



**Housing Needs Survey Report:
Arundel Parish
Arun District**

**Commissioned by
Arundel Community Land Trust
and Arundel Town Council**

Survey undertaken in March 2020

Contents

1	Introduction.....	4
1.1	Study Context.....	4
1.2	What is 'Affordable' Housing' ?.....	4
1.3	What is 'Affordable Housing Need' ?.....	5
1.4	How is Affordable Housing Need assessed?.....	5
1.5	How is Affordable Housing delivered?	6
1.6	The Rural Housing Enabler	6
1.7	Housing Needs Survey Outputs & Recommendations.....	7
1.8	Report Structure	7
2	Overview of the study area	9
2.2	Census 2011: Housing Type in the Parish	13
2.3	Census 2011: Housing Tenure in the Parish.....	15
3	The Property Market & Housing Affordability.....	17
3.1	Current Property Values in the District.....	17
3.2	Incomes in the District.....	18
3.3	Current Property Prices in the Parish.....	18
3.4	GL Hearn Study 2016.....	19
4	The Arundel Housing Needs Survey.....	21
5	Key Findings from the Survey: Part 1 Responses.....	21
6	Key Findings from the Survey: Part 2 Responses.....	27
7	Summary of Affordable Housing Need.....	28
7.2	Households in need	28
7.3	Housing Register	29
7.4	Reasons for moving.....	29
7.5	Local Connection	30

Arundel Housing Needs Survey 2020

7.6	Income and Savings	31
7.7	Current Tenure.....	32
7.8	Preferred Tenure.....	33
7.9	Timeframe for move.....	34
7.10	Bedrooms required	34
7.11	Specialist Requirements.....	35
8	Summary of Market Preferences.....	37
8.2	Households Characteristics	37
8.3	Reasons for moving.....	37
8.4	Local Connection	38
8.5	Income and Savings	39
8.6	Current Tenure.....	40
8.7	Preferred Tenure.....	40
8.8	Timeframe for move.....	41
8.9	Bedrooms required	41
8.10	Specialist Requirements.....	42
9	2012 Housing Needs Survey Key Findings	43
10	Key Findings & Recommendations	45
10.1	Key changes since the 2012 Housing Needs Survey	45
10.2	2020 Housing Needs Survey.....	45
10.3	2020 Survey Affordable Need identified	46
10.4	2020 Survey Market preferences identified	47
11	Appendix 2 – Response Comments.....	49
	Appendix 2 – Housing Needs Survey Form	53

1 Introduction

1.1 Study Context

- 1.1.1 This research was commissioned by Arundel Community Land Trust with support from Arundel Town Council.
- 1.1.2 The purpose of this study was to objectively assess the current scale and nature of the need for affordable housing in the Arundel 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 whose housing needs may be met on the open market within the parish. These households are those not eligible for affordable housing but who have a housing requirement. 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 / savings of individuals or households and that required to rent or purchase a property that meets their housing requirements in the specified locality.
- 1.2.2 Affordable housing generally comprises of one of a range of housing products. These include: Social rented housing (rented housing provided at rates significantly below market rents – circa 50% of open market rent), Affordable rented housing (generally provided at 80% of open 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 more formally 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 a '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.

- 1.2.4 The National Planning Policy Framework¹ (NPPF) (2019) sets out the following definition of Affordable Housing:

“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: [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 was defined by GVA² 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 [page 177].”

1.4 How is Affordable Housing Need assessed?

- 1.4.1 An assessment of the levels of affordable housing need can be 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 local affordable housing. This type of analysis provides a detailed snapshot of the level and type of need present when the survey was undertaken.
- 1.4.2 A local 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 two 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.

¹https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

² GVA. (2015). Wealden District Council's Strategic Housing Market Assessment.

- 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).

1.5 How is Affordable Housing delivered?

- 1.5.1 Affordable housing in rural areas is predominantly delivered via Rural Exception Sites (Local Planning 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 can 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. More information can be found on the following websites: National CLT Network www.communitylandtrusts.org.uk and Sussex Community Housing Hub www.sussexcommunityhousinghub.org/.
- 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 homes) 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. Arun 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.

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.

The RHE facilitates the development of affordable housing to meet the needs of local people in rural communities. This is both through Rural Exception Sites and Community Land Trusts.

- 1.6.3 Action in rural Sussex has provided the Sussex Community Housing Hub service since 2017. A team of Community Led Housing Advisors and Enablers is employed who provide technical advice and support to community led housing groups and projects. This enabling work also involves undertaking housing needs surveys.

1.7 Housing Needs Survey Outputs & Recommendations

- 1.7.1 This study and report identifies the number of households highlighted by the Housing Needs Survey process as being in need of and eligible for affordable housing in the Arundel Parish.
- 1.7.2 An additional figure (number of households) is provided for those who are not eligible for affordable housing but who possess a market 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

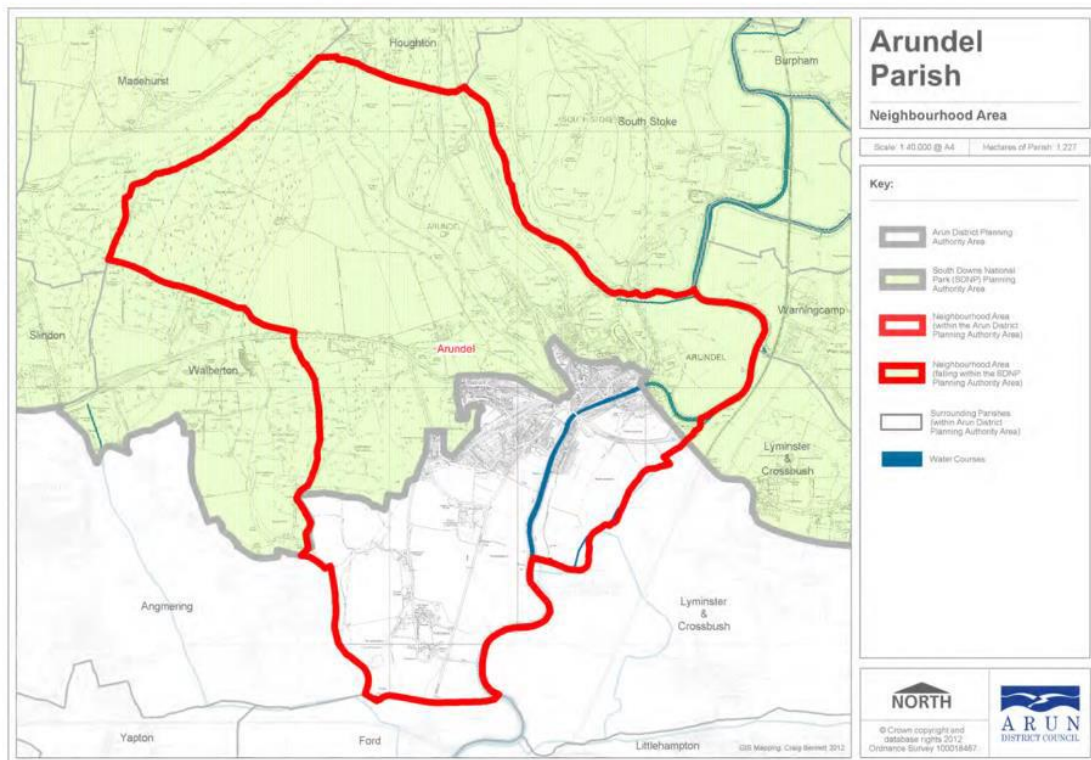
- 1.8.1 The remainder of this report provides a more detailed explanation of the process through which the assessment of housing need was undertaken, the methodology employed and the levels of housing need identified.
- 1.8.2 **Section 2** provides a brief overview of the study area. This includes an 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 assessed as in-need of affordable housing. It also covers 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 parishes.

- 1.8.7 **Sections 7 and 8** set out the analysis of the responses received to the survey in relation to the households' 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 breakdown of the responses received to various open-ended questions included in the survey. They also include a copy of the Housing Needs Survey form used in the study.

2 Overview of the study area

- 2.1.1 The parish of Arundel is located in the central northern part of Arun District in the county of West Sussex. The northern part of the parish lies within the South Downs National Park (SDNP). The nearest larger settlements are Littlehampton some 5 miles and Bognor Regis 9 miles, to the south and south west, Chichester 11 miles to the west, and Worthing 11 miles to the east.
- 2.1.2 Arundel parish adjoins the parishes of Walberton to the west, Ford to the south and Lyminster & Crossbush to the east. Inside the National Park, the parish is adjoined by the parish of Walberton to the west; Madehurst, Houghton and South Stoke to the north; and Warningcamp and the remaining part of Lyminster & Crossbush to the east.
- 2.1.3 The largest settlement in the parish is the town of Arundel, an early Roman development. The town is an historic market town, an important cultural centre, and a tourist destination. It includes part of the former ancient parish of Tortington inside its southern boundary. The town lies at an important crossing of the River Arun, east-west the A27, and north-south the A284.

Figure 1 - Map of Study Area



- 2.1.4 The parish is served by a mainline railway station at Arundel which provides services to Bognor Regis to the south west and London via Horsham and Crawley to the north east. It also provides access to south coast services via Ford station (Brighton to the east, Chichester and Portsmouth to the west, and Littlehampton to the south east).

- 2.1.5 Arundel has a range of amenities, facilities and services, including a wide variety of independent retailers and service providers and a number of office-based and home-based businesses. Shops, cafés, restaurants and hotels are concentrated in the centre. There are two industrial areas on Fitzalan Road that provide a number of small units for local businesses. There are two primary schools, a fire station, and the town council is based in the town.

A more substantial range of services are available in nearby Littlehampton, Bognor Regis, Chichester and Worthing.

- 2.1.6 There are 215 listed buildings and structures in the town, including the Grade 1 listed Arundel Castle.

- 2.1.7 The Arun Local Plan contains a number of policies which provide important context, both guiding and significantly constraining any future development, including:

SD SP1 Strategic Approach – the policy makes specific reference to enabling development in Arundel that recognises the sustainable and historic character of the town set at the foot of the South Downs.

LAN DM1 and DM2 Protection of landscape character – safeguards the setting of the South Downs National Park and the setting of Arundel.

RET SP1 Hierarchy of Town Centres – requires Arundel to maintain its existing role as a service centre providing both a range of shops and services for the local population, and fulfilling a specialist role as a tourist and visitor destination.

H SP1 The housing requirement – allocates a number of Strategic Site Allocations across the District. Whilst there is no specific requirement for land allocations in Arundel, it highlights that Neighbourhood Plans in the District need to contribute to the total homes target to 2031 or Arun District Council will allocate sites. Major strategic allocations, including those at Ford, Littlehampton and Barnham are expected to have 'push and pull' influences on Arundel.

AH SP2 Affordable Housing – requires 30% affordable housing on sites of 11 or more homes.

- 2.1.8 The South Downs National Park Plan 2014-2033 acknowledges Arundel as one of a number of key 'gateways' to the National Park, but contains no specific policies for its part of the town.

- 2.1.9 The Arundel Conservation Area covers the majority of the historic town area. The Parish contains one Site of Special Scientific Interest (SSSI) at Arundel Park.

There is significant ancient woodland within the SDNP boundary and two West Sussex Sites of Nature Conservation Importance (SNCI) at Rewell Wood and at Binsted Wood.

There is also a large Site of Local Importance for Nature Conservation (SLINC) within the SDNP boundary. A small part of the Arundel Neighbourhood Plan area falls within 5 km of the Arun Valley Special Protection Area (SPA).

- 2.1.10 Large parts of Arundel lie within Flood Zone 3, and form part of proposals by the Environment Agency to undertake flood defence works in the parish over the next twenty years as set out by the Lower Tidal River Arun Strategy.
- 2.1.11 The Arundel Neighbourhood Plan 2018 -2031 (October 2019) sets out a number of requirements in relation to housing provision.

One of the key objectives is 'to plan and deliver a range of housing mix and types that encourage and enable young people to live in the town in locations with good access to services and facilities by foot and bus as well as car. 30% affordable housing is required on sites of 11 or more residential units to take account of Policy AH SP2 of the adopted Arun Local Plan'.

Policy 3: Housing Supply *'provides for the development of a minimum of 60 homes for completion in the period from 1 April 2014 to 31 December 2029 on sites allocated and identified for future allocation in policy 4; and supported in policy 5; and on windfall sites'.*

Policy 4: Housing Site Allocations *highlights sites for development, as*

- i. Land at River Road to be delivered in the period 2014-2019*
- ii. The Former Castle Stables, Arundel Castle to be delivered in the period 2014-19.*
- iii. Land at Ford Road is identified for future allocation through plan review, to be delivered in the period 2020-2029.*

These sites will together deliver a minimum of 29 dwellings comprising a mix of dwelling types. Projected actual dwelling completions, which may result in delivery of a higher number of dwellings on these sites, will be refined on a site by site basis as detailed design schemes are prepared.

The Neighbourhood Plan will expect proposals for each site to conform to the respective affordable housing policies of the two local planning authorities.

Policy AR2 Land off Ford Road *allocates 8.97 Ha of Land off Ford Road for a mix of residential, community facility and green infrastructure uses, provided:*

a. The developable land for residential use comprises no more than 3.9 Ha lying within the Built Up Area Boundary of Policy AR1;

b. The residential scheme delivers approx. 90 dwellings comprising a mix of open market, affordable and Community Land Trust homes in accordance with Local Plan policies with an emphasis on homes suitable for first time buyers or those looking to rent their first home.

Policy AR3 Land at Fitzalan Road allocates 0.36 Ha of Land at Fitzalan Road for a residential redevelopment scheme provided:

a. The scheme comprises of approximately 24 dwellings of a mix of dwelling types including an appropriate level of affordable housing which includes those that are suitable for smaller households, with primary consideration given to first time buyers and those looking to rent their first home;

Policy AR4 The Police Station, The Causeway reserves 1.0 Ha of land for a residential redevelopment scheme will be considered for release provided:

a. The residential scheme comprises approx. 12 dwellings including an appropriate level of affordable housing which includes those that are suitable for first time buyers or those looking to rent their first home.

2.1.12 The 2019 Arundel Neighbourhood Plan Review states that the parish has approximately 3,475 residents living in 1,690 dwellings – as identified in the 2011 Census. Between the last two Census – 2001 and 2011, there was a very small 2% increase in population.

2.1.13 Arundel Parish population contains a high proportion of people of retirement age (65 years +), with 26% of residents falling into this category at the time of the 2011 Census, compared to 16% across England. However, this is in line with the remainder of the District where the figure was also 26%.

2.1.14 The parish had a below national average (19%) proportion of those aged under 16, with this group making up 15% of the population. Correspondingly, there was a lower proportion of those of working age, with 60% of residents in this age group compared to 65% across England.

2.1.15 There were 71% of residents aged between 16 and 74 economically active; slightly higher than the national average of 70%.

2.1.16 The census revealed a high level educational attainment compared to the national average, with 35% of residents aged 16 and over possessing Level 4 and above (degree) qualifications compared to 27% nationally. Correspondingly, rates of those with no qualifications are slightly lower than the national average (23%) with 19% of residents aged over 16 in this category.

2.1.17 The parish had a higher proportion of population employed in professional and managerial occupations (50%) than the national average of 41%. There was also a lower proportion of those employed in elementary occupations (9%) than the national average of 11% of those aged between 16 and 74, who are economically active and in employment.

2.2 Census 2011: Housing Type in the Parish

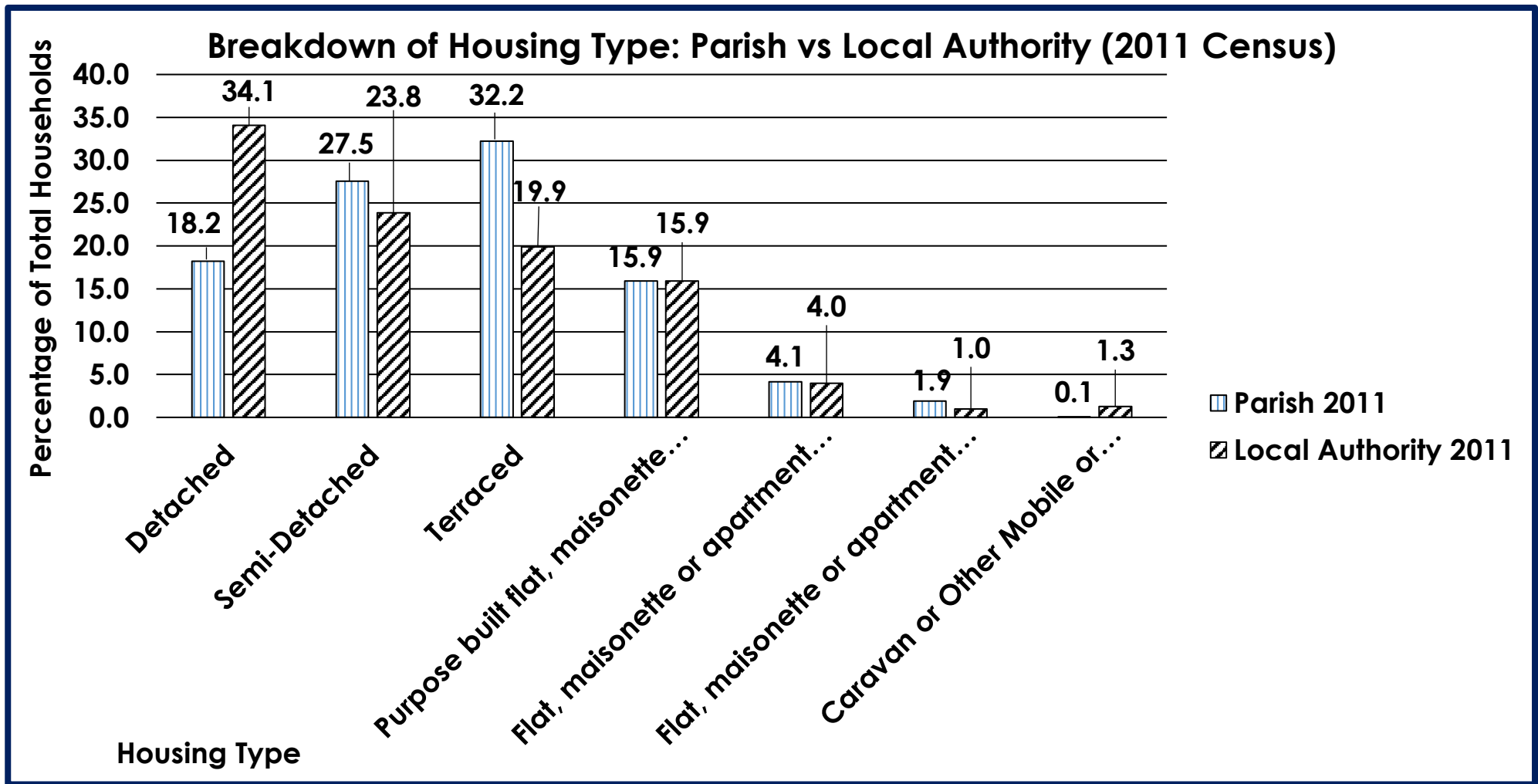
- 2.2.1 At the time of the 2011 Census, there were a total of 3,475 households occupying properties in the Arundel Parish. In the intervening period it is likely that these figures may have altered although change between the 2001 and 2011 Census was minimal.
- 2.2.2 The Census data indicates that in 2011 the greatest proportion of households in the Parish occupied terraced properties. These were occupied by some 32% of households at that time, with 28% of households occupying semi-detached properties, 18% detached properties, 6% flats, maisonettes or apartments and less than 1% in caravans or other mobile or temporary structures.
- 2.2.3 As the Table below shows, Arundel Parish has a lower proportion of households occupying detached housing (18%) when compared to the rest of the District (34%). The Parish has a higher proportion of households occupying semi-detached properties (28% compared to 24%), terraced housing (32% compared to 20%), and flats, maisonettes or apartments (6% compared to 5%). There was also a lower rate of those occupying caravans or other mobile or temporary structures (0.1% compared to 1.3%).

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

Housing Type	Parishes		District	
	Number	%	Number	%
Detached	308	18.2	22,628	34.1
Semi-Detached	465	27.5	15,832	23.8
Terraced	544	32.2	13,223	19.9
Purpose built flat, maisonette or apartment	269	15.9	10,574	15.9
Flat, maisonette or apartment - part of converted/shared house	70	4.1	2,637	4.0
Flat, maisonette or apartment - in commercial building	32	1.9	669	1.0
Caravan or Other Mobile or Temporary Structure	1	0.1	834	1.3
TOTAL	1,689	100.0	66,397	100.0

(Source: Census 2011)

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 Arundel Parish is owner-occupied housing (70%), slightly lower than for the rest of the District (74%).

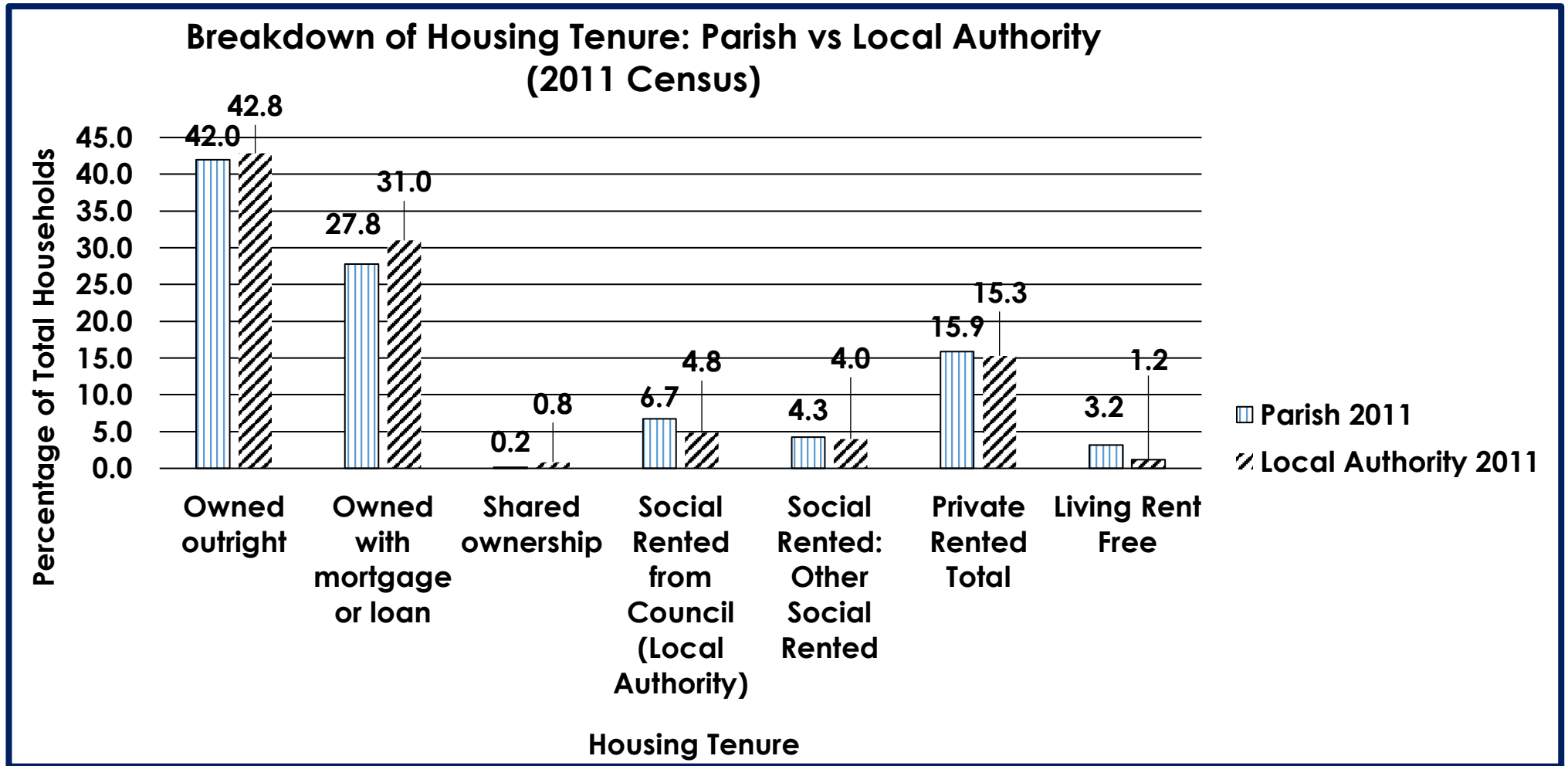
2.3.2 The Parish has higher levels of those Living Rent Free than the rest of the District (3% compared to 1%), Social Rented housing (11% compared to 9%), and of Private Rented Housing (16% compared to 15%). But there are lower levels of Shared Ownership Housing (0.2% compared to 0.8%).

Table 2 - Housing Tenure in the District and the Parish

Housing Type	Parish		District	
			Number	%
Owned outright	709	42.0	28,581	42.8
Owned with mortgage or loan	470	27.8	20,673	31.0
Shared ownership	3	0.2	566	0.8
Social Rented from Council (Local Authority)	114	6.7	3,225	4.8
Social Rented: Other Social Rented	72	4.3	2,661	4.0
Private Rented Total	268	15.9	10,211	15.3
Living Rent Free	54	3.2	789	1.2
TOTAL	1,690	100.0	66,706	100.0

(Source: Census 2011)

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 Arun District in June 2019. These provide an indication of the levels of house prices within the District that those seeking to purchase 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	£288,530.00	£28,853.00	£74,193.43
Detached	£454,098.00	£45,409.80	£116,768.06
Semi-Detached	£295,787.00	£29,578.70	£76,059.51
Terraced	£240,301.00	£24,030.10	£61,791.69
Flat	£163,934.00	£16,393.40	£42,154.46

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) 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 £42,154.

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 2019 Annual Survey of Hours and Earnings³ (Office for National Statistics) identified that the mean gross income in Arun District was £26,777 and the median gross income was £21,389 per annum.
- 3.2.2 To buy an entry level property (a one bedroom flat) based on the property prices above (assuming a 10% deposit and a 90% mortgage), the income required would be £33,171. This is £6,394 higher than the mean gross income and £11,782 higher than the median gross income. The purchaser would also need to have savings for a deposit of £12,900.

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 24 months for all properties sold in the parish area. This information was taken from 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. The annual gross household income required was calculated on the basis that the mortgage requirement would represent a 3.5x income to value multiplier.

3

<https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/earningsandworkinghours/datasets/placeofresidencebylocalauthorityashetable8.7a>

Property to purchase: Baseline prices

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

Housing Size	Lower Quartile Price	Deposit Required (10% of total value)	Gross Household Income Required
1 bed	£129,000.00	£12,900.00	£33,171.43
2 bed	£221,458.00	£22,145.80	£56,946.34
3 bed	£312,062.00	£31,206.20	£80,244.51
4 bed	£475,000.00	£47,500.00	£122,142.86
5+ bed	£582,500.00	£58,250.00	£149,785.71

Source: Rightmove/Land Registry (2020)

Property to rent: Baseline prices

3.3.5 Rental costs were calculated by identifying the cheapest property of each bedroom size being marketed for rent in the parish area at the time the housing need survey was undertaken (April 2020).

3.3.6 The annual gross household income required for rental costs are determined based on the assumption that the proportion of the income spent on direct housing costs should not exceed 30% of the annual gross household income.

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

Housing Size	Baseline monthly rental (per calendar month)	Gross Household Income Required
1 bed	£895.00	£35,800.00
2 bed	£1,050.00	£42,000.00
3 bed	£1,100.00	£44,000.00
4 bed*	£1,450.00	£58,000.00
5+ bed	Not available	

Source: Rightmove (2020). Note: *All figures are based on properties on the market at the time of writing the report, which accounts for some variation.

3.4 GL Hearn Study 2016

3.4.1 In September 2016 GL Hearn provided an Updated Housing Needs Evidence Report for Arun District Council. Whilst the information is not Arundel Parish specific, it provides useful wider context in relation to the Objective Assessment of Need, informed by the 2014 based Sub-National Population Projections.

3.4.2 The study highlighted a number of important considerations, namely:

- It was anticipated that there would be stronger population growth – with the District's population expected to grow by 30,600 persons (20.4%) over the 2011-31 period.

- Population growth would lead to an increase in the assessed housing need to 18,380 homes - 919 dwellings per year, over the plan period.
- The population of older people was anticipated to grow significantly over the plan period, leading to an increased need for specialist accommodation.
- Over the previous 5 years the profile of need for different types of properties had moved towards smaller homes for single people and smaller families.
- The analysis clearly showed that the focus of affordable housing provision should be on smaller properties.
- It identified a "*strong differential between earnings and house prices, with few younger households expected to have an income of £44,100*", which was assessed as that required to access a Starter Home product⁴. The report concluded that "*Only the best off minority of households aged under 40 will be able to afford Starter Homes in Arun*".
- There had been a national trend over the previous six years, and indications of further decline, in home ownership amongst those in their 20s and 30s.
- Consideration should be given to site specific circumstances, local needs and updated Housing Needs Evidence, and existing housing mix in the locality, in applying the report findings to individual development schemes.

⁴ The Housing and Planning Act 2016 introduced the Starter Home initiative for first time buyers aged 23 – 40, whereby new homes are sold at a discount of at least 20% of the market value.

4 The Arundel Housing Needs Survey

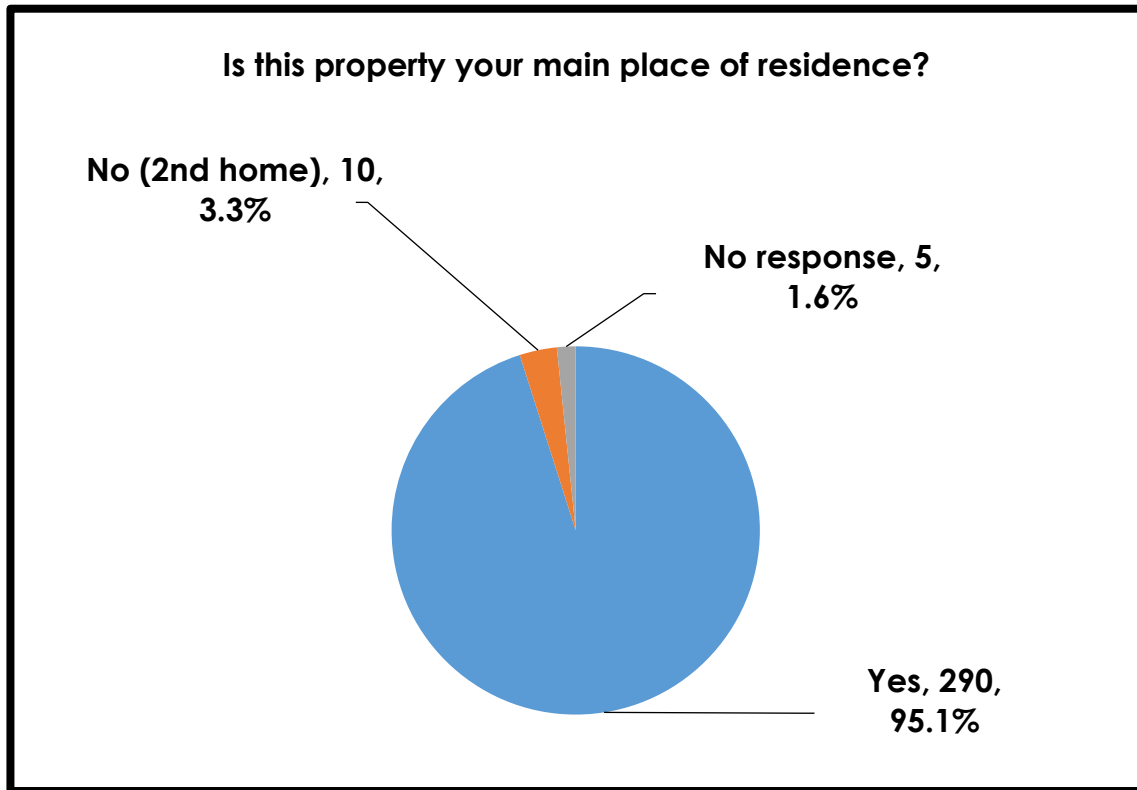
- 4.1.1 The Housing Needs Survey forms (see Appendix 2) were posted at the end of February 2020 to every household in Arundel. One survey form was distributed to each address.
- 4.1.2 Housing Needs Survey forms were returned directly by the respondents to Action in rural Sussex using a prepaid self-addressed 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 23rd March. An additional 5 week period was allowed in order to capture any forms that were returned late – particularly in the light of the impact of the Corona Virus Pandemic. The final date for forms to be accepted was 29th April 2020.
- 4.1.4 Survey Response Rate**
- 4.1.5 Of the 1,945 survey forms distributed, a total of 305 were returned within this period. This represents an overall response rate of 16%.

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 the subsequent section by the results of the analysis of those respondents that completed Part 2 of the form and were subsequently assessed as meeting the local connection, income and circumstantial criteria required to be classified as in need of affordable housing. Reference is made in that section to the housing options for those completing and returning Part 2, but who did not meet the affordable housing criteria.

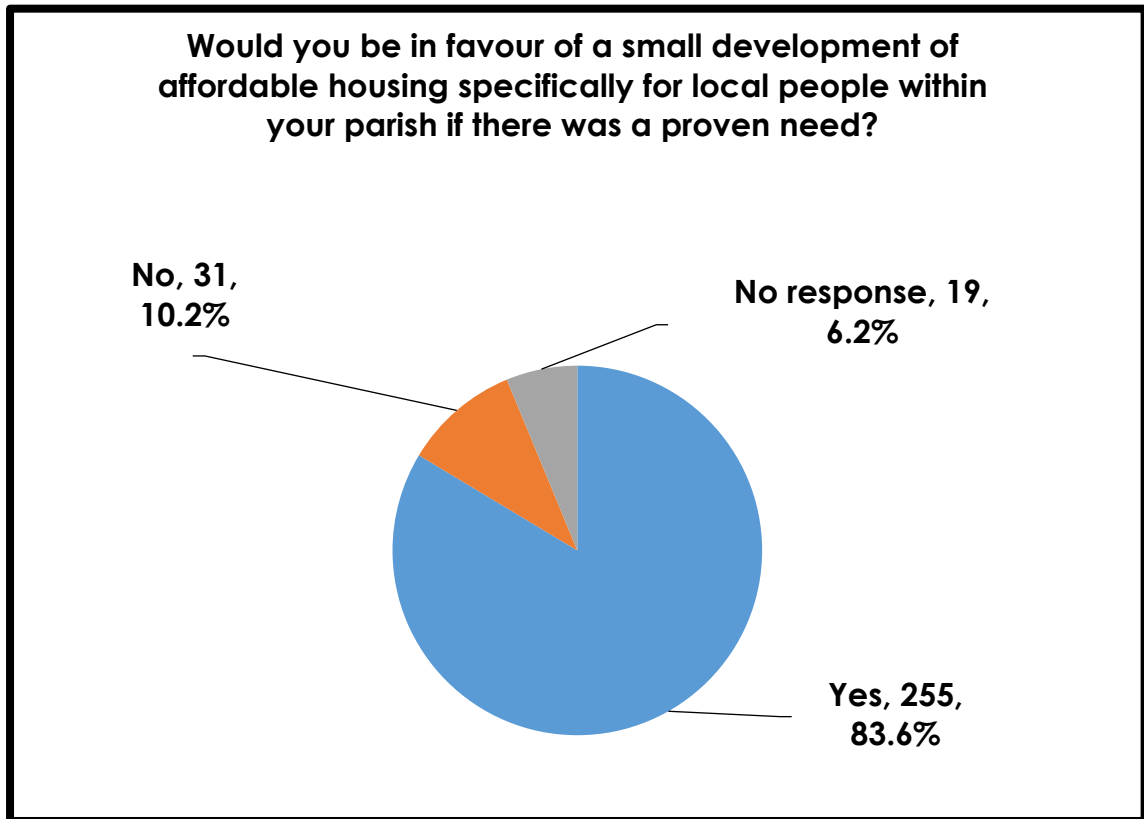
Q.1 Is this property your main place of residence?

Yes	No	No response
290 (95.1%)	10 (3.3%)	5 (1.6%)



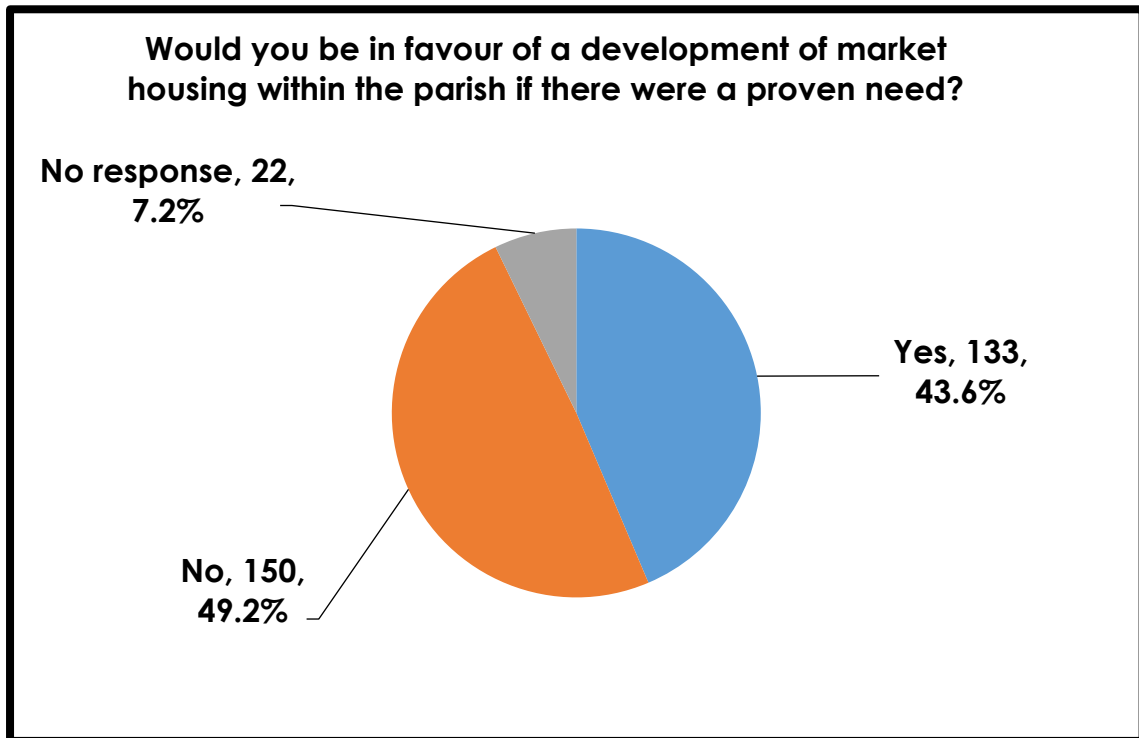
Q.2 Would you be in favour of a small development of affordable housing specifically for local people within your parish if there was a proven need?

Yes	No	No response
255 (83.6%)	31 (10.2%)	6 (6.2%)



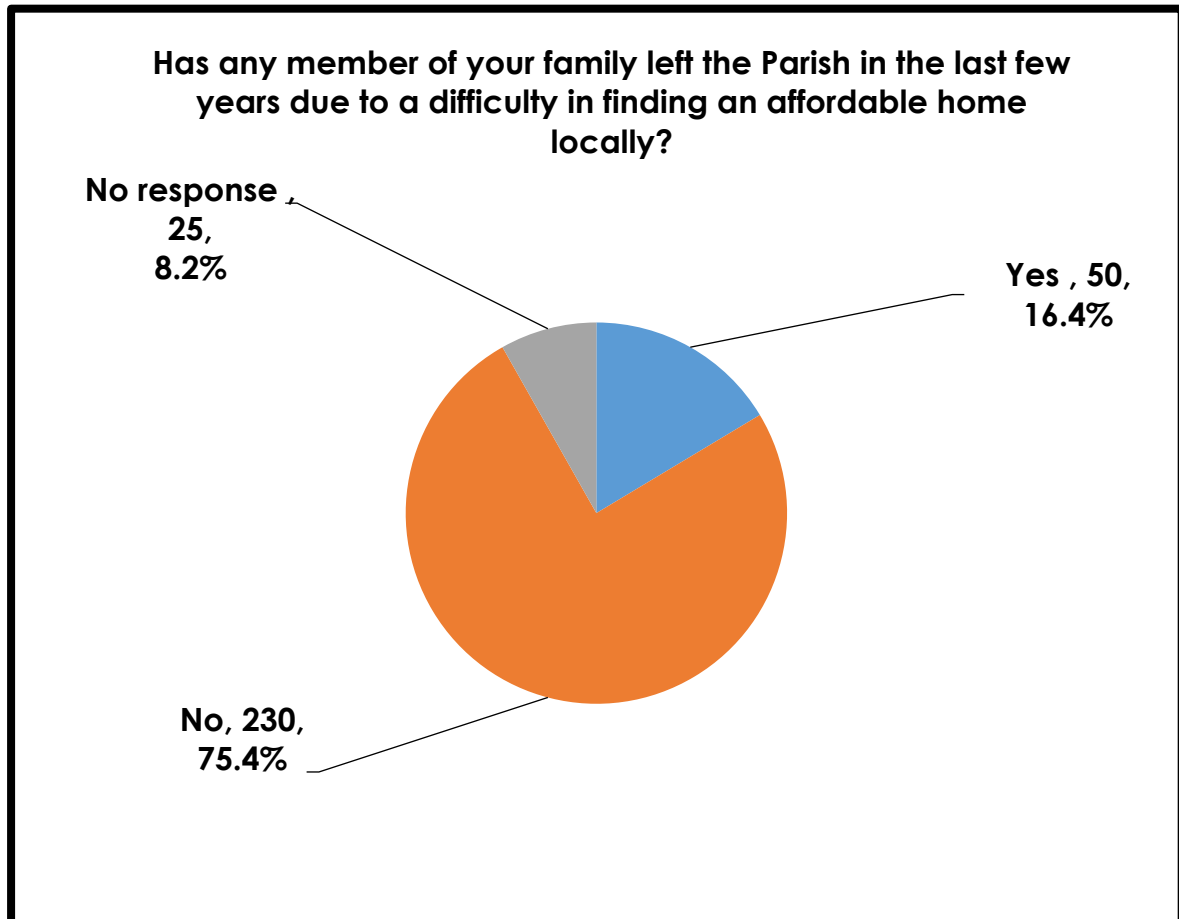
Q.3 Would you be in favour of a development of market housing within the parish if there were a proven need?

Yes	No	No response
133 (43.6%)	150 (49.2%)	22 (7.2%)



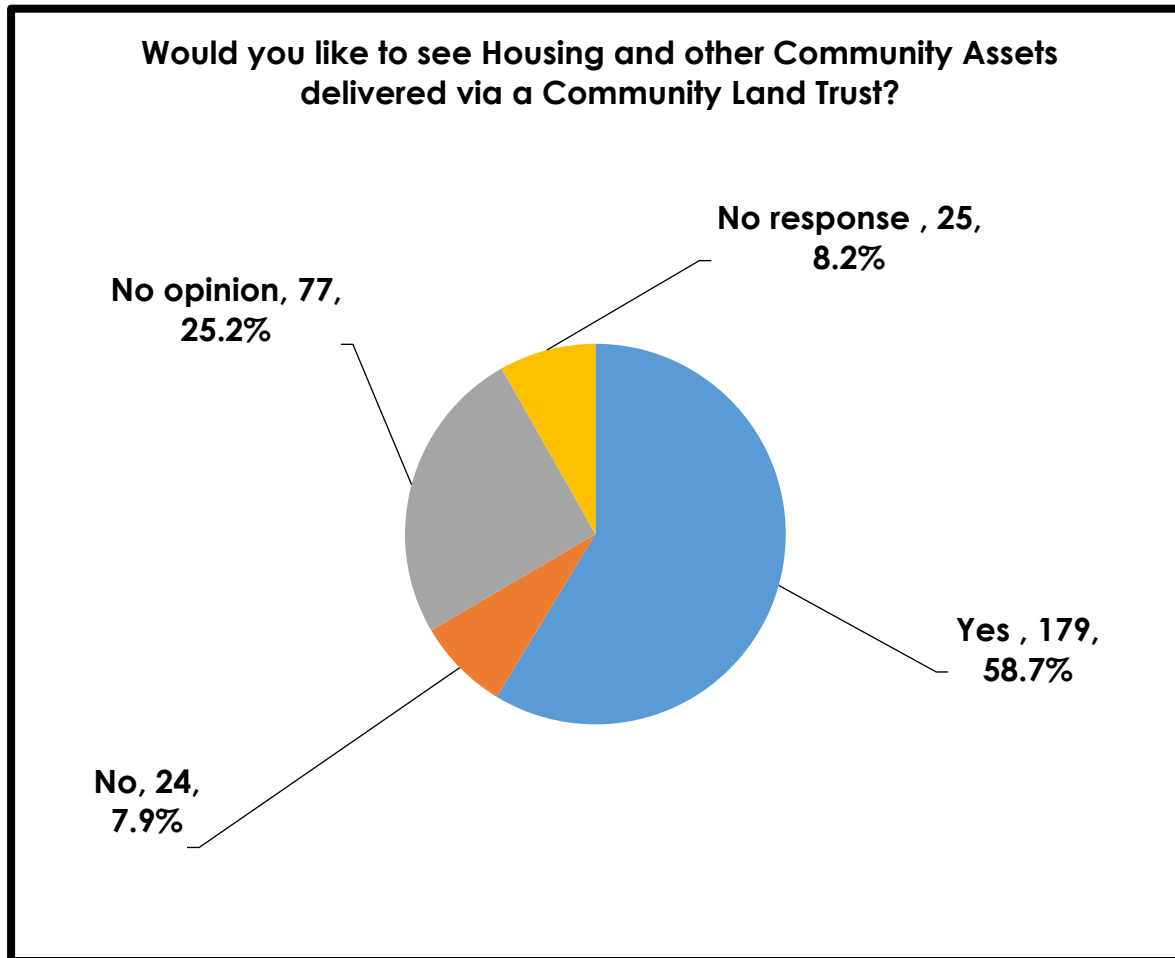
Q.4 Has any member of your family left the Parish in the last few years due to a difficulty in finding an affordable home locally?

Yes	No	No response
50 (16.4%)	230 (75.4%)	25 (8.2%)



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

Yes	No	No opinion	No response
179 (58.7%)	24 (7.9%)	77 (25.2%)	25 (8.2%)



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 needs.
- 6.1.2 A total of 41 completed responses were received to Part 2 of the Housing Needs Survey.
- 6.1.3 In addition, one household was excluded from the assessment of Part 2 of the survey as the information provided was insufficient and there were no contact details provided with which to clarify their details. Another household was excluded from the assessment of Part 2 of the survey as the information provided was a duplicate of another response and there was no affordable housing need.

6.1.4 Of the 41 completed responses:

- A total of 35 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 Arundel, and because their income and personal circumstances meant that they could not afford a suitable market property (in the parish).

Of these, 3 households are currently residing in local authority / housing association property and potentially able to meet their housing need through a transfer or mutual exchange.

- A total of 6 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. They are either currently buying with a mortgage, own outright or their income/savings were deemed adequate to purchase or rent on the open market.

6.1.5 Section 7 provides an overview of the responses received from households identified as being in need of affordable housing within the parish.

It should be noted 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.

6.1.6 Section 8 provides an overview of the responses received from those households ineligible for affordable housing but who expressed a housing requirement or preference. This includes those that wished to downsize from their existing property.

6.1.7 Section 9 summarises the key findings from the survey.

7 Summary of Affordable Housing Need

7.1.1 A total of 35 households were identified through the survey and subsequent assessment as being in need of affordable housing. This was on the basis that their current housing does not meet their requirements, they cannot afford to either purchase or rent a suitable market property that meets their current requirements (based on bedrooms required), and they have an appropriate local connection to the parish.

7.2 Households in need

7.2.1 The greatest number of households assessed as being in need of affordable housing (23) were single adults (aged 18+), 66% of all 'in need' households.

7.2.2 Of the other households, six were families with children (aged under 18) (17%), three were adult couples (18-64) (8%), two were a single older person (over 65) (6%) and one had other circumstances (3%) – two single adults aged 18+ sharing.

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

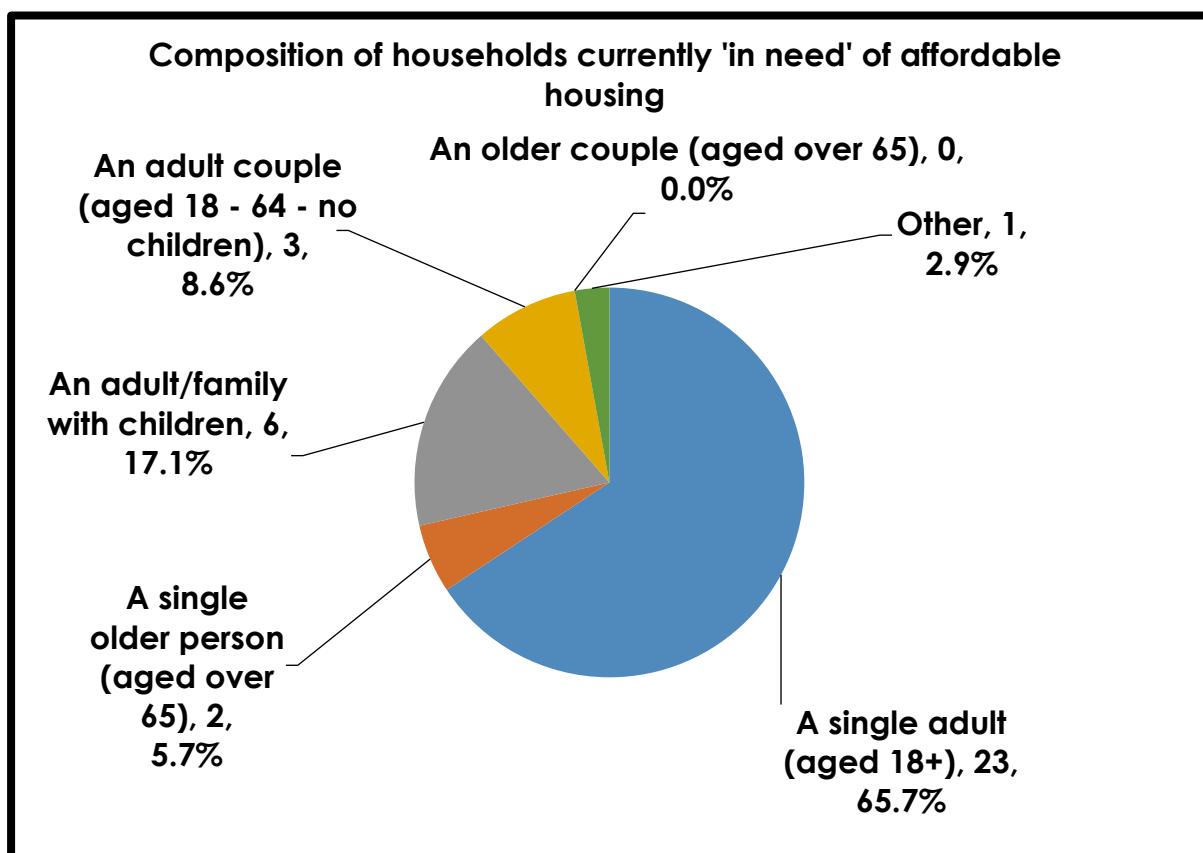


Table 6 - Breakdown of the make-up of households in affordable housing need

Household type	Number	Percentage (%)
A single adult (aged 18+)	23	65.7
A single older person (aged over 65)	2	5.7
An adult/family with children	6	17.1
An adult couple (aged 18 - 64 - no children)	3	8.6
An older couple (aged over 65)	0	0.0
Other	1	2.9
No response	0	0.0
Total	35	100.0

7.2.3 Six households identified that they had children, 5 with children aged under 18, and 1 with a dependent aged over 18. Of these households, 3 had one child (50%), 2 had two children (33%) and 1 had three children (17%).

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

Number of children	Number of responses	Percentage
1	3	50
2	2	33
3	1	17
4	0	0.0
5+	0	0.0
No response	0	0.0
TOTAL	6	100.0

7.3 Housing Register

7.3.1 Of the 34 households who answered the question, and identified as being in need of and eligible for affordable housing, two (6%) indicated that they were currently on a Local Authority or Housing Association register or waiting list, whilst 30 (88%) were not, and two households (6%) indicated that they did not know.

7.4 Reasons for moving

7.4.1 The most common reason identified in the survey for households seeking to move was the need to set up an independent home, which was identified by 20 households (57%). This largely reflects the proportion of single adults and adult couples identified as being in need of affordable housing and typically living with parents/friends/family.

7.4.2 A further 11% of households (4) highlighted that their current rent or mortgage was unaffordable, based on their circumstances.

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	20	57.1
Need a larger home (i.e. more bedrooms)	3	8.6
Need to be closer to carer or dependent	1	2.9
Current home expensive to run/maintain	0	0.0
Changing circumstances (e.g. divorce)	1	2.9
Need to be closer to employer	0	0.0
Current rent/mortgage is unaffordable	4	11.4
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	4	11.4
Other (Please specify)	0	0.0
No response	2	5.7
Total	35	100.0

7.4.3 11% of in-need respondents (4 households) identified that they wanted a more secure form of tenure.

7.4.4 9% of in-need respondents (3 households) identified that they required a larger home (more bedrooms).

7.4.5 3% of in-need respondents (1 household) identified that they required alternative housing due to changing circumstances.

7.4.6 One household (3%) indicated that they needed to be closer to a carer or dependent.

7.5 Local Connection

7.5.1 Of those households identified as being in need of affordable housing, the vast majority (50%) currently live in the parish, a number of whom may also work in the parish, have relatives in the parish and have previously lived in the parish.

7.5.2 All of the responses for households that do not currently live in the parish identified links to it 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	28	50.0
Work in the parish	10	17.9
Have relatives in the parish	14	25.0
Previously lived in the parish	3	5.4
No response	1	1.8
Total	56	100.0

Please note respondents often indicate more than one type of connection and the percentages reflect the number of responses provided as a proportion of the responses to the question (56) rather than as a proportion of the households identified (35).

7.6 Income and Savings

7.6.1 The vast majority of households (74%) identified as in need had gross annual household incomes of less than £20,000 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 (based on their household circumstances).

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	22.9
£10,000 to £14,999	9	25.7
£15,000 to £19,999	9	25.7
£20,000 to £24,999	5	14.3
£25,000 to £29,999	2	5.7
£30,000 to £34,999	2	5.7
£35,000 to £39,999	0	0.0
£40,000 to £44,999	0	0.0
£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	35	100.0

7.6.2 The households with gross annual household incomes in excess of £20,000 included both some single households and larger households with multiple sources of income. However, these levels of income were insufficient to be able to afford housing which meets their requirements.

7.6.3 Half of the households in need of affordable housing (51%) had no savings, with 46% of households having less than £10,000 in savings. Of those with 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	18	51
Less than £3,000	12	34
£3,001 - £5,000	1	3
£5,001 - £10,000	3	9
£10,001 - £15,000	0	0.0
£15,001 - £20,000	1	3
£20,001 - £25,000	0	0.0
£25,001 - £30,000	0	0.0
£30,001 - £35,000	0	0.0
Over £35,001	0	0.0
No response	0	0.0
Total	35	100.0

7.7 Current Tenure

7.7.1 The current tenure of those households identified as in need of affordable housing largely consisted of those who 'Live with parents, friends or family' which constituted 16 (46%) households. These were mainly single adults, but also included adult couples. These households commonly identified that they were seeking to set-up their own independent home, but were not financially in a position to do so.

7.7.2 Fourteen households (40%) indicated that they occupied private rental accommodation, and alluded to the high costs and concerns over the security of tenure.

7.7.3 The three 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.

7.7.4 One in-need household living in a tied property are approaching retirement within the next few years.

7.7.5 One household identified as being in-need has other circumstances (coming out of care).

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

Tenure	Number of responses	Percentage
Live with parents/friends/family	16	45.7
Owns a property with a mortgage	0	0.0
Owns a property with no mortgage	0	0.0
Lives in Tied Accommodation	1	2.9
Lives in a Shared Ownership property	0	0.0
Rent it privately	14	40.0
Rent it from a Housing Association	2	5.7
Rent it from a Local Authority	1	2.9
Other	1	2.9
No response	0	0.0
Total	35.0	100.0

7.8 Preferred Tenure

- 7.8.1 The survey form offered respondents the opportunity to identify the housing tenure that they would prefer to occupy. Of the 35 households in need of affordable housing, the greatest proportion (34% - 12 households) indicated a preference for renting from a Housing Association or Local Authority.
- 7.8.2 A fifth of responding households (20% - 7 households) indicated a preference for buying on the open market.
- 7.8.3 Five households (14%) indicated a preference to rent from a private landlord.
- 7.8.4 A further 23% of those responding (8 households) indicated a preference for a Shared Ownership property. Three of the households (all of whom expressed a preference for shared ownership or buying on the open market) would appear to be eligible for shared ownership, based on their income and savings (assuming a 10% deposit and a 90% mortgage), and a 50% equity purchase.
- 7.8.5 One household (3%) answered Other – stating ‘Any’
- 7.8.6 Two households (6%) - one an existing local authority tenant, failed to indicate a preferred tenure.

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

Tenure	Number of responses	Percentage
Renting from a Housing Association or Local Authority	12	34.3
Shared Ownership	8	22.9
Renting from a private landlord	5	14.3
Buying on the Open Market	7	20.0
Other	1	2.9
No response	2	5.7
Total	35	100.0

7.9 Timeframe for move

7.9.1 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. As shown below, the majority of responses (69%) indicated that this would be required immediately or within the next two years, with a further 31% of responses indicating between 2 and 5 years from now.

7.9.2 These timeframes reflect respondents' 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	24	68.6
Between 2 to 5 years from now	11	31.4
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	35	100.0

7.10 Bedrooms required

7.10.1 The table below identifies the preferences amongst households in-need of affordable housing as to the number of bedrooms they would like to have in their next property. In part, this reflects their wider aspirations in addition to their needs, which often also indicate securing properties with additional space or scope for expansion i.e. more bedrooms than are required.

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

Number of bedrooms	Number of responses	Percentage
1 bed	18	51.4
2 bed	11	31.4
3 bed	4	11.4
4 bed	1	2.9
5+ bed	0	0.0
No response	1	2.9
Total	35.0	100.0

7.10.2 The number of bedrooms required (see table 16 below) represent those needed 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 based on their current circumstances, rather than their preferences indicated on the survey form.

7.10.3 An overwhelming majority (80%) 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 properties with more bedrooms is predominantly from those households made up of families with children.

Table 16 - Number of bedrooms required by households in affordable housing need

Number of bedrooms	Number of responses	Percentage
1 bed	28	80.0
2 bed	5	14.3
3 bed	2	5.7
4 bed	0	0.0
5+ bed	0	0.0
No response	0	0.0
Total	35.0	100.0

7.11 Specialist Requirements

7.11.1 A number of respondents to the survey 5 households (14% of all households) 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.

7.11.2 The most common specialist requirement was the need for ground floor accommodation which was identified by four households (80% of those identifying specialist requirements). One household highlighted a need for housing with other support services (due to leaving care).

7.11.3 The number (and proportion) of households identifying specialist requirements is relatively low. This is most likely due to the nature of the households in need of affordable housing being predominantly young individuals, and couples seeking to establish independent homes.

Table 17 - Specialist requirements for households in affordable housing need

Specialist requirements	Number of responses	Percentage
Accommodation on the ground floor	4	80.0
Sheltered housing with support services	0	0.0
Residential care provided	1	20.0
Other housing with support services	0	0.0
Total	5	100

Please note the percentages reflect the number of responses provided as a proportion of the respondents to the question (5) rather than as a proportion of the total responses received (35).

8 Summary of Market Preferences

8.1.1 Six 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 Two households (33%) requiring market accommodation were adult couples. The remainder comprised of one family with children (17%), a single older person aged over 65, a single adult aged 18 – 64, and one other household comprising of a single adult with an older parent aged over 65.

Table 18 - Breakdown of the make-up of households seeking market housing

Household type	Number of responses	Percentage (%)
A single adult (18+)	1	16.7
A single older person (Over 65)	1	16.7
A family with children	1	16.7
An adult couple (18-64)	2	33.3
An older couple (Over 65)	0	0.0
Other	1	16.7
No response	0	0.0
TOTAL	6	100.0

8.2.2 The household comprising of a family with children had one child aged under 10

Table 19 – Breakdown of children in households seeking market housing

Family with children – Number of children	Number of responses	Percentage
1	1	100
2	0	0.0
3	0	0.0
4	0	0.0
5+	0	0.0
No response	0	0.0
TOTAL	1	100.0

8.3 Reasons for moving

8.3.1 The most common reason identified in the survey amongst households seeking to move was a desire to set-up an independent home. This was identified by 2 (33%) of respondents.

8.3.2 One household (17%) indicated a need for a larger home, one needed an adapted home, one needed a more manageable home, and one indicated 'Other' (to be near family).

Table 20 - Breakdown of reasons for moving by households seeking market accommodation

Reason for moving	Number of responses	Percentage
Need to set-up independent home	2	33.3
Need a larger home (i.e. more bedrooms)	1	16.7
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	0	0.0
Current rent/mortgage is unaffordable	0	0.0
Need an adapted home	1	16.7
Need a more manageable home	1	16.7
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)	1	16.7
No response	0	0.0
Total	6	100.0

8.4 Local Connection

8.4.1 Nearly all of the responding households (56%) 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.

8.4.2 All of the three households that do not currently live in the parish had links via their employment, relatives or as a previous resident.

Table 21 – Local Connection of households identified as in need of market housing

Local Connection	Number of responses	Percentage
Live in the parish	5	55.6
Work in the parish	0	0.0
Have relatives in the parish	2	22.2
Previously lived in the parish	1	11.1
No response	1	11.1
Total	9	100.0

Please note respondents often indicate more than one type of connection and the percentages reflect the number of responses provided as a proportion of the responses to the question (9) rather than as a proportion of the total responses received (6).

8.5 Income and Savings

8.5.1 Half the households (50%) had gross annual household incomes in excess of £20,000 per annum. As identified in section 3 of this document, this typically placed these households above the thresholds for affordable housing.

8.5.2 Households with incomes below £20,000 typically had higher levels of savings, owned their property with a mortgage/outright or had housing which currently met their requirements.

Table 22 – 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	1	16.7
£15,000 to £19,999	2	33.3
£20,000 to £24,999	0	0.0
£25,000 to £29,999	0	0.0
£30,000 to £34,999	0	0.0
£35,000 to £39,999	0	0.0
£40,000 to £44,999	1	16.7
£45,000 to £49,999	1	16.7
£50,000 to £54,999	1	16.7
£55,000 to £60,000	0	0.0
£60,001+	0	0.0
No response	0	0.0
Total	6	100.0

8.5.3 Five of the households (83%) needing market housing possessed savings of £10,000 or less, one household had more than £10,000.

Table 23 – Savings of households seeking market housing

Savings	Number of responses	Percentage
No savings	1	16.7
Less than £3,000	2	33.3
£3,001 - £5,000	1	16.7
£5,001 - £10,000	1	16.7
£10,001 - £15,000	0	0.0
£15,001 - £20,000	1	16.7
£20,001 - £25,000	0	0.0
£25,001 - £30,000	0	0.0
£30,001 - £35,000	0	0.0
Over £35,001	0	0.0
No response	0	0.0
Total	6	100.0

8.5.4 These savings, when combined with households income levels and current housing circumstances meant that respondents should be able to afford to rent privately or purchase a property on the open market which met their requirements, or that their current housing was adequate in meeting their needs.

8.6 Current Tenure

8.6.1 The current tenure of those households identified as having a need for market housing was made up of six households: four (67%) who own their property outright / with a mortgage; one household (17%) rents privately; and one was living with parents, friends or family.

Table 24 - Current tenure of households seeking market housing

Tenure	Number of responses	Percentage
Live with parents/friends/family	1	16.7
Owens a property with a mortgage	3	50.0
Owens a property with no mortgage	1	16.7
Lives in Tied Accommodation	0	0.0
Lives in a Shared Ownership property	0	0.0
Rent it privately	1	16.7
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	6	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. Of those responding, 5 households (83%) identified a preference for buying on the open market, which included one household (17%) who also indicated an interest in shared ownership.

8.7.2 Four households currently own outright or with a mortgage. The other two households (renting privately / living with parents/friends/family) would appear to be eligible for shared ownership based on their income and savings (assuming a 10% deposit and a 90% mortgage), and a 50% equity purchase.

Table 25 - Preferred tenure of households seeking market housing

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

Please note one respondent indicated a preference for two options and the percentages reflect the number of responses to the question (7) rather than as a proportion of the total responses received (6).

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. Half the respondents – three households, indicated that this would be now or within the next 2 years, the remaining three households identifying between 2 and 5 years from now.

Table 26 - Preferred timeframe for move by households seeking market housing

Timeframe	Number of responses	Percentage
Now or within the next 2 years	3	50.0
Between 2 to 5 years from now	3	50.0
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	6	100.0

8.9 Bedrooms required

8.9.1 As outlined previously, respondents indicating a housing requirement (but not eligible for affordable housing) were from a range of household sizes and types.

8.9.2 As the table below shows, four households (67%) were seeking two bedroom properties, and two households (33%) were seeking single bedroom properties. In a number of instances this reflects their aspirations for a property larger than they currently occupy or potentially need.

Table 27 - Number of bedrooms sought by households seeking market housing

Number of bedrooms	Number of responses	Percentage
1 bed	0	0.0
2 bed	4	66.7
3 bed	2	33.3
4 bed	0	0.0
5+ bed	0	0.0
No response	0	0.0
Total	6	100.0

8.10 Specialist Requirements

8.10.1 Two respondents to the survey indicated a desire for accommodation that had the specialist features that they require, either now or in the short-term future.

8.10.2 Of these, one indicated a preference for accommodation on the ground floor, one household highlighted a need for residential care services.

Table 28 - Specialist requirements for households seeking market housing

Specialist requirements	Number of responses	Percentage
Accommodation on the ground floor	1	16.7
Sheltered housing with support services	0	0.0
Residential care provided	1	16.7
Other housing with support services	0	0.0
No response	4	66.7
Total	6	100.0

9 2012 Housing Needs Survey Key Findings

9.1.1 A Housing Needs Survey was undertaken by AirS in November 2012.

9.1.2 The key conclusions from the survey were

- A total of 1,843 questionnaires were sent out, and a total of 341 survey forms were returned - a response rate of 18.5% (this compares to 305 returns (16%) in 2020).
- There were 202 (61.21%) responses in favour of a small affordable housing development for local people in Arundel if there was a proven need. In 2020 255 (83.6%) responses were in favour.
- 37 households were identified as being in need of affordable housing (compared to 35 in 2020), of these:
 - A total of 33 (89%) required housing within 5 years, compared to 100% in 2020
 - 24 (65%) - compared to 40% in 2020, were renting privately, 8 (22%) - compared to 46% in 2020 were living with parents.
 - 11 (30%) - compared to 57% in 2020, said the need to move was to set up an independent home.
 - 18 (49%) of households indicated a preference to rent from a housing association compared to 34% in 2020.

In 2012, 32% preferred to purchase on the open market (20% in 2020), 14% preferred a shared ownership property (23% in 2020) and 5% a private landlord (14% in 2020).

- 20 (54%) of the respondents were single adults and adult couples (18-64), which compares to an 80% need for one bedroom properties identified in 2020.
- In 2012, 7 (19%) indicated they were on a Local Authority or Housing Association housing register compared to 6% in 2020.

9.1.3 Property prices and affordability

The following tables show the comparison between the two surveys.

Table 29 - Average House Prices in the District (by type)

Housing Type	Average Price 2012	Average Price 2020	Income Required 2012	Income Required 2020
All Housing	£264,372	£288,530	£67,981	£74,193.43
Detached	£379,322	£454,098	£97,517	£116,768.06
Semi-Detached	£216,324	£295,787	£55,626	£76,059.51
Terraced	£200,033	£240,301	£51,437	£61,791.69
Flat	£155,680	£163,934	£40,032	£42,154.46

Source: 2012 – Land Registry / 2019 UK House Price index

NOTE: These assume 90% mortgage, 10% deposit with a 3.5 x gross income to lending ratio.

Table 30 - Average Property Rental Costs in the Parish (by type)

Housing Size	2012 Lowest monthly rental	2020 Lowest monthly rental	2012 Gross Household Income Required @ 25% of gross income	2020 Gross Household Income Required @ 30% of gross income
1 bed	£650	£895	£31,200	£35,800.00
2 bed	£795	£1,050	£38,160	£42,000.00
3 bed	£975	£1,100	£46,800	£44,000.00
4 bed	£1,490	£1,450	£71,520	£58,000.00

Source: Rightmove (2012 and 2020).

Note: All figures are based on properties on the market at the time of writing the reports, which accounts for some variation. A higher income level is used in 2020 reflecting the current market, mortgage availability and interest rates.

- 9.1.4 In 2012 the Annual Survey of Hours and Earnings (Office for National Statistics) identified that the mean gross income in Arun District was £22,720 (£26,777 in 2020) - and the median gross income was £18,087 (£21,389 in 2020).

10 Key Findings & Recommendations

10.1 Key changes since the 2012 Housing Needs Survey

- 10.1.1 The surveys achieved a similar response both in overall number and the rate of return.
- 10.1.2 The number of people indicating that they are supportive of local development to meet identified needs has increased from 61% to 84%
- 10.1.3 There has been a significant increase in the number of those in need living with parents, and consequently an increase in the need for housing arising from those seeking independent living.
- 10.1.4 There has been a significant increase in the need for smaller homes.
- 10.1.5 The proportion of households seeking rented housing is broadly similar, but the number seeking outright purchase has reduced, whilst the number seeking shared ownership has increased.
- 10.1.6 There is a greater need to move sooner – it is now 100% within 5 years.
- 10.1.7 Overall, it can be seen that house prices increased between the surveys in the region of 9%, private rents of properties available at the time of the surveys for one and two bedroom properties increased by over 30%, whilst at the same time average incomes increased by 18%.
- 10.1.8 There has been a significant decrease in the number of people with an affordable housing need being registered on a list with either the local authority or a housing association.

10.2 2020 Housing Needs Survey

- 10.2.1 This Housing Needs Survey has sought to identify those households in the Arundel 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).
- 10.2.2 Responses to Part 1 of the survey indicate very strong support for the development of affordable housing for local people within the parish where there is a proven need – with 255 responses (90%) in favour.
- 10.2.3 There is a good level of support for the delivery of housing and other community assets via a Community Land Trust – with 179 (64%) of respondents to Part 1 in favour. 77 respondents (28%) expressed no opinion, suggesting a better understanding of the opportunity provided by Community Land Trusts needs to be developed.

10.2.4 A significant number of respondents had experienced a member of their family being unable to buy or rent an affordable home in the parish in the last few years – 50 respondents (18%).

10.2.5 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.

10.3 2020 Survey Affordable Need identified

10.3.1 The key findings identified from this Housing Needs Survey are:

- Thirty five 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 the households have a local connection to the parish.
- Of those in need, two-thirds (66%) are single adults aged between 18 and 64. A majority of these were living with parents/friends/family and are seeking to set-up an independent home.
- The most preferred (and most suitable) tenure for the households identified as being in need of affordable housing is renting from a housing association or a local authority, which was identified by 12 (34%) of households.
- Based on their income, savings and circumstances, three of the in-need households may be eligible for shared ownership but this would depend on the particular model of shared ownership or shared equity that might be available. This would need to be determined separately on a scheme by scheme basis.
- Shared ownership was identified as a preference by 8 households (24%).
- An overwhelming majority of households in affordable need (28 households - 80%) require one bedroom properties. This reflects the high proportion of single and couple households identified as being in-need. It is worth noting that many respondents indicated a preference for more bedrooms than they actually currently require, with 16 households identifying a desire for 2 or more bedrooms.
- Housing need is a pressing one for most of the respondents to the survey with 24 households (69%), of the in-need households identifying a need to move now or within two years, with a further 11 households (31%) identifying a need to move between two and five years from now.

- 5 respondents (14 % of in-need households) identified that they have specialist housing requirements, with four indicating a need for ground floor accommodation and one requiring housing with support services.
- Only two (6%) of those households in need of affordable housing identified that they are currently on a local authority or housing association housing register.

10.4 2020 Survey Market preferences identified

10.4.1 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 (6) 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.

10.4.2 Whilst currently ineligible for affordable housing based on the current criteria, it is important to be aware of households that possess either a housing aspiration or need as this assists in better understanding the housing market locally.

10.4.3 All six respondents indicated a preference for buying on the open market and one household also indicated an interest in shared ownership.

10.4.4 Based on their income, savings and circumstances, two of the households may be eligible for shared ownership but this would depend on the particular model of shared ownership or shared equity that might be available. This would need to be determined separately on a scheme by scheme basis.

10.4.5 The households identified as falling into this category possessed a number of characteristics:

- Two households (33%) were made up of couples (adults 18-64 with no children), one household was a single adult (aged 18-64) (17%), one household comprised of a family with children (aged under 18), one household was a single older person, and one household had other circumstances.
- All of these households possess a local connection to the parish, with 5 of the 6 currently living in the parish. Two households had relatives in the parish and one household had previously lived in the parish.
- A majority of households needing market housing (67% - 4 households) have indicated a preference for two bedroom properties, with two households seeking three-bed properties (33%).

- Respondents indicated a desire to move in the short-term, with all six households seeking to do so either now or in the next five years.
- Two respondents identified that they have specialist housing requirements. One had a requirement for accommodation on the ground floor, with one household identifying a need for residential care services.
- None of the households seeking market housing is currently on the local authority housing register.

11 Appendix 2 – Response Comments

In response to Question 7 – If you would to explore how CLTs could benefit you and your community please leave your name and contact details below ...a number of respondents made comments which are replicated here unedited.

- Q5 - Provided they are not built on green field sites as is happening here in Arundel.
- I am already a member. I would like to point out that the young of Arundel are not the only ones who are having to leave the town because of the high cost of property (buy & rent) Some of the very treasured older ones who do so much in the town are affected in the same way
- I have had some involvements with CLTs before.
- Already a CLT member.
- Arundel does not have the infrastructure to accommodate more houses, the parking is already a huge issue throughout Arundel. All the local doctors and schools are at capacity, Arundel is simply too small.
- The town needs affordable property to house the young. We have more than enough for the elderly.
- I am not prepared to fill this in as it is a waste of my time.
- I strongly support CLT affordable housing in the section of land in Fitzallen Road
- I strongly believe that the local council should restrict the ownership of local properties to local owners. I believe that we should restrict the number of holiday lets/air bnb's - currently over 30 in Arundel alone.

- I would like to see restrictions on second homes and holiday let etc on all properties.
- I live in Fitzalan road and have felt to be a 2nd class citizen of Arundel living south of the river. Low income families would not be able to shop locally. I can't but would like to. It would be akin to housing low income families in Knightsbridge and would not be welcome. Arundel needs to remain as is and not become an extension of Littlehampton and Wick.
- We answer yes but only on condition that infrastructure and facilities are provided for the additional population with good public transport rather than additional roads to meet transport needs.
- This survey is not really applicable to myself but I have grown-up grandchildren elsewhere who are in need of this type of help.
- I am in favour of affordable housing in Arundel although not in a flood plain area or area that is likely to flood. e.g. the old gas works proposed housing. The horse fields at the back of Ford Rd riverside provide the natural soak-aways needed and have been there since the houses were built in 1897.
- Before any more housing, we need better roads. No more building on flood plains. Farmers must accept the whole of the Arun valley was always flooded. West Sussex is water poor for drinking and household water. In Arundel water pours out of lake into Mill Stream, straight into the Arun and into the sea. If we carry on things will stay as they are flooding of homes and water shortages in summer. Need infrastructure first.
- I think this questionnaire has missed the main points! We can't have any more housing without the amenities! Doctors/dentists/schools/new A27. How many more people can be put into an already over populated area (whether social or otherwise) without another hospital, more schools or better transport!!
- Gosh that was a short survey!

- It seems Arundel has more and more development for older residents OAP residences. Where are the houses to buy/rent for younger first time buyers in Arundel. Local Youngsters!
- Development of essential local housing must go hand in hand with the development of appropriate local infrastructure i.e. Improved roads and public transport / more cycle paths / more school places / more health care facilities. Allowing more housing without community services improving is very poor management. You cannot talk about a balanced community without addressing all the above issues as well as housing.
- Not sure how to answer Q3. I thought affordable housing was for people who couldn't afford to buy not for others to buy to remove from the rental register.
- The questions aren't complete enough. We need affordable housing for either relatives of Arundel residents - proof required and/or people working in the area - again proof required. Anything more 'woolly' would open the door to others, still leaving locals without.
- There should be no development on any flood area. All new developments should have ground source heat pumps and solar tiles. These should be mandatory.
- At the moment I have no family needing a property.
- Modest request: for a few yards of footpath from beginning of Dalleway from top of Torton Hill Road please.
- As long as the CLT is very sympathetic to the needs and wishes of the local residents and consults the community on a regular and frequent basis.
- Already a member

- There is too much house building going on. The countryside is being ruined. beware of what you are starting. I voted many years ago for something like this where my parents lived. Now the social housing has been taken over by undesirables. From a zero crime wonderful town it is now a high crime area with drug dealers on street corners. My parents have been burgled 3 times now!
- 21 people left their contact details

Appendix 2 – Housing Needs Survey Form



Housing Needs Survey for Arundel Parish March 2020

Dear Resident

Your local Community Land Trust with support from Arundel Town 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 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 Town 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 Town 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 23rd March 2020.

Many thanks for your time and co-operation.

A handwritten signature in black ink, appearing to read 'Darrell Gale'.

Darrell Gale
Chair - Arundel Community Land Trust

A handwritten signature in black ink, appearing to read 'Wendy Eve'.

Wendy Eve
The Mayor - Arundel Town Council

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

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 been unable to buy or rent in 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.arundelclt.org/ and www.sussexcommunityhousinghub.org and www.communitylandtrusts.org.uk for more details.

Yes	No	No opinion

If you would like more information about Arundel CLT please leave your name and contact details here. We will pass this information onto Arundel CLT and they will contact you direct.

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. Additional forms can be provided on request if you know of more than two households.

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?

(Please tick one box only)

Living with parents/family/friends	Lives in a Shared Ownership Property
Owens a property with a mortgage	Renting privately
Owens 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)

(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 on the front page of the 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 Q22):

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

Q24 - 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?
(Please tick one box only)

Living with parents/family/friends	Lives in a Shared Ownership Property
Owens a property with a mortgage	Renting privately
Owens 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:

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.

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:
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