

The background of the entire page is a grayscale photograph. It depicts a human hand, palm up, holding a small, three-dimensional house. The house is constructed from folded banknotes, with the number '10' visible on the side. The house has a pitched roof and arched windows. The lighting is soft, creating a sense of care and support.

**Action in  
rural Sussex**

# **HOUSING NEEDS SURVEY REPORT**

**Slaugham Parish  
MID SUSSEX DISTRICT  
MAY 2010**

# Introduction

Action in rural Sussex was asked by Slaugham Parish Council to carry out a Housing Needs Survey in Slaugham. The aim of the survey was to determine the existing and future housing needs of residents in Slaugham Parish, particularly those on low or modest incomes. This report identifies the housing that is required by local people in Slaugham Parish and reports on the views of residents regarding an affordable housing development within the parish.

*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 (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.*

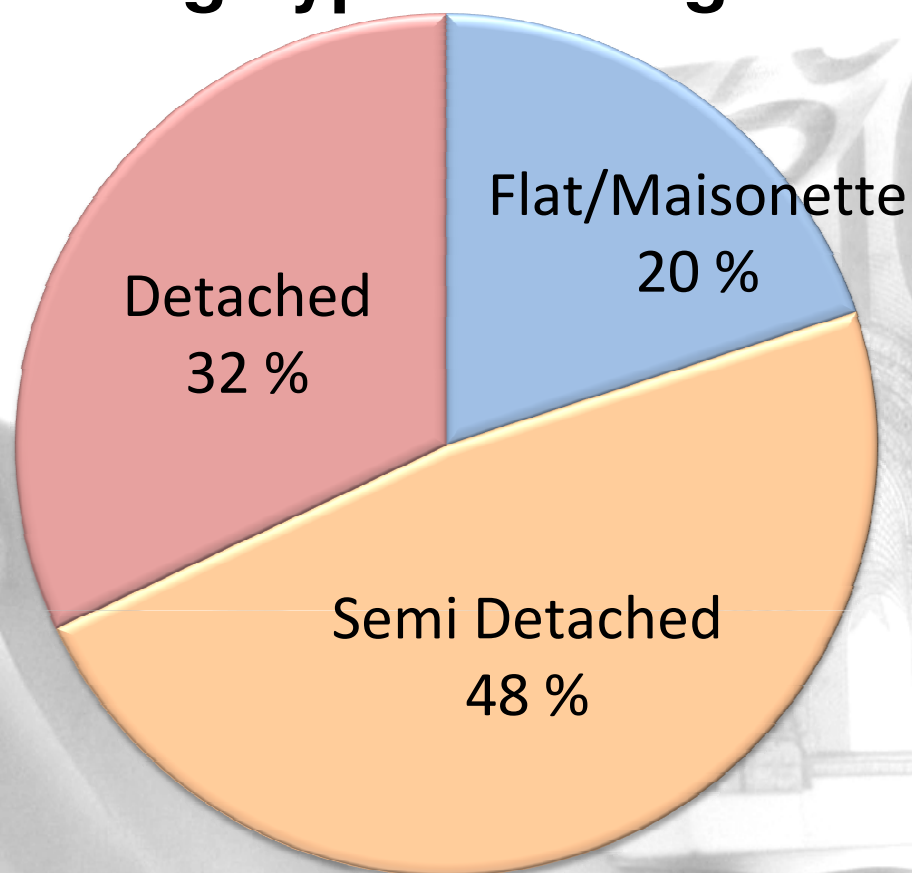
# Slaugham Parish

Slaugham Parish is a civil Parish in the Mid Sussex District of West Sussex. It is located seven miles (11 km) to the south of Crawley, on the A23 to Brighton. The civil Parish covers an area of **2432** hectares (6007 acres) and has a population of **2226** persons living in **943** dwellings of whom **1174** were economically active (2001 census).

The Parish contains the settlements of Pease Pottage, Handcross and Warninglid, in addition to Slaugham Parish itself. St Mary's Church, a Grade II listed building dating mostly from the 12th and 13th centuries and situated opposite Slaugham's village green, serves all four villages.

Figure 1 shows that there is a high proportion of semi-detached homes in the Parish this is followed by detached properties, with flats and maisonettes being in lowest supply although still representing **20%** of properties. The 2001 census data revealed there to be **990** dwellings of which 9 are second homes within the parish. Table 1 shows that there is a slightly lower percentage of detached homes within Slaugham Parish in comparison to district-wide numbers. This table also clearly shows that there is a similar percentage of semi detached homes and a slightly higher percentage flats in the Parish when compared with the whole of the Mid Sussex District.

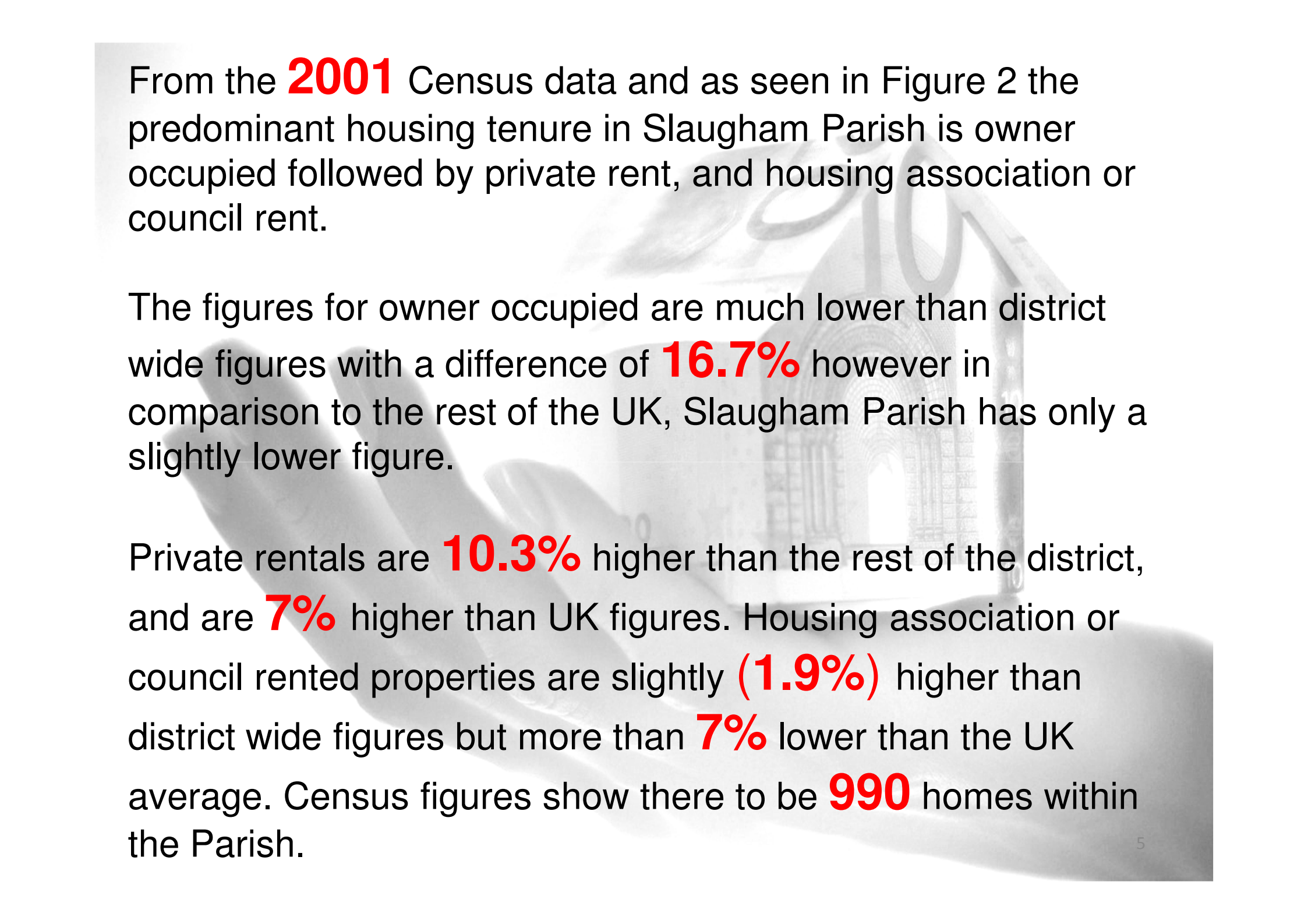
# Figure 1. Housing Type in Slaughtam Parish



**Table 1.** Housing Type in the Mid Sussex District and Slaughtam Parish

Housing Type	Mid Sussex District	Slaughtam Parish
Detached	19,648 (36.9%)	313 (32%)
Semi-detached	25,025 (47%)	480 (48%)
Flat / Maisonette	8,496 (15.1%)	197 (20%)



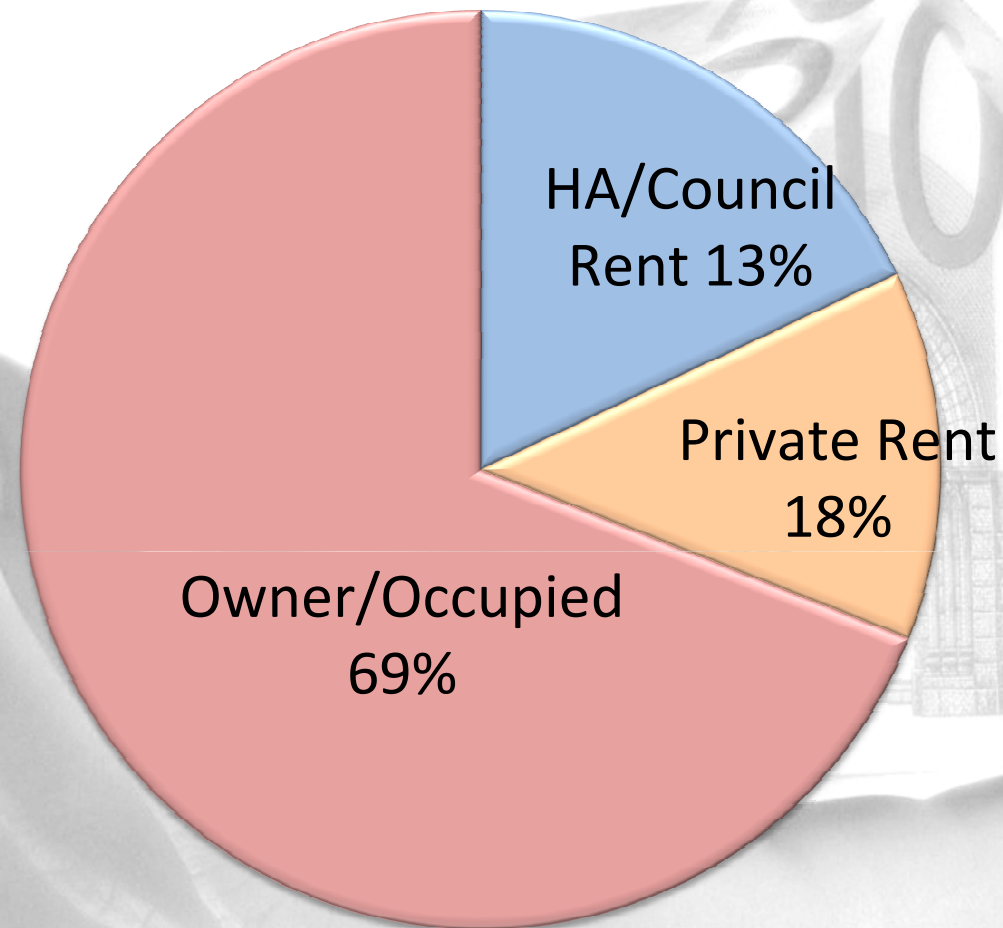
A faint background image showing a hand holding a small model of a house, which is placed on a balance scale. The scale is tilted, with the house side being lower, suggesting it is heavier or more significant.

From the **2001** Census data and as seen in Figure 2 the predominant housing tenure in Slaugham Parish is owner occupied followed by private rent, and housing association or council rent.

The figures for owner occupied are much lower than district wide figures with a difference of **16.7%** however in comparison to the rest of the UK, Slaugham Parish has only a slightly lower figure.

Private rentals are **10.3%** higher than the rest of the district, and are **7%** higher than UK figures. Housing association or council rented properties are slightly (**1.9%**) higher than district wide figures but more than **7%** lower than the UK average. Census figures show there to be **990** homes within the Parish.

## Figure 2. Housing Tenure in Slaughtam Parish



Tenure	UK	Mid Sussex	Slaughtam Parish
Owner occupied	70%	81.7%	69%
HA / Council rent	19%	10.1%	13%
Private rent	10%	6.7%	18%

(Source:Census 2001)

# Method

Action in rural Sussex worked with Slaugham Parish Council and Mid Sussex District Council to agree the method and process by which the housing needs survey would be conducted.

The standard Defra Housing Need Survey with amendments was agreed and consisted of two parts, the first part was for all households to fill in and the second was for those who are in housing need to complete.

The survey was delivered by post to the 990 homes in the parish. A pre-paid envelope was included for residents to return the survey by 28<sup>th</sup> May 2010 to Action in rural Sussex for analysis.

# Response

Overall **990** questionnaires were sent out one to each home in the parish. A total of **271** forms were returned, giving a response rate of **27%** from the **990** homes. This is a good response rate for a housing needs survey.

From the responses that were received, **267** households were living in their main home, **1** household said it was their second home and **3** did not respond. Therefore the number of respondents analysed for this survey is **270**, as the respondents who stated their property was their second home were not required to fill in the questionnaire.



## **Part 1 – You and Your Household**

### ***Second Homes***

In Slaugham Parish there are **9** second homes according to the 2001 census information, this represents less than **1%** of the parish. **1** respondent to this survey said the property was their second home, **267** respondents said that the property was their main home, **3** respondents did not answer this question.

### ***Current Location***

**174** respondents said that they are currently living within the Parish of Slaugham, whilst **3** are not. **93** respondents did not respond.

### ***Description of Current Home***

The majority of respondents (**214**) described their homes as a house, followed by **25** who described their home as a bungalow and **25** as a flat/maisonette.

**Table 3.** Current property description

<b>Description of Current Home</b>	<b>Number of respondents</b>
House	214
Bungalow	25
Flat / Maisonette	25
Sheltered Housing (Private Sector)	1
Other	0
No Response	5
TOTAL	270

## ***Number of Bedrooms in Current Home***

Table 4 demonstrates that **26** respondents said that they had a bed-sit or one bedroom, **63** had two bedrooms, **102** respondents had three bedrooms and **75** respondents have **4** or more bedrooms.

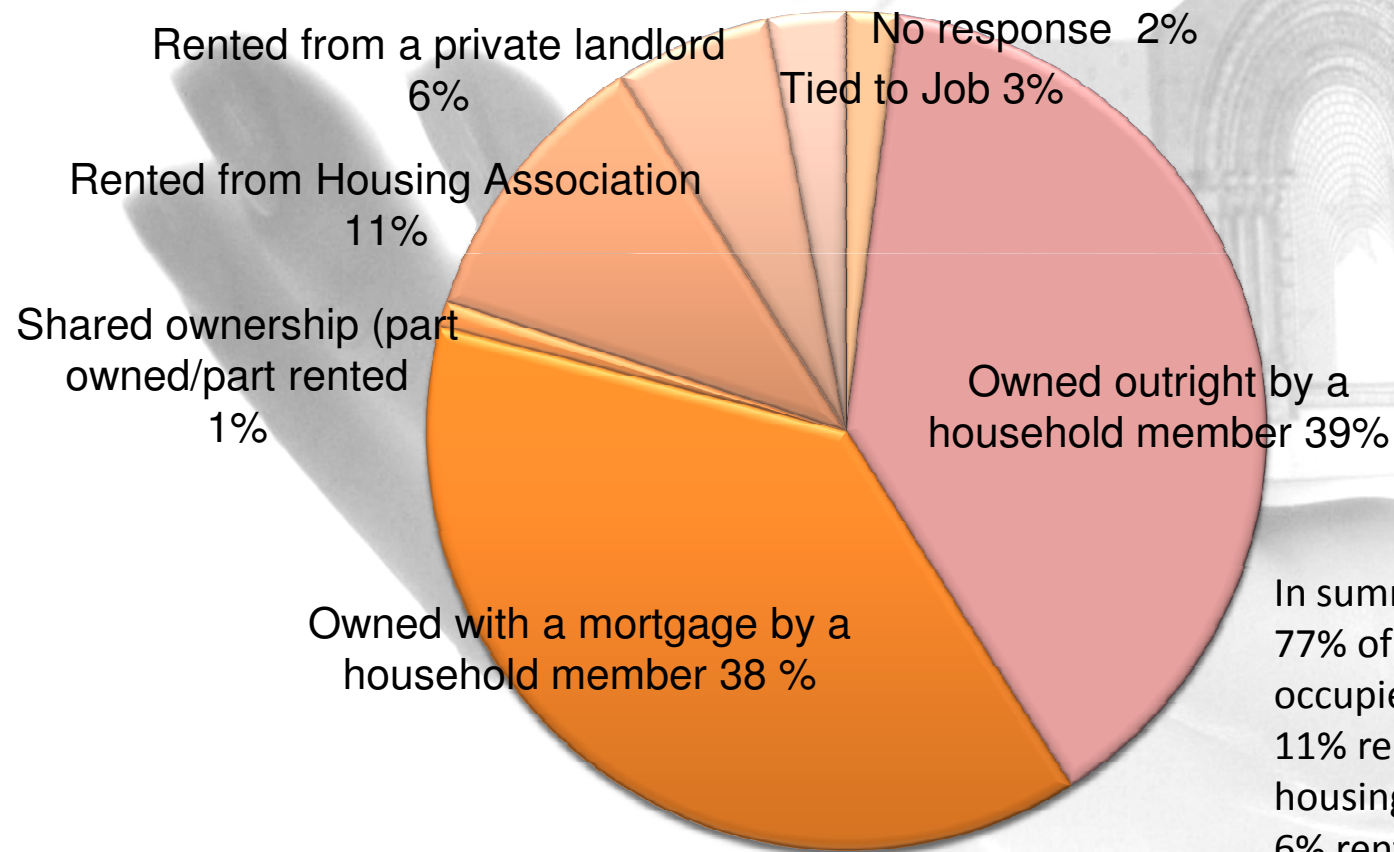
**Table 4.** Number of bedrooms in current property.

<b>Number of bedrooms</b>	<b>Number of respondents</b>
Bed-sit / one bedroom	26
Two bedrooms	63
3 bedrooms	102
4 or more bedrooms	75
No Response	4
TOTAL	270

## ***Tenure of Current Home***

As seen in Figure 3 below, the majority of respondents owned their homes with a mortgage, closely followed by owning the property outright. **3** respondents are living in a shared ownership property, **29** are renting from a Housing Association, **15** respondents are renting from a private landlord, **1** respondent ticked other and **5** respondents did not answer the question.

**Figure 3.** Current Tenure of Home



In summary from Figure 3.  
77% of households are owner occupiers:  
11% rent their property from a housing association:  
6% rent the property from a private landlord:

## ***Adaptations***

**5** respondents said that their current home required adaptations to become suitable for the needs of a household member. **256** respondents said that their home did not require any adaptations and **9** households did not respond to this question.

## ***Other Family Members***

**16** households reported knowing of a family member who has had to move away from the Parish in the last 5 years due to the difficulties in finding a suitable home locally.

### ***Does any family member need to move now or in the next 5 years?***

From Table 5, it can be seen that **34** respondents said that a household member will need to move, **27** said it was needed within 5 years and **17** said they needed to move in **5** or more years. **211** respondents said that they did not need to move and **15** households did not answer this question.

**Table 5.** Does the household need to move

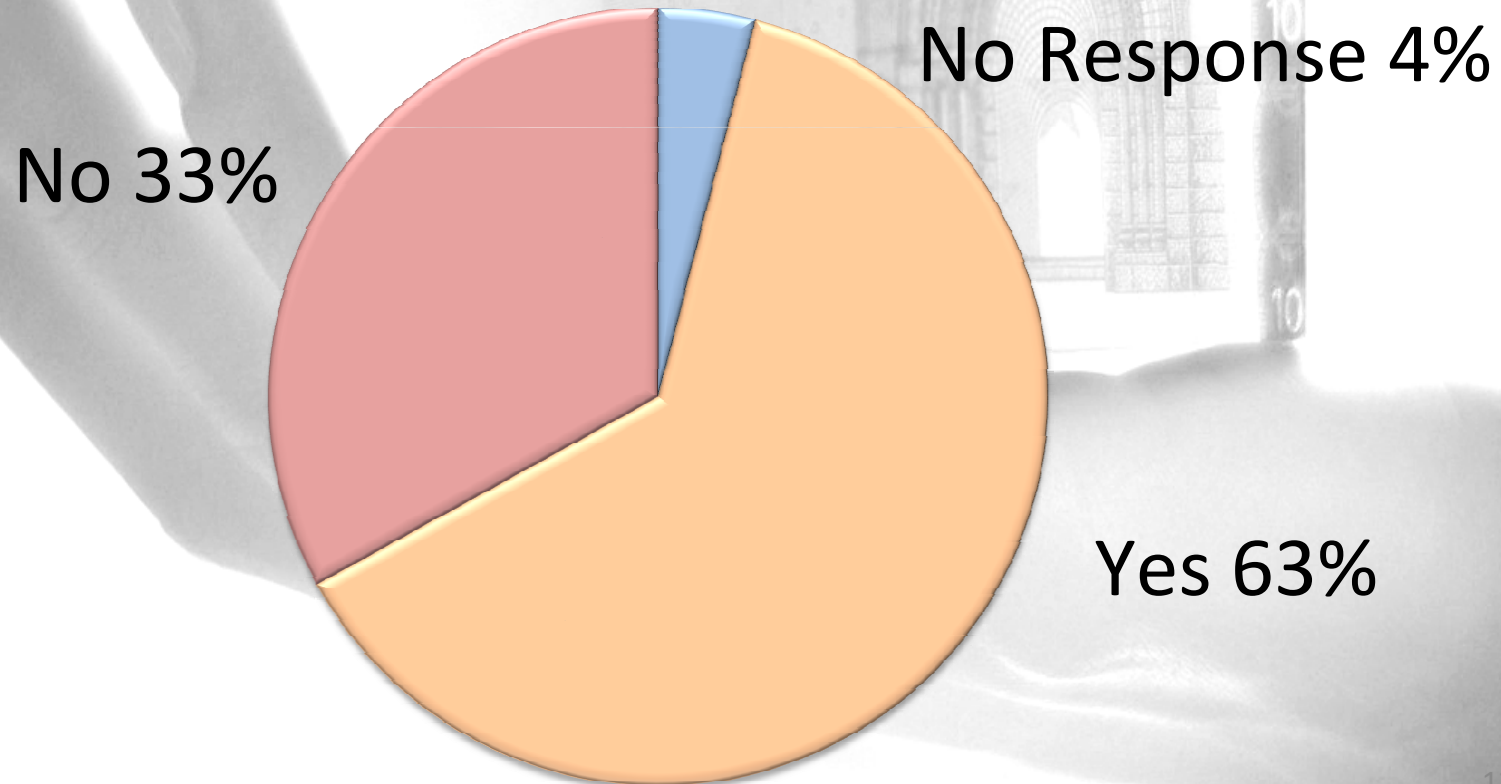
<b>Does the household need to move</b>	<b>Number of households</b>
Yes, within 5 years	27
Yes, in 5 or more years	17
No	211
No Response	15
TOTAL	270



## Support for Affordable Housing

Out of all the responses to the survey **170 (63%)** of households were in favour of a small affordable housing development for local people in Slaugham Parish if there was a proven need, as seen in Figure 4. **88** respondents **(33%)** said that they would not support an affordable housing development and the remaining **12** respondents did not answer the question.

**Figure 4.** Support for an Affordable Housing Development in Slaugham Parish.





**Table 6.** Support for Affordable Housing in Slaugham Parish and length of residency

Number of years of residency	Yes	No	No Response	TOTAL
Less than 3	15	9	0	24
3 – 10	48	29	2	79
11 – 20	25	16	0	41
21 – 30	29	12	2	43
31 – 40	19	7	1	27
41 – 50	8	6	1	15
51 +	0	0	0	0
Did not state length of residency	26	9	6	32
TOTAL	170	88	12	270

### ***Length of Residency***

From Table 6 it can be seen that approximately **61%** of respondents have lived in the Parish for more than 10 years. **126** households have lived in the Parish for over **20** years.

# Older People's Housing

To help us identify future needs for older people's accommodation and services, a section on older people's housing was included in this survey. This section specified an age range of **50+** and received a response from 159 residents.

All 159 respondents to this questionnaire gave details of their age.

**29%** of respondents were aged between **50 – 59**,

**28%** of respondents were aged between **60 – 69**,

**26%** of respondents were aged between **70 – 79**,

**14%** were aged between **80 - 89** and

**2%** of respondents were over **90** years old.

**Table 7.** Ages of respondents

50 - 59	46
60 - 69	45
70 - 79	42
80 - 89	23
90+	3
TOTAL	159

**Table 8** shows that the majority of older people responding to this survey **(73%)** live in houses; **12%** live in bungalows and **12%** live in bedsits. **1%** live in Sheltered Housing.

**Table 8.** Current Accommodation

House	115
Bungalow	20
Bedsit	20
Flat	0
Sheltered Housing	1
Other	0
No Response	3
TOTAL	159

**Table 9** shows that the majority of older people who responded to this survey own their homes outright (**59%**). **21%** own their homes with a mortgage, **10%** rent from a housing association, and **5%** rent from a private landlord.

**Table 9. Current Tenure**

Owned outright by a household member	93
Owned with mortgage by a household member	33
Shared ownership (part owned/part rented)	1
Rented from a local authority	0
Rented from a housing association	16
Rented from a private landlord	8
Tied to job	5
Other	1
No Response	2

## ***Is your current home suitable for your circumstances?***

**6** households claimed that their current home was not suitable for their circumstances:

**2** of these respondents were aged **50 – 59**,

**3** were aged **60 – 69** and **1** was aged **90+**.

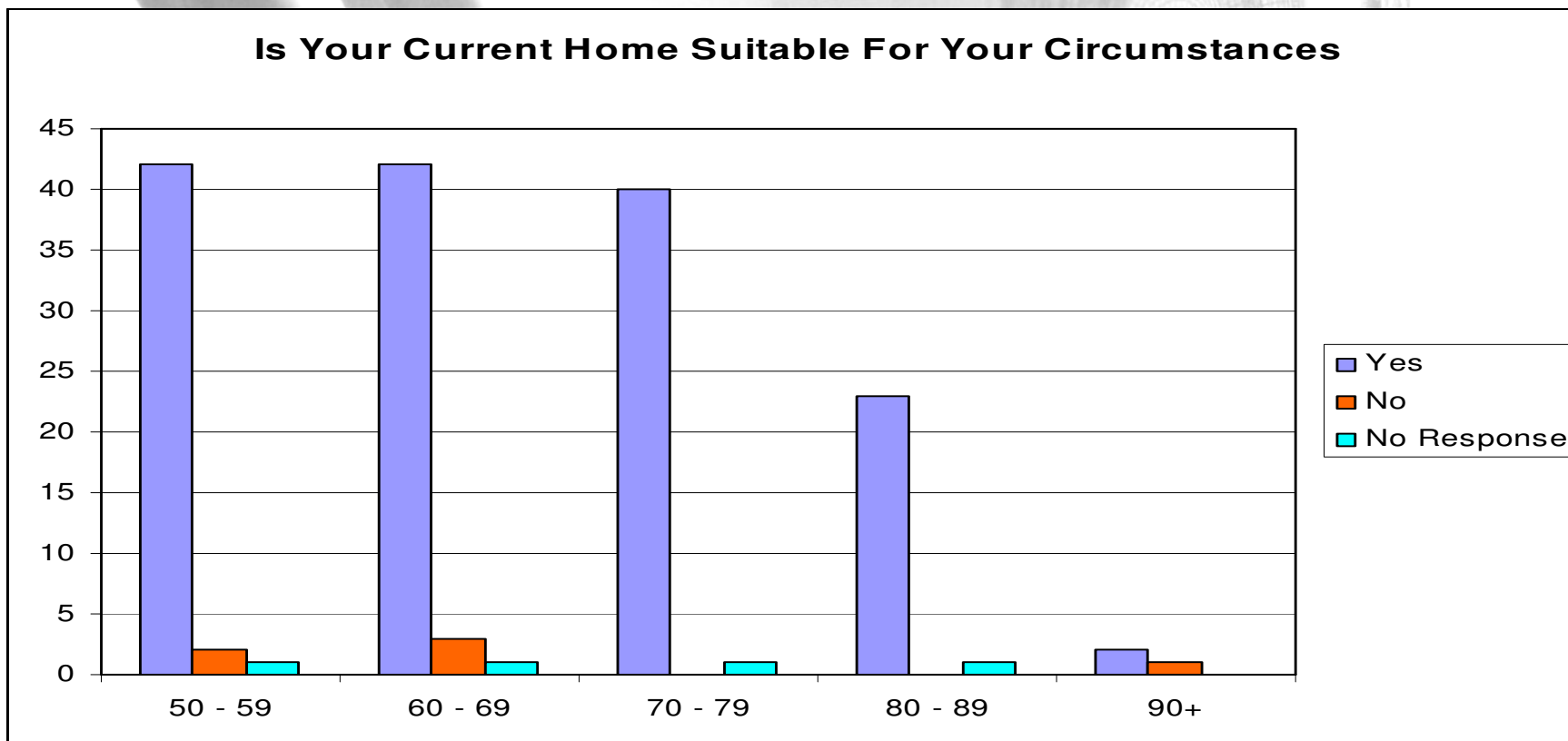
**149** were satisfied that their current home was suitable,

**42** were aged between **50 - 59**,

**42** were aged **60 - 69**, **40** were **70 – 79**,

**23** were aged **80 - 89** and **2** were over **90**

**Figure 5.** Is your current home suitable for your circumstances?





Out of the **6** households who found their current housing unsuitable, **1** responded that it was because their home was too large, **3** cannot the manage garden, **1** cannot afford the upkeep and repairs and **1** did not respond.

Of these **6** older person households who find their current housing unsuitable, only **2** responded to part two of the survey describing themselves as in housing need.

### ***Would you prefer to remain in your own home?***

Of the **149** households who found their current home suitable for their circumstances, **142** respondents would prefer to remain in their own home, **7** did not respond. **38** out of the **149** who would prefer to remain in their current homes would like assistance within their homes. Figure 6 shows that **25** respondents would like home repairs assistance, or a handyman. **8** respondents said that adaptations to the home would be useful to them and **5** would like equity release

**Figure 6.** Would any of the following assist? (For those wanting assistance to remain in their home\*)

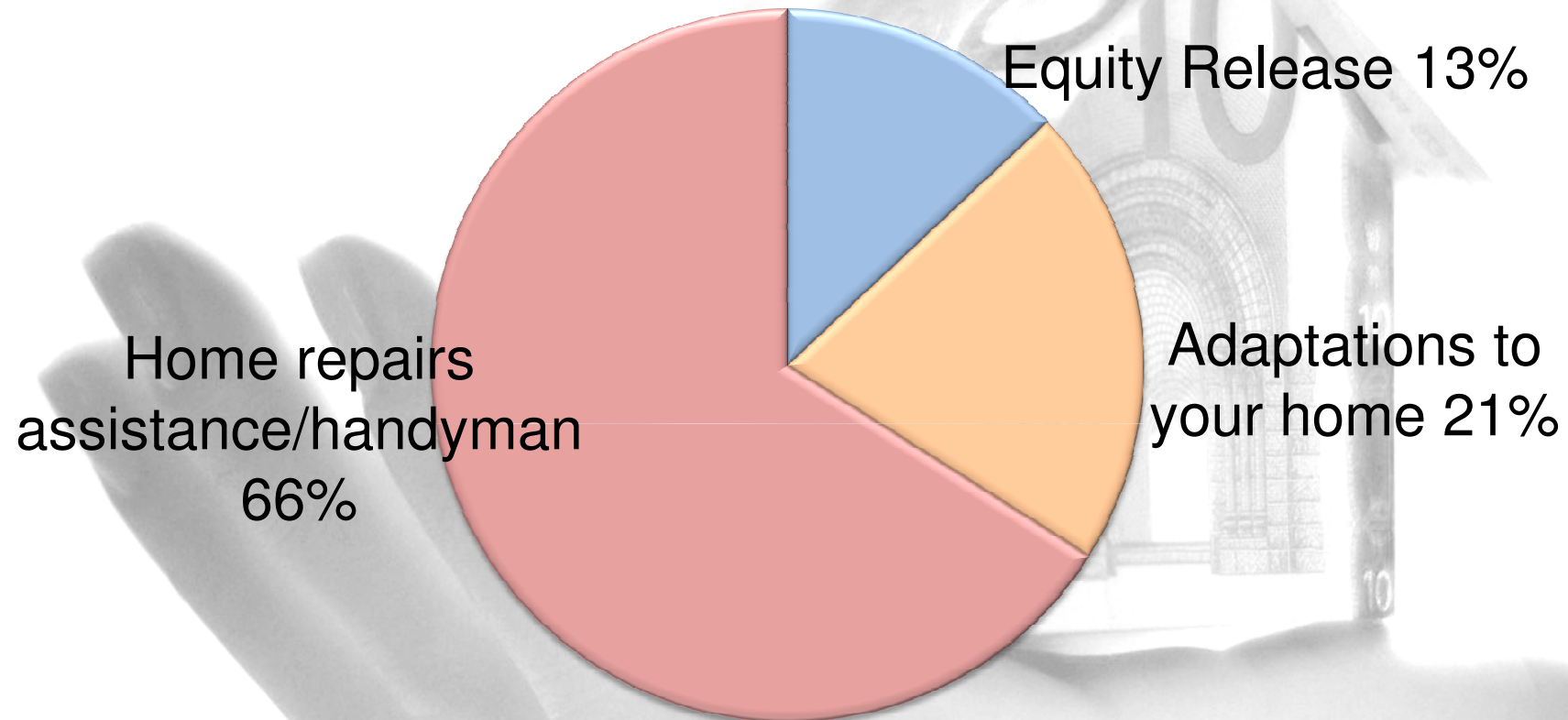


Figure 6 shows that, out of those **38** households who would like assistance to remain within their homes, **66%** would most like home repairs, home assistance or a handyman, **21%** would like adaptations to their home, and **13%** would like equity release

***Do you feel that you need to move in order to meet your housing needs?***

**8** respondents claimed that they needed to move to meet their housing needs, **138** did not, **3** respondents skipped this question.

***If you expect to move, what type of accommodation do you think you will need?***

Of the **8** respondents who need to move in order to meet their housing needs, the majority of respondents (**4**) described their ideal accommodation as a house which better meets their needs, but not specially built for older people. **3** of these respondents would prefer an apartment, which better meets their needs, but not specially built for older people. **2** respondents would like a house and **3** would like a bungalow which is specifically designed for older people but does not come with any support services. **1** respondent would like a bungalow in a development for older people with some limited support services, also known as sheltered housing. There was no support for a development for older people with a more extensive range of support services or a residential or nursing home.

**Table 10.** Type of Accommodation required.

	House	Bungalow	Apartment	Response Count
A home which better meets your needs but is not specially built for older people.	4	0	3	7
A home which has been specially designed for older people but does not come with any support devices	2	3	0	5
A home in a development for older people with some limited support services, (for example a community alarm service) also known as sheltered housing	0	1	0	1
A home in a development for older people with a more extensive range of support services (for example assistance with bathing, meals, access to care staff)	0	2	0	2
A residential or nursing home	0	0	0	0
Total	6	6	3	*15

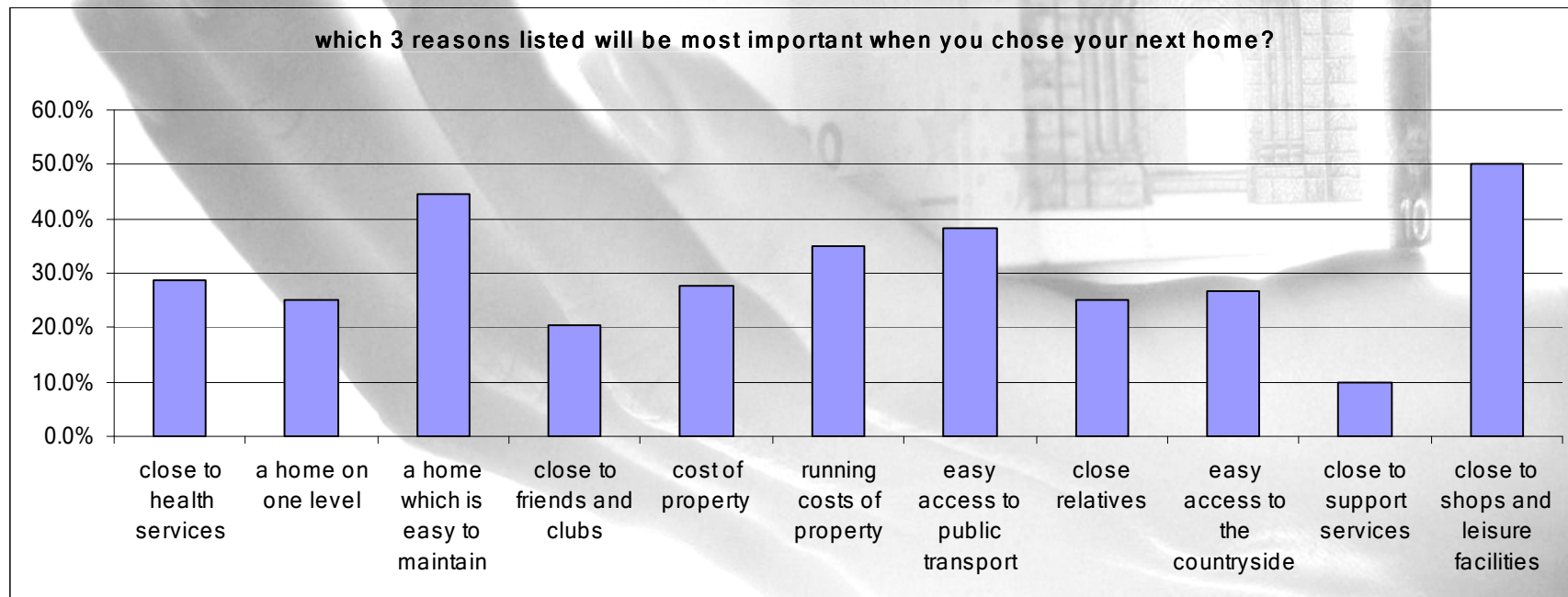
*\*Some respondents to this part of the survey made more than 1 choice*



## ***Important aspects in choosing a prospective home***

Households were asked to pick 3 important aspects of choosing a future home. **108** households responded to this question. As can be seen in figure 7, the most important considerations with **54** votes, was a home which is close to shops and leisure facilities. A home which is easy to maintain was second most important with **48** votes and easy access to public transport was the third most important with **42** votes.

**Figure 7.** Important considerations when choosing a new home





## **Part 2 – Housing Needs**

There were **34** respondents to part 2 of the questionnaire, each respondent was able to identify up to 3 households who would describe themselves as in need of affordable housing, out of which a total of **43** households were ultimately identified.

There were **47** households identified by respondents, however, **4** of these provided no details of income, nor any contact details, and were thus discounted as a financial assessment of their situation could not be made.

### ***Local Connection***

Of these **47**, all of the households have a strong local connection, either currently living in the Parish(**27** households) have previously lived in the Parish(**11** households) or have relatives living in the Parish(**9** households).

### ***Housing Register***

Only **18** of the **47** households with a local connection who indicated a housing need are on the housing register.

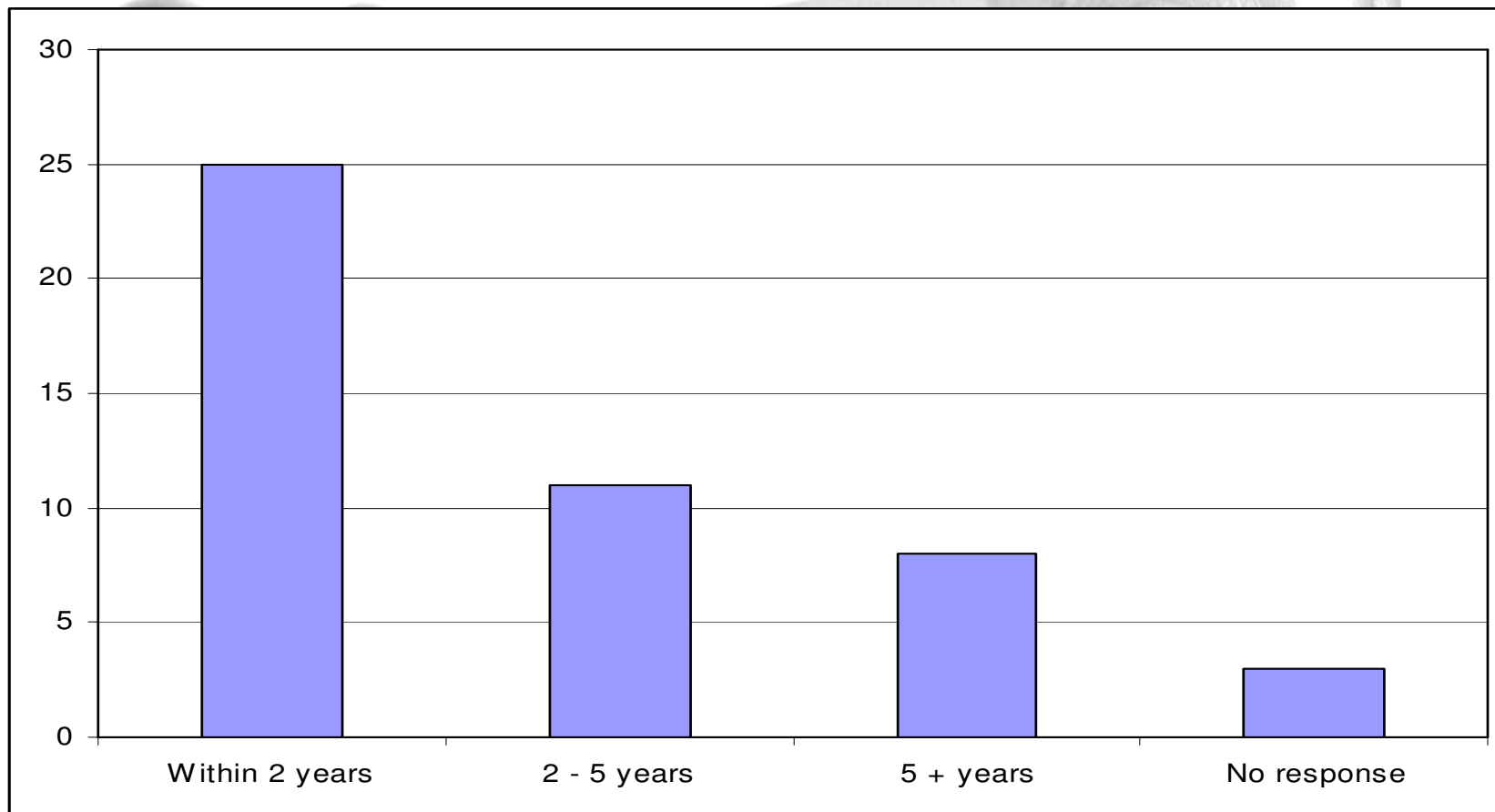
### ***Current place of residence***

**15** households in need are living with their parents within the parish, **25** are currently living together as a family within the Parish and **2** are living within other households within the parish. **5** households are currently living outside the parish.

### ***When accommodation is required***

As demonstrated in Figure 8; **25** households in housing need stated that they would need to move within 2 years, **11** households also need to move in 2 – 5 years, and **8** households need to move in **5** or more years. As shown in Table 7, when asked why the household needed to move, **22** respondents said it was to set up an independent home, **7** households wanted a larger home, and **6** households wanted a cheaper home.

**Figure 8.** When would you need to move home?



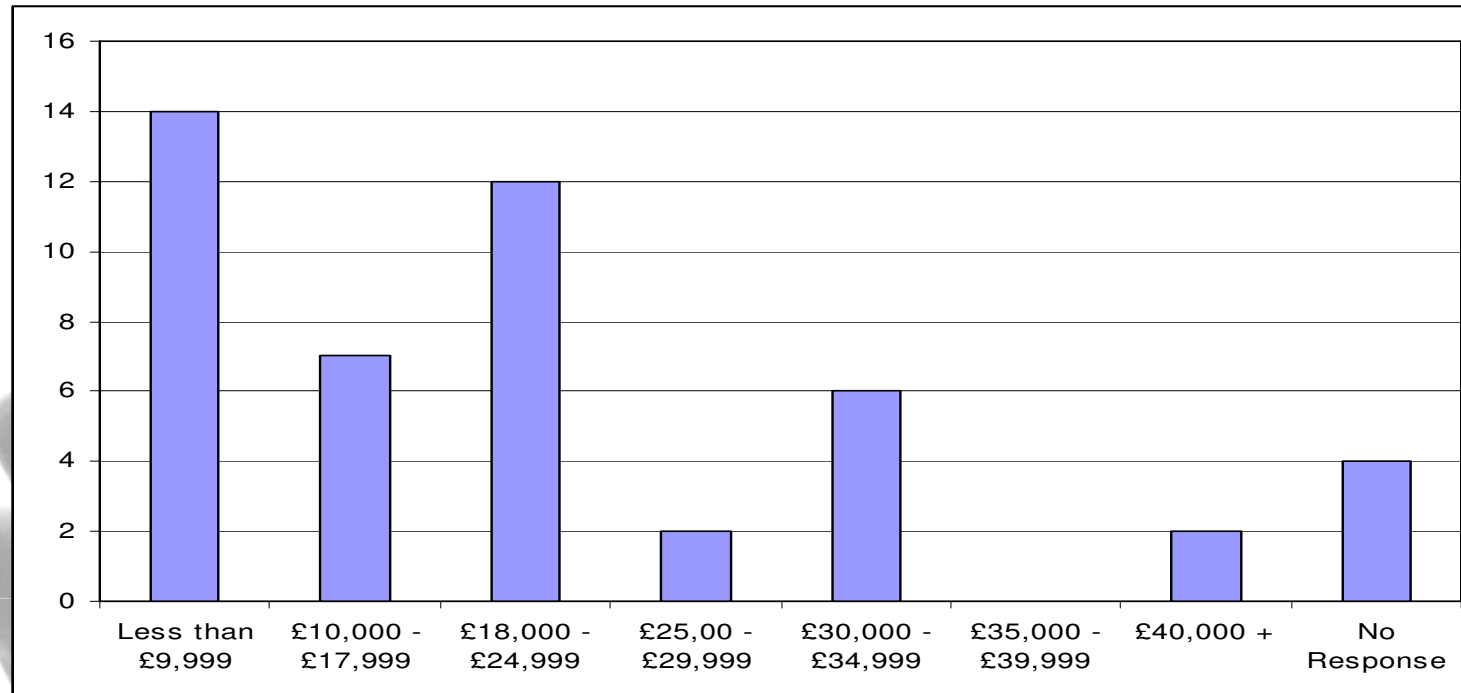
**Table 7.** Reason for needing to move house

Reason for moving	Number of respondents
Need an Independent Home	22
Need a Larger Home	7
Need a Cheaper Home	6
Need a Smaller Home	1
Need a Physically Adapted Home	1
Need to be Closer to Employer	1
Need to be Closer to Carer	1
Need a Secure Home	1
Need to Change Tenure	1
No response	6
TOTAL	47

### ***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. Figure 9 outlines the annual incomes for those in housing need and who have a local connection. Only those respondents who have the highest Income are able to afford a one bedroom flat according to the Land Registry's figures for Mid Sussex District (found in Table 8) however, this would not suit the housing needs of the households in question. Figure 9 shows that in Slaugham, the average annual income of those in housing need is between £9,999 and £40,000. 4 respondents did not answer this question and therefore due to insufficient data they have been excluded from the total of households in need, reducing the total number of households in need to **43**.

**Figure 9.** Annual Incomes of Households in Housing Need with a local connection



From Figure 9 it can be seen that

- **21** households have an income below £18,000 which is the lowest level income that would be considered for shared ownership housing
- Approximately **44%** of respondents in need have an income of less than £18,000 per annum
- **17% (8)** households have an income of over £29,999, however, due to the compositions of their households, none of these households would be able to afford the size of property they require on the open market but all could be considered for shared ownership housing.

**Figure 10.** Savings of Households in Housing Need with a local connection



From Figure 10, it can be seen that

**5** households that are in housing need have savings below £3,000.

**8** had savings between £3,001 - £5,000 and

**2** had savings between £5,001 - £10,000.

**18** respondents did not answer this question.



**Table 8.** Average House Prices in Mid Sussex District

	Average Price	Income Required
Detached	£392,011	£100,803
Semi-Detached	£260,042	£66,868
Terrace	£215,612	£55,443
Flat	£155,027	£39,864

Table 8 shows the Land Registry's figures for Mid Sussex from October - December 2009. From these figures the average entry levels have been calculated for purchasing a property in the district. On the basis of a 90% mortgage and a 3.5 x gross income lending ratio it can be seen that the lowest income needed to purchase an average price flat would be £39,864.

In this analysis none of these households could afford an entry level home which would suit their needs. In addition, it is worth noting that these are District wide figures which include urban areas where prices are often significantly lower than in rural areas. Therefore, a home Slaugham Parish in reality is likely to be more costly, than the average figures in Table 8.

# Assessment

In order to assess the eligibility of respondents for a local needs housing scheme it is necessary to ensure that each has a local connection to the Parish and that they are unable to meet their needs on the open market. **43** respondents met the local connection criteria, and are unable to fulfill their needs on the open market.

A property search on [www.rightmove.co.uk](http://www.rightmove.co.uk) was also carried out to provide a snapshot of current property prices in Slaugham, and to demonstrate availability in the area. Table 9 shows the lowest prices for properties on sale in Slaugham Parish and Table 10 shows the lowest prices for renting in the area.

From this study undertaken in June 2010, an entry level home (lower quartile of prices) was £124,950 for a 1 bed flat in Pease Pottage, £170,000 for a 2 bed terraced house in Pease Pottage, this rises to £329,950 for a 3 bed bungalow in Pease Pottage and the, £1,650,000 for a 4 bed detached house within Slaugham Parish.

**Table 9.** Lowest current property purchase prices in Slaugham Parish and surrounding areas.

<b>Property Type</b>	<b>Location</b>	<b>Lowest Price</b>	<b>Income Required</b>
<b>1 bed flat</b>	*Pease Pottage	£124,950	£32,130
<b>2 bed terraced house</b>	*Pease Pottage	£170,000	£43,714
<b>3 bed bungalow</b>	*Pease Pottage	£329,950	£84,844
<b>4 bed detached house</b>	Handcross	£375,000	£96,429

**Table 10.** Lowest current property rental prices in Slaugham Parish and surrounding areas.

<b>Property Type</b>	<b>Location</b>	<b>Lowest Price</b>
<b>1 bed maisonette</b>	*Handcross	£625 pcm
<b>2 bed flat</b>	*Handcross	£725 pcm
<b>3 bed terraced house</b>	*N/A	N/A
<b>4 bed house</b>	*Pease Pottage	£1,300

Table 10: Demonstrates that there was a restricted supply of properties for rent within the Parish of Slaugham, at the time of the property search (with no 3 bedroom houses available).

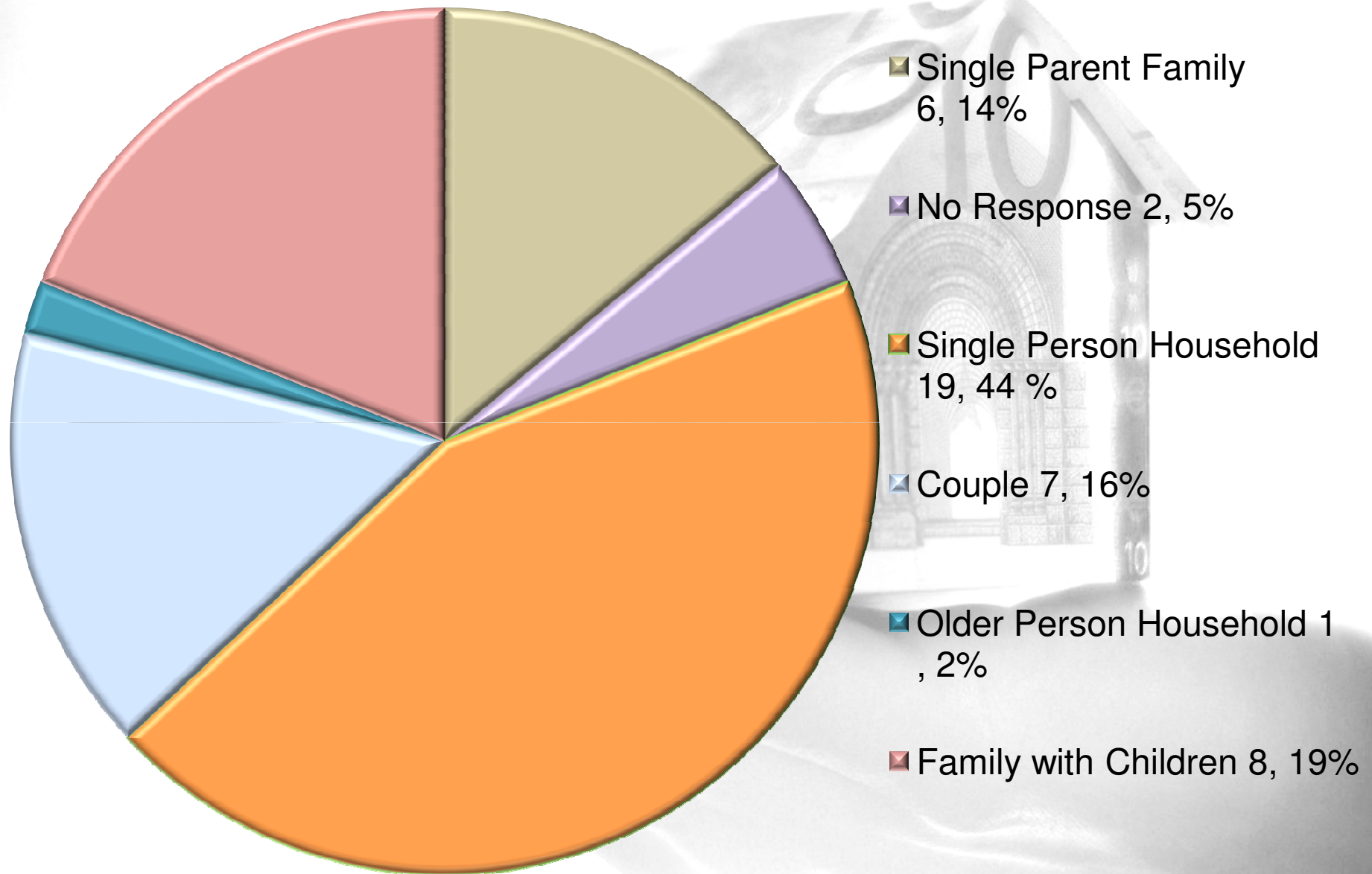
The high private rents in Mid Sussex District are a reflection of the more restricted supply of private rented properties in the area. This property search revealed no accommodation for rent in Slaugham Village. A search on the same website to buy in Slaugham also reveals the limited availability of properties to purchase and provides an indication of their considerable cost.

### ***Household composition***

The household makeup of the **43** households in housing need with a local connection and who cannot afford to buy or rent on the open market are as follows and are also shown in Figure 11.



## Figure 11. Composition of Households in Need



## Figure 11. Composition of Households in Need cont'd

As a percentage breakdown this equates to the following:

**44% (19)** in housing need are one person households

**19% (8)** in housing need are families with children

**16% (7)** in housing need are couples

**14% (6)** are single parent families

**5% (2)** did not respond

**2% (1)** describe themselves as an older persons household.

**Table 11.** Composition of families in need

Family – 1 child	4
Family – 2 children	6
Family – 3 children	0
Family – 4 children	0
No Response	4
Total	14

### ***Summary of Need***

There are 43 households in housing need who have a local connection and who cannot afford to either purchase or rent on the open market.

Single person households	19
Couple without children	7
Older Person Household	1
Families with children	14
No response	2
Total	43



**Thank you**

**Please enter any comments that  
you may have in the  
Comment's Book**