CHICHESTER DISTRICT COUNCIL

Housing Need Survey Report

Oving Parish

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Contents

1.0 Introduction **5**

1.1 Key findings 6

2.0 Relevant secondary data **6**

2.1 Chichester District household projections 6

2.2 Oving's geographic and population profile 7

2.3 Oving's affordable housing profile 10

2.4 Oving's market housing profile and affordability 12

3.0 Methodology and structure 14

4.0 Survey response and analysis **15**

4.1 Respondent' residency period 15

4.2 Respondents' age range 16

4.3 Respondents who are likely to move; time scales and locations 16

4.4 Respondents support for development 18

4.5 Respondents' reasons for needing to move 19

4.6 Composition of the households who wish to move within Oving 21

4.7 Respondents' housing need by bedroom numbers, dwelling preference & tenancy type 22

4.8 Respondents' comments 32

4.8 Respondents family members residing outside of Oving Parish housing need: timescales, tenure preference and affordability 34

5.0 Conclusion **36**

Appendices

Appendix 1 – Housing needs survey sample 38

Appendix 2 – Housing register banding system explanation 45

Figures

Fig 1. Oving Parish boundary 8

Fig 2. Age profile comparison; Oving Parish, Chichester District & South East England, 2011 9

Fig 3. Household tenure comparison; Oving Parish, Chichester district & South East England, 2011 10

Tables

Table 1. Households on the housing register with a local connection to Oving; bedroom need & banding 11

Table 2. Households on the housing register with a local connection to Oving; banding, age grouping & local connection 11

Table 3. Oving's affordable rented housing stock and turnover 12

Table 4. Oving's total housing stock by numbers of bedrooms, 2011 12

Table 5. Chichester district average house prices, 2019 13

Table 6. Respondents residency period in Oving 15

Table 7. Respondents households age range composition 16

Table 8. Results from questions 3, 5, 6 & 7 17

Table 9. Respondents support for different types of development 18

Table 10. Respondents support for different development combinations 19

Table 11. Results of why respondents want / need to move within Oving 20

Table 12. Results of why respondents may want / need to move outside of Oving 21

Table 13. Households who want / need to move within Oving age range composition 21

Table 14. Respondents who want / need to move within Oving: minimum required bedrooms, dwelling preference & main tenure preference 23

Table 15. Respondents who want / need to move within Oving: minimum required bedrooms, dwelling preference & secondary tenure preference 24

Table 16. Respondents who want / need to buy on the open market within Oving: minimum bedroom requirement & household income comparison 25

Table 17. Respondents who want / need to buy shared ownership housing within Oving: minimum bedroom requirement & gross annual income comparison 26

Table 18. Respondents who want / need to buy a discounted market sale property within Oving: minimum bedroom requirement & gross annual income comparison 27

Table 19. Respondents who want / need to buy a Starter Home property within Oving: minimum bedroom requirement & gross annual income comparison 28

Table 20. Respondents who want / need private rented accommodation within Oving: minimum bedroom requirements & affordability comparison 28

Table 21. Respondents who want / need affordable rented accommodation within Oving: minimum bedroom requirement & affordability comparison 29

Table 22. Oving's indicative projected future housing needs based on residents 31

Table 23. Respondent households family members residing outside of the parish desire to move within Oving in the next 10 years 34

Table 24. Respondent household's family members residing outside of the parish tenure preference 35

Table 25. Respondent household's family members residing outside of the parish tenure affordability 35

Abbreviations

CDC	Chichester District Council
MHCLG	Ministry of Housing, Communities and Local Government
DNA	Did Not Answer
LPA	Local Planning Authority
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
HEDNA	Housing and Economic Development Needs Assessment

1.0 Introduction

In May 2019 Oving Parish Council commissioned Chichester District Council's (CDC) Housing Delivery Team to comprehensively assess the housing needs of the parish.

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

In May 2019, a housing needs survey[1] was sent to every residential address on the council tax list within the parish. This report summarises the key findings from the survey, whilst taking into account the secondary information that is available.

This report has been based on a total of **115** valid returns, equivalent to an **18% response rate of total households in the surveyed area** (in relation to council tax information). It represents a total of **242** people (household members), equivalent to **23% of the parish population**, as defined by the 2011 Census. The gender split of respondents comprised 53% female, 45% male and 2% did not answer.

[1] See appendix 1 for a sample of the survey

1.1 Key findings

The survey has demonstrated a number of interesting facts and correlations; principally, that there is a greater affordable housing need in the parish area than what has been identified by the council's housing register. The survey results have identified a housing need of 22 units, of which the tenure breakdown is shown below:

- Market units – 2
- Affordable rented units – 17
- Shared Ownership - 3

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

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

2.0 Relevant secondary information

2.1 Chichester District household projections

The National Planning Practice Guidance (NPPG) advocates that the household projections published by the Ministry of Housing, Communities & Local Government (MHCLG) should provide the starting point for estimating overall housing need. Although this guidance is for local authorities (LAs) to plan for their strategic housing needs, the figures provide a good insight into future trends of local populations.

MHCLG live table 425[2] estimates the number of households in the district will increase by 26% by 2039. It is estimated that the average household size in the district will decrease from 2.21 to 2.05 (live table 427) by 2039. The population of people aged 75+ is estimated to increase from 21% to 31%, and people aged 25-64 in the district will decrease from 58% to 49% during the same period (live table 414). The district of Chichester has an aging population and the projections illustrate that the division is set to increase, with household sizes decreasing.

Oving Parish is located within the Chichester District Council Planning Authority area. Due to the size and nature of the parish, the national figures cannot simply be applied to the parish figures. However, the trends of smaller household formations and ageing populations are likely to apply.

2.2 Oving's geographical and population profile

Oving is a civil parish within West Sussex, located east of Chichester City and on the border with Arun District. The parish incorporates 5 small settlements at Oving, Colworth, Drayton , Merston and Shopwhyke.

The parish is located within Chichester District and covers an area of approximately 14 km^2. It is bounded on the north and western sides by the A27. The A259 intersects the parish at the South connecting Chichester and Bognor together. The parish is well known for the

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

Gribble Inn; a popular country pub known for producing its own ale, as well as the historical listed building of St Andrew's Parish Church, which dates from the 13th century.

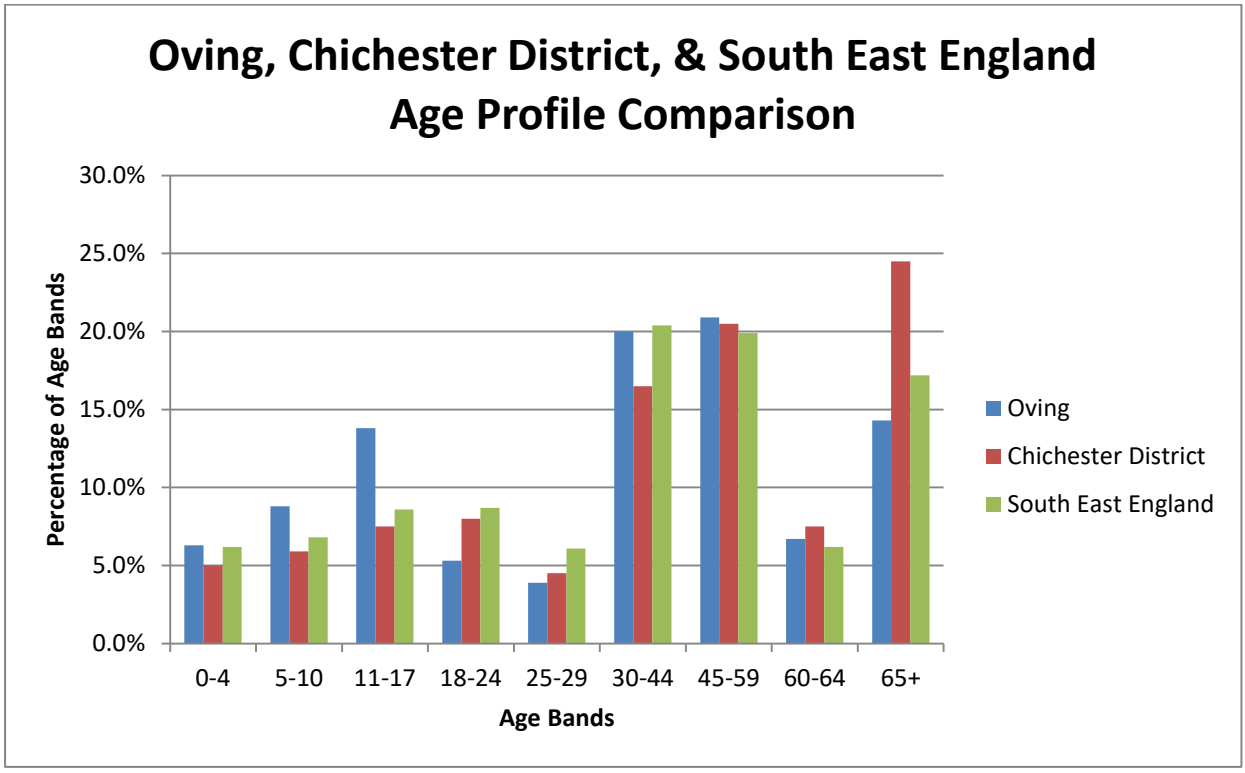
Figure 1 – Oving Parish Boundary



Oving Parish has a population of 1051[3] usual residents which make up 648[4] usual households. Figure 2 illustrates the age banding of the residents in comparison to Chichester District and South East England:

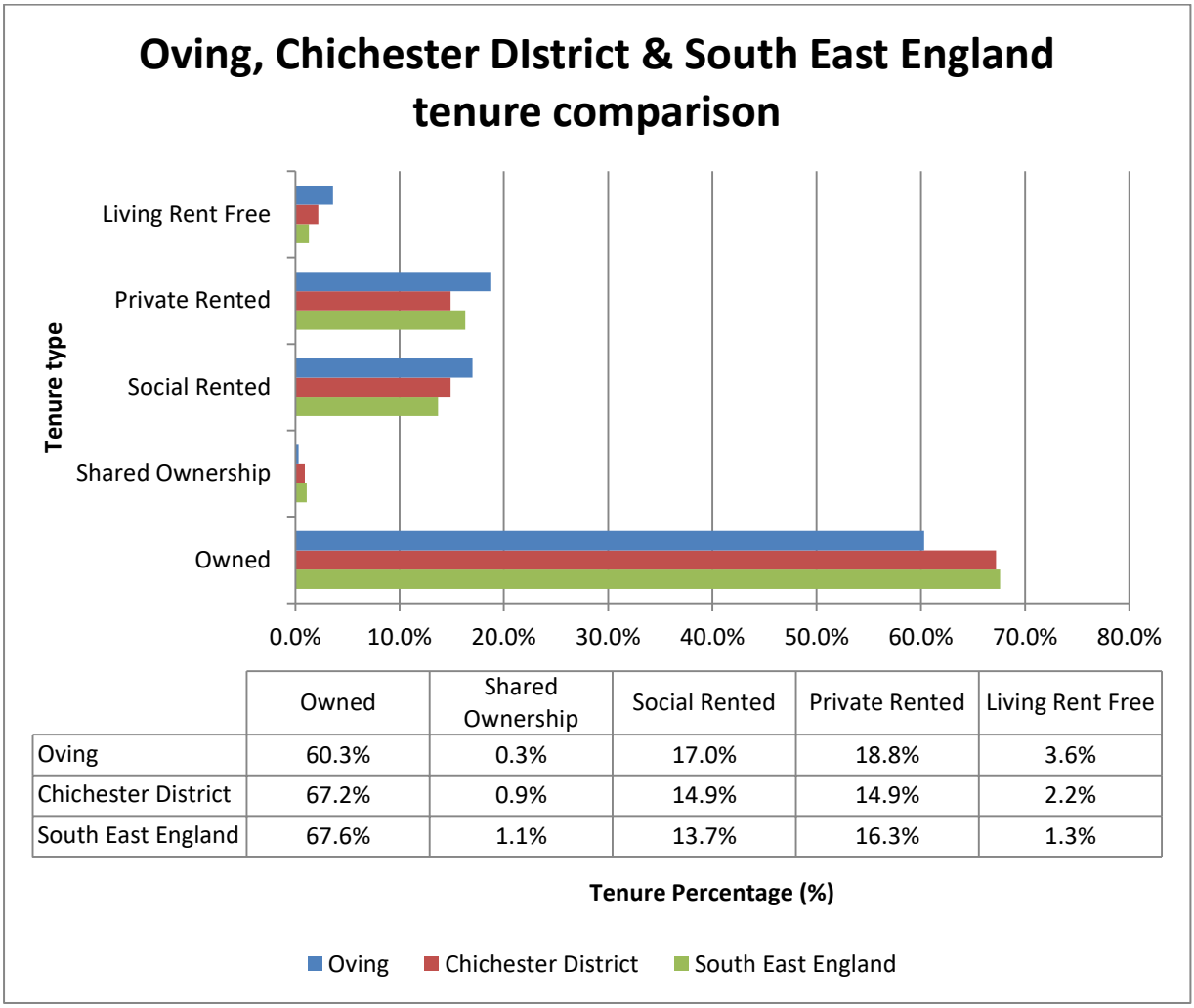
[3] 2011 Census
[4] CDC Council Tax database

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



It is evident that there are fewer residents aged 18-29 and a larger proportion of those aged 5-17 and 45-59 compared to the rest of Chichester District and the South East.

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



	Owned	Shared Ownership	Social Rented	Private Rented	Living Rent Free
Oving	60.3%	0.3%	17.0%	18.8%	3.6%
Chichester District	67.2%	0.9%	14.9%	14.9%	2.2%
South East England	67.6%	1.1%	13.7%	16.3%	1.3%

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

2.3 Oving Parishes affordable housing profile

Table 1 shows that there are currently 11 households on the Council's housing register who have claimed a local connection to Oving Parish, of which 45% are in bands A-C[5]. Households placed in bands A-C are considered as having a high priority need for housing. It shows that 45% of all households are currently in need of a 1 bedroom property.

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

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

Households on the housing register with a local connection to Oving: bedroom need and banding as at January 2020					
Band	1 Bedroom Need	2 Bedroom Need	3 Bedroom Need	4 Bedroom Need	Total
A-C	-	2	1	2	5
D	5	1	-	-	6
Total	5	3	1	2	11

Table 2 demonstrates that the 11 households currently on the register[6] make up a total of 29 people. 8 households are residents of the parish. The age profiles with the greatest housing need are people aged between 30 and 44.

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

Households on the housing register with a local connection to Oving: Banding, age grouping and local connection (January 2020)									
Banding and local Connection	Age Bands								
	0-10	11-17	18-24	25-29	30-44	45-59	60-64	65+	Total
Bands A-C total	7	3	4	0	5	2	0	0	21
Currently residing in Oving	**2**	**2**	**4**	**-**	**1**	**2**	**-**	**-**	**11**
Other local connection	**5**	**1**	**-**	**-**	**4**	**-**	**-**	**-**	**10**
Band D Total	1	0	0	1	3	3	0	0	8
Currently residing in Oving	**-**	**-**	**-**	**1**	**1**	**3**	**-**	**-**	**5**
other local connection	**1**	**-**	**-**	**-**	**2**	**-**	**-**	**-**	**3**
Overall Total	8	3	4	1	8	5	0	0	29

Table 3 illustrates Oving's affordable rented housing stock and average yearly turnover[7];

Table 3 - Oving's affordable rented housing stock and turnover

Oving's affordable rented housing stock and turnover		
No. of Bedrooms	Total no. units (as at March 2019)	Allocations Since 2007
1 Bedroom	23	19
2 Bedrooms	59	46
3 Bedrooms	33	17
4 bedrooms	5	5
Total	120	87

The highest affordable rented demand is for 2 bedroom properties. The average turnover over the past 12 years for a 2 bed unit is 3.8 a year. The 3 bedroom units have an even lower average turnover (0.4 units per year); therefore households who require larger properties usually have to wait longer before a suitable one becomes available.

Since 1980, a total of 20 social rented homes have been lost to the 'Right to Buy' in Oving Parish.

2.4 Oving's market housing profile and affordability

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

Table 4 – Oving total housing stock by number of bedrooms, 2011

Oving's Bedroom Stock Profile, 2011 Census					
	Studio / 1 bed	2 Bed	3 Bed	4+ Bed	Total
Total	13 (3.4%)	130 (33.1%)	160 (40.7%)	90 (22.9%)	393

There are currently 4 properties for sale in Oving parish, the most expensive being a 4 bedroom detached house with an asking price of £640,000, and the cheapest being a 3 bedroom semi-detached house with an asking price of £269,500[8]. 8 properties were sold in the last year within Oving parish with an average sold price of £548,500. It should be noted

[7] Figures held by CDC on New/Re-lets of affordable/social rented properties from March 2007 to March 2018.
[8] Source: Rightmove

that the average price only reflects these particular sales in 2018/19 and may not represent the housing values generally across the parish.

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

Table 5 – Chichester average house prices 2019[9]

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

The lower quartile house price to lower quartile resident earnings ratio in the Chichester District is 13.59[10]. The ratio of lower quartile house price to lower quartile employment earnings (i.e. taking account of people who live in the district but work outside it) is 14.51. These figures can only be obtained on a district, not parish, basis. The affordability ratio has risen in the last year, and is still considered to be one of the highest ratios anywhere in the country outside London. It is evident that Oving's housing stock attracts a high value, which therefore impacts affordability even more. This illustrates the notable affordability pressures at the lower end of the market.

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

[9] Source: UK House Price Index 2018
[10] Source: ONS House price to residence/work placed earnings 2018

3.0 Methodology and structure

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

In May 2019 a survey was posted to 648 residential addresses in Oving parish. The survey asked respondents to identify whether they or household members are, or likely to be in the near future, in need of alternative housing. Respondents were asked to return their completed forms in the supplied pre-paid envelope and return to the council by the 31st November 2019.

This report has been based on a total of **115** valid returns, equivalent to a **18% response rate of total usual households in the surveyed area** (in relation to the CDC amount of surveys sent out). It represents a total of **242** people (household members), equivalent to **23% of the parish population**, as defined by the 2011 census. The gender split of respondents comprised 53% female, 45% male and 2% did not answer.

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

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

4 Survey response and analysis

4.1 Respondents residency period

Survey Question:

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

This question achieved a response rate of 90%. A breakdown of the responses to question 1 is shown below in tables 6 and 7.

Table 6 – Respondents residency period in Oving

Respondents residency period	
Duration	**Frequency**
5 Years or less	38
Between 6-10 years	16
Between 11-19 years	21
Between 20-29 years	12
Between 30-39 years	11
Between 40-49 years	1
Between 50-59 years	3
Between 60-69 years	0
70+ years	1
Total	103
DNA	12

The average length of a respondent's residency in Oving is 14 years.

4.2 Respondents age range

Survey Question: (3) **–** *Please indicate the age & gender of <u>every</u> person living at this address.*

This question was devised to ascertain the demographic breakdown of each respondent. The gender split of respondents comprised 53% female, 45% Male and 2% did not answer. Table 7 provides a breakdown of the respondent's age bands.

Table 7 – Respondent household age range composition

	Age bracket							Total	DNA
	0-17	18-29	30-44	45-59	60-64	65-74	75+		
Frequency	32	25	33	51	24	45	28	238	4

This demonstrates that:

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

4.3 Respondents who are likely to move: timescales and locations

Survey Questions:

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

These questions have been grouped together to fully understand the housing need within the parish. 18 respondent households indicated that they and/or a household member wanted/need to move. This reflected 23 potential households with aspirations to move. The results of those who stated that they wished to move are displayed in table 8 below:

Table 8 – Response to questions 3, 5 & 7.

Questions 3, 5 & 7 - Do you need to move? Do you wish to stay in Oving? When do you need to move?							
Households who want/need to move	Do you wish to stay in Oving		Time scale				
			Within 1 years	Within 2 years	Within 3 years	Within 4 years	Within 5 years
23 Households (20%)	**Yes**	**12**	4	3	1	1	3
	No	**10**	3	3	1	-	3
	Not Sure/ DNA	**1**	-	-	-	-	1

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

- **12 (10%)** of the responding households expressed that they / someone in their household needs / wishes to **move within Oving**
- **10 (9%)** of the responding households expressed that they / someone in their household needs / wishes to **move outside of Oving**
- **1 (1%)** of the responding households expressed that they / someone in their household wants / needs to move **did not answer** whether they wanted / needed to stay in the parish

4.4 Respondents support for development

Survey questions:
(16a) – Do you support the principle of building good quality affordable rental properties somewhere within the parish/village to meet local housing need?(affordable rented properties are let at no more than 80% of market value and are managed and owned by a Housing Association/Community led housing organisation)

(16b) – Do you support the principle of building quality low cost home ownership properties somewhere within the parish/village to meet local housing need? (Housing provided for sale that provides a route to homeownership for those who cannot afford to purchase on the market. This includes shared ownership, shared equity, other low cost homes for sale, and rent to buy). Further information on the different types of low cost home ownership can be found at: www.chichester.gov.uk/housingtobuy)

(16c) – Do you support the principle of building a small number of new, market priced, private houses somewhere within the parish/village to meet local housing need?

The responses for these questions have been combined to assess the combination of support for different types of development. The results found that 74% of respondents would support some form of development within the parish. The highest support is for low cost home ownership and affordable rented housing for local people as shown in table 9.

Table 9 – Respondents support for different types of development.

Support for different types of development			
Support	**Affordable rented housing**	**Low Cost Home Ownership housing**	**Market housing**
Yes	53 (46%)	60 (52%)	56 (49%)
No	50 (43%)	44 (38%)	49 (43%)
DNA	12 (10%)	11 (10%)	10 (9%)

Table 10 provides a summary of the most favourable development combinations to identify a clearer view of the different types of support:

Table 10 – Respondents support for different development combinations

Development Combinations	Frequency	
Support all tenure types (market, affordable rented and shared ownership) for local households needs	38	33%
Support for only affordable rented and shared ownership housing	12	10%
Would not support any development.	30	26%
Support only shared ownership and market housing	6	5%
Support only market housing.	10	9%
Support only affordable rented housing	3	3%
Support only affordable rented and market housing	0	0%
Support only shared ownership	3	3%
DNA any.	13	11%

4.5 Respondents' reasons for needing to move

Survey Question: (8) - *What are your / their reasons for wanting / needing to move?*

This question will be analysed in two ways;

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

Respondents were asked to state one main reason why they needed to move and state any other reasons that may apply. Table 11 summarises the reasons as to why the 12 potential households stated they need / wish to **move within** Oving Parish:

Table 11 – Results of why respondents want/need to move within of Oving

Results of why respondents want/need to move within of Oving			
Reason	Main Reason		Other Reasons
	Frequency	%	Frequency
Need larger accommodation	2	17%	-
Need smaller accommodation	3	25%	-
Need specially adapted housing (i.e. physical disability) or sheltered housing	-	-	1
Need to be closer to family or other support	1	8%	-
Need to set up home for the first time	2	17%	2
Moving to university / college	2	17%	-
Unable to afford current accommodation	1	8%	-
Need to be closer to employment	-	-	-
Need to avoid harassment (e.g. anti-social behaviour)	-	-	-
Other (please specify)	-	-	-
DNA	1	8%	10

Question 8 of the survey demonstrates that:

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

- Household members needing to move to smaller accommodation (3 households).

This included an equal split of households seeking to move within Oving Parish for the following reasons:

- Households needing larger accommodation
- Households needing to set up home for the first time
- Households including a member moving to university or college

Table 12 highlights the reasons as to why the 7 households expressed why they and/or a member of their household may need / wish to **move outside** of Oving and provides a breakdown of the "other reasons":

Table 12 – Results of why respondents want/need to move outside of Oving

Results of why respondents want/need to move outside of Oving			
Reason	Main Reason		Other Reasons
	Frequency	%	Frequency
Need larger accommodation	2	20%	-
Need smaller accommodation	2	20%	-
Need specially adapted housing (i.e. physical disability) or sheltered housing	1	10%	-
Need to set up home for the first time	-	-	-
Need to be closer to family or other support	1	10%	-
Need to leave family home	1	10%	-
Moving to university / college	-	-	1
Unable to afford current accommodation	-	-	1
Need to be closer to employment	-	-	-
Sub-standard accommodation (e.g. safety hazards, damp)	-	-	1
Other (please specify)	-	-	1
DNA	-	-	3

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

- Needing larger accommodation; and
- Needing smaller accommodation

4.6 Composition of the households who need to move within Oving

Survey Question: (6) **-** *Please tell us the makeup of the household which is likely to want to move into alternative accommodation in the next 5 years.*

Table 13 – Households who want / need to move within Oving; age range composition.

	Age bracket								Total
	0-17	18-29	30-44	45-59	60-64	65-74	75+	DNA	
Frequency	2	7	2	3	2	1	1	0	18

The result from question 6 indicates that the 12 households that want to move within Oving reflect 18 people.

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

Tables 14 and 15 analyse the results from the following survey questions:

- *(9a) – What is the minimum number of bedrooms that would be needed?*
- *(9b) – Which type of accommodation would you/they prefer?*
- *(10a) – Which type of tenure would you/they prefer? (tick one)*
- *(10b) – Would you/they consider any other tenure? (tick all that apply)*

Table 14 shows the combined results of Q9a, Q9b & Q10a from the 12 households who want / need to move within Oving, all 12 indicated a tenure preference. This establishes what type of tenure would be required, in relation to property type and bedroom need. Respondents could indicate a primary tenure preference and whether they would consider any other type of accommodation. These have been outlined in tables 14 and 15 below:

Table 14 - Respondents who want / need to move within Oving: minimum required bedrooms, dwelling preference and main tenure preference

No. Bedrooms required	Dwelling preference		Tenure preference								
			Buying on the open market	Private Rent	Affordable rent[11]	Rent to Buy	Shared ownership	Discounted Market Sale	Starter Homes	Open Market Self Build	Affordable Self Build
1 Bedroom 7 households	3	Flat / bedsit	1	1	-	-	-	-	1	-	-
	2	House	-	-	2	-	-	-	-	-	-
	2	Bungalow	-	-	1	-	1	-	-	-	-
2 bedroom 4 households	2	Flat / bedsit	1	-	1	-	-	-	-	-	-
	2	Bungalow	1	-	-	-	-	1	-	-	-
3 bedroom 1 households	1	House	1	-	-	-	-	-	-	-	-
Total	12		4	1	4	0	1	1	1	-	-

The main findings from table 14 are:

- 4 out of the 12 potential households who want or need to move within Oving would choose affordable rented tenure. 75% of those requiring this tenure would need a 1 bedroom property.
- 4 out of the 12 potential households who want or need to move within Oving would buy on the open market. 50% of those requiring an open market property would need a 2 bedroom property.
- The overall bedroom size preference is;
    - 25% (3 households) indicated a preference for a 1 bedroom flat/bedsit.
    - 17% (2 households) indicated a preference for a 1 bedroom house
    - 17% (11 households) indicated a preference for a 1 bedroom bungalow.
    - 17% (2 households) indicated a preference for a 2 bedroom flat/bedsit.
    - 17% (2 households) indicated a preference for a 2 bedroom bungalow

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

Responding households were able to pick multiple options for their secondary tenure preference. This has been displayed as a range within table 15

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

No. Bedrooms required	Secondary Dwelling Type	Tenure preference									
		Buying on the open market	Private Rent	Affordable rent[12]	Rent to Buy	Shared ownership	Discounted Market Sale	Starter Homes	Open Market Self Build	Affordable Self Build	DNA
1 Bedroom 7 households	Flat / bedsit	0-1	0-1	1	0-1	-	-	1	-	-	-
	House	-	-	-	1	-	-	-	-	-	1
	Bungalow	-	-	-	1	-	1	-	-	-	-
2 bedroom 4 households	Flat / bedsit	-	1	-	1	-	-	-	-	-	-
	Bungalow	1	-	-	-	-	1	-	-	-	-
3 bedroom 1 households	House	-	-	-	-	-	-	-	1	-	-
Total		1-1	1-1	1	0-4	0	2	1	1	-	1

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

This next section analyses bedroom and tenure requirements (identified in Q11a), in relation to gross household incomes (identified in Q13). All households who stated they

[12] This includes renting from a housing association or Community Land Trust

wanted and/or need to move within Oving provided this information. Each tenure response will be assessed individually to assess their affordability. This is to help establish whether the respondents would actually be able to afford the tenure types they stated.

Table 16 sets out the incomes of those households who wish to buy on the open market. All 4 households who stated that this was their preferred tenure provided affordability information:

Table 16 - Respondents who want / need to buy on the open market within Oving: minimum bedroom requirement & household income comparison

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

Main findings:

- The greatest open market demand is for 2 bedroom properties.
- 2 households indicated a preference toward both of these sizes and type of tenure. The last 2 bed property was sold in February 2019 and there is currently one 2 bedroom property on the market (July 2019) available through the Governments Help to Buy scheme with an asking price of £235,000. Assuming a mortgage lending rate of 4.5 times the household annual salary, the 2 households who indicated a 2 bedroom preference may be unable to access a mortgage, if they have minimal savings and have no equity within an existing property. 1 of the 2 household are home owners (owned with or without a mortgage), of which the sale would contribute to the purchase of property through the open market.
- Currently there are no 3 bedroom properties for sale within Oving Parish. Using the land registry sold prices; we can ascertain that an average 3 bedroom properties attains a value of £368,000. Assuming a mortgage lending rate and a deposit of £36,800 (10%), it is unlikely that the households with a gross household income of less than £70,000 will be able to access the open market properties unless they have considerable

savings/existing equity. In this case, the household currently owns a 3 bedroom house of which the sale may contribute to the purchase of the property of so it is unlikely that the households with a gross annual income less than £56,000 will be able to access the open market properties, unless they have considerable saving/existing equity.

Of the 4 households that would like to buy on the open market within Oving that provided affordability information, 2 households would be unable to afford to purchase a property through the open market. The remaining 2 households did have sufficient income to be able to purchase between a 25-40% share in a shared ownership property. None of the households declared they are on the housing register held by CDC.

One household indicated they would buy a shared ownership property as their primary tenure preference, of which all households provided affordability information. This information is set out in Table 17 below.

Table 17 - Respondents who want / need to buy a shared ownership property within Oving: minimum bedroom requirement & gross annual income comparison

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

Main findings:

- Initial shares on shared ownership properties are usually between 25% and 40%. Based on an average asking price for a 3 bedroom property in Oving of £368,000, the household in table 18 would not be able to afford the minimum required share in a property. This household has specified that they are living parents. As such it is unlikely that they have considerable savings or existing equity to base a purchase off of. As such, the household has been classified in an affordable rented need

Other affordable homeownership options such as Discounted Market Sale and Starter Homes gathered some interest from respondents. The information is set out in tables 18 and 19 below:

Table 18 - Respondents who want / need to buy a discounted market sale property within Oving: minimum bedroom requirement & gross annual income comparison

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

The main findings from table 18 show:

- 1 household indicated a primary tenure preference for discounted market sale had a household income of between £15,000-£19,999.

Discounted Market Sale properties are usually marketed at 60-70% of the open market value. Based on the average sold price of £290,000 for a 2 bedroom property, the household would not be able to afford this type of tenure. Furthermore, there are no discounted market sale properties in Oving Parish. As such, the likelihood of being able to access this type of property is slim.

This household has stated that they are on the housing register held by CDC. As such, they have already been classified in an affordable or social rented need.

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

Table 19 - Respondents who want / need to buy a Starter Home property within Oving: minimum bedroom requirement & gross annual income comparison.

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

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

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

In this case, the household does not have sufficient income to attain a mortgage for such a property, unless they had substantial deposits. Based on the household's current affordability, they would be able to access shared ownership accommodation through purchasing a lower share.

One household indicated renting privately as primary tenure preference. The details of the households affordability has been outlined in table 20 below:

Table 20 - Respondents who want / need private rented accommodation within Oving: minimum bedroom requirement & affordability comparison

Private Market Rent									
Size	Up to £350pm	£350 - £500 pm	£500 - £600 pm	£600 - £750 pm	£750 - £900 pm	£900 - £1000 pm	£1000 - £1200 pm	£1200 - £1500 pm	£1500 +
1 Bed	1	-	-	-	-	-	-	-	-

There are currently 5 properties that are being advertised for private market rent in Oving Parish[13]; the lowest being a 3 bedroom detached house with a rental value of £1,100 per calendar month. This household would be unable to afford to privately rent and as they have indicated that they want and or need to stay within Oving Parish, this option I snot feasible. The household would be able to afford an affordable rented property with the help of housing benefit or income support.

There is limited comparable evidence in Oving for assessing the affordability of households for market and affordable rented properties. As such, the Local Housing Allowance (LHA) rates will be used to assess a household's affordability. LHA is the housing benefit paid to tenants who rent from private landlords. The LHA rate from April 2019 in the Chichester District is:

- 1 bedroom - £582.35 pcm,
- 2 bedroom - £730.00 pcm,
- 3 bedroom - £886.65 pcm,
- 4 bedroom - £1,164.65 pcm

All of the 4 households who indicated they would consider affordable renting within Oving provided affordability information as set out in Table 21 below

Table 21 - Respondents who want / need affordable rented accommodation within Oving: minimum bedroom requirement & affordability comparison

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

Table 21 shows;

- 1 household who indicated a preference towards a one bedroom affordable rented property had less than £500 per month, which is below the current LHA rate.
- The remaining 2 households who indicated a preference for a 1 bedroom affordable rented property would be able to afford as they are above the LHA rate.

[13] Rightmove, December 2019

- The only household that had a preference for a two bedroom property had affordability less than £600 would not be able to afford a property within the parish without government financial assistance e.g. housing benefit.

None of the 4 households who preferred an affordable rented tenure and who stated they wished / needed to move within Oving declared they are already on the housing register.

To summarise, the findings indicate that there is a 5 year identified local housing need within Oving, for both affordable and market units. Table 22 sets out the identified housing need and adjustments that have been made from the findings of the survey.

Table 22 – Oving's indicative projected future housing need based on residents

Tenure Type		Primary tenure preference	Affordability Amendment Calculations	Identified Need
Market		4	**Less 2** (identified shared ownership need)	**2**
Private rent		1	**Less 1** (identified private rented households with an affordable rented need)	**0**
Affordable Housing	Affordable Rented	4	**Add 1** (identified private rental household on the housing register) **Add 1** (identified shared ownership household with an affordable rented need) **Add 1** (identified discounted sale household on the housing register) **Add 10** (additional housing register households not identified within the survey[14])	**17**
	Shared Ownership	1	**Less 1** (identified shared ownership household in an affordable rented need) **Add 2** (identified market households with a shared ownership need) **Add 1** (identified starter home households with a shared ownership need)	**3**
	Starter Homes	1	**Less 1** (identified households with a shared ownership need)	**0**
	Discounted Market Sale	1	**Less 1** (identified discounted sale household on the housing register)	**0**
Total		12	-	**22**

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

[14] There were 11 households on the housing register, of which 1 household completed the survey. Therefore, 10 additional households have been added to the affordable rented need.

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

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

The above findings are in-line with the HEDNA report findings; which indicates there is a significant need for smaller housing, as the District struggles to retain and attract younger working households, due to the high house prices. By delivering smaller units it may free up larger family units elsewhere in the parish.

4.8 Respondent comments

Question 4 and 15 - Please use the space below to provide any further comments

A total of 34 comments were received. A summary of some of the key comments are set out below;

- I am single man (divorced) with 2 children who I have every other weekend. I need adequate accommodation for both me and them.

- I own several houses following marriage break up and I am currently renting but landlord has given notice. We are moving to Rowlands Castle. My son is going to university in the autumn so will look to buy a home further down the line.
- I will need to downsize
- If I become ill or die, my lodger will become homeless.
- Since divorcing I have lived in rental accommodation and have had to move because of private landlords selling (9 times in 15 years) despite never failing to pay my rent the banks state that I do not meet their requirements for a mortgage so I am stuck.
- Reason to move would be due to if the private landlord decides to sell the property
- National housework needs are predicted on a pre-Brexit plan. New housing in the areas is not being sold. A review of this would be welcomed for unnecessary housing.
- Local infrastructure would need to be reviewed and addressed and acted upon before new housing is built.
- As we are in our 80's we may need smaller or sheltered accommodation
- No chance for younger population to live in the village it would be an idea to build some 1 bedroom flats or houses divided into 2 x 1 bedroom properties for young single people.
- Landlord has given notice, we will all be moving in one month my oldest goes to uni in autumn
- Daughter about to go to university and probably elsewhere afterwards. May look to downsize
- Rental values in Oving are very expensive. I have to be able to stay here as it is too expensive to move. If I had to move, more affordable rental properties would be welcome.
- No intention to move but may do if overwhelmed with new housing
- May look to move to Chichester for better public transport links.

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

4.9 Respondents family members residing outside of Oving Parish' housing need: timescales, tenure preference and affordability.

Question 18 of the survey asked respondents whether they knew of a family member that would be interested in moving into the parish within the next 10 years. A breakdown of the results to this question is shown below:

Table 23 – household respondents on whether they know of a family member who wants/needs to move within Oving Parish in the next 10 years

Questions 18a, e, & f, - Do they want/need to move to Oving? Do you wish to stay in Oving? When do you need to move?						
Does the family member want to move to Oving?		Time scale				
		Within 1 years	Within 2 years	Within 3 years	Within 4 years	Within 5 years
Yes	**4**	1	2	1	-	-
No	**78**	-	-	-	-	-
Possibly	**1**	-	1	-	-	-
DNA	**32**	-	-	-	-	-

The results from table 23 show:

- 4 of the 115 (4%) households indicated that they know of a family member that wants and/or needs to move within the parish within the next 10 years.
- 1 household indicated they knew of a family member who possibly wanted to move into the parish within the next 10 years.
- The majority (78 households) of respondents indicated that they did not know of anyone who wanted to move within the parish. These households did not go onto answer the remaining sections of question 18

Question 18c, 18d and 18f provide information on the type of accommodation which the household would want or need if they were to move within the parish. A breakdown of these results is placed in the table below:

Table 24 – Family members of respondent household's tenure preferences

Tenure Preference	Frequency
Open Market Units	2
Affordable Rented	1
Discounted Market Sale	1
Starter Homes	1

The results from this table indicate that family members from outside of the parish have a strong aspiration for homeownership either through an immediate purchase or through acquiring equity in the property over time as seen with the shared ownership or rent to buy models.

The following table identifies the affordability of the family members. 3 out of the 5 members provided monthly payment affordability information. This is shown in table 25 below:

Table 25 – affordability of respondent household family members

Tenure preference	Affordability (rental)								
	Up to £350	£350-£500	£500-£600	£600-£750	£750 - £900	£900 - £1000	£1000 - £1200	£1200 - £1500	£1500+
Open Market	-	-	-	-	-	-	-	-	-
Affordable rent	-	-	-	-	1	-	-	-	-
Discounted Market Sale	-	-	1	-	-	-	-	-	-
Starter Homes	-	-	-	-	1	-	-	-	-

5.0 Conclusion

18% of the total usual households in Oving responded to the housing need survey. The survey has demonstrated a number of interesting facts and correlations; principally, that there is a greater affordable housing need in the parish area than what has been identified by the council's housing register. The numbers of units and types sought by respondents are:

- Market units – 2
- Affordable rented units – 17
- Shared ownership units - 3

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

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

The Housing Delivery Team recommends further work is done to identify sites which could be brought forward for new affordable housing. We also recommend discussing the findings from this report with Chichester District Council Planning services; the Local Planning Authorities (LPA) for the area. This will allow the community to understand from the outset, which locations the LPA is likely to consider appropriate for development.

This survey has been undertaken by the Housing Delivery Team at CDC. All conclusions and recommendations are based on the information provided by local people in response to the

survey of May 2019, with additional supporting information from: the council's housing register, 2011 census, and CDC's local stock information and housing market data.

Housing Delivery Team

Chichester District Council

Appendix 1 - Housing Need Survey

Oving Housing Needs Survey

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

Confidentiality

Please put your completed survey in the prepaid envelope provided to ensure that your answers remain confidential and return to Chichester District Council by **31st May 2019**. The survey is anonymous and respondents are unidentifiable. The Council works hard to take care of your information in accordance with the General Data Protection Regulations. You can find out more through the council's data protection and freedom of information webpage.

If you require assistance in filling out the survey, please contact Bryn Jones, the Housing Enabling Officer

(bajones@chichester.gov.uk or 01243 521028)

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

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

QUESTIONS 1-4 & 16-18 ARE TO BE COMPLETED BY ALL HOUSEHOLDS

REGARDLESS OF WHETHER YOU HAVE A HOUSING NEED

1. How many years have you/your household lived in Oving?

(Please write in)

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

Household member	Age	Gender *(delete as appropriate)*
You - member 1		Male / Female
Other - member 2		Male / Female
Other - member 3		Male / Female
Other - member 4		Male / Female
Other - member 5		Male / Female
Other - member 6		Male / Female
Other - member 7		Male / Female

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

Yes.....❑**1** No.....❑**2**

<u>If YES,</u> the household or persons needing to move should complete questions 5 to 18.

<u>If No</u>, please complete questions 4 and 16-18 and thank you for taking the time to complete this questionnaire

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

5. When will you/they be likely to want/need to move from this home? (Tick <u>one</u> box only)

Within 1 year.....❑**1** Within 4 years.....❑**4**

Within 2 years.....❑**2** Within 5 years.....❑**5**

Within 3 years.....❑**3**

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

Household Member	Age	Gender *(delete as appropriate)*	Accommodation Preference (*Delete as appropriate)*
Example Member 1	*25*	*Male / ~~Female~~*	*~~Individual~~/Shared*
Example Member 2	*25*	*~~Male~~ / Female*	~~Individual~~/Shared
Member 1		Male / Female	Individual/Shared
Member 2		Male / Female	Individual/Shared
Member 3		Male / Female	Individual/Shared
Member 4		Male / Female	Individual/Shared
Member 5		Male / Female	Individual/Shared

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

Household	Yes	No
1	❑	❑
2	❑	❑

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

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

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

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

9a. What is the minimum number of bedrooms that would be needed? (Tick one box only✓)

Bedroom Requirement	**Household 1**	**Household 2**
One Bedroom	❑	❑
Two Bedroom	❑	❑
Three Bedroom	❑	❑
Four or More Bedrooms	❑	❑

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

9b. Which type of accommodation would you/they prefer? (Tick one box only✓)

Accommodation Preference	**Household 1**	**Household 2**
Flat	❑	❑
House	❑	❑
Bungalow	❑	❑
Annexe	❑	❑
Adapted/Sheltered Accommodation	❑	❑

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

10a. Which type of tenure would you/they prefer? (Tick one ✓)

Tenure Preference	Household 1	Household 2
Buying on the Open Market	❑	❑
Private Market Rent	❑	❑
Rent to Buy	❑	❑
Affordable Housing to Rent	❑	❑
Shared Ownership	❑	❑
Discounted Market Sale	❑	❑
Starter Homes	❑	❑
Open Market Self Build	❑	❑
Affordable Self Build	❑	❑

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

10b. Would you/they consider any other tenure? (Tick one ✓)

Tenure Preference	Household 1	Household 2
Buying on the Open Market	❑	❑
Private Market Rent	❑	❑
Rent to Buy	❑	❑
Affordable Housing to Rent	❑	❑
Shared Ownership	❑	❑
Discounted Market Sale	❑	❑
Starter Homes	❑	❑
Open Market Self Build	❑	❑
Affordable Self Build	❑	❑

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

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

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

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

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

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

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

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

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

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

Gross Household Income	Household 1	Household 2
Up to £14,999	❑	❑
£15,000 – £19,999	❑	❑
£20,000 - £29,999	❑	❑
£30,000 - £39,999	❑	❑
£40,000 – £49,999	❑	❑
£50,000 – £59,999	❑	❑
£60,000 - £69,999	❑	❑
£70,000 +	❑	❑

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

12. What monthly repayments could you/they afford on accommodation?

Monthly Repayments	Household 1	Household 2
Up to £350	❑	❑
£350 - £500	❑	❑
£500 - £600	❑	❑
£600 - £750	❑	❑
£750 - £900	❑	❑
£900 - £1000	❑	❑
£1000 - £1200	❑	❑
£1200 - £1500	❑	❑
£1500 +	❑	❑

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

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

Household No.	Yes	No
Future Household 1	❑	❑
Future Household 2	❑	❑

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14. What are your/their current living circumstances?

a. Own with/without a mortgage.....**❑1** Rent from a private landlord.....**❑2**

Own a shared ownership home.....**❑3** Rent from a housing association.....**❑4**

Living with parents.....**❑5**

b. House.....**❑1** Flat.....**❑2** Bungalow.....**❑3**

c. 1 bedroom.....**❑1** **2** bedrooms.....**❑2** 3 bedrooms.....**❑3** 4+ bedroom.....**❑4**

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

16a. Do you support the principle of building good quality affordable rental properties somewhere within the parish/village to meet local housing need?(*affordable rented properties are let at no more than 80% of market value and are managed and owned by a Housing Association/Community led housing organisation)*

Yes.....❑**1** No.....❑**2**

16b. Do you support the principle of building quality low cost home ownership properties somewhere within the parish/village to meet local housing need? *(Housing provided for sale that provides a route to homeownership for those who cannot afford to purchase on the market. This includes shared ownership, shared equity, other low cost homes for sale, and rent to buy) further information on the different types of low cost home ownership can be found at: www.chichester.gov.uk/housingtobuy)*

Yes.....❑**1** No.....❑**2**

16c. Do you support the principle of building a small number of new, market priced, private houses somewhere within the parish/village to meet local housing need?

Yes.....❑**1** No.....❑**2**

17a. If you answered Yes to any part of Q16, please state the maximum number of new properties you would wish to see built:

(Please write in)…….

17b. Please identify any plots where you think this type of housing could possibly be built.

(Please specify)……..

17c. If you answered No to any part of Q16, please state your reasons for doing so

(Please write in)…….

18a. Do you have family members currently living outside of the Parish who you know would be interested in moving back into the Parish within the next 10 years if affordable housing options were available?

(Please write in)…….

18b. How many family members are there?

(Please write in)…….

18c. What type tenure housing would interest them? (please tick one)

Tenure Preference	Household 1	Household 2
Buying on the Open Market	❑	❑
Private Market Rent	❑	❑
Rent to Buy	❑	❑
Affordable Housing to Rent	❑	❑
Shared Ownership	❑	❑
Discounted Market Sale	❑	❑
Starter Homes	❑	❑
Open Market Self Build	❑	❑
Affordable Self Build	❑	❑

18d. What would they consider affordable (e.g. monthly rental, mortgage value)?

(Please write in)…….

18e. When would they be able to move back into the Parish if suitable housing options were available (please tick one)

Within 1 year.....❑**1**

Within 2 years.....❑**2**

Within 3 years.....❑**3**

Within 4 years.....❑**4**

Within 5 years.....❑**5**

18f. Would they favour any particular location within the Parish to move back to? (please tick one)

Colworth..... ❑1

Merston..... ❑2

Drayton ..... ❑3

Shopwhyke.....❑4

Oving .....❑5

18g. please provide any further details to help explain their circumstances.

Please place your completed questionnaire in the pre-paid envelope and return before **31st May 2019**

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

Appendix 2 – Housing register banding system explained

Choice based lettings – Banding Criteria

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

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

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

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

Further explanation can be found in the Council's Allocation Policy:
http://www.chichester.gov.uk/article/24494/Applying-for-the-housing-register