

CHICHESTER DISTRICT COUNCIL

## Housing Need Survey Report

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### Southbourne Parish

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April 2020

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**Abbreviations**

**CDC** Chichester District Council

**DNA** Did Not Answer

**LPA** Local Planning Authority

**MHCLG** Ministry of Housing, Communities and Local Government

**NPPF** National Planning Policy Framework

**NPPG** National Planning Practice Guidance

**SDNP(A)** South Downs National Park (Authority)

**SHMA** Strategic Housing Market Assessment

## 1.0 Introduction

In January 2020 Southbourne 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 January 2020, a housing needs survey<sup>1</sup> 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 **986** valid returns, equivalent to a **32% response rate of total households in the surveyed area** (in relation to council tax information). It represents a total of **1967** people (household members), equivalent to **31% of the parish population**, as defined by the 2011 Census. The gender split of respondents comprised 46% male, 53% female and 1% did not answer.

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

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<sup>1</sup> 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 **161 units**, of which the tenure breakdown is shown below:

- Market units – 19
- Private rent - 1
- Affordable rent units – 112
- Shared Ownership – 27
- Rent to Buy - 2
- Self-build - 1

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

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

Of the 120 respondent households who indicated that they wanted and/or needed to move, **52 households** would be unable to afford their first choice tenure. 60 households would be able to afford their tenure of choice with a further 8 households on the housing register, who have already been identified by the Council in need of social or affordable rented accommodation.

## **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<sup>2</sup> 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.

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

### **2.2 Southbourne's geographical and population profile**

Southbourne Parish is located at the western edge of Chichester District whose name derives from the 1876 formation of the ecclesiastical parish. It is located in the part of the district known as the East West corridor which extends from the Southbourne border with Hampshire extending along the A27 & A259 towards Chichester. The parish contains the settlements of Hermitage, Lumley, Nutbourne, Prinsted, Southbourne and Thornham.

The parish is located within Chichester District and covers an area of approximately 10.68km<sup>2</sup>. The parish is served by the Southbourne railway station and bus services along

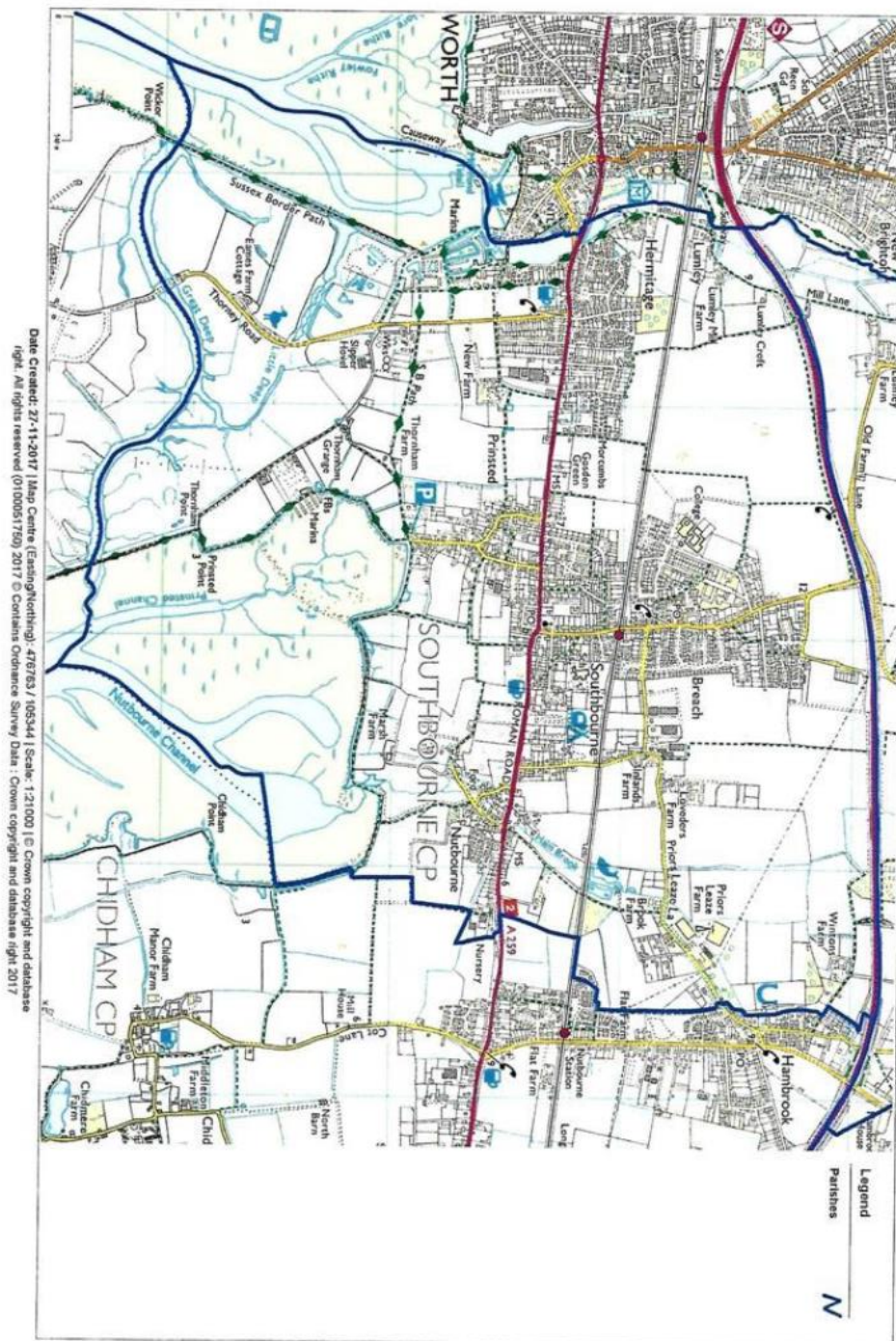
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<sup>2</sup> Total change, average change, and percentage change in household projections for local authority districts, England 2014-2039.



the A259. It boasts a number of facilities including four places of worship, two pubs, a post office, chemist, doctor's surgery, dentist, two vets, greengrocer, leisure centre, library and a village hall. The parish is also served by an infant, junior and secondary schools located in Southbourne village.

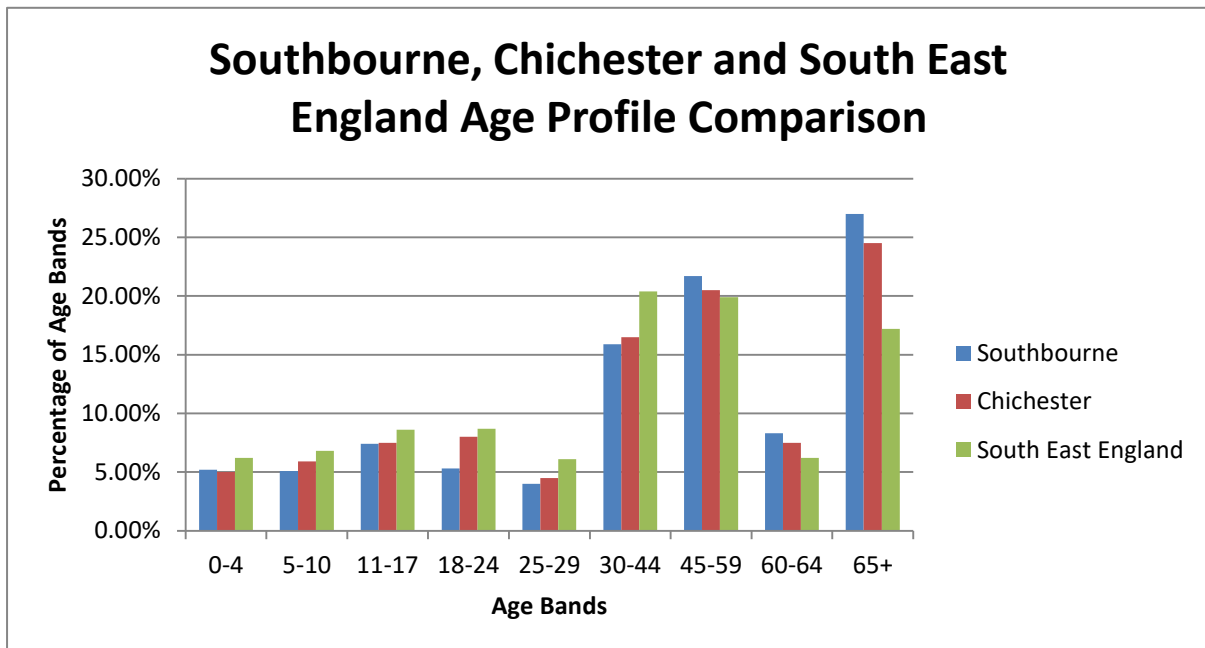
Figure 1 – Southbourne Parish Boundary



Southbourne Parish has a population of 6,265<sup>3</sup> usual residents which make up 2,805<sup>4</sup> usual households. Figure 2 illustrates the age banding of the residents in comparison to Chichester District and South East England:

<sup>3</sup> 2011 Census

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



It is evident that there are fewer residents aged 18-29 and a larger proportion of people aged 65+ compared to the rest of Chichester District and the South East.

<sup>4</sup> CDC Council Tax database

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

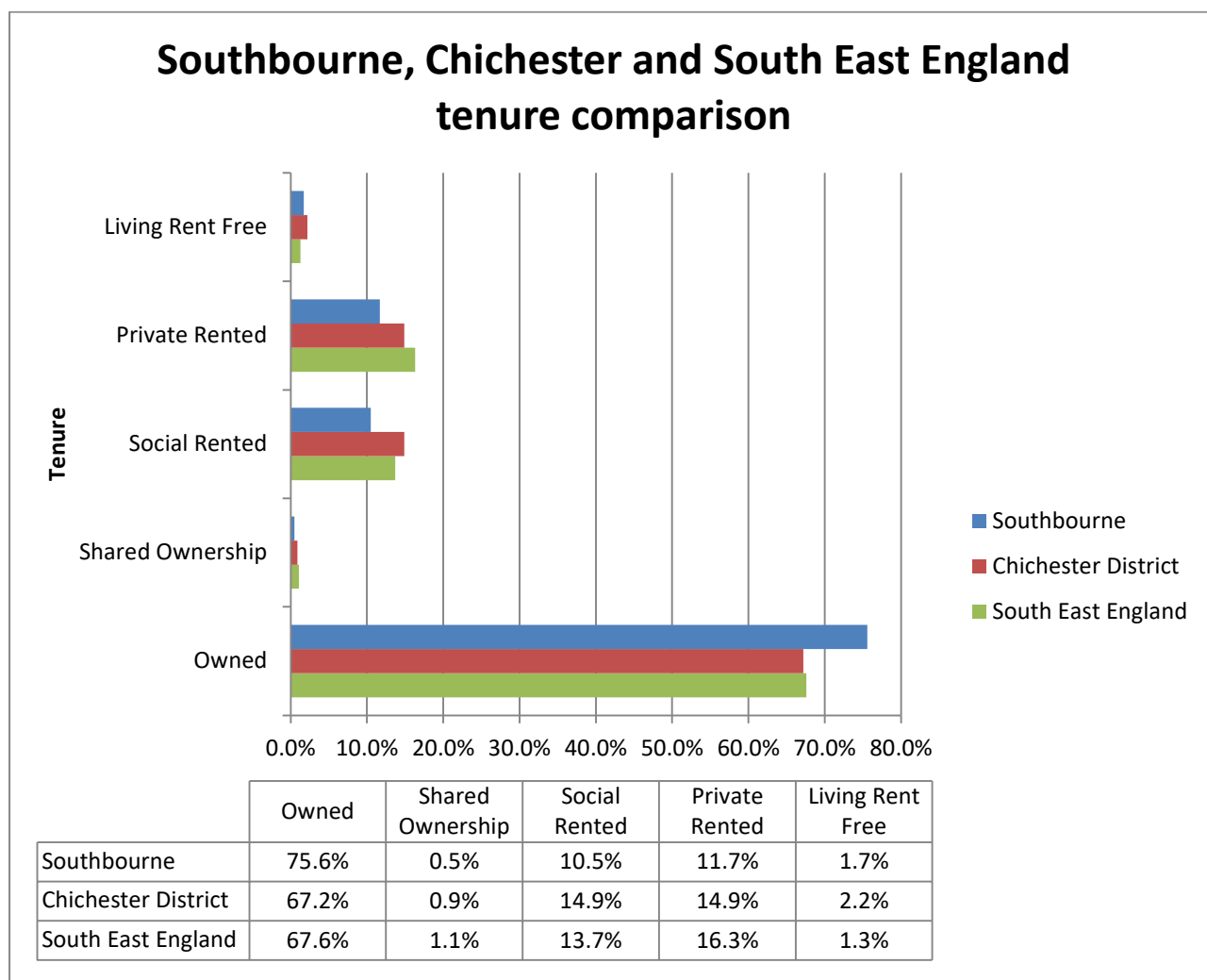


Figure 3 illustrates that Southbourne Parish has a larger proportion of owner occupied housing than the rest of the district and the South East but a lower proportion of private and social rented housing.

### 2.3 Southbourne’s affordable housing profile

Table 1 shows that there are currently 49 households on the Council’s housing register who have claimed a local connection to Southbourne Parish, of which 43% are in bands A-C<sup>5</sup>. Households placed in bands A-C are considered as having a high priority need for housing. It shows that 57% of all households are currently in need of a 1 bedroom property.

<sup>5</sup> 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 Southbourne; bedroom need & banding**

| Households on the housing register with a local connection to Southbourne: bedroom need and banding as at April 2020 |                |                |                |                |       |
|----------------------------------------------------------------------------------------------------------------------|----------------|----------------|----------------|----------------|-------|
| Band                                                                                                                 | 1 Bedroom Need | 2 Bedroom Need | 3 Bedroom Need | 4 Bedroom Need | Total |
| A-C                                                                                                                  | 14             | 5              | 1              | 1              | 21    |
| D                                                                                                                    | 14             | 6              | 8              | -              | 28    |
| Total                                                                                                                | 28             | 11             | 9              | 1              | 49    |

Table 2 demonstrates that the 49 households currently on the register<sup>6</sup> make up a total of 99 people. 40 households are residents of the parish. There is a broad range of age profiles across the parish; however there are 20 people aged between 30 and 44 who are in need of affordable housing.

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

| Households on the housing register with a local connection to Southbourne: Banding, age grouping and local connection (September 2019) |           |       |       |       |       |       |       |     |       |
|----------------------------------------------------------------------------------------------------------------------------------------|-----------|-------|-------|-------|-------|-------|-------|-----|-------|
| Banding and local Connection                                                                                                           | Age Bands |       |       |       |       |       |       |     | Total |
|                                                                                                                                        | 0-10      | 11-17 | 18-24 | 25-29 | 30-44 | 45-59 | 60-64 | 65+ |       |
| <b>Bands A-C total</b>                                                                                                                 | 5         | 5     | 3     | 2     | 5     | 6     | 0     | 13  | 39    |
| <b>Currently residing in Southbourne</b>                                                                                               | 4         | 4     | 1     | -     | 5     | 3     | -     | 12  | 29    |
| <b>Other local connection</b>                                                                                                          | 1         | 1     | 2     | 2     | -     | 3     | -     | 1   | 10    |
| <b>Band D Total</b>                                                                                                                    | 15        | 8     | 6     | 3     | 15    | 8     | 3     | 2   | 60    |
| <b>Currently residing in Southbourne</b>                                                                                               | 13        | 5     | 6     | 3     | 12    | 8     | 3     | 2   | 52    |
| <b>other local connection</b>                                                                                                          | 2         | 3     | -     | -     | 3     | -     | -     | -   | 8     |
| <b>Overall Total</b>                                                                                                                   | 20        | 13    | 9     | 5     | 20    | 14    | 3     | 15  | 99    |

Table 3 illustrates Southbourne's affordable rented housing stock and average yearly turnover<sup>7</sup>;

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<sup>7</sup> Figures held by CDC on New/Re-lets of affordable/social rented properties from March 2007 to March 2019.

**Table 3 – Southbourne’s affordable rented housing stock and turnover**

| Southbourne’s affordable rented housing stock and turnover |                                    |                        |
|------------------------------------------------------------|------------------------------------|------------------------|
| No. of Bedrooms                                            | Total no. units (as at March 2019) | Allocations Since 2007 |
| 1 Bedroom                                                  | 89                                 | 47                     |
| 2 Bedrooms                                                 | 198                                | 92                     |
| 3 Bedrooms                                                 | 111                                | 33                     |
| 4 bedrooms                                                 | 8                                  | 2                      |
| Total                                                      | 406                                | 174                    |

The highest affordable rented demand is for 2 bedroom properties. The average turnover over the past 13 years for a 2 bed unit is 7.1 a year. The 4 bedroom units have a lower average turnover (0.15 per year); therefore households who require larger properties usually have to wait longer before a suitable one becomes available.

Since 1980, a total of 233 social rented homes have been lost to the ‘Right to Buy’ in Southbourne Parish.

#### 2.4 Southbourne’s market housing profile and affordability

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

**Table 4 – Southbourne’s total housing stock by number of bedrooms, 2011**

| Southbourne’s Bedroom Stock Profile, 2011 Census |                |             |              |             |       |
|--------------------------------------------------|----------------|-------------|--------------|-------------|-------|
|                                                  | Studio / 1 bed | 2 Bed       | 3 Bed        | 4+ Bed      | Total |
| Total                                            | 217 (7.7%)     | 891 (31.8%) | 1187 (42.3%) | 510 (18.2%) | 2805  |

This shows that there are a greater proportion of larger 4+ bedroom properties within the parish. These properties generally attract higher values. As such, this puts pressure on the smaller sized stock, which is more affordable for young people wishing to get onto the property ladder and for older people wishing to downsize.

There are currently 57 properties for sale in Southbourne Parish, the most expensive being a 5 bedroom detached house in Prinsted with an asking price of £850,000 and the cheapest

being a 2 bedroom shared ownership apartment with a minimum asking price of £88,000<sup>8</sup>. 78 properties were sold in the last year within Southbourne parish with an average sold price of £423,709 which was similar in terms to nearby Rowlands Castle (£410,046) but more expensive than Westbourne (£350,433) and Havant (£249,917). It should be noted that the average price only reflects these particular sales in 2019/20 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<sup>9</sup>**

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

The lower quartile house price to lower quartile resident earnings ratio in the Chichester District is 12.27<sup>10</sup>. 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 13.42. These figures can only be obtained on a district, not parish, basis. The affordability ratio has dropped in the last year, but is still considered to be one of the highest ratios anywhere in the country outside London. It is evident that Southbourne'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.

<sup>8</sup> Source: Rightmove

<sup>9</sup> Source: Land Registry Price Paid Data 2020

<sup>10</sup> Source: ONS House price to residence/work placed earnings 2019

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

### **3.0 Methodology and structure**

The purpose of this survey was to gain an understanding of the parish's 'hidden' local housing need (households that have a need for affordable housing, but are not listed on the Council's housing register) and to provide an understanding of the local market housing need in order to support the Parish Neighbourhood Plan. 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 January 2020 a survey was posted to every residential address in Southbourne 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 2<sup>nd</sup> February 2020.

This report has been based on a total of **986** valid returns, equivalent to a **32% response rate of total usual households in the surveyed area** (in relation to the amount of surveys sent out). It represents a total of **1967** people (household members), equivalent to **31% of the parish population**, as defined by the 2011 census. The gender split of respondents comprised 53% female, 46% male and 1% did not answer.

On this basis, CDC Housing Delivery Team recommends that the survey be considered statistically demonstrative of the local community.

Whilst all valid data has 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:

*(1a) - How many years have you/your household lived in Southbourne Parish?*

This question achieved a response rate of 81%. A breakdown of the responses to question 1 is shown below in tables 6.

**Table 6 – Respondents residency period in Southbourne Parish**

| Respondents residency period |           |
|------------------------------|-----------|
| Duration                     | Frequency |
| 5 Years or less              | 204       |
| Between 6-10 years           | 104       |
| Between 11-19 years          | 111       |
| Between 20-29 years          | 129       |
| Between 30-39 years          | 81        |
| Between 40-49 years          | 61        |
| Between 50-59 years          | 58        |
| Between 60-69 years          | 24        |
| 70+ years                    | 24        |
| <i>DNA</i>                   | 190       |
| Total                        | 986       |

The average length of a respondent's residency in Southbourne is 22 years.

*(1b) – Which part of the parish is your household located?*

This question achieved a 100% response rate. A breakdown of the responses is shown below.

**Table 7 – Respondents household location within Southbourne Parish.**

| Respondents household location within Southbourne Parish |           |    |
|----------------------------------------------------------|-----------|----|
| Settlement                                               | Frequency |    |
| Southbourne Village                                      | 548       |    |
| Nutbourne West                                           | 79        |    |
| Hermitage                                                | 279       |    |
| Other                                                    | Lumley    | 24 |
|                                                          | Prinsted  | 55 |
| DNA                                                      | 1         |    |

Table 7 demonstrates that the largest proportions of respondents are located within Southbourne Village.

#### **4.2 Respondents support for development**

Survey questions:

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

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

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

The responses for these questions have been combined to assess the combination of support for different types of development. The results found that 79% of respondents would support some form of development within the parish. The highest support is for low cost home ownership and affordable rented housing for local people as shown in table 8.

The 204 households (21%) who indicated that they would not support some form of development responded that they or a member of their household wanted and/or needed to move outside of or within Southbourne Parish. The age range of the 204 households was predominantly made of people between the ages 45 and 59, typically of a working age with established households.

**Table 8 – Respondents support for different types of development.**

| Support for different types of development |                           |                                 |                |
|--------------------------------------------|---------------------------|---------------------------------|----------------|
| Support                                    | Affordable rented housing | Low Cost Home Ownership housing | Market housing |
| Yes                                        | 649<br>(66%)              | 681<br>(69%)                    | 558<br>(57%)   |
| No                                         | 330<br>(33%)              | 295<br>(30%)                    | 414<br>(42%)   |
| DNA                                        | 7<br>(1%)                 | 10<br>(1%)                      | 14<br>(1%)     |

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

**Table 9 – Respondents support for different development combinations**

| Development Combinations                                                                             | Frequency |     |
|------------------------------------------------------------------------------------------------------|-----------|-----|
| Support all tenure types (market, affordable rented and shared ownership) for local households needs | 420       | 43% |
| Support for only affordable rented and shared ownership housing                                      | 167       | 17% |
| Would not support any development.                                                                   | 183       | 19% |
| Support only shared ownership and market housing                                                     | 51        | 5%  |
| Support only market housing.                                                                         | 60        | 6%  |
| Support only affordable rented housing                                                               | 29        | 3%  |
| Support only affordable rented and market housing                                                    | 21        | 2%  |
| Support only shared ownership                                                                        | 32        | 3%  |
| DNA any.                                                                                             | 21        | 2%  |

### 4.3 Respondents age range

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

This question was devised to ascertain the demographic breakdown of each respondent. The gender split of respondents comprised 53% female, 46% Male and 1% did not answer. Table 9 provides a breakdown of the respondent’s age bands.

**Table 10 – Respondent household age range composition**

|           | Age bracket |       |       |       |       |       |     | Total | DNA |
|-----------|-------------|-------|-------|-------|-------|-------|-----|-------|-----|
|           | 0-17        | 18-29 | 30-44 | 45-59 | 60-64 | 65-74 | 75+ |       |     |
| Frequency | 222         | 131   | 195   | 358   | 202   | 422   | 387 | 1967  | 50  |

This demonstrates that:

- There is a broad sample of age ranges, which is representative of the population in Southbourne.
- The largest age group of residents in Southbourne is between ages 65-74.

### 4.4 Respondents who are likely to move: timescales and locations

Survey Questions:

- (4) – Is there anyone living in your household now who is likely to want/need to move into alternative accommodation in the next 5 years?
- (6) – When will you/they likely to want/need to move from this home?
- (8) – Would you/they want/need to stay in Southbourne?
- (9) – 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)?

These questions have been grouped together to fully understand the housing need within the parish. 156 respondent households indicated that they and/or a household member

wanted/need to move. This reflected 186 potential new households with aspirations to move. The results of those who stated that they wished to move are displayed in table 11 below:

**Table 11 – Response to questions 4, 6, & 8.**

| Questions 4, 6 & 8 - Do you need to move? Do you wish to stay in Southbourne?<br>When do you need to move? |                                      |            |                |                |                |                |                |
|------------------------------------------------------------------------------------------------------------|--------------------------------------|------------|----------------|----------------|----------------|----------------|----------------|
| Households who want/need to move                                                                           | Do you wish to stay in Southbourne ? |            | Time scale     |                |                |                |                |
|                                                                                                            |                                      |            | Within 1 years | Within 2 years | Within 3 years | Within 4 years | Within 5 years |
| <b>186 Households (%)</b>                                                                                  | <b>Yes</b>                           | <b>122</b> | 39             | 22             | 22             | 3              | 36             |
|                                                                                                            | <b>No</b>                            | <b>64</b>  | 10             | 14             | 19             | -              | 21             |

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

- **122 (12%)** of the responding households expressed that they / someone in their household needs / wishes to **move within Southbourne**
- **64 (6%)** of the responding households expressed that they / someone in their household needs / wishes to **move outside of Southbourne**

#### 4.5 Respondents' reasons for needing to move

Survey Question: (9) - *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 Southbourne***
- *The main, and other reasons for people wanting/needing to **move outside of Southbourne***

Respondents were asked to state one main reason why they needed to move and state any other reasons that may apply. Table 12 summarises the reasons as to why the 64 potential households stated they need / wish to **move outside** of Southbourne:

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

| Results of why respondents want/need to move outside of Southbourne            |             |   |               |
|--------------------------------------------------------------------------------|-------------|---|---------------|
| Reason                                                                         | Main Reason |   | Other Reasons |
|                                                                                | Frequency   | % | Frequency     |
| Need larger accommodation                                                      | 8           | % | 3             |
| Need smaller accommodation                                                     | 9           | % | 6             |
| Need specially adapted housing (i.e. physical disability) or sheltered housing | 4           | % | 1             |
| Need to be closer to family or other support                                   | 4           | % | 3             |
| Need to set up home for the first time                                         | 25          | % | 5             |
| Moving to university / college                                                 | 6           | % | 4             |
| Unable to afford current accommodation                                         | 1           | % | 4             |
| Need to be closer to employment                                                | 5           | % | 4             |
| Sub-standard accommodation (e.g. safety hazards, damp)                         | -           |   | 2             |
| Other                                                                          | 2           | % | 1             |
| DNA                                                                            | -           |   | 31            |

Question 9 of the survey demonstrates that:

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

- To leave their family home to form a new household (25 households)
- Households wanting to downsize into smaller accommodation (9 households)
- Households wanting to move into larger accommodation (8 households)

Table 13 highlights the reasons as to why the 122 households expressed why they and/or a member of their household may need / wish to **move within** Southbourne:

**Table 13 – Results of why respondents want/need to move within Southbourne**

| Results of why respondents want/need to move within Southbourne                |             |     |               |
|--------------------------------------------------------------------------------|-------------|-----|---------------|
| Reason                                                                         | Main Reason |     | Other Reasons |
|                                                                                | Frequency   | %   | Frequency     |
| Need larger accommodation                                                      | 19          | 16% | 4             |
| Need smaller accommodation                                                     | 17          | 14% | 8             |
| Need specially adapted housing (i.e. physical disability) or sheltered housing | 16          | 13% | 4             |
| Need to be closer to family or other support                                   | 4           | 3%  | 10            |
| Need to set up home for the first time                                         | 40          | 33% | 6             |
| Moving to university / college                                                 | 2           | 1%  | 2             |
| Unable to afford current accommodation                                         | 9           | 7%  | 8             |
| Need to be closer to employment                                                | 1           | 2%  | 3             |
| Sub-standard accommodation (e.g. safety hazards, damp)                         | 3           | 2%  | 0             |
| Other (please specify)                                                         | 9           | 7%  | 9             |
| DNA                                                                            | 2           | 2%  | 68            |

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

- To allow household members to set up home for the first time (40 households); and
- Those households needing larger accommodation (19 households); and
- Households needing specially adapted housing to cope with a physical disability or sheltered accommodation.

Of the 9 households that specified other reasons for wanting/needing to move, 3 households specified that they wanted to move outside of the parish due to the lack of infrastructure and inability of it to cope with the amount of recent development.

#### **4.6 Composition of the households who need to move within Southbourne**

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

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

|           | Age bracket |       |       |       |       |       |     |       |
|-----------|-------------|-------|-------|-------|-------|-------|-----|-------|
|           | 0-17        | 18-29 | 30-44 | 45-59 | 60-64 | 65-74 | 75+ | Total |
| Frequency | 30          | 30    | 29    | 23    | 11    | 20    | 19  | 162   |

The results from this question illustrates that 60 of the 162 (37%) people who want / need accommodation within the parish are under the aged of 30 who are more commonly looking to set up home for the first time.

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

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

- (10a) – *What is the minimum number of bedrooms that would be needed?*
- (10b) – *Which type of accommodation would you/they prefer?*
- (11a) – *Which type of tenure would you/they prefer? (tick one)*
- (11b) – *Would you consider any other tenure? (tick all that apply)*

Table 14 shows the combined results of Q10a, Q10b & Q11a from the 122 households who want / need to move within Southbourne, 121 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 15 - Respondents who want / need to move within Southbourne: 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 <sup>11</sup> | Rent to Buy | Shared ownership <sup>12</sup> | Discounted Market Sale | Starter Homes | Open Market Self Build | Affordable Self Build | DNA |
| 1 Bedroom<br>51 households    | 24                  | Flat / bedsit                           | 4                         | 2            | 11                            | 1           | 2                              | 2                      | 2             | -                      | -                     | -   |
|                               | 14                  | House                                   | 4                         | -            | 5                             | -           | 1                              | 1                      | 3             | -                      | -                     | -   |
|                               | 8                   | Bungalow                                | -                         | -            | 8                             | -           | -                              | -                      | -             | -                      | -                     | -   |
|                               | 1                   | Annexe                                  | -                         | -            | 1                             | -           | -                              | -                      | -             | -                      | -                     | -   |
|                               | 4                   | Adapted/<br>Sheltered<br>Accommodation  | 1                         | -            | 1                             | -           | 1                              | 1                      | -             | -                      | -                     | -   |
| 2 bedroom<br>50<br>Households | 3                   | Flat / bedsit                           | 1                         | 1            | -                             | -           | -                              | -                      | -             | -                      | 1                     | -   |
|                               | 34                  | House                                   | 14                        | -            | 4                             | 1           | 1                              | 2                      | 10            | -                      | 2                     | -   |
|                               | 11                  | Bungalow                                | 7                         | 1            | 2                             | -           | -                              | -                      | -             | -                      | 1                     | -   |
|                               | 2                   | Adapted /<br>Sheltered<br>Accommodation | 1                         | -            | 1                             | -           | -                              | -                      | -             | -                      | -                     | -   |
| 3 bedroom<br>18<br>households | 16                  | House                                   | 9                         | -            | 3                             | 1           | -                              | 1                      | 2             | -                      | -                     | -   |
|                               | 2                   | Bungalow                                | 2                         | -            | -                             | -           | -                              | -                      | -             | -                      | -                     | -   |
| 4 bedroom<br>2<br>household   | 2                   | House                                   | 1                         | -            | -                             | -           | 1                              | -                      | -             | -                      | -                     | -   |
| DNA                           | 1                   | -                                       | -                         | -            | -                             | -           | -                              | -                      | -             | -                      | -                     | 1   |
| Total                         | 122                 |                                         | 44                        | 4            | 36                            | 3           | 6                              | 6                      | 17            | 0                      | 4                     | 1   |

<sup>11</sup> This includes renting from a housing association or Community Land Trust

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

The main findings from table 15 are:

- 44 out of the 122 potential household who want or need to move within Southbourne would choose to purchase an open market property. 52% of those requiring this tenure would need a 2 bedroom property.
- 36 out of the 122 potential households who want or need to move within Southbourne would choose affordable rented tenure. 74% of those requiring this tenure would need a 1 bedroom property.
- 17 out of the 122 potential households who want or need to move within Southbourne would choose to purchase a starter home. 59% of those requiring a starter home property would need a 2 bedroom property.
- 4 households stated that there preferred tenure preference was starter homes. The breakdown of this requirement showed that the greatest starter home need was for 1 bedroom properties.
- The overall bedroom size preference is;
  - 28% (34 households) indicated a preference for a 2 bedroom house.
  - 20% (24 households) indicated a preference for a 1 bedroom flat
  - 13% (16 households) indicated a preference for a 3 bedroom house.
  - 9% (11 households) indicated a preference for a 2 bedroom bungalow.

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

27 households indicated that they wanted and/or needed to rent (either privately or affordably) or buy a bungalow or specially adapted / sheltered accommodation within the parish. 24 out of the 27 respondent households were over the age of 60 and commented that they had difficulties in managing larger properties and getting up and down stairs.

Extra care housing is an attractive offer for many people who want to keep some independence but need some care and support. Extra care schemes are purpose-built for people with care needs where accommodation is fully self-contained with either one or two bedrooms, many of which are adapted for wheelchair access.

Most schemes will also include a restaurant, residents' lounge, hair salon and landscaped garden. Extra-care flats are available to rent and buy (leasehold). West Sussex County Council operates a waiting list for this type of accommodation and work with housing associations to deliver this accommodation.

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

| No. Bedrooms required         | Dwelling preference |                                         | Tenure preference         |              |                               |             |                  |                        |               |                        |                       |     |
|-------------------------------|---------------------|-----------------------------------------|---------------------------|--------------|-------------------------------|-------------|------------------|------------------------|---------------|------------------------|-----------------------|-----|
|                               |                     |                                         | Buying on the open market | Private Rent | Affordable rent <sup>13</sup> | Rent to Buy | Shared ownership | Discounted Market Sale | Starter Homes | Open Market Self Build | Affordable Self Build | DNA |
| 1 Bedroom<br>51 households    | 24                  | Flat / bedsit                           | 3                         | 4            | 5                             | 3           | 3                | 2                      | 4             | -                      | -                     | -   |
|                               | 14                  | House                                   | 4                         | 1            | -                             | 2           | -                | 3                      | 1             | -                      | 1                     | 2   |
|                               | 8                   | Bungalow                                | -                         | 1            | 2                             | 1           | -                | -                      | -             | -                      | 1                     | 3   |
|                               | 1                   | Annexe                                  | -                         | -            | -                             | -           | -                | 1                      | -             | -                      | -                     | -   |
|                               | 4                   | Adapted/<br>Sheltered<br>Accommodation  | -                         | 1            | 1                             | -           | 1                | -                      | -             | -                      | -                     | 1   |
| 2 bedroom<br>50<br>Households | 3                   | Flat / bedsit                           | 1                         | 1            | -                             | -           | -                | 1                      | -             | -                      | -                     | -   |
|                               | 34                  | House                                   | 6                         | 2            | 4                             | 4           | 2                | 8                      | 2             | -                      | 3                     | 2   |
|                               | 11                  | Bungalow                                | -                         | 1            | 2                             | 1           | 1                | -                      | -             | -                      | 1                     | 5   |
|                               | 2                   | Adapted /<br>Sheltered<br>Accommodation | -                         | 1            | -                             | -           | -                | -                      | -             | -                      | -                     | 1   |
| 3 bedroom<br>18<br>households | 16                  | House                                   | 2                         | 2            | 3                             | 2           | 3                | 1                      | -             | -                      | -                     | 2   |
|                               | 2                   | Bungalow                                | 1                         | -            | -                             | -           | -                | -                      | 1             | -                      | -                     | -   |
| 4 bedroom<br>2<br>household   | 2                   | House                                   | 2                         | -            | -                             | -           | -                | -                      | -             | -                      | -                     | -   |
| DNA                           | 1                   | -                                       | -                         | -            | -                             | -           | -                | -                      | -             | -                      | -                     | 1   |
| Total                         | 122                 |                                         | 19                        | 14           | 17                            | 13          | 10               | 16                     | 8             | 0                      | 6                     | 17  |

<sup>13</sup> This includes renting from a housing association or Community Land Trust

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

This next section analyses bedroom requirements (identified in Q10a), in relation to gross household incomes (identified in Q12). A total of 120 households provided this information. Each tenure response will be assessed individually to assess their affordability. This is to help establish whether the respondents would actually be able to afford the tenure types they stated.

Table 17 sets out the incomes of those households who wish to purchase a home on the open market. All 44 households provided affordability information:

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

| Open Market |                  |                         |                         |                         |                         |                         |                         |              |
|-------------|------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|--------------|
| Size        | Up to<br>£14,999 | £15,000<br>-<br>£19,999 | £20,000<br>-<br>£29,999 | £30,000<br>-<br>£39,999 | £40,000<br>-<br>£49,999 | £50,000<br>-<br>£59,999 | £60,000<br>-<br>£69,000 | £70,000<br>+ |
| 1 Bed       | 1                | 2                       | 4                       | 2                       | -                       | -                       | -                       | -            |
| 2 Bed       | 2                | 4                       | 9                       | 6                       | -                       | 1                       | -                       | 1            |
| 3 Bed       | 2                | -                       | 1                       | 4                       | 1                       | 2                       | 1                       | -            |
| 4 Bed       | -                | -                       | -                       | -                       | -                       | -                       | 1                       | -            |

Main findings:

- As illustrated above, the greatest open market demand is for 2 bedroom properties.
- 23 households indicated a preference toward a 2 bed open market property. The last 2 bed open market property was sold in January 2020 for £224,000 and there are currently eighteen 2 bedroom market properties on the market (April 2020) with an average market value of £280,750. This would mean that with a 5% deposit (£11,000 - £14,000) the household would need an annual income of between £47,000 and £59,000

(based on a 4.5 mortgage lending rate) to be able to afford 2 bed market property in Southbourne Parish.

- 21 households who indicated a 2 bedroom preference may be unable to afford a property unless they had considerable savings have existing equity within a property. 11 of the 21 households are home owners (owned with or without a mortgage), of which the sale would contribute to the purchase of property through the open market.
- 3 households indicated they live with family, so the likelihood of these household members having substantial savings towards a higher deposit would be remote.
- 7 households rent from a private landlord. It is therefore unclear on whether household members have substantial saving towards a higher deposit.

Of the 44 households that would like to buy on the open market within Southbourne that provided affordability information, 22 households (50%) would be unable to afford to purchase a property through the open market. 19 households (43%) would be classified in an affordable housing need and would require the following tenures:

- 11 households were identified as being in an affordable / social rented need;
- 11 households would be able to purchase between a 25-40% share in a shared ownership property.
- 3 of the 44 households declared they are on the housing register held by CDC and have already been classified in an affordable rented need.

Table 18 sets out the income of the households who indicated that their primary tenure preference was to purchase a shared ownership home. All 6 households provided affordability information.

**Table 18 - Respondents who want / need to buy a shared ownership property within Southbourne: minimum bedroom requirement & household income comparison.**

| Shared Ownership |                  |                         |                         |                         |                         |                         |                         |              |
|------------------|------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|--------------|
| Size             | Up to<br>£14,999 | £15,000<br>-<br>£19,999 | £20,000<br>-<br>£29,999 | £30,000<br>-<br>£39,999 | £40,000<br>-<br>£49,999 | £50,000<br>-<br>£59,999 | £60,000<br>-<br>£69,000 | £70,000<br>+ |
| 1 Bed            | 2                | 1                       | 1                       | -                       | -                       | -                       | -                       | -            |
| 2 Bed            | -                | 1                       | -                       | -                       | -                       | -                       | -                       | -            |
| 4 Bed            | -                | -                       | -                       | 1                       | -                       | -                       | -                       | -            |

**Main findings:**

- 4 households indicated a preference towards a 1 bedroom property. There are currently four 1 bedroom properties on the market (April 2020) with an average open market value of £143,000. Typically, initial shares in a shared ownership property are offered between 25% and 40%, up to a maximum of 75% with rent due on the unsold equity. Therefore with a 5% deposit (£6,750) and a 2.75% per annum rent on the unsold equity, as is typical practice by registered providers, the household would need an annual income of £28,000 (based on a 4.5 mortgage multiplier lending rate) to be able to afford a 1 bed property in Southbourne Parish.
- 5 of the 6 (83%) households indicated affordabilities which may cause difficulties in them being able to obtain a shared ownership property. Additionally, as they indicated that they currently live with parents or rent privately so it is likely that they would have any considerable savings or existing equity to base a purchase off of. Affordable rent may be a more obtainable tenure for these households.

None of the household which indicated shared ownership as their primary tenure preference were on the Council's Housing Register.

Other affordable homeownership options such as Discounted Market Sale and Starter Homes gathered some interest from respondents. The information is set out in tables 19 and 21 below:

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

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

The main findings from table 19 show:

- 7 households indicated a primary tenure preference for discounted market sale homes, of which the incomes ranged between £14,999 and £49,999.
- The greatest demand for this tenure was in 1 bedroom units.

**Table 20 – Required minimum incomes for the respondent household to be able to obtain a discounted market sale property in Southbourne.**

| Size  | Open Market Value <sup>14</sup> | Discounted Value (70%) <sup>15</sup> | Required Deposit (5%) | Household Income required (based on a 4.5 mortgage lending rate) |
|-------|---------------------------------|--------------------------------------|-----------------------|------------------------------------------------------------------|
| 1 bed | £143,000                        | £100,000                             | £5,000                | £21,000                                                          |
| 2 bed | £281,000                        | £197,000                             | £9,850                | £41,588                                                          |
| 3 bed | £303,000                        | £212,000                             | £11,000               | £44,722                                                          |

Table 20 demonstrates:

- 4 households who indicated a preference for a 1 bed property would be unable to afford this type of tenure. These households do not have sufficient income to purchase a shared ownership property and have therefore been classified in an affordable rented need.
- 1 of the 2 households who indicated a preference towards a 2 bed property would be unable to afford this type of tenure. This household does however have enough income to obtain a lower 25% share within a shared ownership property.

<sup>14</sup> Average open market values of properties sold within Southbourne Parish in the last 6 months.

<sup>15</sup> 70% is based on the typical discounts which have been achieved on comparable schemes within the district.

- The 1 household who indicated a preference towards a 3 bed discounted sale property would be unable to afford this tenure. This household does however have sufficient income to purchase a 25%-40% share in a shared ownership property.

1 household stated that they were on the housing register held by CDC and have already been classified in an affordable rented need.

17 households were identified as wanting a starter home as their primary tenure preference. The information set out in table 21 below shows their bedroom need and their affordability.

**Table 21 - Respondents who want / need to buy a Starter Home property within Southbourne: minimum bedroom requirement & gross annual income comparison.**

| Starter Homes |                  |                         |                         |                         |                         |                         |                         |              |
|---------------|------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|--------------|
| Size          | Up to<br>£14,999 | £15,000<br>-<br>£19,999 | £20,000<br>-<br>£29,999 | £30,000<br>-<br>£39,999 | £40,000<br>-<br>£49,999 | £50,000<br>-<br>£59,999 | £60,000<br>-<br>£69,000 | £70,000<br>+ |
| 1 Bed         | 2                | 1                       | 2                       | -                       | -                       | -                       | -                       | -            |
| 2 Bed         | 2                | -                       | 4                       | 3                       | -                       | -                       | -                       | -            |
| 3 Bed         | -                | 1                       | 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 Southbourne Parish or within Chichester District. As these respondents indicated that they wanted/needed to stay within the parish, this is not feasible.

Based on the incomes and living situations the respondent households indicated: 10 households (59%) would be able to afford to purchase a lower share in a shared ownership property and the remaining households would be able to rent from a housing association at an affordable or social rent. 2 of these households (12%) are on the housing register held by CDC and have already been classified in an affordable rented need.



4 households indicated that they wanted/needed to build their own home as their primary tenure preference. The results of the households affordability is shown in table 22 below.

**Table 22 – Respondents who want / need to build a self-build property within Southbourne Parish: minimum bedroom requirement & gross annual income comparison.**

| Self-Build |                  |                         |                         |                         |                         |                         |                         |              |
|------------|------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|--------------|
| Size       | Up to<br>£14,999 | £15,000<br>-<br>£19,999 | £20,000<br>-<br>£29,999 | £30,000<br>-<br>£39,999 | £40,000<br>-<br>£49,999 | £50,000<br>-<br>£59,999 | £60,000<br>-<br>£69,000 | £70,000<br>+ |
| 2 Bed      | 1                | -                       | 2                       | -                       | -                       | -                       | 1                       | -            |

The National Custom and Self-Build Association (NaCSBA) advises that building or commissioning someone to build your own home can be as cheap or as expensive as you desire. Prospective self-builders must take into account land values, build costs and planning application costs. 1 household owned their property with or without a mortgage and has been considered as having sufficient equity to deliver a self-build project. The 3 households with a household income less than £30,000 may struggle to finance a project unless they have considerable savings or equity within a property. Furthermore, as 3 of these households have indicated that they rent privately, it is unlikely that they have considerable savings or equity to be able to deliver the sized property they want. 1 household stated that they were on the Housing Register held by CDC and have already been classified in an affordable/social rented need.

There is limited comparable evidence in Southbourne 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 - £580.99 pcm,
- 2 bedroom - £728.00 pcm,
- 3 bedroom - £858.47 pcm,
- 4 bedroom - £1,161.46 pcm

4 households indicated renting privately as primary tenure preference. All 4 households provided affordability information. This is outlined in table 23 below:

**Table 23 - Respondents who want / need private rented accommodation within Southbourne: minimum bedroom requirement & affordability comparison**

| Private 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              | -              | -              | -              | -               | -                | -                | -       |
| 2 Bed        | 1            | -              | -              | 1              | -              | -               | -                | -                | -       |

There are currently 4 properties advertised for rent; the cheapest of which is a 3 bedroom semi-detached house with a rental value of £1,100 per calendar month. On observation of the rental market within Southbourne Parish, there are limited transactions in smaller private rental properties such as 1 and 2 bedroom properties. It is evident that the 2 households who indicated a 1 bedroom private rented property and had an affordability less than £500 would be unable to afford this tenure without the assistance of housing benefit or universal credit. These households would be more suited to an affordable or social rented property.

Furthermore, the household which indicated a 2 bedroom preference and had affordability less than £350 would be unable to afford a private rented property in Southbourne. This household may be more suited to an affordable or social rented property. The 1 household with a 2 bed preference who had an affordability of between £600 and £750 would be able to afford private rented property within Southbourne.

None of the households who prefer renting privately were on the Council’s housing register.

3 households indicated that they would consider purchasing a property through the rent to buy model. The rental affordability of these households is indicated in table 24 below:

**Table 24 – Respondents who want / need rent to buy accommodation within Southbourne: minimum bedroom requirements and affordability comparison**

| Rent to Buy |              |                |                |                |                |                 |                  |                  |         |
|-------------|--------------|----------------|----------------|----------------|----------------|-----------------|------------------|------------------|---------|
| 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              | -              | -              | -               | -                | -                | -       |
| 2 Bed       | -            | -              | -              | 1              | -              | -               | -                | -                | -       |
| 3 Bed       | -            | -              | -              | -              | -              | 1               | -                | -                | -       |

There is currently no rent to buy properties being developed within Southbourne Parish. The model is reliant on a tenant renting for set period of time, typically 5 years, in which they would save up funds to purchase a proportion of the home at the end of this period and enter into a shared ownership style lease with the developer / housing association.

1 of the 3 households indicated that they were on the housing register held by the Council. As such this household has been classified in an affordable/social rented need. The remaining 2 households have rental capacities above the current LHA rates and would therefore be able to afford a rent to buy property.

All the 36 households that indicated they would consider affordable renting within Southbourne provided affordability information as set out in Table 25 below.

**Table 25 - Respondents who want / need affordable rented accommodation within Southbourne: 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           | 5            | 14             | 6              | 1              | -              | -               | -                | -                | -       |
| 2 Bed           | 2            | 2              | 1              | 1              | -              | -               | -                | -                | 1       |
| 3 Bed           | -            | -              | -              | 1              | 1              | -               | -                | -                | -       |

Table 25 shows;

- 19 of the 26 households who indicated a preference towards a one bedroom affordable rented property had less than £500 per month, which is below the current

LHA rate. 1 The remaining 3 households who indicated a preference for a 1 bedroom affordable rented property would be able to afford as they are above the LHA rate.

- The 5 households that had a preference for a two bedroom property had an affordability less than £600 and would not be able to afford a property within the parish without government financial assistance e.g. housing benefit.
- 1 of the 2 households in need of 3 bedroom property would be able to afford an affordable rented property as they are above the LHA rate for this size.

8 (22%) of the 36 households who preferred an affordable rented tenure and who stated they wished / needed to move within Southbourne declared they are already on the Council's housing register.

To summarise, the findings indicate that there is a 5 year identified local housing need within Southbourne, for both affordable and market units. Table 26 sets out the identified housing need and adjustments that have been made from the findings of the survey.

**Table 26 – Southbourne’s indicative projected future housing need based on residents**

| Tenure Type               |                        | Primary tenure preference | Affordability Amendment Calculations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Identified Need |
|---------------------------|------------------------|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| <b>Market</b>             |                        | 44                        | <b>Less 3</b> (housing register members)<br><b>Less 11</b> (identified households with an affordable rented need)<br><b>Less 11</b> (identified households with a shared ownership need)                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>19</b>       |
| <b>Private rent</b>       |                        | 4                         | <b>Less 3</b> (identified households with an affordable rented need)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>1</b>        |
| <b>Affordable Housing</b> | Affordable Rented      | 36                        | <b>Add 11</b> (identified market households with an affordable rented need)<br><b>Add 3</b> (identified private rented households with an affordable rented need)<br><b>Add 5</b> (identified shared ownership households with an affordable rented need)<br><b>Add 5</b> (identified starter home households with an affordable rented need)<br><b>Add 3</b> (identified discounted market sale households with an affordable rented need)<br><b>Add 8</b> (households who indicated other tenures but stated they were on the housing register)<br><b>Add 41</b> (additional housing register households not identified within the survey <sup>16</sup> ) | <b>112</b>      |
|                           | Shared Ownership       | 6                         | <b>Add 11</b> (identified market households with a shared ownership need)<br><b>Add 2</b> (identified discounted market sale households with a shared ownership need)<br><b>Add 10</b> (identified starter home households with a shared ownership need)<br><b>Add 2</b> (identified self-build households with a shared ownership need)<br><b>Less 5</b> (identified households in an affordable rented need)                                                                                                                                                                                                                                              | <b>26</b>       |
|                           | Starter Homes          | 17                        | <b>Less 5</b> (identified households with an affordable rented need)<br><b>Less 10</b> (identified households with a shared ownership need)<br><b>Less 2</b> (housing register members)                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>0</b>        |
|                           | Discounted Market Sale | 6                         | <b>Less 2</b> (identified household with a shared ownership need)<br><b>Less 3</b> (identified household with an affordable rented need)<br><b>Less 1</b> (housing register members)                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>0</b>        |
|                           | Rent to Buy            | 3                         | <b>Less 1</b> (housing register members)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>2</b>        |
| <b>Self-Build</b>         |                        | 4                         | <b>Less 2</b> (identified households with a shared ownership need)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>1</b>        |

<sup>16</sup> There were 49 households on the housing register, of which 8 household completed the survey. Therefore, 41 additional households have been added to the affordable rented need.

|              |     |                                          |            |
|--------------|-----|------------------------------------------|------------|
|              |     | <b>Less 1</b> (housing register members) |            |
| <b>Total</b> | 120 | -                                        | <b>161</b> |

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

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

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

The above findings are in-line with the SHMA and 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 5 and 15 - Please use the space below to provide any further comments*

A total of 391 comments were received. Many of the comments followed similar themes. A summary of some of the key comments are set out below;

- Infrastructure needs to be improved before new housing can be allowed: GP surgery, convenience store, primary school improvement etc.
- Lack of schools, roads, drainage and doctors surgery capacity to deal with new development.
- Local area is overpopulated and overcrowded with houses and new developments.
- Current levels of new development within the parish are unsustainable.
- Agree with the principle of housing but within reason. There is a need to preserve green space, farmland and animal habitats.
- Need for energy efficient houses. Concerns were raised about the lack of infrastructure and impact of proposed housing figures and its environmental impact.
- Lots of housing to buy but there is a need for houses to rent cheaply.
- Need for more bungalows rather than detached houses
- Households with residents over the age of 65 were unsure if there was suitable retirement / sheltered accommodation within the parish to meet their needs.
- The capacity at Southbourne GP surgery was raised and how with further development occurring, there was a clear need for another or larger GP to meet the needs along the A259.
- I don't think Southbourne can cope with the number of homes allocated within the Local Plan Review. We must consider safeguarding the good quality agricultural land we have. Once it's built, it's gone forever.
- Railway crossing already holds up a lot of traffic. Both schools cause a lot of traffic and importance of safety for pedestrians and cyclists should be noted.
- Needs to be traffic calming or mitigating measures on the A259 before any further development can take place.
- Need for the parish to be retained as individual villages and prevent urban sprawl from Chichester along east west corridor.

- Households at 80% of their market value are still unaffordable to most first time buyers.
- Support for more affordable housing for local people. Much of the development is coming from National house builders who are interested in money making and not the local community.

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

## **5.0 Conclusion**

**32%** of the total usual households in Southbourne 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 – 19
- Private rent – 1
- Affordable rent units - 112
- Shared Ownership – 27
- Rent to Buy - 2
- Self-Build – 1

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

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



- 2 bedroom houses/bungalows
- o Private market housing
  - 2/3 bedroom houses/bungalows

The Housing Delivery Team recommends further work is done to identify sites which could be brought forward for new affordable housing. We also recommend discussing the findings from this report with the Local Planning Authorities (LPA) for the area. 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 January 2020, 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



## Southbourne Parish Housing Needs Survey

Southbourne 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 **2<sup>nd</sup> February 2020**. Each household will receive one survey of which the data 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.

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**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.

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### **QUESTIONS 1-5 ARE TO BE COMPLETED BY ALL HOUSEHOLDS**

### **REGARDLESS OF WHETHER YOU HAVE A HOUSING NEED**

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**1a. How many years have you/your household lived in Southbourne Parish? (Please write in)**

**1b. Which part of the parish is your household located? (Please tick)**

Southbourne Village....

Nutbourne West.....

Hermitage.....

Other.....

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

Yes..... 1

No..... 2



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

| Household Member | Age | Gender ( <i>delete as appropriate</i> ) | Accommodation Preference ( <i>Delete as appropriate</i> ) |
|------------------|-----|-----------------------------------------|-----------------------------------------------------------|
| 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                                         |

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

| New Household | Yes                        | No                         |
|---------------|----------------------------|----------------------------|
| 1             | <input type="checkbox"/> 1 | <input type="checkbox"/> 1 |
| 2             | <input type="checkbox"/> 2 | <input type="checkbox"/> 2 |

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

|                                                                                | Household 1                            |                                                | Household 2                            |                                                |
|--------------------------------------------------------------------------------|----------------------------------------|------------------------------------------------|----------------------------------------|------------------------------------------------|
|                                                                                | MAIN REASON<br>(Tick <u>one</u> box ✓) | OTHER REASON<br>(Tick <u>all</u> that apply ✓) | MAIN REASON<br>(Tick <u>one</u> box ✓) | OTHER REASON<br>(Tick <u>all</u> that apply ✓) |
| Need larger accommodation                                                      | <input type="checkbox"/> 1             | <input type="checkbox"/> 11                    | <input type="checkbox"/> 1             | <input type="checkbox"/> 11                    |
| Need smaller accommodation                                                     | <input type="checkbox"/> 2             | <input type="checkbox"/> 12                    | <input type="checkbox"/> 2             | <input type="checkbox"/> 12                    |
| Need specially adapted housing (i.e. physical disability) or sheltered housing | <input type="checkbox"/> 3             | <input type="checkbox"/> 13                    | <input type="checkbox"/> 3             | <input type="checkbox"/> 13                    |
| Need to be closer to family or other support                                   | <input type="checkbox"/> 4             | <input type="checkbox"/> 14                    | <input type="checkbox"/> 4             | <input type="checkbox"/> 14                    |
| Need to set up home for the first time                                         | <input type="checkbox"/> 5             | <input type="checkbox"/> 15                    | <input type="checkbox"/> 5             | <input type="checkbox"/> 15                    |
| Moving to university/college                                                   | <input type="checkbox"/> 6             | <input type="checkbox"/> 16                    | <input type="checkbox"/> 6             | <input type="checkbox"/> 16                    |
| Unable to afford current accommodation                                         | <input type="checkbox"/> 7             | <input type="checkbox"/> 17                    | <input type="checkbox"/> 7             | <input type="checkbox"/> 17                    |
| Need to be closer to employment                                                | <input type="checkbox"/> 8             | <input type="checkbox"/> 18                    | <input type="checkbox"/> 8             | <input type="checkbox"/> 18                    |
| Current accommodation sub-standard (e.g. safety hazards, damp)                 | <input type="checkbox"/> 9             | <input type="checkbox"/> 19                    | <input type="checkbox"/> 9             | <input type="checkbox"/> 19                    |
| Other (please specify):                                                        | <input type="checkbox"/> 10            | <input type="checkbox"/> 20                    | <input type="checkbox"/> 10            | <input type="checkbox"/> 20                    |

10a. What is the minimum number of bedrooms that would be needed? (Tick one box only✓)

| Bedroom Requirement   | Household 1                | Household 2                |
|-----------------------|----------------------------|----------------------------|
| One Bedroom           | <input type="checkbox"/> 1 | <input type="checkbox"/> 1 |
| Two Bedroom           | <input type="checkbox"/> 2 | <input type="checkbox"/> 2 |
| Three Bedroom         | <input type="checkbox"/> 3 | <input type="checkbox"/> 3 |
| Four or More Bedrooms | <input type="checkbox"/> 4 | <input type="checkbox"/> 4 |

10b. which type of accommodation would you/they prefer? (Tick one box only✓)

| Accommodation Preference        | Household 1                | Household 2                |
|---------------------------------|----------------------------|----------------------------|
| Flat                            | <input type="checkbox"/> 1 | <input type="checkbox"/> 1 |
| House                           | <input type="checkbox"/> 2 | <input type="checkbox"/> 2 |
| Bungalow                        | <input type="checkbox"/> 3 | <input type="checkbox"/> 3 |
| Annexe                          | <input type="checkbox"/> 4 | <input type="checkbox"/> 4 |
| Adapted/Sheltered Accommodation | <input type="checkbox"/> 5 | <input type="checkbox"/> 5 |

11a. Which type of tenure would you/they prefer? (Tick one ✓)

| Tenure Preference          | Household 1                | Household 2                |
|----------------------------|----------------------------|----------------------------|
| Buying on the Open Market  | <input type="checkbox"/> 1 | <input type="checkbox"/> 1 |
| Private Market Rent        | <input type="checkbox"/> 2 | <input type="checkbox"/> 2 |
| Rent to Buy                | <input type="checkbox"/> 3 | <input type="checkbox"/> 3 |
| Affordable Housing to Rent | <input type="checkbox"/> 4 | <input type="checkbox"/> 4 |
| Shared Ownership           | <input type="checkbox"/> 5 | <input type="checkbox"/> 5 |
| Discounted Market Sale     | <input type="checkbox"/> 6 | <input type="checkbox"/> 6 |
| Starter Homes              | <input type="checkbox"/> 7 | <input type="checkbox"/> 7 |
| Open Market Self Build     | <input type="checkbox"/> 8 | <input type="checkbox"/> 8 |
| Affordable Self Build      | <input type="checkbox"/> 9 | <input type="checkbox"/> 9 |

11b. Would you/they consider any other tenure? (Tick one ✓)

| Tenure Preference          | Household 1                | Household 2                |
|----------------------------|----------------------------|----------------------------|
| Buying on the Open Market  | <input type="checkbox"/> 1 | <input type="checkbox"/> 1 |
| Private Market Rent        | <input type="checkbox"/> 2 | <input type="checkbox"/> 2 |
| Rent to Buy                | <input type="checkbox"/> 3 | <input type="checkbox"/> 3 |
| Affordable Housing to Rent | <input type="checkbox"/> 4 | <input type="checkbox"/> 4 |
| Shared Ownership           | <input type="checkbox"/> 5 | <input type="checkbox"/> 5 |
| Discounted Market Sale     | <input type="checkbox"/> 6 | <input type="checkbox"/> 6 |
| Starter Homes              | <input type="checkbox"/> 7 | <input type="checkbox"/> 7 |
| Open Market Self Build     | <input type="checkbox"/> 8 | <input type="checkbox"/> 8 |
| Affordable Self Build      | <input type="checkbox"/> 9 | <input type="checkbox"/> 9 |

**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

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

| Gross Household Income | Household 1                | Household 2                |
|------------------------|----------------------------|----------------------------|
| Up to £14,999          | <input type="checkbox"/> 1 | <input type="checkbox"/> 1 |
| £15,000 – £19,999      | <input type="checkbox"/> 2 | <input type="checkbox"/> 2 |
| £20,000 - £29,999      | <input type="checkbox"/> 3 | <input type="checkbox"/> 3 |
| £30,000 - £39,999      | <input type="checkbox"/> 4 | <input type="checkbox"/> 4 |
| £40,000 – £49,999      | <input type="checkbox"/> 5 | <input type="checkbox"/> 5 |
| £50,000 – £59,999      | <input type="checkbox"/> 6 | <input type="checkbox"/> 6 |
| £60,000 - £69,999      | <input type="checkbox"/> 7 | <input type="checkbox"/> 7 |
| £70,000 +              | <input type="checkbox"/> 8 | <input type="checkbox"/> 8 |

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

| Monthly Repayments | Household 1                | Household 2                |
|--------------------|----------------------------|----------------------------|
| Up to £350         | <input type="checkbox"/> 1 | <input type="checkbox"/> 1 |
| £350 - £500        | <input type="checkbox"/> 2 | <input type="checkbox"/> 2 |
| £500 - £600        | <input type="checkbox"/> 3 | <input type="checkbox"/> 3 |
| £600 - £750        | <input type="checkbox"/> 4 | <input type="checkbox"/> 4 |
| £750 - £900        | <input type="checkbox"/> 5 | <input type="checkbox"/> 5 |
| £900 - £1000       | <input type="checkbox"/> 6 | <input type="checkbox"/> 6 |
| £1000 - £1200      | <input type="checkbox"/> 7 | <input type="checkbox"/> 7 |
| £1200 - £1500      | <input type="checkbox"/> 8 | <input type="checkbox"/> 8 |
| £1500 +            | <input type="checkbox"/> 9 | <input type="checkbox"/> 9 |

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

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

---

**15. 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

---

**16. Please provide any details to help explain your circumstances.** (please use other side of page if necessary)

Please place your completed questionnaire in the pre-paid envelope and return before **2<sup>nd</sup> February 2020**

**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>