

HOUSING NEEDS SURVEY REPORT

Amberley Parish

Horsham DISTRICT

**Survey undertaken in
May 2015**

Action in rural Sussex

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1 Introduction

1.1 Context to the Housing Needs Survey

Action in rural Sussex as part of its Rural Housing Enabler service in Sussex was asked by Amberley Parish Council to undertake a Housing Needs Survey of the Parish.

The aim of the survey was to determine the existing and future housing needs of residents, particularly those on low or modest incomes. This report provides a snapshot of the scale and nature of the affordable housing required by local people in Amberley Parish.

1.2 Rural Affordable Housing

Affordable housing is housing made available either for rent or on a shared ownership basis (i.e. part purchase/part rent). It is built and provided only where there is a clear evidence of need, to those otherwise unable to afford appropriate housing at market prices.

The main mechanism for providing affordable housing in rural areas is via the Rural Exception Sites policy. This allows rural sites to be identified and used solely for the provision of affordable housing in locations which would not normally be used for housing due to policies restricting such development.

Rural 'Exception Sites', as they are commonly referred to, are predominantly used for affordable housing, and the affordable units must remain affordable in perpetuity. Planning conditions and legal agreements are used to restrict the occupation of these properties to people falling within categories of need and who can prove a local connection through family, residence or work.

The role of the Rural Housing Enabler (RHE) is to provide independent support, advice and information to Parish Councils and community groups concerned about the lack of affordable housing in their rural communities. Action in rural Sussex provides a Rural Housing Enabling service in both East and West Sussex providing technical advice and support about community led and local needs housing of various tenures and types including Community Land Trusts.

Action in rural Sussex (AirS) is a registered charity (No.1035401) whose purpose is to improve the quality of life of local communities, particularly for disadvantaged people, and to facilitate the development of thriving, diverse and sustainable communities throughout rural Sussex.

1.3 Methodology

The primary mechanism for gauging the level of need for affordable housing in rural areas is by undertaking a Parish Housing Needs Survey. This involves surveying all households within the Parish in order to obtain information which can be used to assess the scale and nature of the need locally.

The Housing Needs Survey consists of two main parts:

1. The first part is for all households to complete. It contains questions used to identify those who believe they have a housing need and asks them to provide information to support this. It also asks respondents whether they support the concept of constructing a small affordable housing development in the community and if so, where.
2. Part 2 of the survey form contains questions used to capture information on the specific household circumstances and housing requirements of respondents. This section is to be completed by those households who currently are, or expect to be, in need of affordable or more appropriate housing.

The survey was delivered to 305 households in the parish. The survey pack delivered consisted of a covering letter from the Parish Council outlining the purpose of the survey and the survey form itself. The closing date for the survey was 20th May 2015.

1.4 Response rate

Overall 305 questionnaires were distributed; one to each household in the parish. A total of 99 survey forms were returned. This gives the Housing Needs Survey a response rate of 32.5%.

7 of the responding households identified their properties as not their main home [second home].

2 The Parish of Amberley

Amberley is both a settlement and parish which is located in the south west corner of Horsham District in West Sussex. The parish is predominantly rural and is located immediately adjacent to the South Downs. The River Arun passes through the parish and characterises the wetland landscape found in the valley.

In terms of its connectivity to other locations, the B2139 runs east to west through the centre of the parish and provides linkages to the village of Storrington to the north east and Arundel (via the A284) to the south. Amberley has its own train station which provides services on the Arun Valley Line, with trains running to Bognor, Portsmouth, Littlehampton and Worthing.

The primary settlement in the parish is the village of Amberley with no other settlements being present. A range of services are available including a parish church, primary school and two public houses. The village also possesses visitor and tourist attractions in the form of Amberley Castle and Amberley Museum and Heritage Centre. This relatively limited range of services reflects the relatively small population size of the parish and the proximity of larger service centres such as Storrington and Arundel.

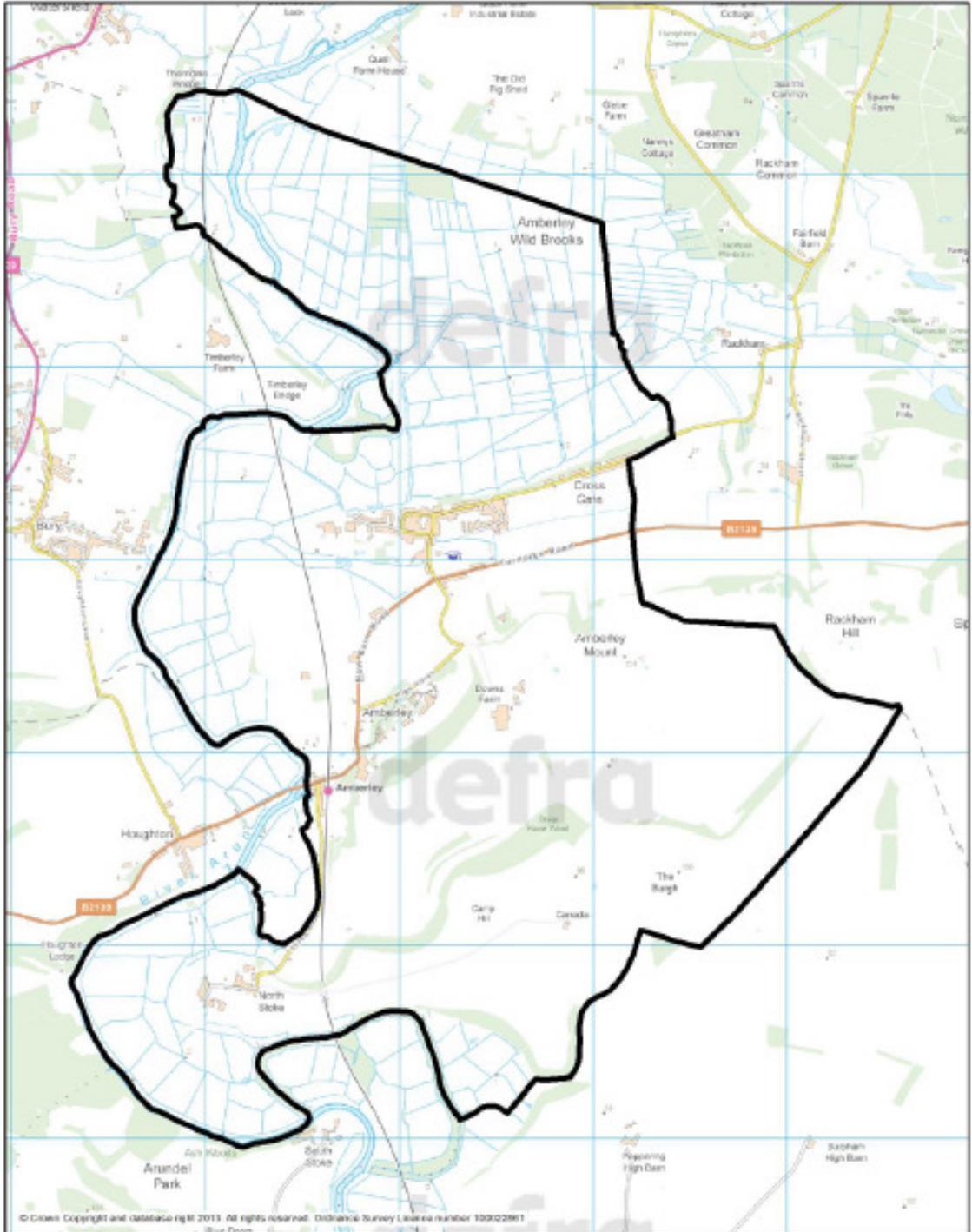
According to the Census¹, the population of the parish was 586 persons in 2011 and there were 271 households.

1

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadKeyFigures.do?a=7&b=11119987&c=amberley&d=16&e=62&g=6474309&i=1001x1003x1032x1004&m=0&r=1&s=1435564279091&enc=1>

Figure 1 - Map of Parish

Amberley Parish

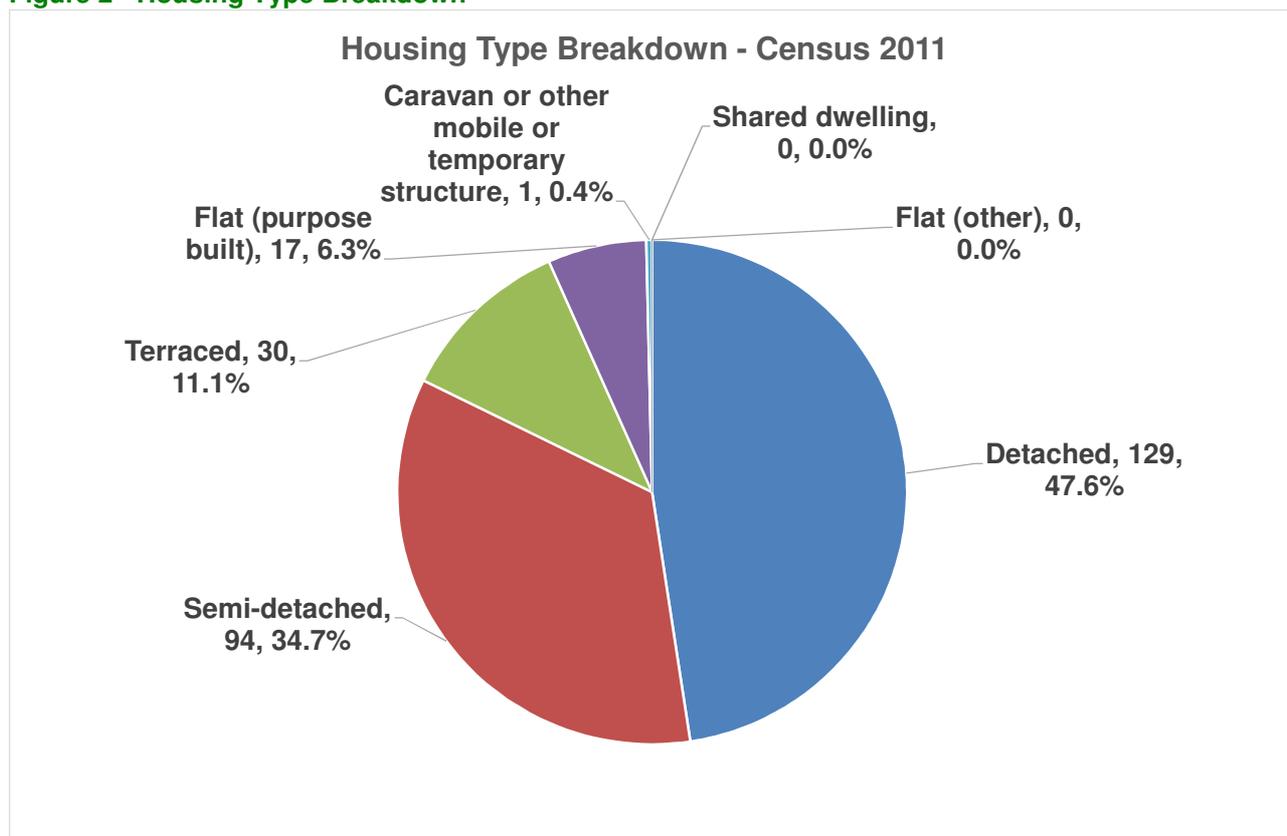


Source: 2011 Census Output Area boundaries. Crown Copyright. Crown Copyright material is reproduced with the permission of the controller of HMSO. Produced by Oxford Consultants for Social Inclusion, www.ocsisi.ac.uk, April 2013

Parish as at

The Census data shows that in 2011 the greatest proportion of properties in the parish were detached properties (47.6%). Semi-detached properties made up 34.7% of the housing at that time, 11.1% of properties being terraced, 6.3% being purpose built flats, 0.4% being caravans or other mobile or temporary structures, 0.0% being other flats and 0.0% being shared dwellings.

Figure 2 - Housing Type Breakdown



As Table 1 below shows, Amberley Parish has a higher proportion of detached housing (47.6%) and semi-detached housing (34.7% compared to 26.8%) when compared to the rest of the District (38.8%). However, it has a lower proportion of terraced housing (11.1% compared to 17.1%), purpose built flats (6.3% compared to 14.4%), other flats (0.0% compared to 2.2%), caravans and mobile homes (0.4% compared to 0.7%) and shared dwellings (0.0% compared to 0.1%) than the District average.

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

Housing Type	District	Parish
Detached	38.8%	47.6%
Semi-detached	26.8%	34.7%
Terraced	17.1%	11.1%
Purpose built flats	14.4%	6.3%
Other flat	2.2%	0.0%
Caravan or mobile/temporary structure	0.7%	0.4%
Shared dwelling	0.1%	0.0%

(Source: Census 2011)

2.2 Housing Tenure in the Parish

From the 2011 Census data and as seen in Table 2, the predominant tenure in Amberley Parish is owner-occupied housing (68.6%), with rates slightly lower than for the rest of West Sussex (74.5%).

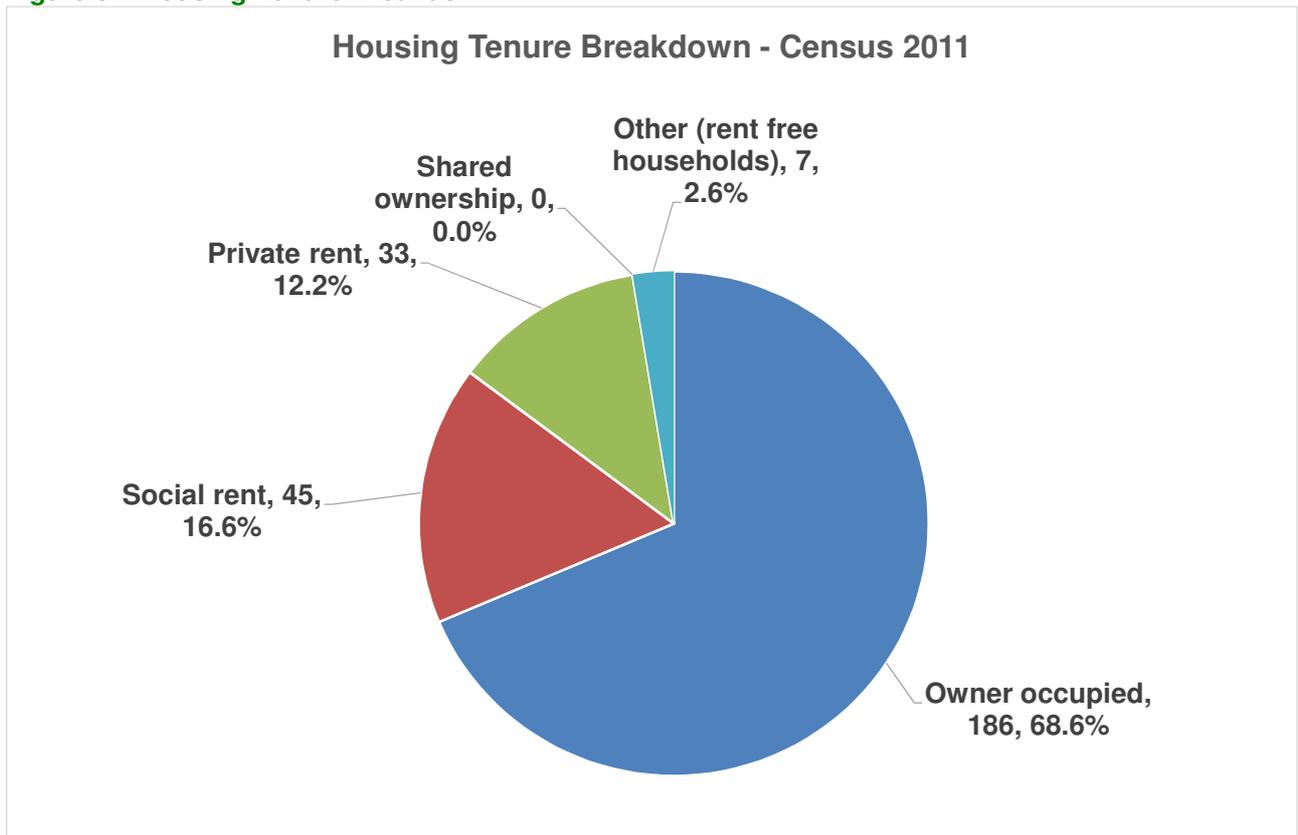
The parish has higher levels of Social rented housing (16.6% compared to 11.5%), Private rent properties (12.2% compared to 11.8%) and Other properties (2.6% compared to 1.5%) than the rest of the District. However, it has lower levels of Shared Ownership properties (0.0% compared with 0.7%).

Table 2 - Housing Tenure in the District and the Parish

Tenure	District	Parish
Owner occupied (owned outright or with mortgage)	74.5%	68.6%
Shared Ownership	0.7%	0.0%
Social rent	11.5%	16.6%
Private rent	11.8%	12.2%
Other (rent free households)	1.5%	2.6%

(Source: Census 2011)

Figure 3 – Housing Tenure Breakdown



3 Local Income Levels and Affordability

3.1 Property Prices in West Sussex

The table below shows the Land Registry's average selling price for different types of open-market housing in the County in April 2015.

From these figures the income required to purchase each type of property has been provided. This is calculated on the basis of securing a 90% mortgage with a 3.5 x gross income lending ratio. From this it can be seen that the lowest income required to purchase an average price flat in the County would be £36,019.

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

Housing Type	Average Price	Gross Income Required
All Housing	£243,446	£62,600
Detached	£422,409	£108,619
Semi-Detached	£254,314	£65,395
Terraced	£206,240	£53,033
Flat	£140,966	£36,248

Source: Land Registry (2015)

These figures provide an overview of the current status of house prices across West Sussex (based on sale prices). It should be noted that house prices may fluctuate during the course of the year and between different geographical areas.

House prices in rural areas are also likely to be higher than the county-wide averages outlined above, largely due to the limited supply of property available for sale and the higher average size of such housing stock.

3.2 Property prices in the Parish

A property search on www.rightmove.co.uk was also carried out to provide an indication of current prices of properties available in Amberley Parish. The search was extended to surrounding areas when no units of that size were available in Amberley.

Table 4 shows the lowest prices for open market properties on sale in Amberley and the surrounding area. Table 5 shows the lowest prices for properties available to rent in the extended area surrounding Amberley. The open market housing is based on a 3.5 x income multiplier mortgage with a 10% deposit. The rental values for income required are based on monthly rents not exceeding 25% of an individual's or household's gross income.

From this search undertaken in June 2015, the household income required to afford to purchase the cheapest home on the market was £77,130 for a 2 bed cottage in Houghton.

Table 4 – Lowest current property prices

Property Type	Location	Lowest Price	Gross Income Required
2 bed cottage	Houghton	£299,950	£77,130
2 bed detached house	Amberley	£285,000	£73,285
2 bed detached house	Amberley	£550,000	£141,428
3 bed semi-detached house [Over 60s only]	Amberley	£559,950	£143,987
4 bed detached bungalow	Bury	£695,000	£178,714
4 bed detached house	Amberley	£950,000	£244,285

From this search undertaken in June 2015, no rental properties were found in Amberley so the search area was extended (3-5 miles) to nearby villages and settlements in the District (see table below).

Table 5 - Lowest current property rental prices

Property Type	Location	Lowest Price	Income required (Where rental payment per month is a maximum of 25% of gross income)
1 bed flat	Pulborough	£600 pcm	£28,800
2 bed flat	Storrington	£775 pcm	£37,200
2 bed semi-detached house	Stopham	£1,300 pcm	£62,400
4 bed semi-detached house	Pulborough	£1,200 pcm	£57,600
4 bed detached house	Thakeham	£1,350 pcm	£64,800

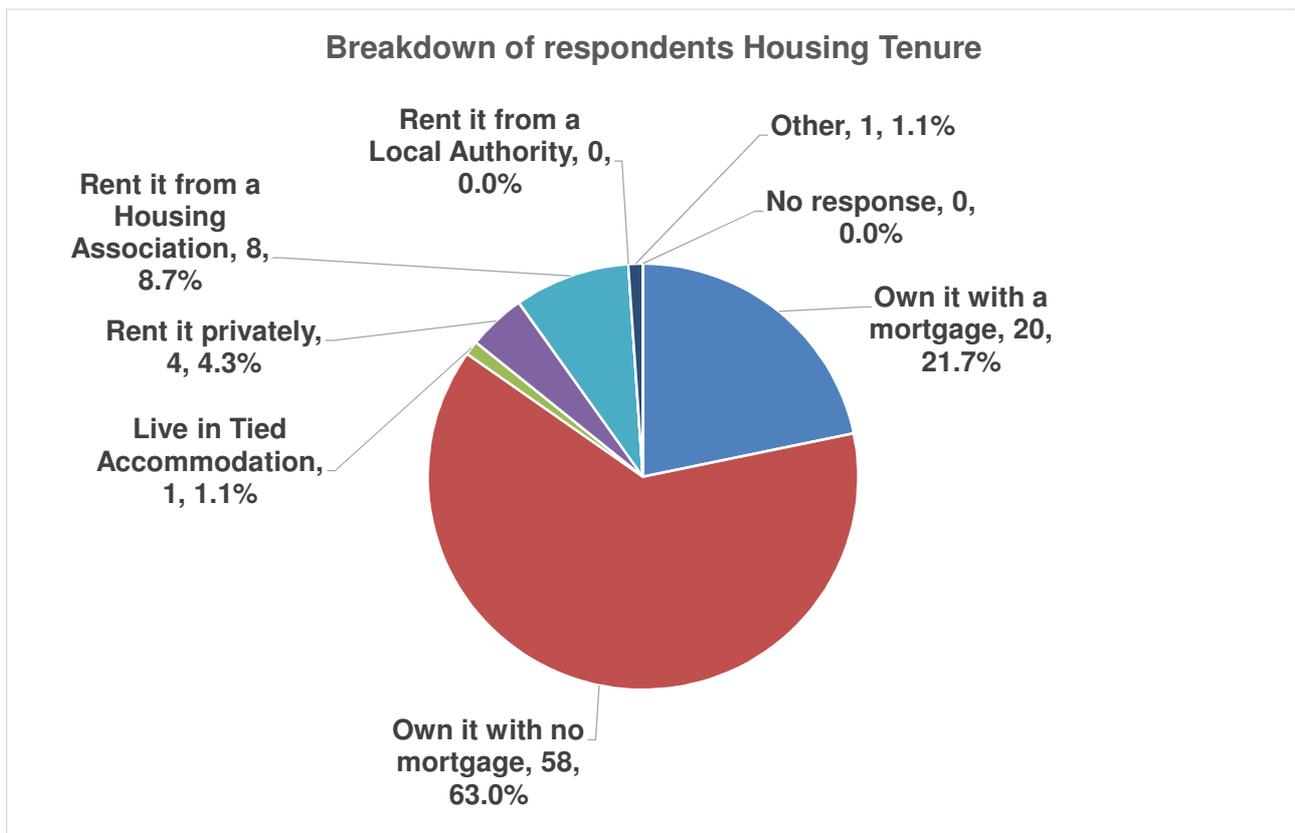
4 Survey - Part 1: Views on Affordable Housing

4.1 Current Housing Tenure

Of those completing the survey, 92 identified their property in the parish as their main home, with 7 second home respondents.

The greatest proportion of respondents (63.0%) owned their current home with no mortgage, with 21.7% owning it with the use of a mortgage. Of the remaining respondents: 8.7% rented from a Housing Association, 4.3% rented privately, 1.1% live in Tied accommodation, 1.1% lived in 'Other' accommodation and 0.0% rent from a Local Authority. All respondents completed the question.

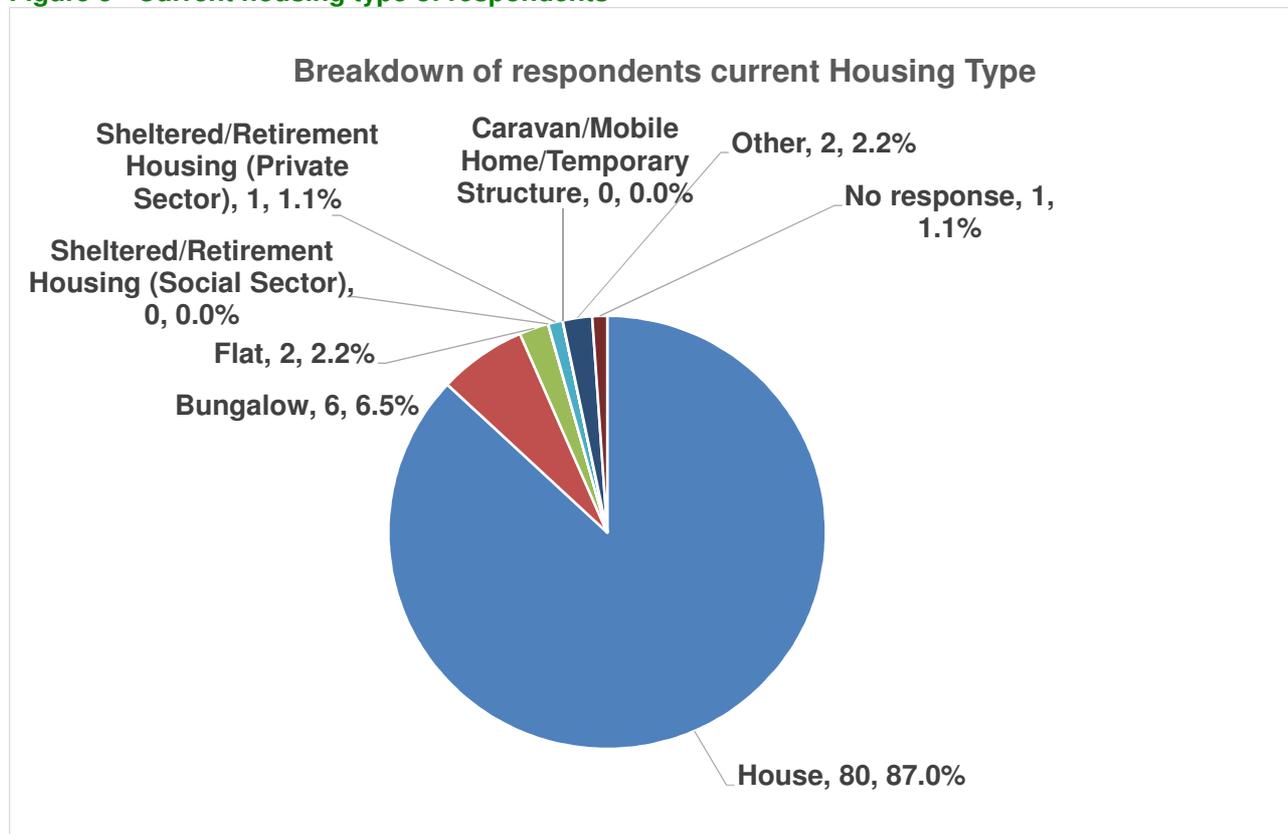
Figure 4 - Current housing tenure of respondents



4.2 Housing Type

87.0% of respondents identified that they currently live in a house, with 6.5% living in a bungalow, 2.2% living in a flat, 2.2% of respondents living in Other types of accommodation, 1.1% live in Sheltered/Retirement Housing (Private Sector), 0.0% live in Sheltered/Retirement Housing (Social Sector) and 0 (0.0%) respondents living in a Caravan/Mobile Home. 1 respondent (1.1%) did not complete the question.

Figure 5 - Current housing type of respondents



4.3 Number of bedrooms

Households with 3 bedrooms represented the most common size of dwelling amongst those responding to the survey, making up 41.3% of responding households. The next most numerous responses were for: 4 bedrooms (25.0%); 2 bedrooms (21.7%), 5 or more bedrooms (6.5%) and 1 bedroom (5.4%). All respondents completed the question.

Table 6 - Number of bedrooms in respondent's households

Number of bedrooms	Number of responses
1	5 (5.4%)
2	20 (21.7%)
3	38 (41.3%)
4	23 (25.0%)
5 or more	6 (6.5%)
No response	0 (0.0%)
Total	92

4.4 Number of bedrooms currently required

11 respondents said they currently required 1 bedroom (12.0%), 25 identified 2 bedrooms (27.2%), 38 identified 3 bedrooms (41.3%), 14 identified 4 bedrooms (15.2%), whilst 4 (4.3%) identified that they currently required 5 or more bedrooms. All respondents completed the question.

Table 7 - Number of bedrooms currently required

Number of bedrooms	Number of responses
1	11 (12.0%)
2	25 (27.2%)
3	38 (41.3%)
4	14 (15.2%)
5 or more	4 (4.3%)
No response	0 (0.0%)
Total	92

4.5 Bedrooms required in the future

The most common number of bedrooms that respondents will be requiring in 5 years' time was 3 bedrooms, identified by 35 (38.0%) of respondents, whilst 2 bedrooms were identified by 27 (29.3%) respondents, 4 bedrooms by 15 (16.3%) respondents, 1 bedroom by 7 (7.6%) respondents and 5 bedrooms were identified by 4 (4.3%) respondents. 4 (4.3%) people did not complete the question.

Table 8 - Bedrooms required in 5 years' time

Number of bedrooms	Number of responses
1	7 (7.6%)
2	27 (29.3%)
3	35 (38.0%)
4	15 (16.3%)
5 or more	4 (4.3%)
No response	4 (4.3%)
Total	92

4.6 Local connection

Of the 89 respondents completing the question on local connections:

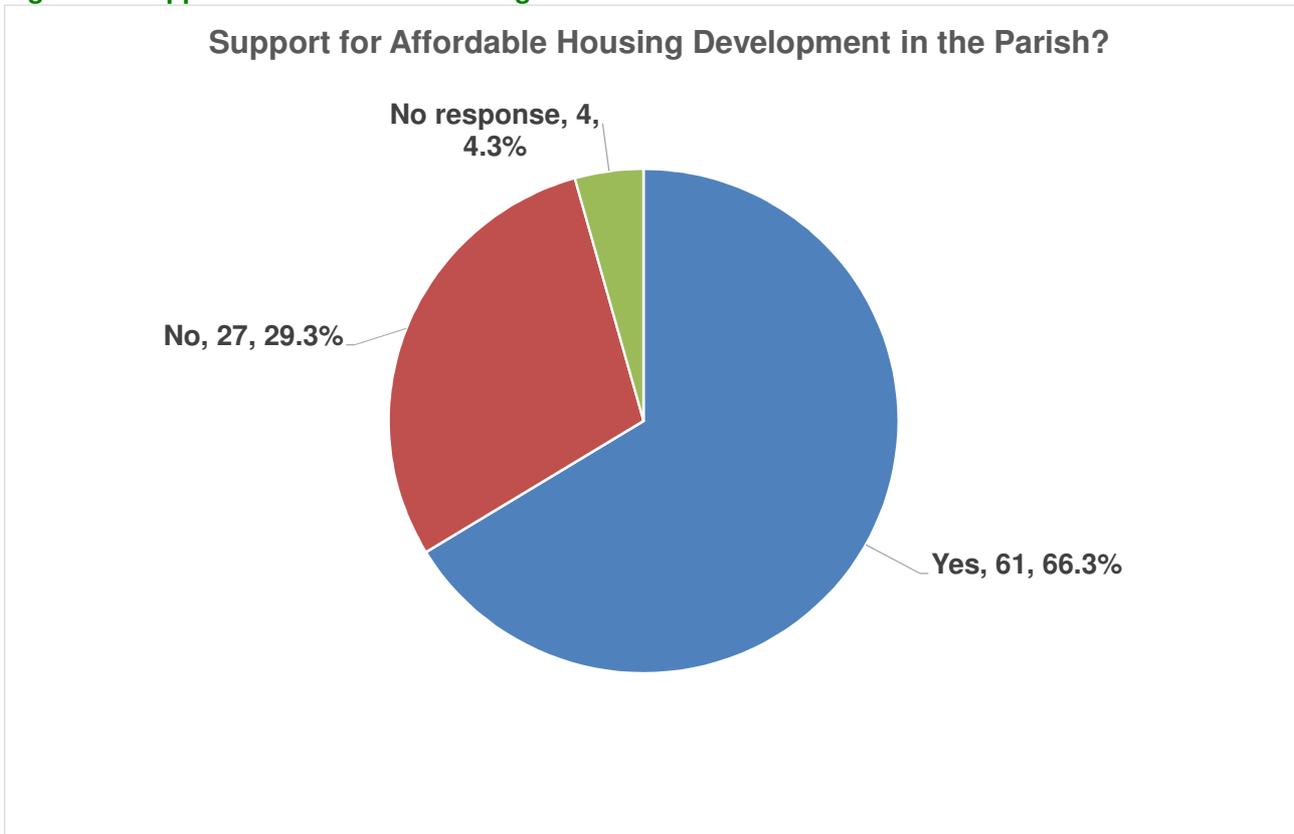
- 86 of them (96.6%) indicated that they currently live in the village/parish;
- 7 of them (7.9%) indicated that they work in the village/parish;
- 14 of them (15.7%) indicated that they have relatives in the village/parish;
- 6 of them (6.7%) indicated that they have previously lived in the village/parish.

Please note, respondents were able to provide more than 1 response.

4.7 Support for Affordable Housing

Of the respondents to the survey, 61 (66.3%) were in favour of a small affordable housing development in Amberley Parish if there was a proven need. 27 respondents (29.3%) said that they would not support it and the remaining 4 respondents did not answer the question (4.3%).

Figure 6 - Support for Affordable housing



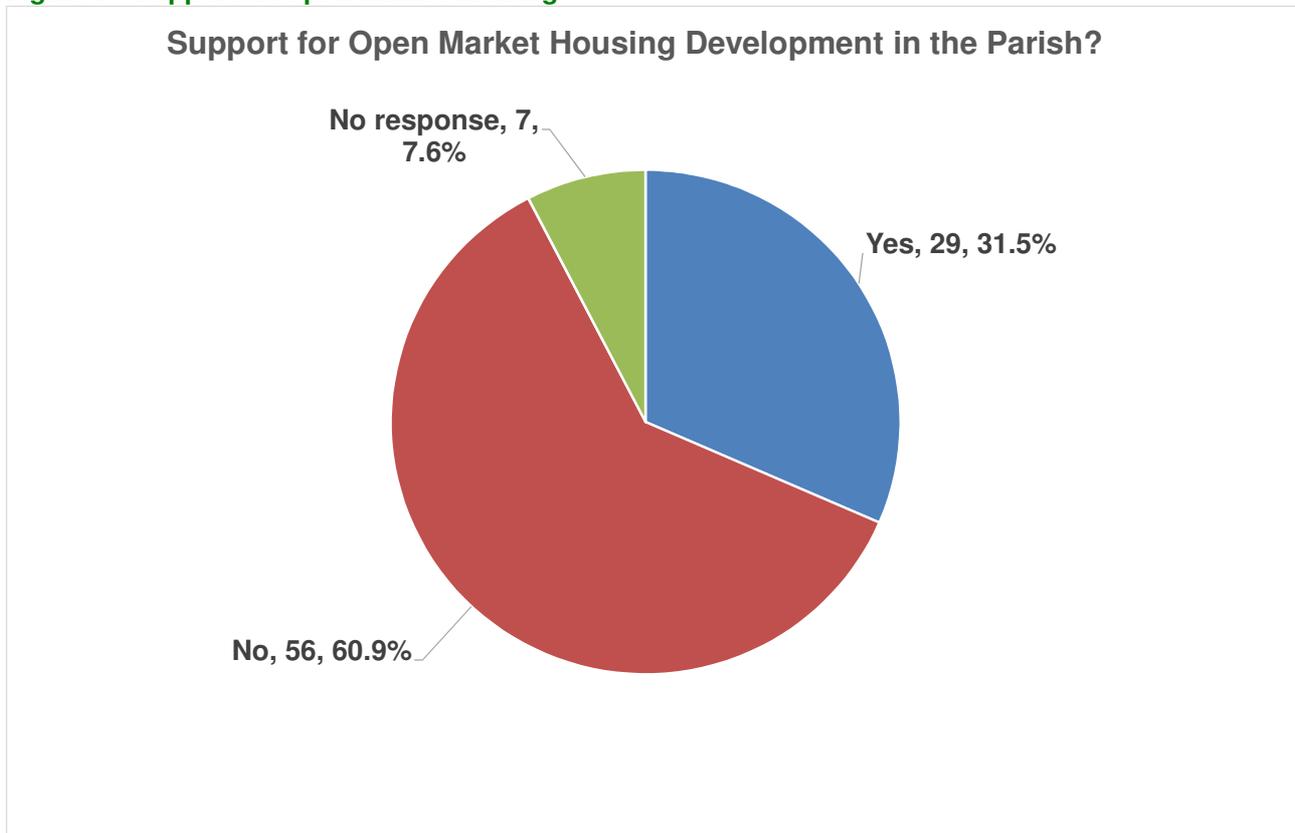
For list of potential sites for affordable houses proposed by respondents – please see separate Suggested Sites document.

4.8 Support for Open Market Housing

Of the respondents to the survey, 29 (31.5%) were in favour of more open market housing in Amberley Parish. As seen below 56 respondents (60.9%) said that they would not support an open market housing development and the remaining 7 respondents did not answer the question (7.6%).

For list of potential sites for affordable houses proposed by respondents – please see separate Suggested Sites document.

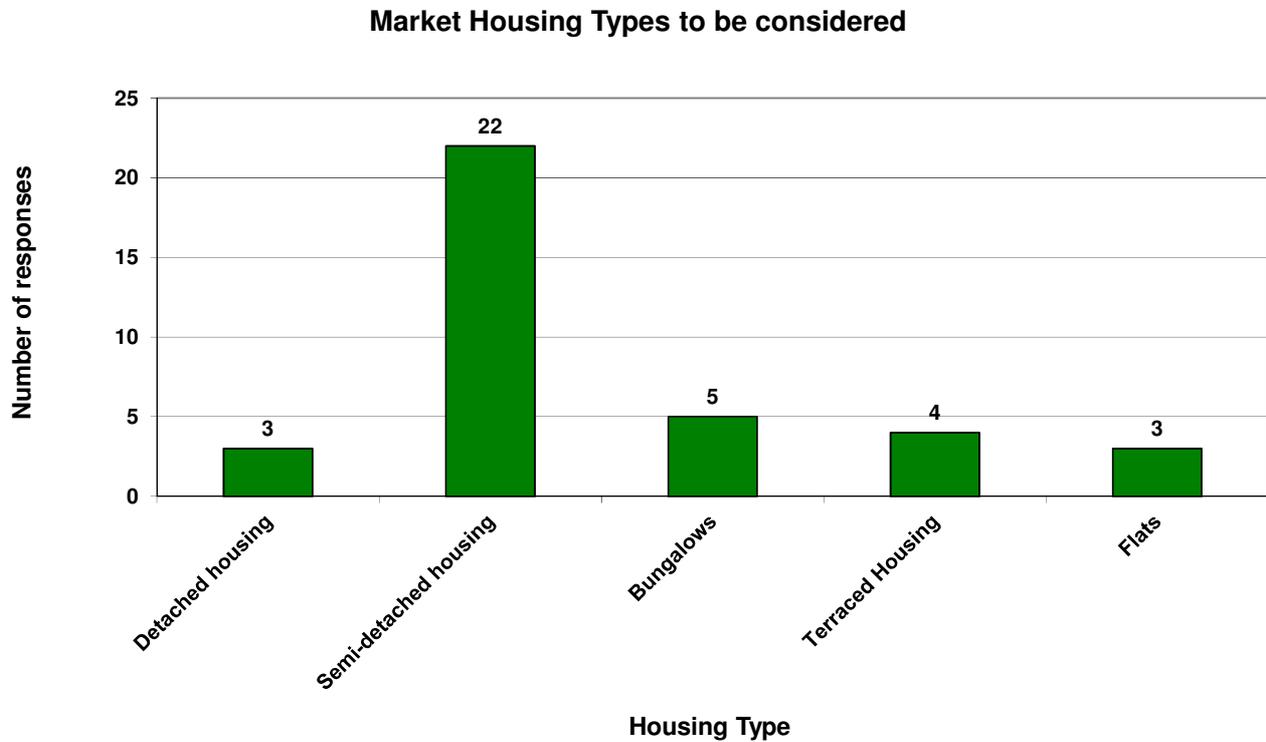
Figure 7 - Support for open market housing



4.9 Types of Open Market Housing that should be considered

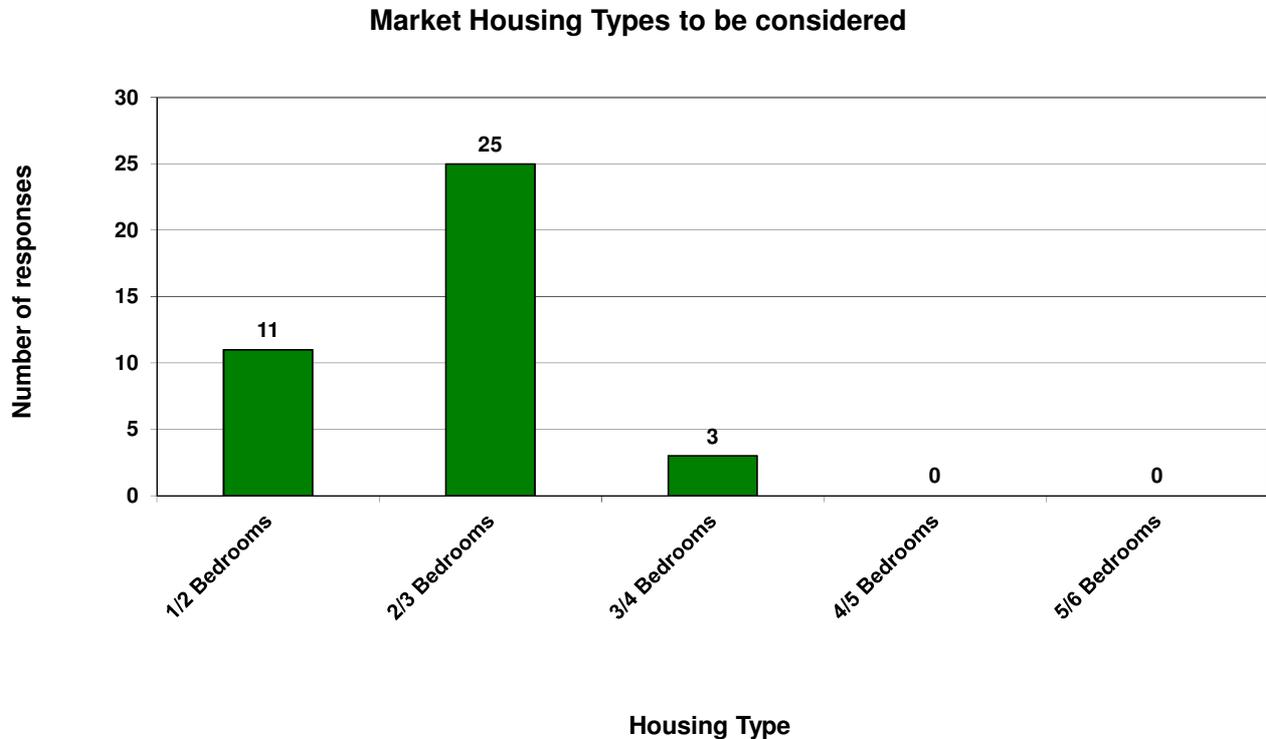
The most commonly identified style of housing which respondents felt should be considered was semi-detached housing which was identified 22 times by the 37 respondents to the question. The next most commonly identified types were bungalows (5 times), terraced housing (4 times) and detached housing (3 times) and Flats were identified 3 times. 55 respondents did not complete the question. *Please note, respondents were able to provide more than 1 response.*

Figure 8 - Types of open market housing to be considered



The most commonly identified size of property to be considered were those with 2/3 bedrooms, these were identified by 25 of the 39 respondents to the question, with 1 & 2 bedroom properties identified 11 times and 3 & 4 bedroom properties 3 times. 53 out of the 92 respondents to the survey did not complete the question. *Please note, respondents were able to provide more than 1 response.*

Figure 9 - Size of open market housing to be considered



4.10 Household members moving in the last 5 years to find homes locally?

From Table 9, it can be seen that a combined total of 1 respondent said that a household member had moved in the last 5 years due to difficulties in finding affordable or other homes locally.

This was in pursuit of Affordable Housing. 86 respondents (93.5%) said that they did not have a household member who had needed to move in the last 5 years and 5 respondents did not complete the question (5.4%).

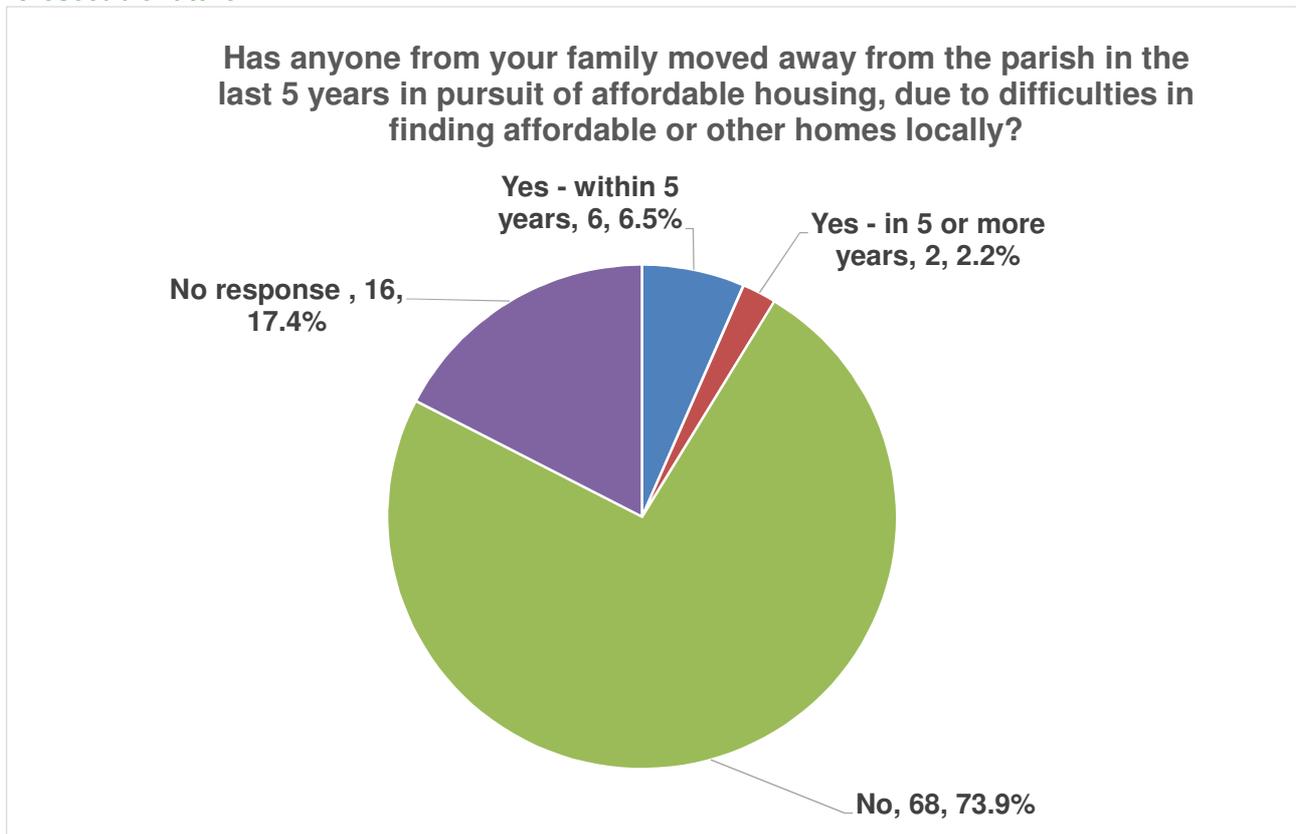
Table 9 – Household members needing to move for housing

Housing Type	Number of households
Yes – Affordable housing	1 (1.1%)
Yes – Other housing	0 (0.0%)
No	86 (93.5%)
No Response	5 (5.4%)
TOTAL	250

4.11 Household members requiring a move to Affordable homes now or in the foreseeable future

68 (73.9%) of respondents said that nobody in their household required a move to Affordable housing now or on the foreseeable future. 6 (6.5%) said they did, within 5 years, 2 (2.2%) said they did in more than 5 years' time. 16 (17.4%) respondents did not complete the question.

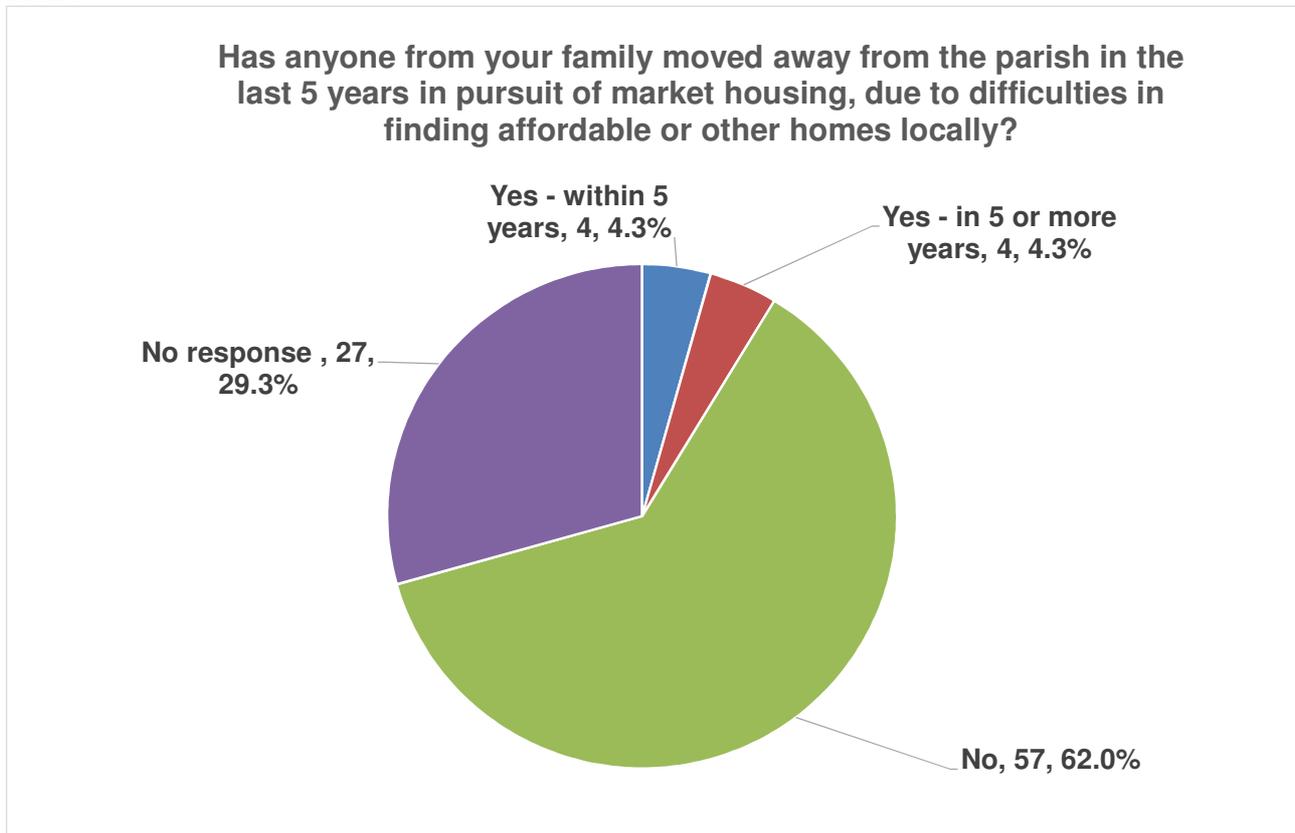
Figure 7 - Those needing to move to an Affordable home within the Parish now or within the foreseeable future



4.12 Household members requiring a move to Market homes now or in the foreseeable future

57 (62.0%) of respondents said that nobody in their household required a move to Market housing now or on the foreseeable future. 4 (4.3%) said they did, within 5 years, 4 (4.3%) said they did in more than 5 years' time. 27 (29.3%) respondents did not complete the question.

Figure 8 - Those needing to move to a Market home within the parish now or within the foreseeable future



4.13 Community Land Trusts

Of the 92 respondents, 32 (34.8%) people said that they would like to see housing and other community assets delivered via a Community Land Trust. 18 (19.6%) said they would not, and 31 (33.7%) said they had no opinion. 11 (12.0%) people did not complete the question.

5 Survey - Part 2 Results

Part 2 of the survey was only completed by those respondents who indicated that their current home was unsuitable for their household's needs.

These were then assessed against the criteria of personal circumstance, income level and evidence of a local connection in order to determine whether each household was a potential candidate for affordable housing in the parish.

A total of 8 respondents completed Part 2 of the Housing Needs Survey. Of these:

- A total of 4 households were identified as being in need of affordable housing, meeting the requirements of local connection, income and personal circumstances.
- 2 households that had completed Part 2 of the survey were excluded from the subsequent analysis on the basis that they had sufficient income to obtain housing via the open market, that their current home was adequate in meeting their current housing requirements or that they did not possess a sufficiently strong local connection to the parish. This made them ineligible for affordable housing and given that they did not express a desire for market housing, they were excluded from that analysis also.
- 2 households that completed Part 2 of the survey expressed a desire to obtain open market housing.

Section 6 provides an overview of the responses received from those forms which outlined a desire to purchase open market housing. This includes those properties that wished to downsize from their existing property.

Section 7 provides an overview of the responses received from households identified as being in housing need of affordable housing within the parish. Please be aware that this information represents responses to the Housing Needs Survey and does not include information relating to the Local Authority Housing Register. The number of households identified as being in need by the survey that are also on the Housing Register (as disclosed by respondents) is identified in the section below.

6 Summary of Market Demand

Table 10 - Summary of Market Demand

Type of Household	Age	Income (£ 000s)	Savings (£ 000s)	Local Connection	Timeframe for move	Current tenure /type	Required tenure/type of accommodation needed	Reasons for moving
Older Couple	70s/80s	?	?	Live in parish	5 or more years	Live in 4 bed house - Own home with no mortgage	Require residential care/ground floor accommodation	Seeking more manageable and smaller 3 bed property
Single older person	70s	<9,999	Over 10	Live in parish	?	Lives in 2 bed shared ownership property	Seeking to buy 2 bed house on open market	Requires retirement accommodation

7 Affordable Need

7.1 Residence and Local Connection

Of the 4 respondents in need of affordable housing:

- 4 currently live in Amberley Parish (100.0%)
- 2 currently work in Amberley Parish (50.0%)
- 1 have relatives in Amberley Parish (25.0%)
- 1 have previously lived in Amberley Parish (25.0%)

Please note, respondents were able to provide more than 1 response.

7.2 Length of residence

The table below provides a breakdown of the length of residence for those 4 respondents that identified that they currently live in Amberley Parish, worked in the parish, have relatives in the parish or lived in Amberley Parish on a previous occasion (where they answered this question).

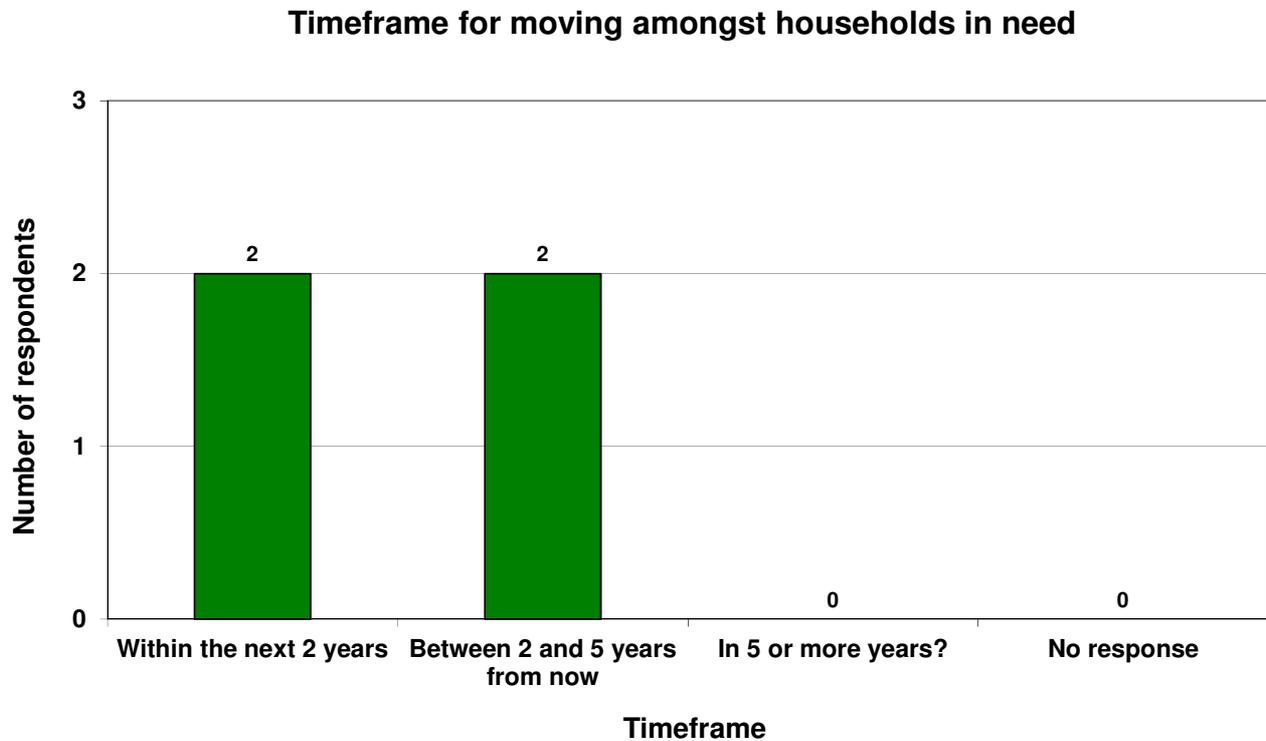
Table 11 - Length of residence

	0-5 years	6-10 years	11-15 years	16-20 years	21-25 years	26-30 years	30+ years	Whole Life	Years unspecifi ed	Total
Currently live in Amberley Parish	1 (25.0%)	0 (0.0%)	0 (0.0%)	0 (0%)	0 (0%)	1 (25.0%)	0 (0.0%)	0 (0.0%)	2 (50.0%)	2
Work in the Parish	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0%)	4 (100.0%)	4
Have relatives in the Parish	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	4 (100.0%)	4
Previously lived in Amberley Parish	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	4 (100.0%)	4

7.3 When accommodation is required

A total of 2 (50.0%) of the respondents in housing need stated that they would need to move within the next 2 years and 2 (50.0%) said they would need to move between 2 and 5 years from now. Zero respondents (0.0%) made clear that they would need to move in 5 or more years from now. All respondents completed the question.

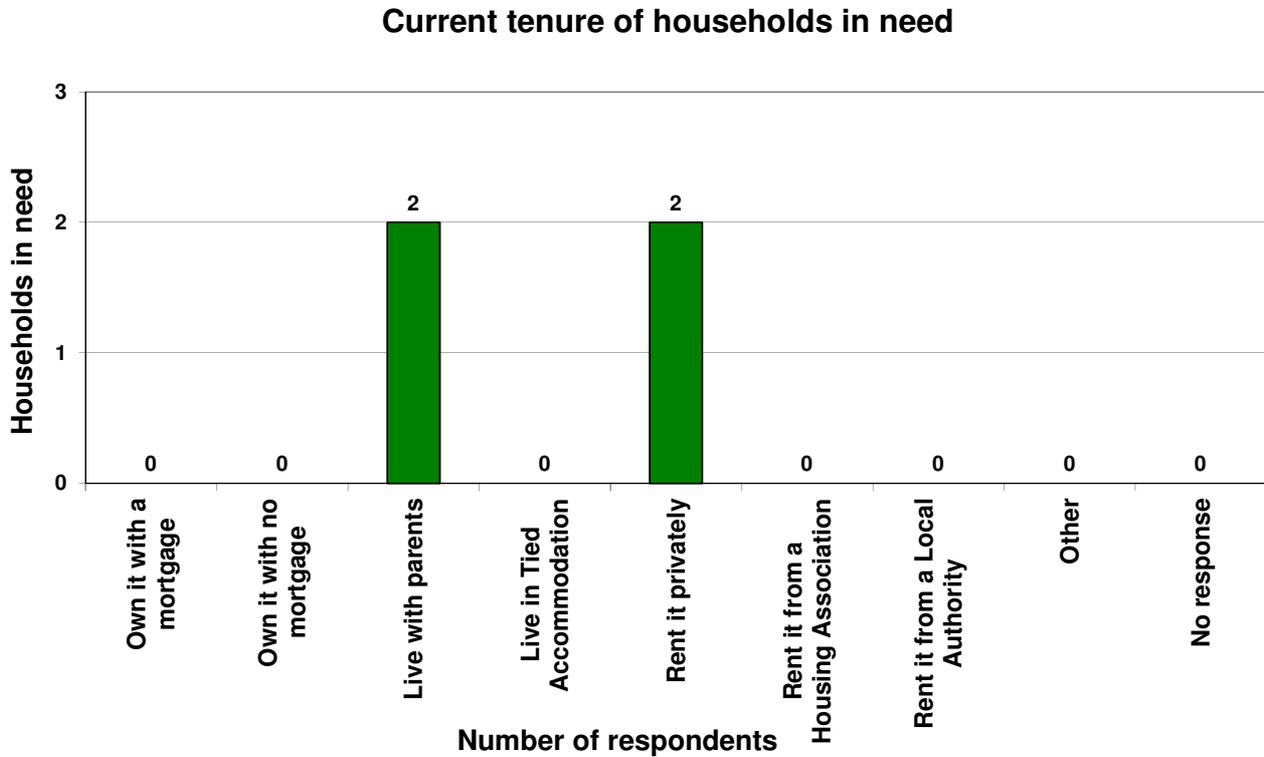
Figure 9 - Likely timeframe in which respondents would need to move



7.4 Current tenure of households in need

Of those households identified as being in need: 2 were renting privately (50.0%) and 2 were living with parents (50.0%). All respondents completed the question.

Figure 10 - Current tenure of households in need



7.5 Housing Register

0 respondents (0.0%) with a local connection who indicated a housing need are currently on the Local Authority or Housing Association housing register, with 4 respondents (100.0%) not currently being on the housing register. All respondents completed the question.

7.6 Reasons for moving

As shown in the Table below, when asked why the household needed to move: 3 respondents said it was to set up an independent home and 1 needed a cheaper home. All respondents completed the question.

Table 12 - Reasons for needing to move house

Reason for moving	Number of respondents
Need to set up an independent home	3 (75.0%)
Need larger home	0 (0.0%)
Need to be closer to carer or dependent, to give or receive support	0 (0.0%)
Need cheaper home	1 (25.0%)
Need to avoid harassment	0 (0.0%)
Need to be closer to employer	0 (0.0%)
Need a secure home	0 (0.0%)
Need to change tenure	0 (0.0%)
Need adapted home	0 (0.0%)
Need a more manageable home	0 (0.0%)
Need to be closer to/have access to public transport	0 (0.0%)
Need a smaller home	0 (0.0%)
Other	0 (0.0%)
No response	0
TOTAL	4

7.7 Accommodation requirements

Of the in-need households, 0 (0.0%) respondents identified a need for accommodation on the ground floor, 0 (0.0%) indicated a need for sheltered housing with support services provided, 0 (0.0%) for sheltered housing with support services and 0 (0.0%) for residential accommodation with care provided. All respondents did not complete the question.

7.8 Preferred tenure

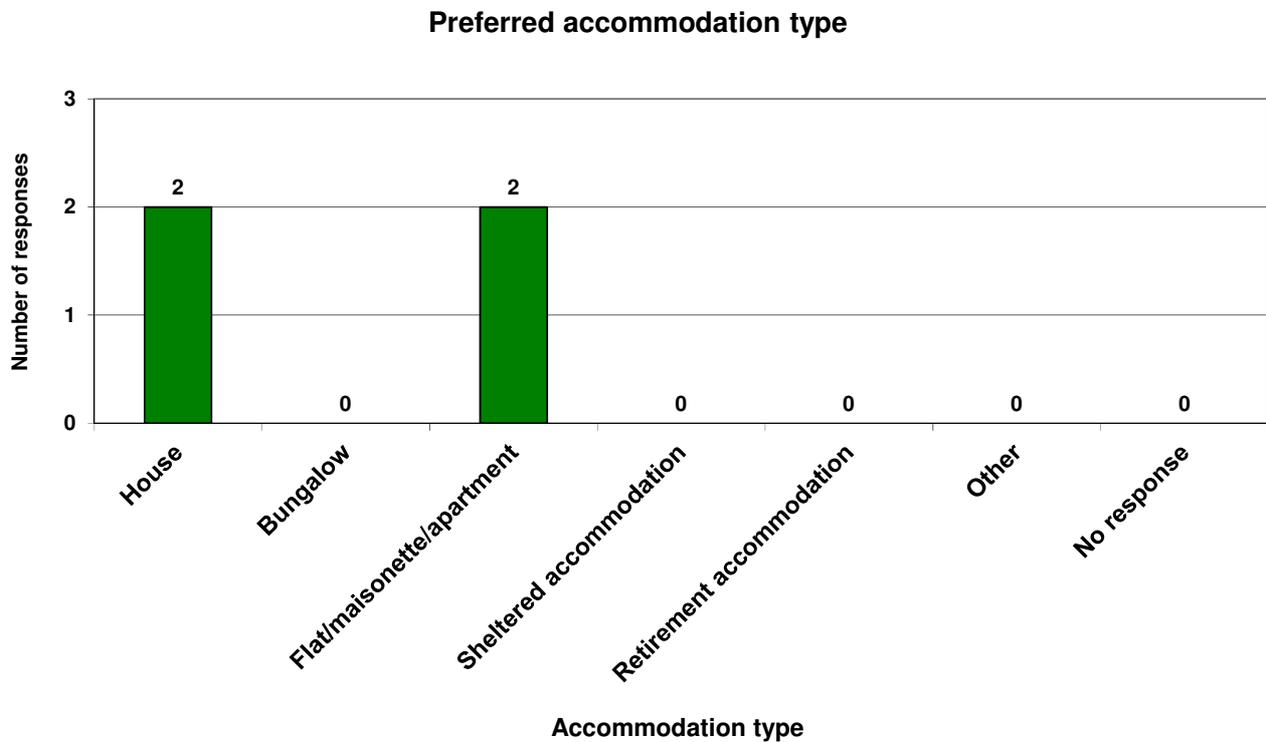
Of the 4 households in need of affordable housing 2 indicated a preference to rent from a Housing Association (50.0%), 1 to buy on the open market (25.0%) and 1 for a shared-ownership property (25.0%). All respondents completed the question.

7.9 Housing Type

2 respondents indicated a preference for a house (50.0% of respondents) and 2 for a flat/maisonette/apartment (50.0%). All respondents completed the question.

Note – respondents were permitted to express more than one preference.

Figure 11 - Preferred accommodation type



7.10 Number of bedrooms required

A total of 2 respondents (50.0%) indicated that any new residence would require 2 bedrooms in order to meet their requirements, whilst 1 would require 1 bedroom (25.0%) and 1 would require 3 bedrooms (25.0%). All respondents completed the question.

7.11 Affordability

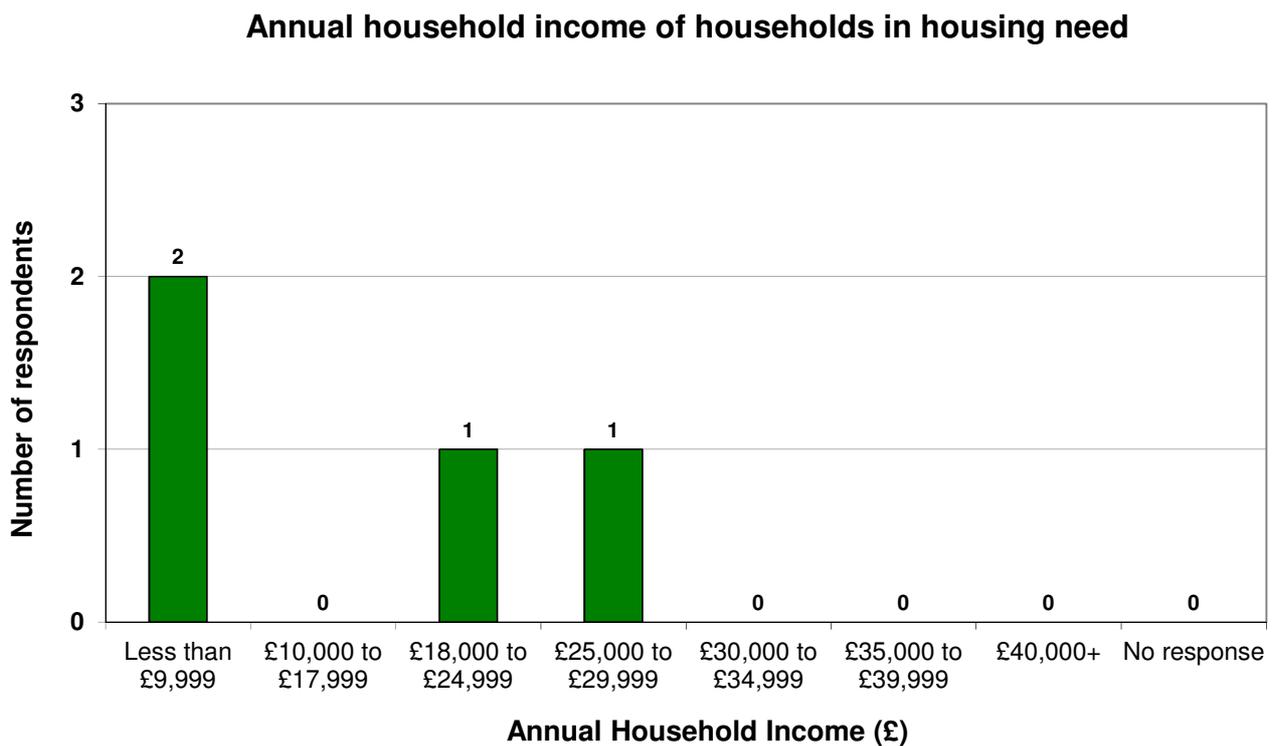
To enable an accurate calculation of the number of people that are in housing need and cannot afford to either purchase or rent on the open market, respondents were asked for their gross annual income and the amount of savings they have.

The graph below outlines the annual incomes for those in housing need and that have a local connection. Those households with relatively high incomes were still below the figure determined to be able to afford a property in Amberley Parish. The financial assessment of their ability to purchase or rent on the open market is based on each households' overall circumstance including household composition (numbers of children) age and finances. The particular set of circumstances for individual households is not presented for confidentiality reasons. The most common annual income was in the less than £9,999 category.

From the graph below it can be seen that

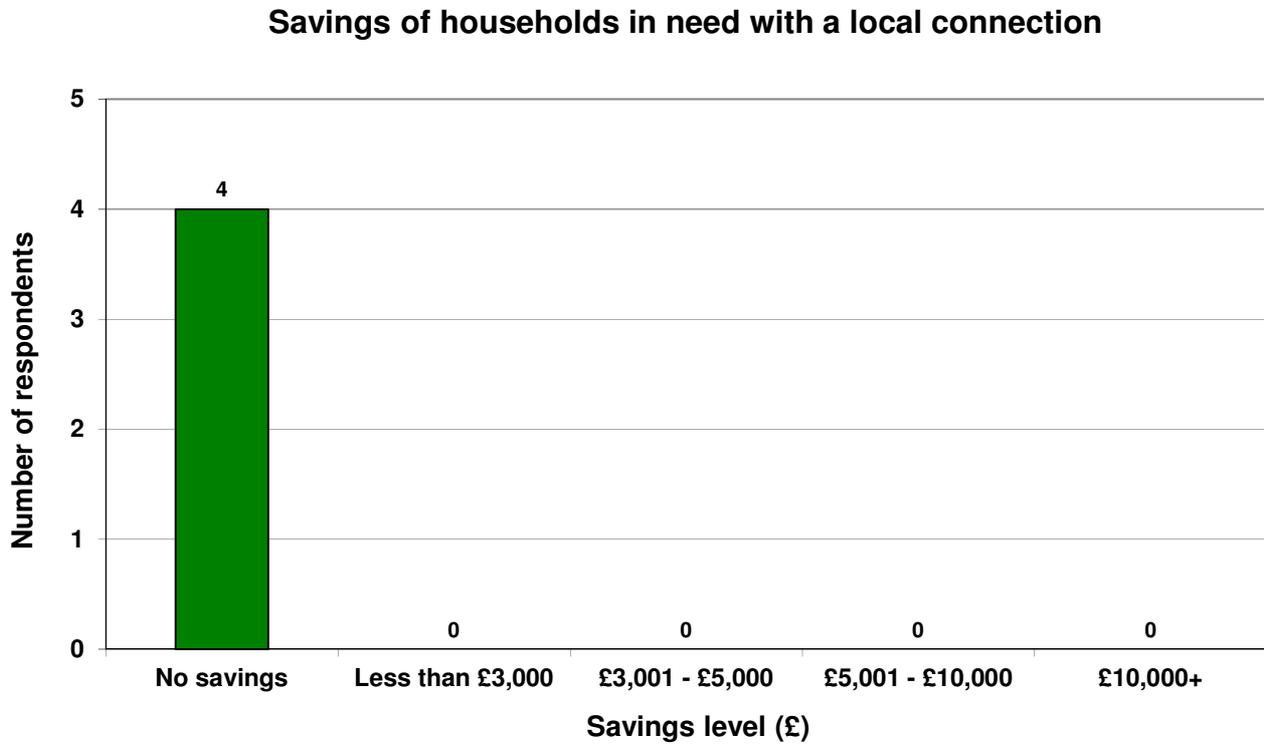
- 3 (75.0%) households have an income below £24,999 per annum - which is the lowest level of income that would be considered eligible for shared ownership housing.
- 1 (25.0%) households have an income of over £25,000 and may therefore be eligible for shared ownership housing.
- All respondents provided an answer to the question.

Figure 12 - Annual Incomes of Households in Housing Need with a local connection



From the graph below, it can be seen that 4 households in housing need have no savings (100.0%). 0 households have savings less than £3,000 (0.0%), 0 households have savings between £3,001 and £5,000 (0.0%), 0 households have savings between £5,001 and £10,000 (0.0%) and 0 households have savings in excess of £10,000 (0.0%). All respondents completed the question.

Figure 13 - Savings of Households in Housing Need with a local connection



8 Summary of Affordable Housing Need

There are 4 households in housing need who have a local connection and who cannot afford to either purchase or rent on the open market. The breakdown of the types of households in need is provided below:

Table 13 - Breakdown of households in need

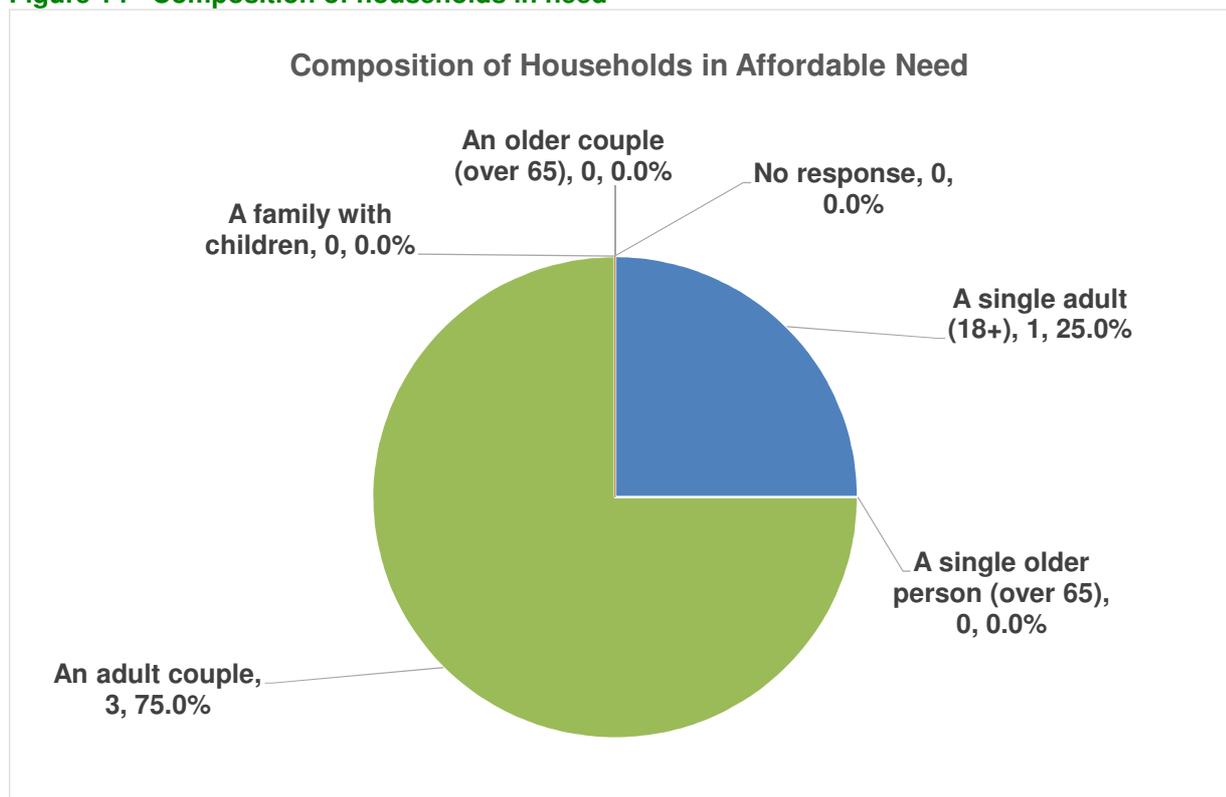
Household type	Number of respondents	Timeframe for move			
		< 2 years	2-5 years	5+ years	Unspecified
A single adult	1 (25.0%)	1	0	0	0
A single older person (over 65)	0 (0.0%)	0	0	0	0
An adult couple (18-64)	3 (75.0%)	1	2	0	0
An older couple (Over 65)	0 (0.0%)	0	0	0	0
A family with children	0 (0.0%)	0	0	0	0
TOTAL	4	0	0	0	0

Family with children - Number of children	Number of respondents
1	0 (0%)
2	0 (0%)
3	0 (0%)
4	0 (0%)
5	0 (0%)
No response	0 (0%)
TOTAL	0

8.1 Household composition

The household makeup of the households in housing need with a local connection and who cannot afford to buy or rent on the open market are shown below.

Figure 14 - Composition of households in need



9 Summary & Conclusions

The Amberley Housing Needs Survey had a good response rate with a third of households responding to the survey (32.5%). These respondents expressed their strong support for the provision of local needs affordable housing locally; with two thirds (66%) in favour of this principle. There was however much less support for further market housing to be made available with most respondents against this; 61%.

There is a very modest demand for market housing related to the need for some smaller units for older people to downsize to. The two households identified in Table 10 are older people in their seventies who own their homes but need something smaller and more manageable (one household) or some form of retirement housing (one household)

There was a small need identified for affordable housing in the parish; with only four households identified. This relates to three couples and one single person on modest incomes (below £25,000) who need affordable rented accommodation.

In summary there is a very small unmet need for some affordable housing for those with a local connection to the parish and an even smaller demand for market housing for older people. Should a local needs scheme be progressed the actual number of units, their type and tenure is however a matter which would be determined in due course and would depend on a number of factors including the size and suitability of any sites which may become available. The views of Horsham District Council housing and planning departments, the South Downs National Park Authority, Amberley Parish Council and local community are of course important in this respect also.

The logical next step in seeking to address the needs identified is to set up a housing sub group of the Parish Council which could begin the task of seeking to identify a suitable site locally. This evidence of housing need will also be used to inform the Amberley Neighbourhood Development Plan.