mid Sussex District as at March 2019. These provide an indication of the levels of house prices within the District that those seeking to purchase a property on the open market can expect to pay, providing a context for those identified within the parish.

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

Housing Type	Average Price	Deposit Required (10% of total value)	Gross Household Income Required
All Housing	£385,991.05	£38,599.10	£99,254.84
Detached	£622,211.74	£62,221.17	£159,997.30
Semi-Detached	£396,722.26	£39,672.23	£102,014.30
Terraced	£312,625.70	£31,262.57	£80,389.47
Flat	£212,404.48	£21,240.45	£54,618.30

Source: UK House Price Index (2019)

- 3.1.2 From these figures the annual gross household income required for a new home buyer to purchase each type of property has been provided. This is calculated on the basis of securing a 90% mortgage (i.e. an upfront 10% deposit contribution) with a 3.5 x gross income to lending ratio. From this it can be seen that the lowest income required to purchase the cheapest average priced market property in the District (a flat) would be £54,618.30.
- 3.1.3 These figures provide an overview of the current status of house prices across the District (based on sale prices). It should be noted that property prices may fluctuate during the course of the year and between different geographical areas. Variations may also exist between properties of similar type or size.
- 3.1.4 Property prices in rural locations tend to be higher than the district-wide averages outlined above, largely due to the limited supply of properties available for sale combined with high levels of demand. Fluctuations may also arise from the limited availability of smaller properties such as flats, maisonettes and properties with fewer bedrooms, which increase the average size and potentially the average costs.

3.2 Incomes in the District

- 3.2.1 The 2018 Annual Survey of Hours and Earnings⁴ (Office for National Statistics) identified that the mean gross income in Mid Sussex District was £35,802 and the median gross income was £30,004 per annum.
- 3.2.2 Based on the income levels above and the prices in Table 3, in order to purchase an entry level property (Flat) in the District (assuming a 10% deposit and a 90% mortgage), the income required is approximately 5.9 times higher than the average single income and approximately 7.1 times the median single income. The deposit would also be required as an upfront lump sum.

3.3 Current Property Prices in the Parish

- 3.3.1 In order to develop a baseline of the affordability of property within the parish, sale price information was gathered across the last 60 months for all properties sold in the parish area. This information was taken from [rightmove.co.uk](https://www.rightmove.co.uk) and is based on prices paid at the time of sale (provided by the Land Registry).
- 3.3.2 Sale price information was captured based on property size (i.e. number of bedrooms), rather than on the housing type (e.g. detached house or flat) as affordable housing need is generally assessed based on the number of bedrooms required rather than property type. Similarly, the number of bedrooms is generally the single most important feature for those seeking alternative market accommodation.
- 3.3.3 In order to make an assessment of affordable housing need, the lower quartile (average of the bottom 25%) of the property sale prices were calculated and used in the assessment as they represent the prices at the lower end of the market.
- 3.3.4 The affordability of properties with different numbers of bedrooms was calculated using a standard 90% (of property value) mortgage, with a 10% upfront deposit contribution. The annual gross household income required was calculated on the basis that the mortgage requirement would represent a 3.5x income to value multiplier.

4

<https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/earningsandworkinghours/datasets/placeofresidencebylocalauthorityshetable8>

Property to purchase: Baseline prices

Table 4 - Average Property Sale Costs in the Parish (by type)

Housing Size	Lower Quartile Price	Deposit Required (10% of total value)	Gross Household Income Required
1 bed	£119,000.00	£11,900.00	£30,600.00
2 bed	£265,000.00	£26,500.00	£68,142.86
3 bed	£284,090.00	£28,409.00	£73,051.71
4 bed	£467,490.00	£46,749.00	£120,211.71
5+ bed	£685,000.00	£68,500.00	£176,142.86

Source: Rightmove/Land Registry (2019)

Property to rent: Baseline prices

- 3.3.5 Rental values were calculated by identifying the cheapest property of each bedroom size being marketed for rent in the parish at the time the housing need survey was undertaken (April / May 2019).
- 3.3.6 The annual gross household income required for rental values are determined based on the assumption that the proportion of the income spent on direct housing costs should not exceed 25% of the annual gross household income.

Table 5 - Average Property Rental Costs in the Parish (by type)

Housing Size	Baseline monthly rental (per calendar month)	Gross Household Income Required
1 bed	£650.00	£31,200.00
2 bed	£1,200.00	£57,600.00
3 bed	£1,400.00	£67,200.00
4 bed	£1,750.00	£84,000.00
5+ bed	£1,800.00	£86,400.00

Source: Rightmove (2019)

4 The Horsted Keynes Housing Needs Survey

- 4.1.1 The Housing Needs Survey forms (see Appendix 1) were delivered by post to 645 households in Horsted Keynes Parish in April 2019. One survey form was distributed to each address.
- 4.1.2 Housing Needs Survey forms were returned directly by the respondents to Action in rural Sussex via the provision of a prepaid self-addressed envelope distributed at the same time as the Survey Form.
- 4.1.3 The deadline for survey responses to be received for consideration was identified on the survey form as 8th May 2019. An additional 14 day period was allowed in order to capture any forms that were returned late and the final date for forms to be accepted was the 22nd May 2019.

4.1.4 Survey Response Rate

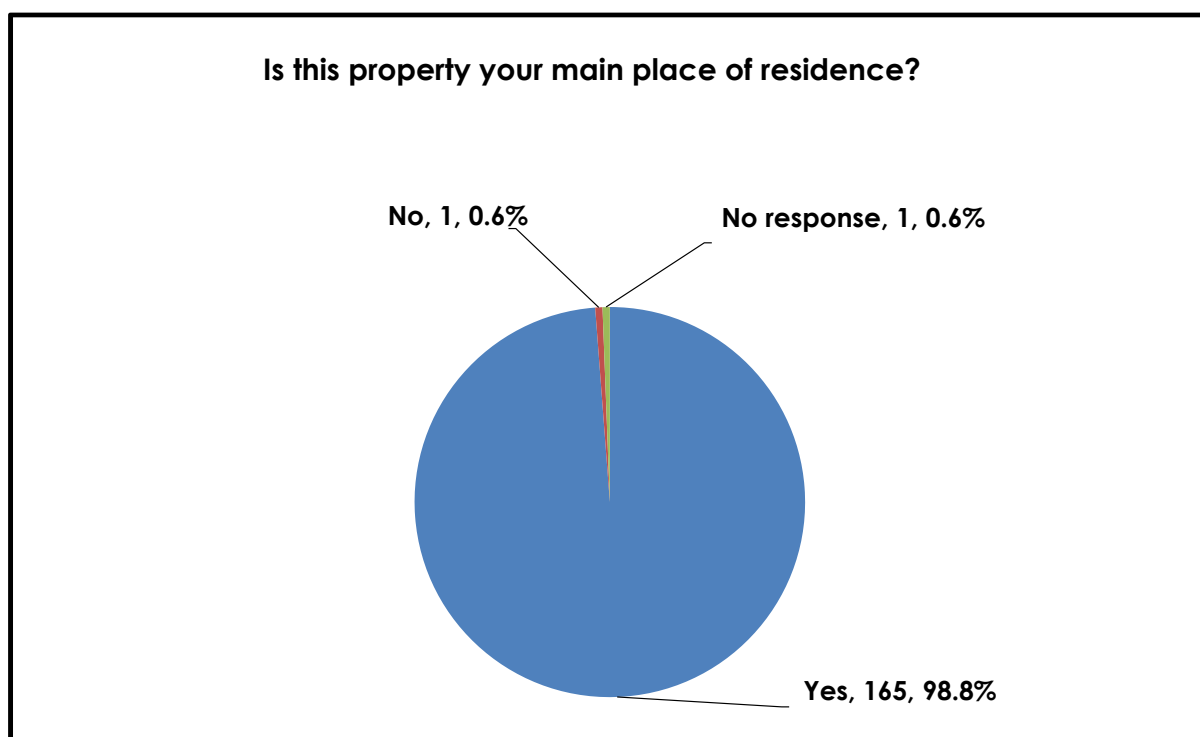
- 4.1.5 Of the 645 survey forms distributed, a total of 167 were returned within the required period. This represents an overall response rate of 25.9%.

5 Key Findings from the Survey: Part 1 Responses

- 5.1.1 This section of the report provides an overview of the responses that were received to Part 1 of the Housing Needs Survey, which was open to completion by all recipients of the survey.
- 5.1.2 It is followed in section 6 by the results of the analysis of those respondents that completed Part 2 of the form. Section 7 sets out the responses from those who were subsequently assessed as meeting the local connection, income and circumstantial criteria required to be classified as in need of affordable housing. Section 8 presents the responses from those completing and returning Part 2, but who did not meet the affordable housing criteria but expressed a housing requirement.

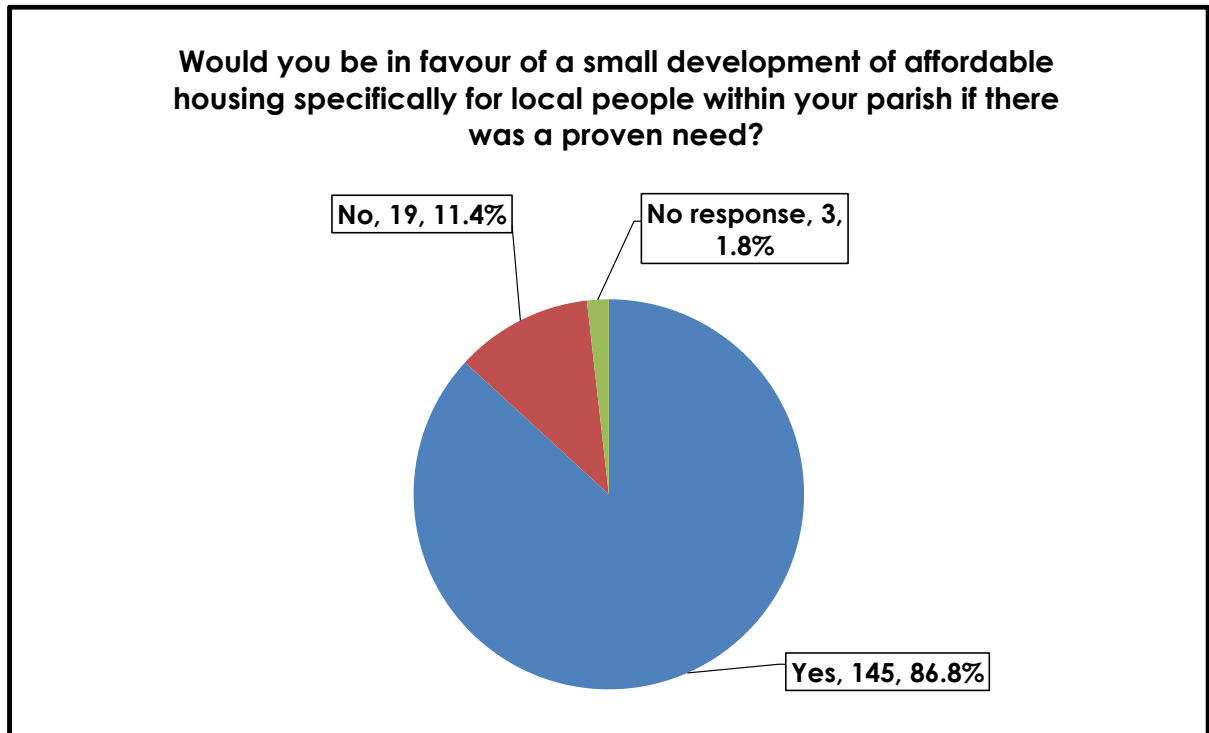
Q.1 Is this property your main place of residence?

Yes	No	No response
165 (98.8%)	1 (0.6%)	1 (0.6%)



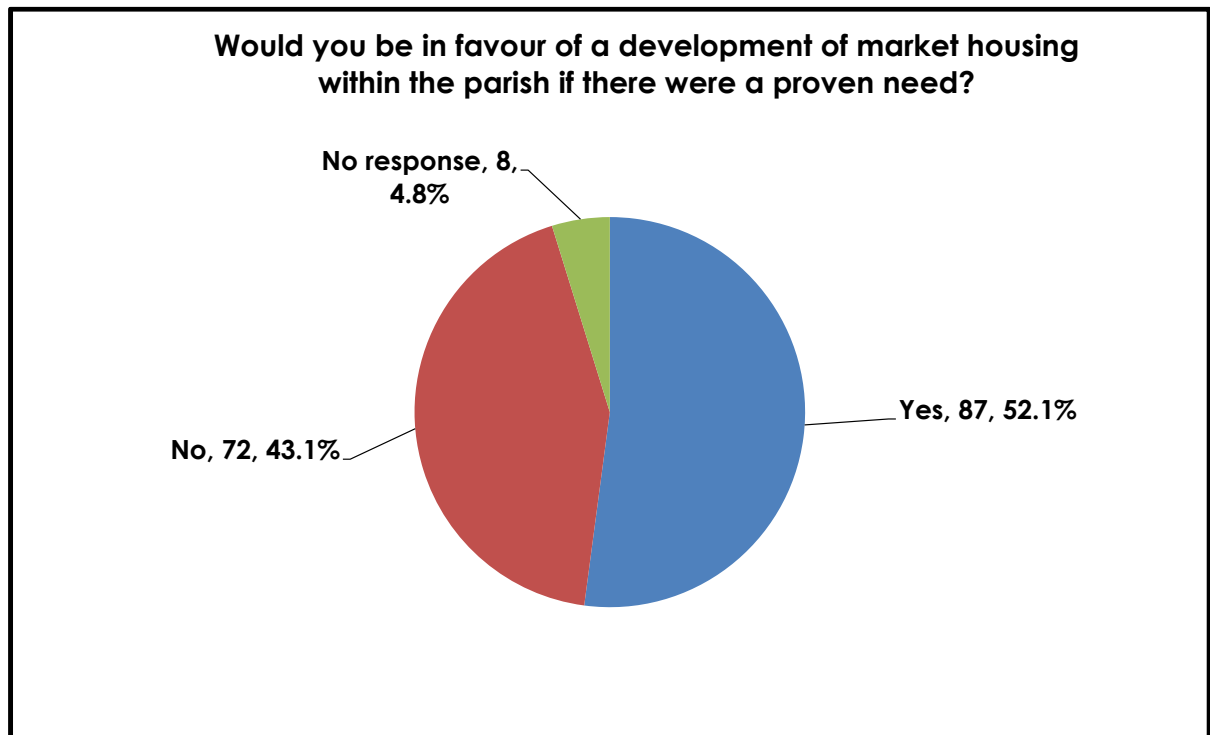
Q.2 Would you be in favour of a small development of affordable housing specifically for local people within your parish if there was a proven need?

Yes	No	No response
145 (86.8%)	19 (11.4%)	3 (1.8%)



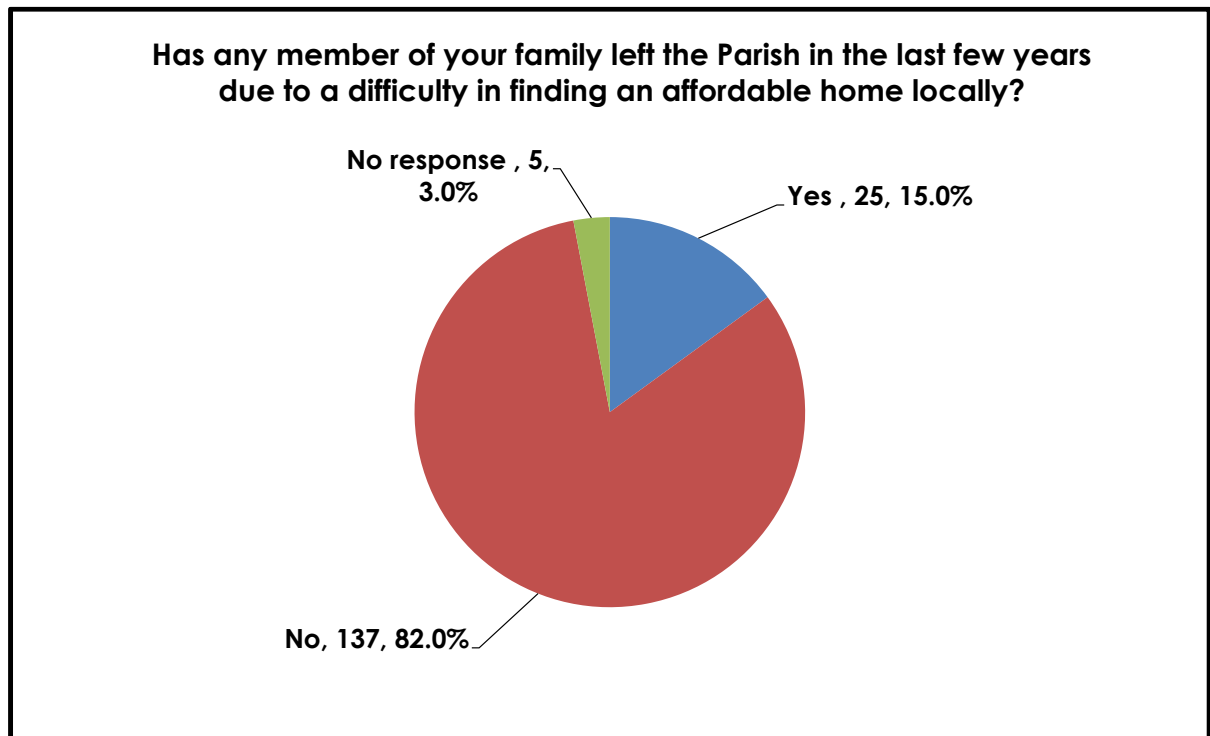
Q.3 Would you be in favour of a development of market housing within the parish if there were a proven need?

Yes	No	No response
87 (52.1%)	72 (43.1%)	8 (4.8%)



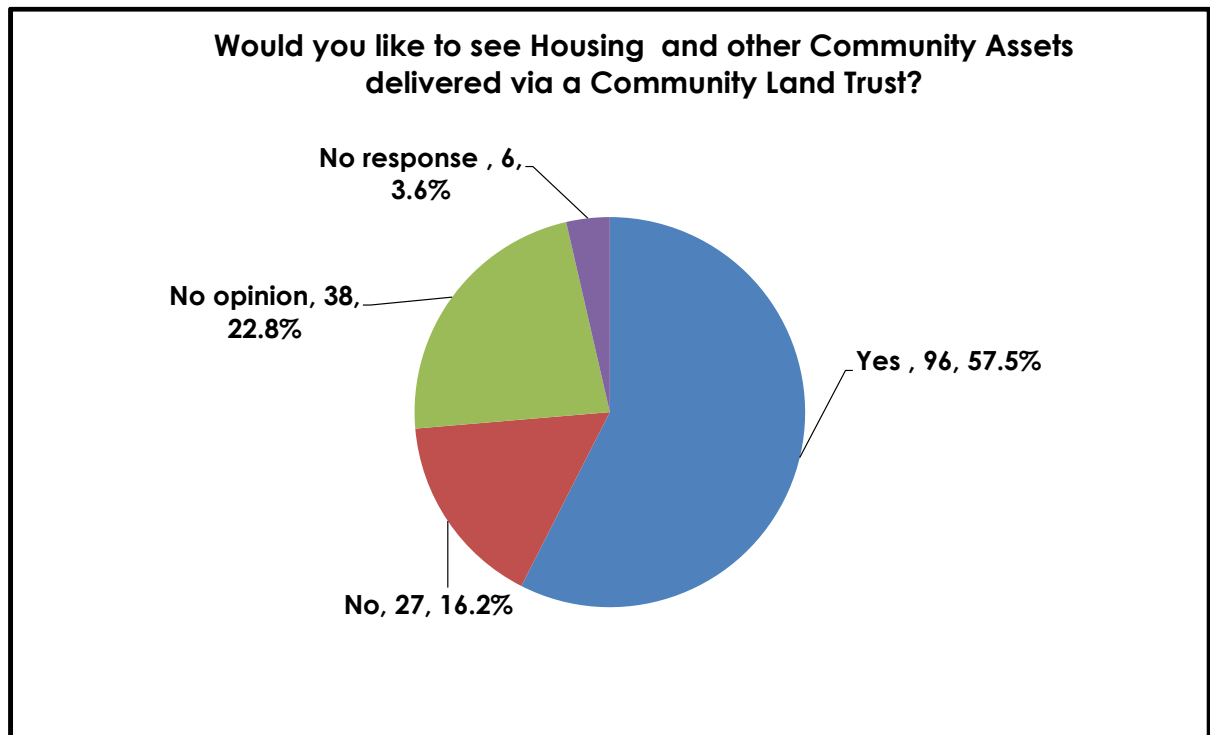
Q.4 Has any member of your family left the Parish in the last few years due to a difficulty in finding an affordable home locally?

Yes	No	No response
25 (15.0%)	137 (82.0%)	5 (3.0%)



Q.5 Would you like to see housing and other community assets delivered via Community Land Trust?

Yes	No	No opinion	No response
96 (57.5%)	27 (16.2%)	38 (22.8%)	6 (3.6%)



6 Key Findings from the Survey: Part 2 responses

- 6.1.1 Part 2 of the survey was completed by those respondents who indicated that their current home was unsuitable for their household's current needs.
- 6.1.2 A total of 34 completed responses were received to Part 2 of the Housing Needs Survey (either as household 1, household 2 or both). Of these:
- A total of 24 households were identified as being in need of affordable housing. This was due to their current housing requirements not being met, their local connection to Horsted Keynes and because their income and personal circumstances meant that they could not afford a suitable market property (in the parish).
 - 10 responses to Part 2 of the survey were excluded from those identified as being in need of affordable housing as they did not meet the appropriate criteria, had no local connection or their income/savings were deemed adequate to purchase or rent on the open market. Of these:
 - 3 responses to Part 2 of the survey were excluded from the analysis completely as the information provided was insufficient and there were no contact details provided with which to clarify their status.
 - 7 households that completed Part 2 of the survey expressed a desire to obtain market housing and were deemed to be ineligible for affordable housing based on their personal circumstances and income/equity being sufficient to purchase or rent on the open market.
- 6.1.3 Section 7 provides an overview of the responses received from households identified as being in housing need of affordable housing within the parish. Please be aware that this information represents responses to the Housing Needs Survey and does not include information directly relating to the Local Authority or any Housing Association Housing Register.
- 6.1.4 Section 8 provides an overview of the responses received from those forms which outlined a desire to purchase open market housing. This includes those that wished to downsize from their existing property, move to a larger property, set-up an independent home or change their tenure.
- 6.1.5 Section 9 summarises the key findings from the survey.

7 Summary of Affordable Housing Need

- 7.1.1 A total of 24 households were identified through the survey and subsequent assessment as being 'in need' of affordable housing on the basis that they cannot afford to either purchase or rent a suitable market property that meets their current requirements (primarily based on bedrooms required) and have an appropriate local connection to the parish.

7.2 Households in need

- 7.2.1 The greatest number of households classified as being 'in need' of affordable housing (18) were single adults (aged 18+), which constituted 75.0% of all identified 'in need' households. Of the other households, three were families with children (12.5%), one was a single older person (4.2%), one was an older couple (4.2%) and one was an adult couple (4.2%).

Table 6 - Breakdown of the make-up of households in affordable housing need

Household type	Number	Percentage (%)
A single adult (18+)	18	75.0
A single older person (Over 65)	1	4.2
A family with children	3	12.5
An adult couple (18-64)	1	4.2
An older couple (Over 65)	1	4.2
Other	0	0.0
TOTAL	24	0.0

- 7.2.2 17 of the 'in need' households identified by the study were identified as currently living with their parents and commonly identified that they were seeking to set-up their own independent home, but were not financially in a position to do so.
- 7.2.3 One 'in-need' household was living in tied accommodation which they needed to vacate, but the occupants were of an age where it was extremely challenging to obtain a mortgage and their level of income and savings were insufficient to obtain a suitable property on the open market.
- 7.2.4 Two 'in-need' households identified that they currently occupied a property that was rented from a local authority or housing association, but which did not adequately meet their needs due to changing circumstances. Both may be in a position to transfer to a suitable local authority or housing association property or to access an alternative form of affordable housing which meets their requirements.

Figure 4 - Household composition of households 'in need' of affordable housing

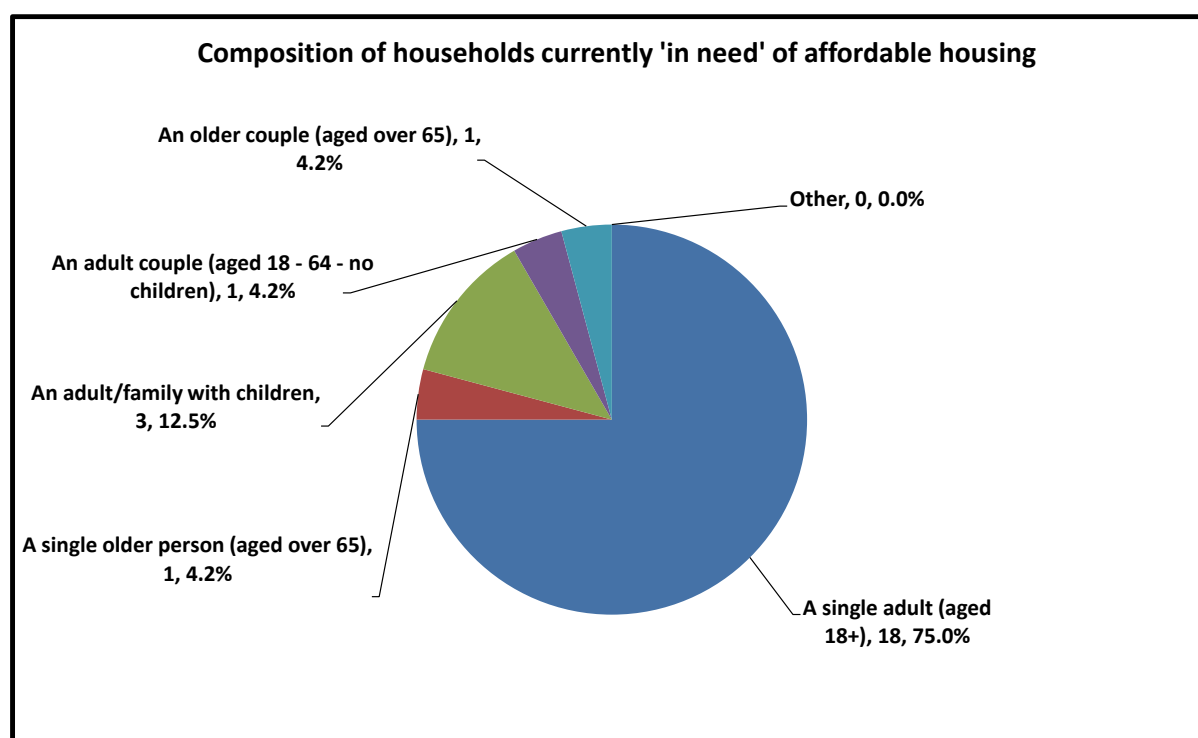


Table 7 – Breakdown of children numbers in households in affordable housing need

Family with children - Number of children	Number of responses	Percentage
1	2	66.7
2	1	33.3
3	0	0.0
4	0	0.0
5+	0	0.0
No response	0	0.0
TOTAL	3	100.0

7.2.5 Of the 24 households identified as being 'in need' of and eligible for affordable housing, 5 (20.8%) indicated that they were currently on a Local Authority or Housing Association register or waiting list, whilst 18 (75.0%) were not and 1 household (4.2%) did not complete the question.

7.3 Reasons for moving

7.3.1 The most common reason identified in the survey for households seeking to move was the need to set up an independent home (62.5% of responses). This largely reflects the proportion of single adults and adult couples identified as being 'in need' of affordable housing.

- 7.3.2 A further 12.5% of responses (3 households) highlighted that they had experienced changing circumstances which had impacted on their housing requirements. For example, changes in relationships or alterations in the number of individuals making up the household.
- 7.3.3 8.3% of respondents (2 households) identified that the cost of their current housing is beyond their means. This may result from changes to their personal circumstances or an increase in the cost of housing provision.
- 7.3.4 One household (4.2% of respondents) indicated the need for a larger home. This was an expanding household that required a larger property in order to be adequately housed.
- 7.3.5 One household (4.2% of respondents) identified a requirement for a more manageable home.
- 7.3.6 Of the 10.3% of responses indicating the need to be closer to a carer or dependent, these were generally older people seeking to be near family members or young people seeking to move to support their elderly parents or close relations.
- 7.3.7 Two households identified other reasons for needing to move – loss of tied accommodation on retirement and to be closer to a relative.

Table 8 - Breakdown of reasons for moving by households 'in need' of affordable housing

Reason for moving	Number of responses	Percentage
Need to set-up independent home	15	62.5
Need a larger home (i.e. more bedrooms)	1	4.2
Need to be closer to carer or dependent	0	0.0
Current home expensive to run/maintain	0	0.0
Changing circumstances (e.g. divorce)	3	12.5
Need to be closer to employer	0	0.0
Current rent/mortgage is unaffordable	2	8.3
Need an adapted home	0	0.0
Need a more manageable home	1	4.2
Need better access to public transport	0	0.0
Need a smaller home	0	0.0
Want a more secure form of tenure	0	0.0
Other (Please specify)	2	8.3
No response	0	0.0
Total	24	100.0

7.4 Local Connection

- 7.4.1 Of those households identified as being in need of affordable housing, the vast majority (87.5%) currently live in the parish, some of whom may also work in the parish, have relatives in the parish and have previously lived in the parish. All of the three households that do not currently live in the parish identified linkages via their employment, relatives or as a previous resident.

Table 9 – Local Connection of households identified as 'in need' of affordable housing

Local Connection	Number of responses	Percentage
Live in the parish	21	87.5
Work in the parish	3	12.5
Have relatives in the parish	4	16.7
Previously lived in the parish	3	12.5
No response	0	0.0
Total	31*	N/a

**Please note respondents often indicates more than one preference and the percentages reflect the number of responses provided as a proportion of the respondents to the question (24) rather than as a proportion of the total responses received (31).*

7.5 Income and Savings

- 7.5.1 The vast majority of households (91.6%) identified as in need had gross annual household incomes of less than £25,000 per annum. As identified in section 3 of this document, this is below the level required to be able to purchase or rent a property within the parish (or adjacent rural area) on the open market.

Table 10 – Gross annual income of households identified as 'in need' of affordable housing

Gross Annual Household Income	Number of responses	Percentage
Less than £9,999	8	33.3
£10,000 to £14,999	3	12.5
£15,000 to £19,999	3	12.5
£20,000 to £24,999	8	33.3
£25,000 to £29,999	1	4.2
£30,000 to £34,999	0	0.0
£35,000 to £39,999	0	0.0
£40,000 to £44,999	1	4.2
£45,000 to £49,999	0	0.0
£50,000 to £54,999	0	0.0
£55,000 to £60,000	0	0.0
£60,001+	0	0.0
No response	0	0.0
Total	24	100.0

- 7.5.2 The households with gross annual household incomes in excess of £25,000 were typically the larger households or those with multiple sources of income. However, these levels of income were insufficient to be able to afford housing which meets their requirements.
- 7.5.3 Over half of the households in need of affordable housing (54.2%) possessed no savings, with 83.3% of households having less than £10,000 in savings.

Of those in possession of higher levels of savings, these were either still insufficient to meet the deposit/finance required to purchase a property, or the household may have had an income below the level necessary to purchase or rent on the open market.

Table 11 – Savings of households identified as 'in need' of affordable housing

Savings	Number of responses	Percentage
No savings	13	54.2
Less than £3,000	3	12.5
£3,001 - £5,000	2	8.3
£5,001 - £10,000	2	8.3
£10,001 - £15,000	2	8.3
£15,001 - £20,000	1	4.2
£20,001 - £25,000	0	0.0
£25,001 - £30,000	0	0.0
£30,001 - £35,000	1	4.2
Over £35,001	0	0.0
No response	0	0.0
Total	24	100.0

7.6 Current Tenure

- 7.6.1 The current tenure of those households identified as 'in need' of affordable housing predominantly consisted of those who 'Live with parents, friends or family' which constituted 70.8% of households. These were largely (but not exclusively) single adults or adult couples.
- 7.6.2 Those households indicating that the property in which they were residing was currently owned with a mortgage were generally experiencing a significant change in personal/household circumstances (e.g. family breakdown, bereavement) and were no longer in a position to maintain their repayments.
- 7.6.3 Those households currently occupying Housing Association, Local Authority or Shared Ownership properties may be able to seek a transfer to an alternative property of the same tenure which meets their requirements. However, this will be dependent on the availability of such properties and whether their circumstances meet the requirements of those owning/operating the properties.

Table 12 - Current tenure of households identified as 'in need' of affordable housing

Tenure	Number of responses	Percentage
Live with parents/friends/family	17	70.8
Owns a property with a mortgage	1	4.2
Owns a property with no mortgage	0	0.0
Lives in Tied Accommodation	1	4.2
Lives in a Shared Ownership property	0	0.0
Rent it privately	2	8.3
Rent it from a Housing Association	2	8.3
Rent it from a Local Authority	1	4.2
Other	0	0.0
No response	0	0.0
Total	24	100.0

7.7 Preferred Tenure

- 7.7.1 The survey form offered respondents the opportunity to identify the housing tenure that they would prefer to occupy. Of the households 'in need' of affordable housing, the greatest proportion (50.0%) indicated a preference for renting from a Housing Association or Local Authority.
- 7.7.2 A further 25% of responding households (6) indicated a preference for a Shared Ownership property.
- 7.7.3 Whilst a proportion of respondents (25.0%) indicated a preference to buy an open market property, the assessment undertaken indicated that none of these households were in a position to do so.

Table 13 - Preferred tenure of households identified as 'in need' of affordable housing

Tenure	Number of responses	Percentage
Renting from a Housing Association	12	50.0
Shared Ownership	6	25.0
Renting from a private landlord	0	0.0
Buying on the Open Market	6	25.0
Other	0	0.0
No response	0	0.0
Total	24	100.0

7.8 Timeframe for move

- 7.8.1 Whilst the assessment of need was based on the current circumstances of the responding households, they were provided with an opportunity to specify a preferred timeframe for any move.
- 7.8.2 As shown below, the majority of responses (58.3%) indicated that this would be required immediately or within the next two years, with a further 16.7% of responses indicating between 2 and 5 years from now, 20.8% in 6 to 10 years from now and 4.2% in more than 10 years.

These timeframes reflect respondent's answers, which are a combination of when they would like to move as well as a realistic recognition of when they feel that they are likely to be able to facilitate a move.

Table 14 - Preferred timeframe for move by households in affordable housing need

Timeframe	Number of responses	Percentage
Now or within the next 2 years	14	58.3
Between 2 to 5 years from now	4	16.7
In 6 to 10 years from now	5	20.8
In 10 or more years from now	1	4.2
No response	0	0.0
Total	24	100.0

7.9 Bedrooms required

- 7.9.1 The number of bedrooms required represent those required to adequately accommodate the households identified as being 'in need' of affordable housing. This is based on the make-up of each individual household and an assessment of their requirements, rather than their preferences indicated on the survey form.
- 7.9.2 An overwhelming majority (87.5%) of the households identified as 'in need' of affordable housing required single bedroom properties. This reflects the high proportion of single individuals and couples identified in the assessment. The requirement for larger bedroom properties is predominantly from those households made up of families with children.

Table 15 - Number of bedrooms required by households in affordable housing need

Number of bedrooms	Number of responses	Percentage
1 bed	21	87.5
2 bed	2	8.3
3 bed	1	4.2
4 bed	0	0.0
5+ bed	0	0.0
No response	0	0.0
Total	24	100.0

7.10 Specialist Requirements

7.10.1 A number of respondents to the survey indicated that they required alternative accommodation as their current dwelling did not have the specialist features that they now require or that these needed to form part of any future accommodation. The most common of these was the need for ground floor accommodation which was identified by 3 households.

7.10.2 Given that those identified through the survey as being in affordable housing need are predominantly young individuals and couples seeking to establish independent homes, it is unsurprising that the number of households identifying specialist requirements is relatively low.

Table 16 - Specialist requirements for households in affordable housing need

Specialist requirements	Number of responses	Percentage
Accommodation on the ground floor	3	60.0
Sheltered housing with support services	1	20.0
Residential care provided	0	0.0
Other housing with support services	1	20.0
No response	0	0.0
Total	5	100.0

8 Summary of Market Preferences

- 8.1.1 7 households were identified through the survey as seeking or being suitable for market housing, either as an alternative to the housing which they currently occupy or due to their ineligibility for affordable housing.

8.2 Households Characteristics

- 8.2.1 The greatest number of households seeking market accommodation (4 - 57.1%) were single adults. The next most numerous group were adult couples (2 responses – 28.6%) and a single family with children (14.3%).

Table 17 - Breakdown of the make-up of households seeking market housing

Household type	Number of responses	Percentage (%)
A single adult (18+)	4	57.1
A single older person (Over 65)	0	0.0
A family with children	1	14.3
An adult couple (18-64)	2	28.6
An older couple (Over 65)	0	0.0
Other	0	0.0
No response	0	0.0
TOTAL	7	100.0

Table 18 – Breakdown of children in households seeking market housing

Family with children - Number of children	Number of responses	Percentage
1	1	100.0%
2	0	0.0%
3	0	0.0%
4	0	0.0%
5+	0	0.0%
No response	0	0.0%
TOTAL	0	0.0%

8.3 Reasons for moving

- 8.3.1 The most common reason identified in the survey amongst households seeking to move was the need to set-up an independent home. This was identified by 5 households (71.4%) of respondents. One respondent (14.3%) identified a need to be closer to their employer, whilst one respondent failed to provide a reason for their desire to move (14.3%).

Table 19 - Breakdown of reasons for moving by households seeking market accommodation

Reason for moving	Number of responses	Percentage
Need to set-up independent home	5	71.4
Need a larger home (i.e. more bedrooms)	0	0.0
Need to be closer to carer or dependent	0	0.0
Current home expensive to run/maintain	0	0.0
Changing circumstances (e.g. divorce)	0	0.0
Need to be closer to employer	1	14.3
Current rent/mortgage is unaffordable	0	0.0
Need an adapted home	0	0.0
Need a more manageable home	0	0.0
Need better access to public transport	0	0.0
Need a smaller home	0	0.0
Want a more secure form of tenure	0	0.0
Other (Please specify)	0	0.0
No response	1	14.3
Total	7	100.0

8.4 Local Connection

- 8.4.1 Of those households identified as seeking market accommodation, the highest proportion (85.7%) have relatives in the parish.

Table 20 – Local Connection of households seeking market accommodation

Local Connection	Number of responses	Percentage
Live in the parish	3	42.9
Work in the parish	2	28.6
Have relatives in the parish	6	85.7
Previously lived in the parish	2	28.6
No response	0	0.0
Total	13*	N/a

**Please note respondents often indicates more than one preference and the percentages reflect the number of responses provided as a proportion of the respondents to the question (7) rather than as a proportion of the total responses received (13).*

8.5 Income and Savings

- 8.5.1 The vast majority of households (85.7%) seeking market housing had gross annual household incomes in excess of £35,000 per annum. As identified in section 3 of this document, this placed these households in a position to purchase or rent a property within the parish (or adjacent rural area) on the open market which met their requirements.

Table 21 – Gross annual income of households seeking market housing

Gross Annual Household Income	Number of responses	Percentage
Less than £9,999	0	0.0
£10,000 to £14,999	0	0.0
£15,000 to £19,999	0	0.0
£20,000 to £24,999	1	14.3
£25,000 to £29,999	0	0.0
£30,000 to £34,999	1	14.3
£35,000 to £39,999	2	28.6
£40,000 to £44,999	0	0.0
£45,000 to £49,999	0	0.0
£50,000 to £54,999	1	14.3
£55,000 to £60,000	1	14.3
£60,001+	1	14.3
No response	0	0.0
Total	7	100.0

8.5.2 All of the households seeking market housing possessed savings. Whilst 5 households (71.5%) possessed savings of £10,000 or less, 2 households (28.6%) had more than £10,000, with one household possessing between £25,000 and £30,000 in savings.

8.5.3 These savings, when combined with households income levels and current housing circumstances meant that respondents may be able to afford to rent or purchase a property which met their requirements on the open market.

Table 22 – Savings of households seeking market housing

Savings	Number of responses	Percentage
No savings	0	0.0
Less than £3,000	2	28.6
£3,001 - £5,000	1	14.3
£5,001 - £10,000	2	28.6
£10,001 - £15,000	1	14.3
£15,001 - £20,000	0	0.0
£20,001 - £25,000	0	0.0
£25,001 - £30,000	1	14.3
£30,001 - £35,000	0	0.0
Over £35,001	0	0.0
No response	0	0.0
Total	7	100.0

8.6 Current Tenure

- 8.6.1 The current tenure of those households seeking market housing identified as seeking market housing was made up of three households who were currently renting privately (42.9%), two households who live with parents/friends/family (28.6%) and two households who currently own a property with a mortgage (28.6%).

Table 23 - Current tenure of households seeking market housing

Tenure	Number of responses	Percentage
Live with parents/friends/family	2	28.6
Owens a property with a mortgage	2	28.6
Owens a property with no mortgage	0	0.0
Lives in Tied Accommodation	0	0.0
Lives in a Shared Ownership property	0	0.0
Rent it privately	3	42.9
Rent it from a Housing Association	0	0.0
Rent it from a Local Authority	0	0.0
Other	0	0.0
No response	0	0.0
Total	7	100.0

8.7 Preferred Tenure

- 8.7.1 The survey form offered respondents the opportunity to identify the housing tenure that they would prefer to occupy. The vast majority of those responding (6 households – 85.7%) identified a preference for buying on the open market, whilst 1 respondent (14.3%) indicated a desire to rent from a private landlord.

Table 24 - Preferred tenure of households seeking market housing

Tenure	Number of responses	Percentage
Renting from a Housing Association/Local Authority	0	0.0
Shared Ownership	0	0.0
Buying on the Open Market	6	85.7
Renting from a private landlord	1	14.3
Other	0	0.0
No response	0	0.0
Total	7	100.0

8.8 Timeframe for move

- 8.8.1 Respondents to the survey seeking alternative market housing indicated a preferred timeframe in which the move would take place.

The greatest proportion of respondents (5 households - 71.4%) indicated that this would be now or within the next 2 years, with 2 households (28.6%) indicating between 2 and 5 years from now.

Table 25 - Preferred timeframe for move by households seeking market housing

Timeframe	Number of responses	Percentage
Now or within the next 2 years	5	71.4
Between 2 to 5 years from now	2	28.6
In 6 to 10 years from now	0	0.0
In 10 or more years from now	0	0.0
No response	0	0.0
Total	7	100.0

8.9 Bedrooms required

- 8.9.1 As outlined above, a majority of the respondents indicating an alternative market preference were single adults (aged between 18 and 64), adult couples aged between 18 and 64 and adults or families with children.

This is reflected in the tables below which shows that respondents were generally seeking 1 and 2 bed properties, as these met their aspirations. The desire for 3 bed properties were largely orientated around households who were families with children or adult couples seeking additional space or that they were seeking to have (additional) children.

Table 26 - Number of bedrooms sought by households seeking market housing

Number of bedrooms	Number of responses	Percentage
1 bed	1	14.3
2 bed	4	57.1
3 bed	2	28.6
4 bed	0	0.0
5+ bed	0	0.0
No response	0	0.0
Total	7	100.0

8.10 Specialist Requirements

8.10.1 0 respondents to the survey indicated that they required market accommodation that possessed the specialist features that they require, either now or in the short-term future. This predominantly reflected the low average age of respondents.

Table 27 - Specialist requirements for households seeking market housing

Specialist requirements	Number of responses	Percentage
Accommodation on the ground floor	0	0.0%
Sheltered housing with support services	0	0.0%
Residential care provided	0	0.0%
Other housing with support services	0	0.0%
No response	0	0.0%
Total	0	0.0%

9 Key Findings & Recommendations

- 9.1.1 This Housing Needs Survey has sought to identify those households in Horsted Keynes parish who currently have a need for affordable housing. This represents a snapshot of the scale and make-up of the affordable need at a particular point in time (when the survey was undertaken).
- 9.1.2 The extent and nature of the affordable need is based on an analysis of each of the responses received to part 2 of the Housing Needs Survey form (see appendix) where this was completed appropriately.
- 9.1.3 The responses to Part 1 of the survey clearly indicated support for a small development of affordable housing specifically for local people within the parish if there was a proven need with 86.8% in favour.
- 9.1.4 Just over half of those responding to the survey (52.1%) indicated that they would be in favour of a development of market housing within the parish if there were a proven need, with 43.1% indicating that they would not and 4.8% providing no response.
- 9.1.5 A total of 25 households (15.0% of respondents to the survey) identified that a member of their family had left the Parish in the last few years due to a difficulty in finding an affordable home locally.
- 9.1.6 Just over half of the respondents to the survey (57.5%) identified that they would you like to see housing and other community assets delivered via Community Land Trust, whilst 16.2% indicated that they were not, 22.8% had no opinion and 3.6% provided no response.

9.2 Affordable Need identified

- 9.2.1 The following key findings have been identified from this Housing Needs Survey:
- 24 households are in need of affordable housing due to the inadequacy of their current housing in meeting their needs and their inability to afford to rent or purchase a suitable property on the open market within the immediate area. All of these households possess a local connection to the parish.
 - Of those in need, three-quarters (75%) are single adults aged between 18 and 64. The vast majority of these were living with parents/friends/family and are seeking to set-up an independent home.
 - The preferred (and most suitable) tenure for a majority of the households identified as being in need of affordable housing is renting from a housing association or a local authority.

- Whilst six of the households in affordable housing need expressed a preference for shared ownership, eligibility will depend upon the particular model of shared ownership or shared equity that might be available on a scheme by scheme basis.
- An overwhelming majority of households in affordable need (87.5%) require one bedroom properties. This reflects the high proportion of single adult and adult couple households who represent the vast bulk of those identified as being in-need.
- Housing need is a pressing one for most of the respondents to the survey with just over half of the in-need households identifying a need to move now or within two years, with three-quarters (of all in-need households) identifying a need to move within the next 5 years.
- Four respondents identified that they have specialist housing requirements, with some indicating a need for more than one.
- Only one in five (20%) of those households identified as being in need of affordable housing are currently on the local authority housing register.

9.3 Market preferences identified

9.3.1 As part of the process of reviewing the responses from households who completed and returned Part 2 of the Housing Needs Survey questionnaire, a number of households were identified who could not be categorised as in need of affordable housing due to their income and savings, lack of suitable local connection or because they were currently housed in a way that met their requirements.

9.3.2 Whilst currently seven households are ineligible for affordable housing based on the current criteria, it is important to be aware that these households possess either a housing aspiration or alternative requirement as this assists in better understanding the housing market locally. The seven households identified as falling into this category possessed a number of characteristics:

- Just over half (57.1%) are single adults aged between 18 and 64. Two households were adult couples (aged between 18 and 64) and one household is an adult/family with children. The vast majority of these were living with parents/friends/family and are seeking to set-up an independent home.
- All of these households possess a local connection to the parish, with 6 of the 7 currently having relatives in the parish. Some households possessed multiple forms of local connection.
- All of the 7 households identified a preference for either purchasing a property on the open market (85.7%) or for renting from a private landlord (14.3%).

- A majority of households seeking suitable market housing (85.7%) have indicated a preference for two and three bedroom properties, with the remainder seeking one bed properties.
- All of the respondents indicated a desire to move in the near future, with 71.4% seeking to do so either now or in the next 2 years and 28.6% between 2 and 5 years from now.
- No respondents identified that they possess any specialist housing requirements.
- None of the households seeking market housing is currently on the local authority housing register.

10 Appendix 1 – Housing Needs Survey Form



HK Parish Council

Housing Needs Survey for Horsted Keynes Parish April 2019

Dear Resident

Your local Community Land Trust with support from Horsted Keynes Parish Council are undertaking a Housing Needs Survey to determine the extent and nature of affordable housing need in the parish. Copies of the survey are being distributed to each household.

The availability of housing affordable to local people is an important ingredient in maintaining a well-balanced rural community. Affordable homes are properties for rent or part-purchase (shared ownership) made available for those who are unable to meet their housing needs on the open market.

The questionnaire consists of 2 parts. **Part 1** is seeking views from every household about housing. **Part 2** is for completion by or for households or individuals who consider themselves to be 'in need' of affordable housing. A summary report of the overall findings of the survey will be presented to the Community Land Trust and the Parish Council.

The survey is being administered by Action in rural Sussex, an independent organisation that works to support rural communities across East and West Sussex. The survey forms will be gathered and analysed independently with all information kept completely confidential. No personal information will be shared with the Parish Council, Community Land Trust, Local Authority or any other third party.

Please return the questionnaire using the pre-paid envelope provided before the **deadline date of 8th May 2019**.

If you require any assistance in completing the enclosed survey form then please contact: Graham Maunders – Community Led Housing Advisor, Action in rural Sussex on (01273) 407329 or via email: graham.maunders@ruralsussex.org.uk

Many thanks for your time and co-operation.

Brian Oliver
Chair
Horsted Keynes Community Land Trust

David Colville
Chair
Horsted Keynes Parish Council

Part 1: Views on Housing – for completion by ALL households

Q1 – Is this property your main place of residence? (If 'No', please DO NOT progress any further)

Yes	No

Q2 - Would you be in favour of a development of affordable housing specifically for local people within the parish if there were a proven need?

Yes	No

Q3 - Would you be in favour of a development of market housing* within the parish if there were a proven need?

Yes	No

*That available on the open market with no restrictions on who may rent or purchase it.

Q4 - Has any member of your family left the parish in the last few years due to a difficulty in finding an affordable home locally?

Yes	No

Q5 - Would you like to see housing and other community assets delivered via a Community Land Trust?

(These are community led organisations that develop and manage housing and other assets for long term community benefit) – Please see www.sussexcommunityhousinghub.org or www.communitylandtrusts.org.uk for more details.

Yes	No	No opinion

If you would like to explore how CLTs could benefit you and your community please leave your name and contact details here:

[illegible]

Part 2: Housing Needs – Household 1

Please complete this section (Questions 6 to 20) if you or someone you know is 'in need' of affordable housing, giving only the details of those 'in need'.

If you know of another household living with you or anyone else who considers themselves to be 'in need' of affordable housing – Part 2 - Household 2' (Questions 21 to 35) should be completed by them or on their behalf.

Q6 – Please identify who is in housing need (i.e. who the form is being completed on behalf of):

Myself and all of my current household	A member or members of my household who live with me (e.g. child, direct relative)	Another household 'in need' who currently live elsewhere in the parish	Another household 'in need' who currently live outside the parish	Other (Please specify)

Q7 – What is the current make-up of the 'in need' household? (Please tick one box only)

A single adult (aged 18+ - no children)		An adult couple (18-64 – no children)	
A single older person (Over 65)		An older couple (aged over 65)	
Adult/family with children (aged under 18)		Please specify the number of children	
Other: Please specify:			

Q8 - Please identify the characteristics of those identified above (in Q9):

	Person 1	Person 2	Person 3	Person 4	Person 5	Person 6
Male						
Female						
Age						
Relationship to you						

Q9 - Please identify the current local connection(s) of those 'in need' to the parish:
(Please tick **all** boxes that apply)

Currently lives in the parish?	Currently works in the parish?	Currently have relatives in the parish?	Have previously lived in the parish?

Q10 - What is the primary reason for those 'in need' in requiring alternative accommodation?
(Please tick **one** box only)

To set-up an independent home		Current rent/mortgage is unaffordable	
Need a larger home (i.e. more bedrooms)		Need an adapted home	
To be closer to a carer/dependent		Need a more manageable home	
Current home expensive to run/maintain		Need better access to public transport	
Changing circumstances (e.g. divorce)		Need a smaller home	
Need to be closer to employer		Want a more secure form of tenure	
Other (please specify):			

Q11 – Are any members of the household 'in need' of affordable housing currently on the Local Authority or Housing Association register or waiting list?

Yes	No	Don't Know

Q12 - What are the current living arrangements of those 'in need' of affordable housing in Horsted Keynes? *(Please tick one box only)*

Living with parents/family/friends		Lives in a Shared Ownership Property	
Owns a property with a mortgage		Renting privately	
Owns a property with no mortgage		Renting from a Housing Association	
Lives in Tied accommodation		Renting from a Local Authority	
Other (please specify):			

Q13 - Which housing tenure would those 'in need' prefer? *(Please tick one box only)*
Please base your answer on what the household 'in need' can currently afford

Renting from a Housing Association or Local Authority	Shared Ownership (Part own/part rent)	Renting from a private landlord	Buying on the open market	Other (Please specify)

Q14 - What type and size of property does the household 'in need' currently occupy? *(Please tick one box only)*

Type	1 bed	2 bed	3 bed	4 bed	5+ bed
House					
Bungalow					
Flat/Bedsit/Maisonette/Apartment					
Sheltered/Retirement Housing					
Caravan/Mobile Home/Temporary structure					
Other (Please specify):					

Q15 - When would those 'in need' of affordable housing prefer to move from their current accommodation? *(Please tick one box only)*

Now or within the next 2 years	Between 2 and 5 years from now	In 6 to 10 years from now	In 10 years or more years from now

Q16 - What type and size of property would best meet the requirements of the household currently 'in need'? *(Please tick one box only)*

Type	1 bed	2 bed	3 bed	4 bed	5+ bed
House					
Bungalow					
Flat/Bedsit/Maisonette					
Sheltered/Retirement Housing					
Caravan/Mobile Home/Temporary structure					
Other (Please specify):					

Q17 - Will any member of the household 'in need' require any of the following? *(Tick all that apply)*

Accommodation on the ground floor	Sheltered housing with support services provided	Residential; care provided	Other housing with support services

Housing Requirements (Confidential) – Household 1

In order to assess the housing need of respondents and their eligibility for affordable housing, information on the current gross annual income and level of savings of the household in need is required.

This information is kept completely confidential.

Q18 – What is the Annual Gross Income* of the 'in need' household? (Please tick one box only)

Less than £9,999	£35,000 - £39,999	
£10,000 - £14,999	£40,000 - £44,999	
£15,000 - £19,999	£45,000 - £49,999	
£20,000 - £24,999	£50,000 - £54,999	
£25,000 - £29,999	£55,000 - £60,000	
£30,000 - £34,999	£60,001+ please specify a figure:	

*Total combined annual income of all those seeking to move to affordable housing

Q19 – What is the level of savings* of the household 'in need' (Please tick one box only)

No Savings	£15,001 - £20,000	
Under £3,000	£20,001 - £25,000	
£3,001 - £5,000	£25,001 - £30,000	
£5,001 - £10,000	£30,001 - £35,000	
£10,001 - £15,000	Over £35,001 - please state a figure:	

*Total combined savings of all those seeking to move to affordable housing

Q20 - Please provide any other information which will assist in understanding the circumstances of the household in need:

The First Household: Contact Details

Name	
Address	
Telephone number	
Email address	

This information will be treated in the strictest confidence and only be used to contact you in relation to your response to the survey. Your personal details will not be given to any 3rd party.

Thank you for completing this survey. *Please return it via the freepost envelope provided before the deadline date (see front page of survey form).*

If you require assistance completing the survey form then please contact:
Graham Maunders – Community Led Housing Advisor, Action in rural Sussex on (01273) 407329 or via email: graham.Maunders@ruralsussex.org.uk

Part 2: Housing Needs – Household 2

This section should be completed by the person or household requiring affordable housing. If this is not possible, it should be completed on their behalf using the most accurate information available. **Additional forms are available on request.**

Q21 – Please identify who is in housing need (i.e. who the form is being completed on behalf of):
(Please tick **one** box only)

Myself and all of my current household	A member or members of my household who live with me (e.g. child, direct relative)	Another household 'in need' who currently live elsewhere in the parish	Another household 'in need' who currently live outside the parish	Other (Please specify)

Q22 – What is the current make-up of the 'in need' household? (Please tick **one** box only)

A single adult (18+ - no children)	An adult couple (18-64 – no children)
A single older person (Over 65)	An older couple (Over 65)
Adult/family with children (aged under 18)	Please specify the number of children
Other: Please specify:	

Q23 - Please identify the characteristics of those identified above (in Q24):

	Person 1	Person 2	Person 3	Person 4	Person 5	Person 6
Male						
Female						
Age						
Relationship to you						

Q264- Please identify the current local connection(s) of those 'in need' to the parish:

(Please tick **all** boxes that apply)

Currently live in the parish?	Currently work in the parish?	Currently have relatives in the parish?	Have previously lived in the parish?

Q25 - What is the primary reason for those 'in need' in requiring alternative accommodation?
(Please tick **one** box only)

To set-up an independent home	Current rent/mortgage is unaffordable
Need a larger home (i.e. more bedrooms)	Need an adapted home
To be closer to a carer/dependent	Need a more manageable home
Current home expensive to run/maintain	Need better access to public transport
Changing circumstances (e.g. divorce)	Need a smaller home
Need to be closer to employer	Want a more secure form of tenure
Other (please specify):	

Q26 – Are any members of the household 'in need' of affordable housing currently on the Local Authority or Housing Association register or waiting list?

Yes	No	Don't Know

Q27 - What are the current living arrangements of those 'in need' of affordable housing in Horsted Keynes? (Please tick *one* box only)

Living with parents/family/friends		Lives in a Shared Ownership Property	
Owns a property with a mortgage		Renting privately	
Owns a property with no mortgage		Renting from a Housing Association	
Lives in Tied accommodation		Renting from a Local Authority	
Other (please specify):			

Q28 - Which tenure would those 'in need' prefer? (Please tick *one* box only)
Please base your answer on what the household in need can currently afford

Renting from a Housing Association or Local Authority	Shared Ownership (Part own/part rent)	Renting from a private landlord	Buying on the open market	Other (Please specify)

Q29 - What type and size of property does the household 'in need' currently occupy?

(Please tick *one* box only)

Type	1 bed	2 bed	3 bed	4 bed	5+ bed
House					
Bungalow					
Flat/Bedsit/Maisonette/Apartment					
Sheltered/Retirement Housing					
Caravan/Mobile Home/Temporary structure					
Other (Please specify):					

Q30- When would those 'in need' of affordable housing prefer to move from their current accommodation?

(Please tick *one* box only)

Now or within the next 2 years	Between 2 and 5 years from now	In 6 to 10 years from now	In 10 years or more years from now

Q31 - What type and size of property would best meet the requirements of the household currently 'in need'?

(Please tick *one* box only)

Type	1 bed	2 bed	3 bed	4 bed	5+ bed
House					
Bungalow					
Flat/Bedsit/Maisonette					
Sheltered/Retirement Housing					
Caravan/Mobile Home/Temporary structure					
Other (Please specify):					

Q32 - Will any member of the household 'in need' require any of the following? (Tick *all* that apply)

Accommodation on the ground floor	Sheltered housing with support services provided	Residential; care provided	Other housing with support services

Housing Requirements (Confidential) – Household 2

In order to assess the housing need of respondents and their eligibility for affordable housing, information on the current gross annual income and level of savings of the household in need is required.

This information is kept completely confidential.

Q33 – What is the Annual Gross Income* of the household 'in need'? (Please tick *one* box only)

Less than £9,999	£35,000 - £39,999	
£10,000 - £14,999	£40,000 - £44,999	
£15,000 - £19,999	£45,000 - £49,999	
£20,000 - £24,999	£50,000 - £54,999	
£25,000 - £29,999	£55,000 - £60,000	
£30,000 - £34,999	£60,001+ please specify a figure:	

*Total combined annual income of all those seeking to move to affordable housing

Q34 – What is the level of savings* of the household 'in need' (Please tick *one* box only)

No Savings	£15,001 - £20,000	
Under £3,000	£20,001 - £25,000	
£3,001 - £5,000	£25,001 - £30,000	
£5,001 - £10,000	£30,001 - £35,000	
£10,001 - £15,000	Over £35,001 - please state a figure:	

*Total combined savings of all those seeking to move to affordable housing

Q35 - Please provide any other information which will assist in understanding the circumstances of the household in need:

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The Second Household: Contact Details

Name	
Address	
Telephone number	
Email address	

This information will be treated in the strictest confidence and only be used to contact you in relation to your response to the survey. Your personal details will not be given to any 3rd party.

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