

CHICHESTER DISTRICT COUNCIL

Rural Housing Needs Survey Report

Lavant Parish

June 2014

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Abbreviations

CDC	Chichester District Council
DNA	Did Not Answer
LPA	Local Planning Authority
LPC	Lavant Parish Council
LWG	Lavant Working Group
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
SDNPA	South Downs National Park Authority
SHMA	Respondents preferred development distribution

1.0 Summary

1.1 Introduction

Lavant working group (LWG), Chichester District Council (CDC) and South Downs National Park Authority (SDNPA) worked together to tailor CDC's template housing needs survey to;

- comprehensively assess Lavant's local housing need;
- establish the level of support from the community for providing both affordable and market units within the parish, and;
- provide an opportunity for local people to suggest potential locations for development.

This report summarises the key findings from the survey whilst taking into account the secondary information available to help further the communities' understanding of the local need and contribute to the evidence base for Lavant's Neighbourhood Plan in-line with the National Planning Practice Guidance (NPPG):

"Local housing need surveys may be appropriate to assess the affordable housing requirements specific to the needs of people in rural areas, given the lack of granularity provided by secondary sources of information".

This report has been based on a total of **331** valid returns, equivalent to a **45% response rate of households in the surveyed area** (in relation to the 2011 Census information). It represents a total of **740** people (household members), which is equivalent to **45% of the total population** of the area as defined by the 2011 Census. The gender split of respondents comprised 51.4% female, 44.9% Male and 3.7% 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.

NB. The National Planning Policy Framework (NPPF) requires that housing needs are objectively assessed, based on household projections but also take into account migration, travel to work patterns, socio economic factors and housing market dynamics. Consequently a housing needs survey can only form part of the overall housing need assessment evidence.

1.2 Key findings

45% of the total households in Lavant responded to the Housing Need Survey. Of all respondents, 21.1% indicated that they would not support the principle of development anywhere in the parish. 41.7% support the principle of mixed developments; affordable rented, shared ownership and market housing.

The survey has demonstrated a number of interesting facts and correlations; principally, that there is a greater need in the parish area than had been identified by the Council's housing register. The survey results have identified an indicative housing need of 55-89 units within the next 10 years of which:

- 23 – 32 is market housing need
- 32 – 50 is affordable housing need
- 0 – 7 is market rent need

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

1. Need for smaller properties
2. Aging population which will require:
 - a. Smaller accommodation for downsizers:
 - i. Bungalows (mainly 2 & 3 bedrooms)
 - ii. Age restricted (mainly 2 & 3 bedrooms)
 - Some market
 - Some affordable
3. Young family household needs, which will require:
 - a. Affordable rents:
 - i. 1 bedroom flats
 - ii. 2 bedroom houses
 - b. First time buyer accommodation
 - i. Mainly 2 bedroom houses & some 3 bedroom houses

The majority of respondents would prefer to see these homes delivered **over more than 2 sites**. The local majority support is for around **20-30 units**.

2.0 Introduction

There have been active discussions between LWG, CDC and SDNPA on the topic of rural affordable housing need within the Parish since January 2014.

LWG, CDC and SDNPA worked together to tailor CDC's template housing needs survey to;

- comprehensively assess Lavant's local housing need;
- establish the level of support from the community for providing both affordable and market units within the parish, and;
- provide an opportunity for local people to suggest potential locations for development.

LWG commissioned CDC to analyse and report back the findings from the survey. The survey was duly carried out by the Council's Housing Delivery Team in accordance with the Data Protection Act, 1998.

This report summarises the key findings from the survey to help further the communities' understanding of the local need and contribute to the evidence base for Lavant's Neighbourhood Plan in-line with the NPPG.

3.0 Lavant's Geographic and Housing Profile

Lavant is a civil parish just north of Chichester City. The parish is made up of three villages; Mid Lavant, East Lavant & West Lavant.

Table 1 illustrates that from 2001 to 2011 there was an increase in Lavant's total population by 4.5%. The census information ¹also shows that the number of dwellings increased by 10.7%.

Table 1 – Lavant's key census statistics

Lavant's Key Census Statistics			
Variable	2001 Census	2011 Census	Change 2001-2011
Current population (usual residents)	1585	1656	71 (4.5% increase)
Number of households (usual residents)	663	734	71 (10.7% increase)

¹ The Census 2011 was taken on the 27th March 2011, it must be noted that this information is a snap shot of the day the surveys were conducted. Dwellings include caravans and temporary structures.

The 2011 census information highlights that 61% (447) dwellings were owner-occupied within Lavant Parish. Conversely in 2001, 64% of the housing stock in the parish was owner-occupied. This shows that in the period of 2001 to 2011 the composition of tenures within the parish has marginally shifted away from owner occupancy and towards; shared ownership, social rented and private rented tenures.

In the past 50 years Lavant has seen the number of households increase by 118% (1961 there was 337 households & in 2011 there was 734 households).

Figure 1 illustrates that Lavant has a larger proportion of social housing stock and a lower percentage of owner occupied housing compared to the Chichester District and South East England.

Figure 1 – Household tenure comparison; Lavant, Chichester and South East England, 2011

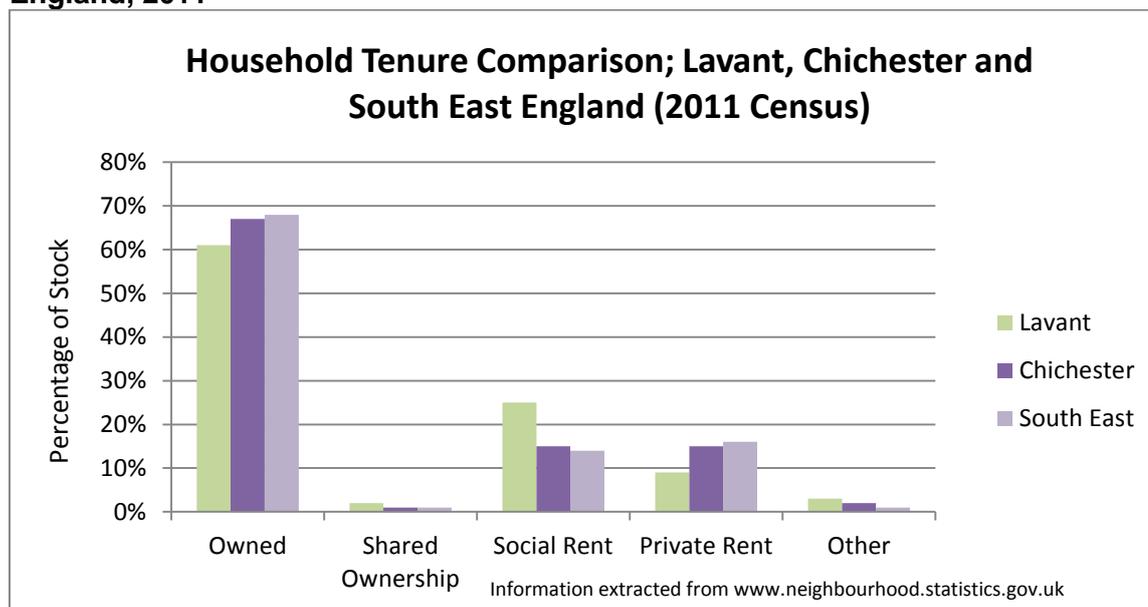


Table 2 illustrates the current council tax charges in Lavant in relation to banding;

Table 2 – Lavant’s council tax charges 2014/15

Lavant Council Tax Charges 2014/15	
Tax Band	Yearly Charge
Band A	£982.89
Band B	£1,146.71
Band C	£1,310.52
Band D	£1,474.34
Band E	£1,801.97
Band F	£2,129.60
Band G	£2,457.23
Band H	£2,948.68

Figure 2 compares the number of properties in relation to council tax banding from 2001 to 2011. It shows that the majority of residents (41%) are in band C;

Figure 2 – Lavant council tax banding 2001-2011

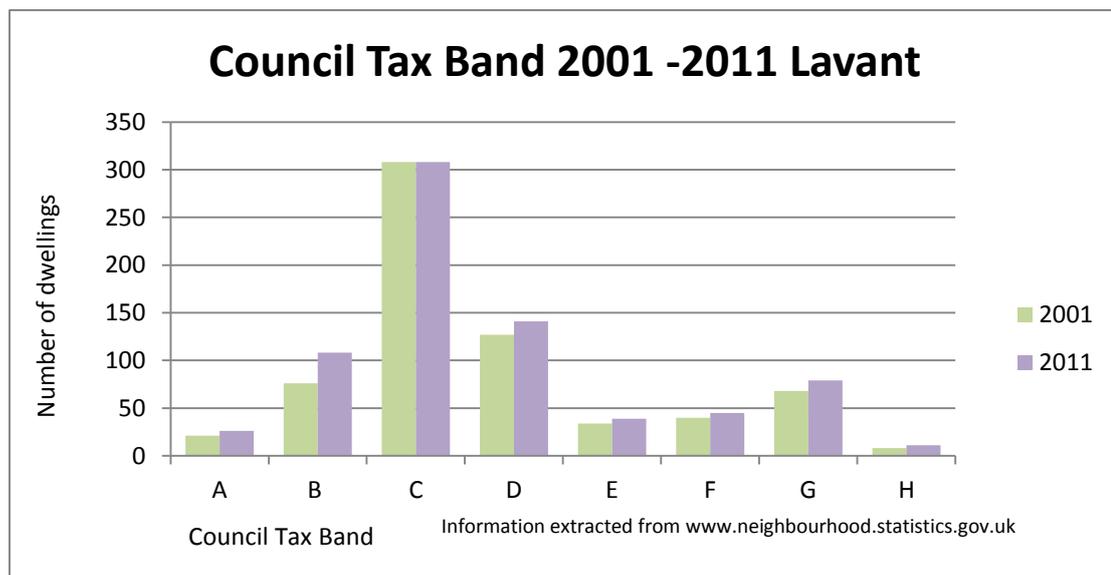
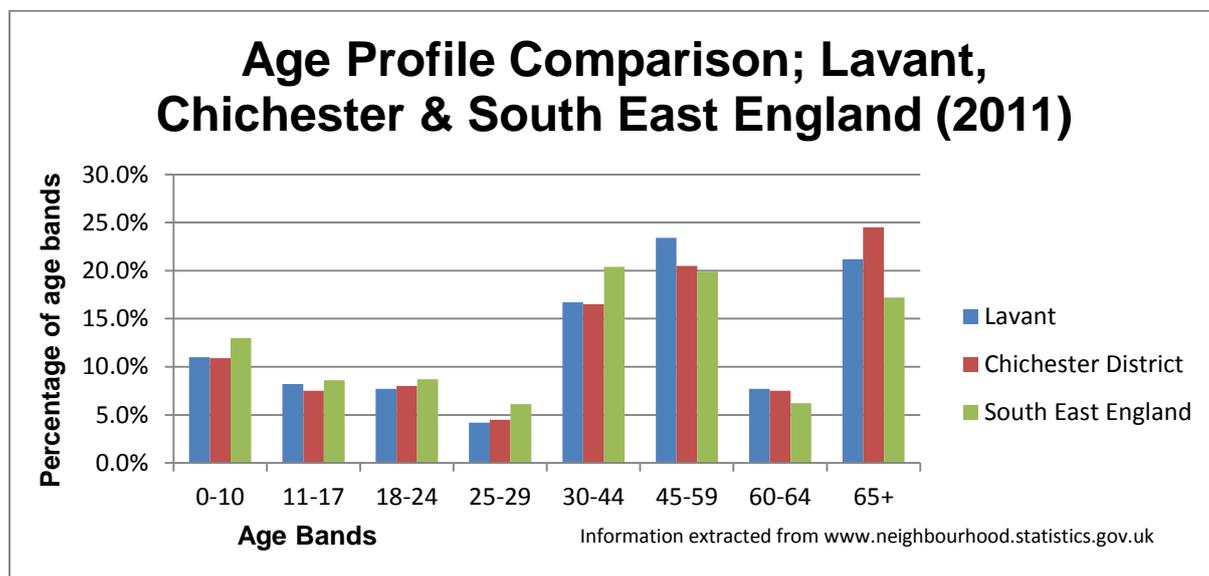


Figure 3 illustrates that there are fewer residents aged 25-29 & more residents aged 45-59 in the parish compared to the Chichester District and South East England.

Figure 3 – Age profile comparison; Lavant, Chichester and South East England, 2011



From 2001 – 2011 there has been a decrease in residents aged 10-17 from 13.8% to 9.4%, however there was a slight increase in ages of 18-24 in 2011. The largest increase in age profile was residents aged 60-74.

3.1 Chichester District Household Projections

The NPPG advocates that the household projections published by the department for communities and local government should provide the starting point estimate of overall housing need. The below tables (3, 4 & 5²) illustrate the household projections produced by the Department for Communities and Local Government which are statistically robust and are based on nationally consistent assumptions;

Table 3 – Chichester District household projections

Chichester District Household Projections										
2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
49923	50416	50922	51456	52017	52579	53146	53721	54298	54870	55456

- This shows that from 2011 to 2021 the number of households within the Chichester District is estimated to increase by 11.08%

When the 11.08% increase is applied to the 734 households in Lavant (as at 2011), the number of households is expected to increase by **81** by 2021

² Information obtained from: www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections (Last updated 9th April 2013)

Table 4 – Chichester District household population projections

Chichester District Household Population Projections										
2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
110998	112042	113125	114238	115345	116451	117518	118587	119659	120722	121802

- This shows that from 2011 to 2021 the population of households within the Chichester District is estimated to increase by 9.73%

When the 9.73% increase is applied to Lavant’s population of 1656 (as at 2011), the population is expected to increase by 161 people by 2021.

Table 5 – Chichester District age band population projections

Chichester District Age Band Population Projections								
Year	Under 25	25-34	35-44	45-54	55-64	65-74	75-84	85+
2011	1169	4421	7298	9157	9184	8886	6948	2860
	2.34%	8.86%	14.62%	18.34%	18.40%	17.80%	13.92%	5.73%
2021	1129	4884	7535	9372	10551	10196	8135	3654
	2.04%	8.81%	13.59%	16.90%	19.03%	18.39%	14.67%	6.59%
Change	-0.31%	-0.05%	-1.03%	-1.44%	0.63%	0.59%	0.75%	0.86%

- This shows that from 2011 to 2021 the population percentage of aged 54 and below will decrease and the percentage of people aged 55+ will increase

The combined tables demonstrate that the number of households is set to increase with household sizes decreasing; those households expected to form by 2021 would on average amount to 2 people. The Chichester District already has an aging population and the projections illustrate that the division is set to increase.

3.2 Lavant’s Affordable Housing Profile

Table 6 exemplifies that there are currently 40 households on the housing register with a local connection to Lavant, of which 68% are in band ‘D’. Households placed in bands ‘A-C’ are considered having a high priority need for housing (see appendix 1 for further information relating to the housing register banding system).

Table 6 – Housing register households with a local connection to Lavant; bedroom need & banding

Housing register households with a local connection to Lavant; bedroom need and banding as at 02.06.2014				
Band	1 Bedroom need	2 Bedroom need	3 Bedroom need	Total
A	-	-	-	-
B	3	-	-	3
C	6	2	2	10
D	18	9	-	27
Total	27	11	2	40

Table 7 demonstrates that the 40 households currently on the register³ make up a total of 69 people. Of the 40 households, 26 (65%) are currently resident within the parish, however when the households are broken down to represent individuals it shows that 70% of the people are currently resident within the parish.

The age profiles with the greatest housing need are people aged 18-29 (20 people - 30%) of which 13 are resident.

Table 7 – Housing register households with a local connection to Lavant; banding, age grouping and local connection

Housing register households with a local connection to Lavant; banding, age grouping and local connection as at 02.06.2014									
Banding and Local Connection	Age Bands								Total
	0-10	11-17	18-24	25-29	30-44	45-59	60-64	65+	
Bands A-C total	6	1	2	1	7	4	-	4	25
Currently residing in Lavant	6	1	2	-	6	3	-	2	20
Other local connection	-	-	-	1	1	1	-	2	5
Band D total	5	1	5	12	8	10	2	1	44
Currently residing in Lavant	4	-	4	7	5	5	2	1	28
Other local connection	1	1	1	5	3	5	-	-	16
Overall Total	11	2	7	13	15	14	2	5	69

³ As at January 2014, there were 43 households with a local connection to Lavant.

Table 8 illustrates Lavant's affordable rented housing stock and average yearly turnover⁴;

Table 8 - Lavant's affordable rented housing stock and turnover

Lavant's Affordable Rented Housing Stock and Turnover		
No. of beds	Total no. units (as at March 2013)	Average turnover p.a. (Since 2007)
1 Bedroom	32	2
2 Bedroom	102	3
3 Bedroom	50	2
4+ Bedroom	1	0

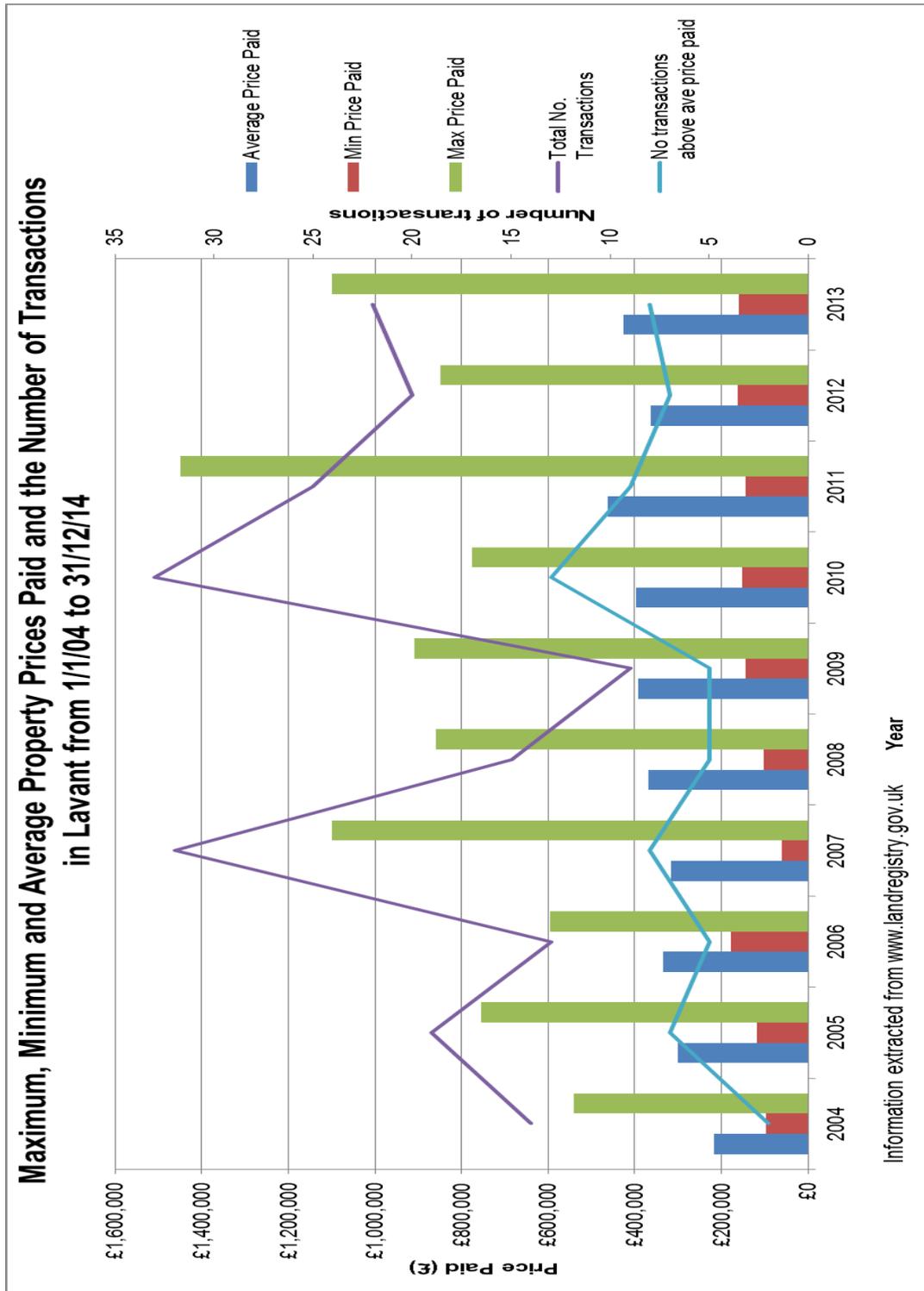
Although the highest current affordable demand is for 1 and 2 bedroom properties, this shows these properties also have a higher turnover. 3 and 4 bedroom properties rarely become available and therefore households who require the larger properties usually have to wait much longer before a suitable property becomes available. A total of 124 affordable rented homes have been lost to the 'Right to Buy' in Lavant since 1980.

3.3 Lavant's Market Housing Profile

To help establish the market housing profile in Lavant the average purchase price paid per year in relation to the number of transactions have been collated and illustrated in figure 4. The UK is only now exiting its 6 year recession, however whilst average house prices fell all over the UK the average price paid continued to rise in Lavant even though transaction numbers plummeted in 2009. It should be noted that the average price paid in 2012 did drop but not below the average price paid in 2007.

⁴ Re-lets of affordable rented properties from 2007 to March 2013 rounded to the nearest number

Figure 4 – Maximum, minimum & average property prices paid & the number of transactions in Lavant from 1/1/2004 to 31/12/2014



NB. 2 houses sold in excess of a million pound in 2011 which has enhanced the overall average price paid that year.

The 2011 census provides information on bedroom numbers within the parish, to establish the stock types within the parish. This information is exhibited below in Table 9, it must be noted that these figure include both market and affordable dwellings;

Table 9 – Lavant’s total housing stock by number of bedrooms, 2011

Lavant Bedroom Stock Profile, 2011 Census						
	Studios	1 Bed	2 Bed	3 Bed	4+ Bed	Total
Total	3	66	198	320	147	734

When the affordable housing stock figures are subtracted from the above total it shows that the market stock is made up of;

- 6% 1 bedroom dwellings;
- 18% 2 bedroom dwellings;
- 49% 3 bedroom dwellings, and;
- 27% 4(+) bedroom dwellings

As at 6th June 2014, Zoopla estimated that the average house price in Lavant as £357,439, in comparison Right Move estimated the average house price as £326,707. Zoopla indicates that the average asking prices for the following number of bedrooms in Lavant compared to the rest of West Sussex and the South East of England are;

Table 10 – Average property asking price in Lavant, West Sussex and the South East England by bedroom number

Average asking prices as at 30th July 2014; Lavant, West Sussex and South East England						
No. bedrooms	Lavant		West Sussex		South East England	
	Ave asking price	No. of units	Ave asking price	No. of units	Ave asking price	No. of units
1 bed	£47,985 ⁵	1	£139,133	632	£147,249	5,771
2 bed	£239,970	2	£228,558	1,273	£229,260	13,639
3 bed	£281,250	2	£332,470	1,462	£325,495	14,843
4 bed	£587,000	1	£538,063	1,244	£533,798	12,311

⁵ This is based on a 30% stake of a shared ownership property – full market value of £159,950

Post 2011 census will see the completion of West Lavant Barns⁶ and the conversion of Little Oldwick Barn, cumulatively this will contribute; 4 x 3 bedroom units and 1 x 4 bed unit to Lavant's housing stock. Furthermore a planning application for twenty four units to be built at Hunter's Rest was approved, this will contribute seven additional affordable rented properties comprising a mix of 2 x 1bed flat, 1 x 2 bed house, 2 x 3 bed house and 1 x 4 bed house, three intermediate tenure units; 3 x 2 bed house and 15 market units; 2 x 2 bed house, 5 x 3 bed house and 8 x 4 bed house.

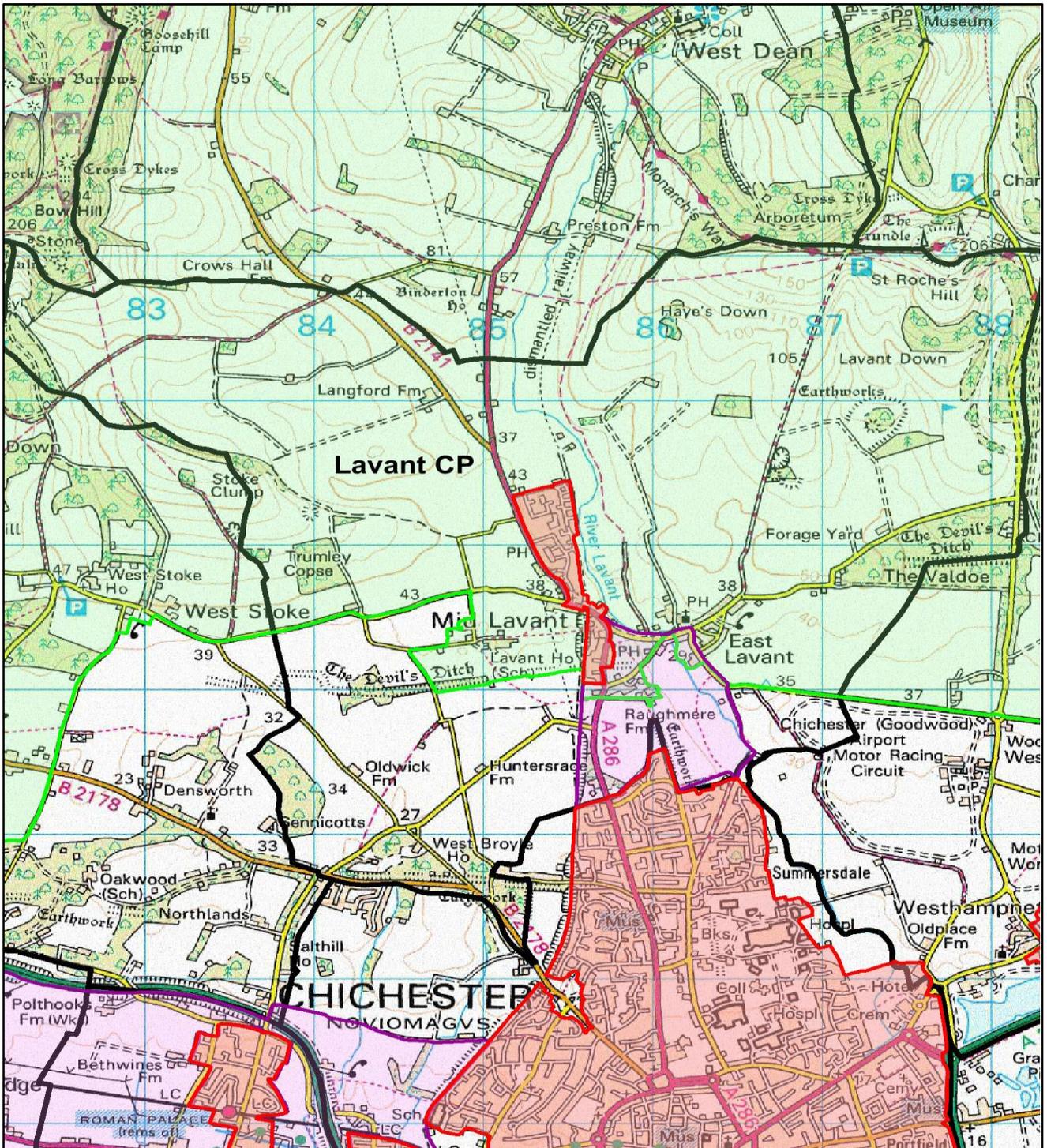
No new planning applications have been approved for large works⁷ to increase the existing dwelling size post 2011. It must be noted that some applications that were approved prior to 2011 may have not yet been implemented.

An outline planning application for the erection of 92 residential units and associated infrastructure was dismissed on the 11th February 2014 at appeal. The inspector stated *"I find that the housing land shortfall is District-wide and that damage due to the proposal would be irrevocable and irreversible. In particular circumstances of this case, I consider such damage significantly and demonstrably outweighs the presumption in favour of sustainable development that would otherwise pertain and that there are no compelling circumstances to warrant a different view"*.

⁶ These are currently on the market, but not yet completed

⁷ These include; loft extensions and dormas, 1 & 2 story extensions, and conversions of outbuilding and garages to increase internal living areas of existing accommodation

3.4 Location Map of Lavant



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 Chichester, West Sussex. PO19 1TY.
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4.0 Methodology and Structure

The purpose of this survey was to gain a greater understanding of the area'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. However it must be noted that people's aspirations regarding market housing may be unrealistic. This must be taken into account when considering the survey responses.

The survey asked respondents to identify whether they or household member were, 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 marked envelope and return to one of the collection boxes within the parish or return to the collector during the door to door collection period.

Between the 7th & 9th May 2014, a total of 765⁸ surveys were hand delivered to every residential address in Lavant. These were collected again from between 15th and 17th May.

A total of 321 forms were collected / returned within the time limit. A tolerance of 4 days was permitted for the return of additional responses (22nd May 2014). During this period, 16 additional forms were submitted and have been included within this analysis. Of the 337 forms submitted 6 were deemed invalid (not completed) and have been removed from the total.

Consequently, this analysis has been based on a total of **331** valid returns, equivalent to a **45% response rate of households in the surveyed area** (in relation to the 2011 Census information). It represents a total of **740** people (household members), which is equivalent to **45% of the total population** of the area as defined by the 2011 Census. The gender split of respondents comprised 51.4% female, 44.9% Male and 3.7% 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.

⁸ This figure was derived from the most recent electoral roll information, it differs from the census information as the census is based on permanent residents

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 (9 and 10) were included purely to support information in other questions.

Please note: references throughout this report to 'DNA' denotes 'Did Not Answer'.

5.0 Survey Response and Analysis

5.1 Question 1

How many years have you/your household lived in Lavant parish?

Respondents were asked to indicate how long they had lived in the Parish. This question received a 95% response rate. A breakdown of the residency of the respondents is listed below;

Table 11 – Respondents residency period in Lavant

Respondents residency period	
Duration	Frequency
5 Years or less	61
Between 6-10 years	42
Between 11-19 years	54
Between 20-29 years	51
Between 30-39 years	48
Between 40-49 years	30
Between 50-59 years	11
Between 60-69 years	12
70+ years	5
Total	314
<i>DNA</i>	17

This demonstrates that;

- The greatest frequency of responses was from residents that have lived in the parish 5 years or less (19%).
- The average length of residency in Lavant (in relation to the 95% responses) is 23 years.

Within the last 10 years, 33% (103 households) of respondent's have moved into the parish. Since 2004 there has been a total of 210 properties purchased in Lavant (this figure includes properties that have sold more than once in the last 10 years); the response rate reflects 49% of these transactions. However it must be noted that these figures do not take account of private rented turnover.

5.2 Question 2

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 ages of household members identified within this question has been compared against the 2011 census information, see table 12;

Table 12 – Respondents age range

Respondents Age Range		
Age bracket	Frequency	% response in relation to the 2011 census
0-9	75 (11%)	47%
10-17	57 (8%)	37%
18-24	19 (3%)	15%
25-29	29 (4%)	42%
30-44	107 (15%)	39%
45-59	160 (23%)	41%
60-64	51 (7%)	40%
65-74	118 (17%)	60%
75-84	60 (9%)	51%
85-89	13 (2%)	43%
90+	5 (1%)	100%
Total	694	N/A
<i>DNA</i>	46	N/A

The gender split of respondents comprised 51.4% female, 44.9% Male and 3.7% did not answer.

This demonstrates that:

- There is a broad sample of age ranges, which is representative of the population in Lavant;

- 100% of the residents aged 90+ responded to the survey (compared to the 2011 census);
- 60% of the total population of residents aged 65-74 responded;
- However only 15% of the respondents represent the total population of 18-24 year olds in the parish

5.3 Questions 3, 4 & 5

Question 3 – Is there anyone living in your household now who needs to move to alternative accommodation in the next 10 years?

Question 4 – When will you/they need to move from this home?

Question 5 – Would you like to stay in Lavant?

It is evident from the results shown below in Table 13 that not all respondents fully understood the rational of these questions, therefore to fully understand the housing need within the parish all three questions will be analysed together.

Table 13 – Response to questions 3, 4 & 5

Questions 3, 4 & 5 - Do you need to move? Do you wish to stay in Lavant? When do you need to move?									
Do you need to move	Do you wish to stay in Lavant		Time scale					Unsure	DNA
			Within 2 years	2-5 years	5-10 years	10+ years			
Yes 83 (25%)	Yes	51	15	14	16	3	1	2	
	No	24	10	10	4		-	-	
	DNA	6	1	1	2	1	-	1	
	Unsure	2	-	1	-	1	-	-	
No 231 (70%)	Yes	26	-	1	1	11	-	13	
	No	2	-	-	1	-	-	1	
	DNA	202	-	1	-	1	-	200	
	Unsure	1	-	-	-	1	-	-	
Unsure 6 (2%)	Yes	-	-	-	-	-	-	-	
	No	1	-	-	-	-	-	1	
	DNA	4	-	-	-	-	-	4	
	Unsure	1	-	-	-	-	-	1	
DNA 11 (3%)	Yes	1	-	-	-	-	-	1	
	No	-	-	-	-	-	-	-	
	DNA	10	-	-	-	-	-	10	
	Unsure	-	-	-	-	-	-	-	

78 respondents (24%) stated that they or someone in their household needs to move within the next 10 years. It is evident that when these questions are analysed together that some respondents were unsure of what was being asked i.e. 26 respondents said they did not need to move however carried on to answer questions 4 – 11. The main findings from these results are;

- 51 (15%) of responding households expressed that they / someone in their household wished/needed to move within Lavant, of which;
 - 2 (4%) did not provide a timescale of when they need / plan to move
 - 15 (29%) need / plan to move within 2 years
 - 14 (28%) need / plan to move between 2 - 5 years
 - 16 (31%) need / plan to move between 5 -10 years
 - 3 (6%) need / plan to move in 10 or more years
 - 1 (2%) was unsure of time scale
- **45 (14%)** of responding households indicated that they / someone in their household wished/needed to **move within Lavant within the next 10 years**
- **24 (7%)** of responding households expressed that they / someone in their household wished / needed to **move out of Lavant within the next 10 years**
- It could be argued that the highlighted 43 responses (13%) could also have a need to move within Lavant, of which;
 - 20 (47%) did not provide a timescale of when they want / need to move
 - 1 (2%) want / need to move within 2 years
 - 4 (9%) want / need to move between 2 - 5 years
 - 3 (7%) want / need to move between 5 -10 years
 - 15 (35%) want / need to move in 10 or more years
- Of the highlighted 43 households only 8 indicated (within the red box) that they would want / need to move within the next 10 years
- 14 households (4% of total respondents) stated they would want / need to move within Lavant in 10+ years

5.4 Question 6

What are your / their reasons for needing to move?

For the purpose of the report this question will be analysed in two ways;

- The main and other reasons for people needing to move outside of Lavant
- The main and other reasons for people needing to move whom wish / need to stay within Lavant

Respondents were asked to state one main reason why they needed to move and state any other reasons that may apply. Table 14 summarises the reasons as to why the 24 respondents stated they wished to move out of Lavant;

Table 14 – Results of why respondents want/need to move outside Lavant

Results of why respondents want/need to move outside Lavant				
Reason	Main Reason		Other Reasons	
	Frequency	%	Frequency	%
Larger accommodation	1	4%	1	4%
Smaller accommodation	2	8%	-	0%
Specially adapted housing (i.e. physical disability) or sheltered accommodation	1	4%	1	4%
Closer to family or other support	4	17%	1	4%
Leave family home	5	21%	1	4%
Moving to university / collage etc.	7	29%	1	4%
Unable to afford current accommodation	-	0%	1	4%
Closer to employment	1	4%	2	8%
Avoid harassment (i.e. anti-social behaviour)	1	4%	1	4%
Sub-standard accommodation (i.e. safety hazards, damp)	-	0%	1	4%
Other (please specify)	1 - Better facilities	4%	1 – Age	4%
DNA	1	4%	16	67%

The above table demonstrates;

- 12 (50%) of households who's main reason for them / a member of their household needing to move out of Lavant was either to leave the family home (set up home for the first time) or because of university / collage commitments.
- 4 (17%) need to move away for family support.
- Out of a possible combined 47 frequency response rate for each reason, the top 4 reasons are as followed;

- University / Collage – 8 (17%)
- Leave family home – 6 (13%)
- Family support – 5 (11%)
- Closer to employment – 3 (6%)

In comparison Table 15a highlights the reasons as to why the 51 households expressed that either they or a member of their household need / wish to move within Lavant, Table 15b provides a breakdown of the “other reasons” provided;

Table 15a – Results of why respondents want/need to move within Lavant

Results of why respondents want/need to move within Lavant				
Reason	Main Reason		Other Reasons	
	Frequency	%	Frequency	%
Larger accommodation	12	23.5%	1	2%
Smaller accommodation	11	21.6%	1	2%
Specially adapted housing (i.e. physical disability) or sheltered accommodation	8	15.7%	1	2%
Closer to family or other support	1	2%	3	5.9%
Leave family home	8	15.7%	3	5.9%
Moving to university / collage etc.	4	7.8%	2	3.9%
Unable to afford current accommodation	2	3.9%	3	5.9%
Closer to employment	-	0%	2	3.9%
Avoid harassment (i.e. anti-social behaviour)	-	0%	1	2%
Sub-standard accommodation (i.e. safety hazards, damp)	-	0%	1	2%
Other (please see below)	3	5.9%	5	9.8%
DNA	2	3.9%	40	78.4%

Table 15b – List of “other” reasons why respondents want/need to move within Lavant

Other Reasons	Main Reason Frequency	Other Reason Frequency
Lifestyle change	1	-
Facilities (Shops, transport etc.)	-	1
Rental opportunities	1	-
Reduce living costs	1	-
Lack of parking	-	1
Road noise	-	1
Bigger garden	-	1
Retirement	-	1

The above tables show the following information;

- 23.5% of respondents main reason for needing to move will be for a larger property within Lavant
- 21.6% indicated their main reason to move will be for a smaller property within Lavant
- 15.7% of respondents main reason for needing to move will be for specially adapted housing or sheltered accommodation within Lavant
- 15.7% indicated that they/a member of their household will be looking to set up home for the first time
- 3.9% are unable to afford current accommodation

Table 16a and 16b have been provided to gain a further understanding of the additional 43 households (highlighted in table 13) who possibly may need/want housing in Lavant. It must be noted that some respondents expressed more than one main reason for needing to move;

Table 16a – Results of why additional respondents may possibly need to move within Lavant

Results of why additional respondents may possibly need to move within Lavant				
Reason	Main Reason		Other Reasons	
	Frequency	%	Frequency	%
Larger accommodation	1	2.3%	2	4.7%
Smaller accommodation	4	9.3%	-	0.0%
Specially adapted housing (i.e. physical disability) or sheltered accommodation	2	4.7%	2	4.7%
Closer to family or other support	2	4.7%	1	2.3%
Leave family home	4	9.3%	2	4.7%
Moving to university / collage etc.	-	0.0%	-	0.0%
Unable to afford current accommodation	-	0.0%	1	2.3%
Closer to employment	2	4.7%	-	0.0%
Avoid harassment (i.e. anti-social behaviour)	-	0.0%	-	0.0%
Sub-standard accommodation (i.e. safety hazards, damp)	-	0.0%	-	0.0%
Other (please see below)	4	9.3%	-	0.0%
DNA	28	65.1%	37	86.0%

Table 16b – List of “other” reasons why additional respondents may possibly need to move within Lavant

Other Reasons	Main Reason	Other Reason
	Frequency	Frequency
Age	2	-
Public transport	1	-
Shops	1	-

The above tables show the following information of why the additional “43 households” may need to move within Lavant;

- 65.1% did not provide a reason as to what is their main reason
- 9.3% stated they require smaller accommodation
- 9.3% said that a member would need to move for university/collage
- 4 households may require specially adapted housing or sheltered accommodation
- 1 household is currently unable to afford their current accommodation

Please note the next part of the analysis will be based on the 45 households who stated they wished to move within Lavant in the next 10 years and the additional 8 (highlighted within the red box in table 13) who could be argued that they may also have a housing need within Lavant in the next 10 years (a separate break down can be provide upon request), therefore the overall analysis will be on the 53 respondents who stated they would have a housing need within Lavant in the next 10 years.

5.5 Questions 7a, 7b, 8, & 11

With supporting financial information from questions 9 & 10

Question 7a – What is the minimum number of bedrooms that would be needed?

Question 7b – Which type of accommodation would you prefer?

Question 8 – Which type of accommodation would you consider? (tick all that apply)

Question 9 – If you selected buying on the open market or shared ownership what is the maximum house price you could afford?

Question 10 – If you selected renting, what is the maximum rent you could afford (per month), including any service charges?

Question 11 – Are you (or relevant household member) on the housing register held by the Chichester District Council?

Table 17 shows the combined results of Q7a, Q7b & Q8, this is to help establish what type of tenure would be required in relation to property type and bedroom need. As respondents were able to provide more than one option for what type of tenure preference they would consider the totals illustrate the range of the potential tenure that would be required by respondents responses;

Table 17 - Respondents who want / need to move within Lavant in the next 10 years: minimum required bedrooms, dwelling preference and tenure type

No. Bedrooms required	Dwelling preference		Tenure preference					
			Buying on the open market	Buying on the open market (help to buy)	Private Rent	Affordable rent	Shared ownership ⁹	DNA
1 Bedroom 10 households <u>19%</u>	6	Flat / bedsit	2 <u>5%</u>	2 <u>15%</u>	4 <u>40%</u>	6 <u>46%</u>	2 <u>22%</u>	-
	2	Bungalow	-	-	2 <u>20%</u>	2 <u>15%</u>	-	-
	1	House	1 <u>3%</u>	1 <u>8%</u>	-	-	-	-
	1	Adapted / sheltered	1 <u>3%</u>	-	-	-	-	-
2 Bedroom 23 households <u>43%</u>	1	Flat / bedsit	1 <u>3%</u>	1 <u>8%</u>	-	-	1 <u>11%</u>	-
	6	Bungalow	5 <u>13%</u>	2 <u>15%</u>	-	-	-	-
	13	House	10 <u>26%</u>	4 <u>31%</u>	1 <u>10%</u>	3 <u>23%</u>	2 <u>22%</u>	-
	2	Adapted / sheltered	2 <u>5%</u>	-	-	-	-	-
	1	DNA	1 <u>3%</u>	-	-	-	-	-
3 Bedroom 11 households <u>21%</u>	4	Bungalow	4 <u>10%</u>	-	-	-	-	-
	7	House	6 <u>15%</u>	3 <u>23%</u>	2 <u>20%</u>	2 <u>15%</u>	4 <u>44%</u>	-
4 Bedroom 6 households <u>11%</u>	5	House	4 <u>10%</u>	-	1 <u>10%</u>	-	-	-
	1	DNA	1 <u>3%</u>	-	-	-	-	-
DNA 3 households <u>9%</u>	3	DNA	1 <u>3%</u>	-	-	-	-	2 <u>100%</u>
Total	53	-	33 - 42		1 - 9	3 - 13	0 - 9	2

⁹ 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.

It should be noted that the survey allowed respondents to provide more than one tenure preference. This demonstrates;

- The overall tenure type preference is;
 - 13% would prefer/need a flat/bedsit
 - 23% would prefer/need a bungalow
 - 49% would prefer/need a house
 - 6% would prefer/need adapted/sheltered housing
 - 9% DNA
- 49% of the households wanting / needing to move in the next 10 years within Lavant would prefer houses, of which 50% would require 2 bedrooms
- 43% of the households wanting / needing to move in the next 10 years within Lavant would require a 2 bedroom property
- 86% of the households wanting / needing to move in the next 10 years within Lavant who require a 1 bedroom property, would prefer a flat
- No households would consider a flat unless it was 2 bedrooms or less
- 19 % of the households wanting / needing to move in the next 10 years within Lavant would require adapted / sheltered housing, of which 70% would require a 3 bedroom property
- 74% of the households wanting / needing to move in the next 10 years within Lavant would consider buying on the open market of which 26% would need a 2 bedroom house. It must be noted that only 18% of Lavant's current market housing stock (as at 2011) are 2 bedroom, however it should be noted;
 - 42 of the 53 households (79%) wanting / needing to move in the next 10 years within Lavant would consider buying on the open market which includes those households who stated they would need help from the governments help to buy scheme.
- 25% of the households wanting / needing to move in the next 10 years within Lavant would consider affordable rent, of which 61% would require a 1 bedroom property (with the majority preferably opting for a flat)
- 17% of the households wanting / needing to move in the next 10 years within Lavant would consider shared ownership, with:
 - 44% preferably opting for a 3 bedroom house;
 - 22% preferably opting for a 2 bedroom house, and;
 - 22% preferably opting for a 1 bedroom flat

- 25% of the households wanting / needing to move in the next 10 years within Lavant would look to buy on the open market with the “help to buy scheme”, with the majority (31%) preferably opting for a 2 bedroom house.
- 2 households who would prefer a 1 bedroom bungalow would only be willing to privately rent or rent from a housing association, whereas the remaining 10 other households who would require a bungalow would need either 2 (50%) or 3 (33%) bedrooms and would only look to buy on the open market (this includes those who said they would need help from the governments “help to buy scheme”).

This next section, analyses the respondents who stated they would consider buying on the open market bedroom requirements (identified in Q7a) in relation to affordability (identified in Q9). This is to help establish whether the respondents would actually be able to afford the tenure types they stated they would prefer. Table 18 provides a breakdown of respondents who stated they would buy on the open market (which include those who would require assistance with the government help to buy scheme). 32 (76%) of the 42 households who want / need to buy on the open market in the next 10 years within Lavant provided affordability information. Therefore the below table will only illustrate the results that were provided;

Table 18 - Respondents who want / need to buy on the open market within Lavant in the next 10 years: minimum bedroom requirement & affordability comparison

Open Market & Help to Buy										
Bedrooms	Up to £99k	£100-199k	£200-249k	£250-299k	£300-399k	£400-499k	£500-699k	£700-799k	£800k+	Average
1 Bed	-	1 <u>50%</u>	1 <u>50%</u>	-	-	-	-	-	-	£180,000
2 Bed	2 <u>13%</u>	4 <u>25%</u>	3 <u>19%</u>	4 <u>25%</u>	-	3 <u>19%</u>	-	-	-	£222,813
3 Bed	-	1 <u>11%</u>	-	2 <u>22%</u>	2 <u>22%</u>	2 <u>22%</u>	-	1 <u>11%</u>	1 <u>11%</u>	£422,222
4+ Bed	-	-	-	-	3 <u>60%</u>	1 <u>20%</u>	1 <u>20%</u>	-	-	£394,000
Total	2 <u>6%</u>	6 <u>19%</u>	4 <u>13%</u>	6 <u>19%</u>	5 <u>16%</u>	6 <u>19%</u>	1 <u>3%</u>	1 <u>3%</u>	1 <u>3%</u>	£302,969

This demonstrates;

- The average price that the respondents would be able to afford for a 3 bedroom property is higher than that of those who need a 4 bedroom property; this could indicate that some of the households wishing to down size can afford the properties but those needing the larger properties are unable to afford them.
- It is evident that there is a need for a variety of property types to meet the price ranges of those wishing to buy on the open market.
- The total average of what respondents could afford to buy on the open market is £302,969 which is below Zooplas average property value of £357,439 in Lavant:

- Listed below identifies the 10 households who are currently unable to afford the property they would require within Lavant, however they may be able to purchase a property through a shared ownership or an equity share scheme;
 - 2 respondents who stated they would require 2 bedrooms could only afford up to £100,000 and the 4 respondents who have been placed in the affordable bracket of £100,000-£199,000 the maximum value they stated they could afford was £180,000. The average value of a 2 bedroom property in Lavant is £198,087
 - 1 respondent stated they would consider buying a 3 bedroom property on the open market but would only be able to afford up to £199,000 (the average value for a 3 bedroom property in Lavant is £248,333)
 - 3 respondents stated they wish/need a 4 bedroom property in the price range of up to £399,000 (the average value for a 4 bedroom property in Lavant is £699,000)

NB. It must be noted that 5 (50%) of the 10 households identified above as being unable to afford a property on the open market; declared they are already on the housing register, therefore it can be assumed that **5 additional households have been identified for having an intermediate affordable housing need.**

8 (89%) of the 9 households who suggested they would consider buying through a shared ownership scheme in the next 10 years within Lavant provided affordability information. Therefore Table 19 only illustrates the results that were provided;

Table 19 - Respondents who want / need intermediate housing within Lavant in the next 10 years: minimum bedroom requirement & affordability comparison

Shared Ownership					
Bedrooms	Up to £99k	£100-199k	£200-249k	£250-299k	Average
1 Bed	-	1 <u>25%</u>	-	-	£160,000
2 Bed	1 <u>100%</u>	1 <u>25%</u>	1 <u>100%</u>	-	£143,333
3 Bed	-	2 <u>50%</u>	-	2 <u>100%</u>	£187,500
Total	1 <u>13%</u>	4 <u>50%</u>	1 <u>13%</u>	2 <u>25%</u>	£167,500

This table shows;

- That shared ownership would be affordable to these respondents who indicated they would consider shared ownership as a tenure option;

N.B. An initial stake on a shared ownership property is usually 30%. The average asking price for a 2 bedroom property in Lavant is £198,087¹⁰. A 30% stake based on the average figure would be £59,426. A 15% deposit (as most lenders do not like lending 95% mortgages on shared ownership units) of £8,914 and additional legal fees would be needed. The remaining 70% will be paid by rent at either the value of 70% of the local housing allowance (LHA) rate or 70% of 80% market rent value (whatever is lower). For the purpose of this example LHA rent rates will be used, this would mean the typical cost for mortgage repayments and rent would roughly be £798 per calendar month (pcm).

¹⁰ As at 6th June 2014

9 (90%) of the 10 households who indicated they would consider renting privately in the next 10 years within Lavant provided affordability information. Table 20 provides a breakdown of the answers of the 9 respondents who provided affordability information;

Table 20 - Respondents who want / need private rented accommodation within Lavant in the next 10 years: minimum bedroom requirement & affordability comparison

Private Rent (per calendar month)									
Bedrooms	£250- £399	£400- 499	£500- £599	£600- £699	£700- £799	£800- £899	£900- £1099	£1100+	Average
1 Bed	1 <u>100%</u>	2 <u>67%</u>	2 <u>100%</u>	-	-	-	-	-	£428
2 Bed	-	-	-	-	-	1 <u>50%</u>	-	-	£800
3 Bed	-	1 <u>33%</u>	-	-	-	1 <u>50%</u>	-	-	£650
4+ Bed	-	-	-	-	-	-	-	1 <u>100%</u>	£2,000
Total	1 11%	3 33%	2 22%	-	-	2 22%	-	1 11%	£693

It must be noted that there is currently only 1 market property for rent within Lavant (which is a 3 bedroom house with an asking price of £1100 pcm)

Table 20 illustrates;

- The main rental demand is for 1 bedroom properties;
 - it must be noted that only 9% of Lavant's housing stock is private rent of which only 6% are 1 bedroom properties
 - the average price that the households would be able to afford is £428 per month; this does not even meet the local housing allowance (LHA) rate of £530 per month
 - Only one household would be able to afford the one available rental property within Lavant, however they would require a 4 bedroom property which would then push the price up again
- Although this information suggests there is a need for private rental properties 91% would not actually be able to afford it.

NB. It must be noted that 5 (56%) of the 9 households whom stated they wished / needed to move within Lavant in the next 10 years and would consider renting on the open market; declared they are already on the housing register, therefore it can be assumed that **3 additional households have been identified for having an affordable housing rented need.**

Affordable rents are subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable)¹¹.

Allowance (LHA) is the housing benefit paid to most tenants who rent from private landlords. The council require that affordable rents are no more than 80% of market value or above the LHA rates.

The Local Housing Allowance from April 2014 in the Chichester District is:

- 1 bedroom - £530 pcm,
- 2 bedroom - £646 pcm,
- 3 bedroom - £784 pcm,
- 4 bedroom - £1061 pcm

11 (85%) of the 13 households who indicated they would consider affordable renting tenure in the next 10 years within Lavant provided affordability information. Table 21 provides a breakdown of affordability in relation to the 11 respondents who would consider affordable rents and provided affordability information;

Table 21 - Respondents who want / need affordable rented accommodation within Lavant in the next 10 years: minimum bedroom requirement & affordability comparison

Affordable Rent (per calendar month)							
Bedrooms	£250-£399	£400-499	£500-£599	£600-£699	£700-£799	£800-£899	Average
1 Bed	1 <u>100%</u>	2 <u>50%</u>	2 <u>100%</u>	1 <u>50%</u>	-	-	£457
2 Bed	-	1 <u>25%</u>	-	1 <u>50%</u>	-	1 <u>50%</u>	£633
3 Bed	-	1 <u>25%</u>	-	-	-	1 <u>50%</u>	£650
Total	1 <u>9%</u>	4 <u>36%</u>	2 <u>18%</u>	2 <u>18%</u>	-	2 <u>18%</u>	£540

This table shows;

- The average price that respondents claimed they would be able to pay for a 1 bedroom affordable rented property is £457, this is below the current LHA of £530pcm

¹¹ National Planning Policy Framework (NPPF)

- The average price that respondents claimed they would be able to pay for a 2 bedroom affordable rented property is £633, which is only slightly below the current LHA of £646pcm
- The average price that respondents claimed they would be able to pay for a 3 bedroom affordable rented property is £650, this is below the current LHA of £784pcm

To summarise, the findings from the above tables (17, 18, 19, 20 & 21) illustrate that there is a 10 year identified housing need within Lavant for both affordable and market units. The NPPG advises that the calculation for estimating affordable housing need involves adding together the current unmet housing need and the projected future housing need (identified in table 22) and then subtracting this from the current supply of affordable housing stock.

Table 22 illustrates the projected future housing need within in Lavant within the next 10 years;

Table 22 – Lavant’s current indicative projected future housing need

Tenure Type	Household tenure preference need range	Affordability Amendment Calculations	Projected Future Housing Need
Market	33 - 42	Less 5 (identified households as having a hidden affordable housing need)	28 - 37
Affordable (Rent) (Shared ownership)	3 - 21 (3 - 13) (0 - 9)	Add 40 (housing register members) Less 10 (no. respondents who are currently on the housing register) Add 8 (households identified as having a hidden affordable housing need)	41 - 59
Private Rent	1 - 10	Less 3 (identified households as having a hidden affordable housing need)	0 - 7
Total	37 - 73		69 - 103

As identified there is one market scheme currently being developed at “Hunter Rest” this will bring forward a mixed development of 15 market units, 3 intermediate units and 6 affordable rented units. Only 5 of the market units that are being developed (4 x 2 bedroom houses & 1 x 3 bedroom house) would meet the bedroom needs of the respondents who would consider buying on the open market (subject to affordability criteria).

All 9 affordable units would meet the local need. In-line with the NPPG these numbers need to be subtracted from the projected future housing need as identified in table 22 to provide the estimated housing need within Lavant in the next 10 years which is illustrated in table 23:

Table 23 – Lavant’s overall estimated 10 year housing need

Tenure Type	Estimated Housing Need by 2024
Market Units	23 – 32
Affordable Units (Includes affordable rents and shared ownership)	32 – 50
Market Rent	0 – 7
Total	55 – 89

As previously identified, when the households projection figures are applied to Lavant it would mean that the number of households in Lavant would increase by 81 by 2021. Therefore these housing need findings within the report are illustrative of the government’s household projection figures, albeit they are at the upper end of the range.

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

1. Need for smaller properties
2. Aging population which will require:
 - a. Smaller accommodation for downsizers:
 - i. Bungalows (mainly 2 & 3 bedrooms)
 - ii. Age restricted (mainly 2 & 3 bedrooms)
 - Some market
 - Some affordable
3. Young family household needs, which will require:
 - a. Affordable rents:
 - i. 1 bedroom flats
 - ii. 2 bedroom houses
 - b. First time buyer accommodation
 - i. Mainly 2 bedroom houses & some 3 bedroom houses

The above findings are in-line with the SHMA report findings which indicates a very significant need for smaller housing for older people to downsize. As the District relies heavily on the public sector for jobs and it struggles to retain and attract younger working age households due to the high house prices these findings are not surprising.

5.6 Questions 12a, 12b, 12c & 13

Question 12a – Do you support the principle of building good quality affordable rental properties somewhere within Lavant to meet its local need?

Question 12b – Do you support the principle of building good quality affordable shared ownership properties somewhere within Lavant to meet its local housing need?

Question 12c part 1 – Do you support the principle of building a small number of new private houses somewhere in Lavant within the next 10 years?

Question 12c part 2 – If you have answered yes to Q12c, please state the maximum number of new private houses you would wish to see built within the next 10 years.

Question 13 – If you have answered yes to any part of Q12, would you prefer a single development in one location, two locations, or a few smaller developments in separate locations?

In analysing this section the responses for the above questions have been combined to assess the combination of support for different types of development.

Table 24 identifies that 63% would support affordable, rented and market housing;

Table 24 – Respondents support for different types of development

Support for different types of development			
	Affordable rented	Shared-ownership	Market
Yes	197 (63%)	194 (63%)	200 (63%)
No	116 (37%)	113 (37%)	118 (37%)
DNA	18	24	18

To identify a clear combination of support for specific tenure development, table 25 provides a breakdown of support for different combinations.

Table 25 – Respondents support for different development combinations

Development Combinations	Frequency
No development	70 (21.1%)
DNA Any	6 (1.8%)
Would support all types of development	138 (41.7%)
DNA affordable rented & shared-ownership but supports market housing	8 (2.4%)
DNA affordable rented - would not support shared-ownership or market housing	1 (0.3%)
DNA affordable rented - would not support shared-ownership but support market housing	1 (0.3%)
DNA affordable rented & market - would support shared-ownership housing	2 (0.6%)
Would support only market housing	19 (5.7%)
Would support only shared-ownership housing	6 (1.8%)
Support only shared-ownership and market housing	20 (6%)
Would support market, no affordable rented and DNA shared-ownership housing	1 (0.3%)
Would support only shared-ownership and affordable rented housing	26 (7.9%)
Would support only affordable rented	12 (3.6%)
Would support affordable rented, DNA shared-ownership and no market housing	3 (0.9%)
Would support affordable rented, DNA shared-ownership or market housing	3 (0.9%)
Would support affordable rented and market housing but DNA shared-ownership housing	3 (0.9%)
Would support only affordable rented and market housing	10 (3%)
Would support affordable rented and shared-ownership and DNA market housing	2 (0.6%)

Table 25 shows that;

- 138 (41.7%) respondents would support all types of tenure on a development;
- 70 (21.1%) respondents would not support any development
- 26 (7.9%) would only support affordable rented and shared ownership
- 19 (5.7%) would only support market housing.

It is evident that the majority of the respondent's support both market and affordable tenure development for local people.

Table 26a identifies the number of units that respondent's would feel would be acceptable to deliver within the parish. Of the 200 respondents who said they would support market housing 173 (87%) provided details on how many units would be acceptable. In addition 2 households who said they would not support market housing also provided details, these will also be included in the analysis. Furthermore of the 200 households 4 provided comments instead; which are listed in table 26b.

Table 26a – Total number of dwellings respondents would support

Number of units	Frequency
5 units	3 (1.7%)
6 units	4 (2.3%)
10 units	26 (14.9%)
12 units	3 (1.7%)
15 units	8 (4.6%)
20 units	41 (23.4%)
25 units	5 (2.9%)
30 units	20 (11.4%)
35 units	4 (2.3%)
40 units	10 (5.7%)
50 units	27 (15.4%)
60 units	2 (1.1%)
70 units	1(0.6%)
75 units	1 (0.6%)
100 units	13 (7.4%)
150 units	2 (1.1%)
200 units	4 (2.3%)
500 units	1 (0.6%)

This show;

- There is a wide range of opinion on how many units would be acceptable (5-500)
- The overall average support is for 41 units however the majority (38%) would prefer to see the delivery of 20-30 units

Table 26b – Supplementary comments to table 26a

Comments	Frequency
As many as needed	2
Small quantity	1
Whatever the village can support	1

Of the 255 households that would support some kind of development, 233 provided information on whether they would prefer development on one site, two sites or few sites. Table 27 shows that 71% would prefer development over more than 2 separate sites;

Table 27 – Respondents preferred development distribution

Development distribution	Frequency
1 Site	35 (15%)
2 Sites	33 (14%)
Few Sites	165 (71%)

5.7 Question 14

If you have any suggestions for location(s) within Lavant where housing could possibly be built, please mention them.

Some responses included additional remarks regarding a site's suitability, or general observations about the development. The additional (edited) comments to this question have been included in the analysis on question 15. All personal information and identifiable comments have been removed to preserve anonymity

67 households provided a valid response; some provided more than one potential site. These have been combined and rated in frequency which is illustrated in table 28;

Table 28 – Respondents suggested development sites

Suggested Sites	Frequency
Industrial Estate	21
Land around the primary school	19
Field opposite the Yarbrook	6
Football pitch	6
Field behind the Earl of March	5
South of the Church	3
Allotments	3
Land between Eastmead industrial Estate and Two Barns Lane	2
The Lavant Motors garage	2
South of the roundabout	1
On the top of Trundle	1
Private land on the way to Funtington	1
Land between the Earl of March and the Village Green	1
Land opposite station house	1
Opposite existing council housing	1
Rousillion place	1
Next to the Esso garage	1
Green space in Gaston Way	1
Field West of the allotments	1
Field opposite industrial estate on Fordwater Road	1
Daffodil Field	1
Waste land opposite on Lower Road	1
Waste land on main Road to left of Sheepwash lane	1
Extend Lavant Down	1
Land opposite West Broyle House.	1
Adjacent to Lavant down estate	1
Land off Churchmead and cycle path	1

5.8 Question 15

Please use the space below to provide any further comments

A summary of some of the key comments have been included below;

- Numerous reference for a need for a shop
- Development must be sympathetic to its natural surrounding

- Please do not build on green field sites
- Limited infrastructure
- Parking issues
- Flooding issues
- Do not build anything
- Affordable housing for local people

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

6.0 Conclusion

45% of the total households in Lavant responded to the Housing Need Survey. Of all respondents, 21.1% indicated that they would not support the principle of development anywhere in the parish. 41.7% support the principle of mixed developments; affordable rented, shared ownership and market housing.

The survey has demonstrated a number of interesting facts and correlations; principally, that there is a greater need in the parish area than had been identified by the Council's housing register. The survey results have identified an indicative housing need of 55-89 units within the next 10 years of which:

- 23 – 32 is market housing need
- 32 – 50 is affordable housing need
- 0 – 7 is market rent need

The above figures do not take into account the natural turnover of market and affordable housing stock.

NB. The National Planning Policy Framework (NPPF) requires that housing needs are objectively assessed, based on household projections but also take into account migration, travel to work patterns, socio economic factors and housing market dynamics. Consequently a housing needs survey can only form part of the overall housing need assessment evidence.

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

1. Need for smaller properties
2. Aging population which will require:
 - a. Smaller accommodation for downsizers:
 - i. Bungalows (mainly 2 & 3 bedrooms)
 - ii. Age restricted (mainly 2 & 3 bedrooms)
 - Some market
 - Some affordable
3. Young family household needs, which will require:
 - a. Affordable rents:
 - i. 1 bedroom flats
 - ii. 2 bedroom houses
 - b. First time buyer accommodation
 - i. Mainly 2 bedroom houses & some 3 bedroom house

The majority of respondents would prefer to see these homes delivered **over more than 2 sites**. The overall average support is for 41 units; however the majority (38%) would support a total of **20-30 units**. It must be noted that on a site of 30 units 40% affordable housing would be sought (12 units), therefore the parish may wish to consider increasing their affordable housing quota to say 50% within their neighbourhood plan to meet the affordable housing need (subject to viability). The parish may wish to consider increasing the total units to 50 then 25 would be delivered as affordable units.

Although there is support for mixed development it must be noted that as affordable units on rural market sites are allocated in-line with the Council's adopted Rural Allocations Policy, only households in bands A-C with a local connection to the parish will be prioritised, therefore households in band D are unlikely to be housed in these developments and the need would still exist. Generally the majority of households in band D are young people living with parents wishing to set up home for the first time.

The Housing Delivery Team recommends further work to identify sites which could be brought forward for new affordable housing. The survey has identified a number of sites which could be considered, and is a good starting point for further exploration.

On this basis, we also recommend discussing these findings with the Local Planning Authority (LPA) for the area, SDNPA. This will allow the community to understand from the outset, which locations the LPA is likely to consider appropriate for development.

In addition to securing the delivery of affordable units on market sites the Housing Delivery Team would support a small development of 10-15 affordable units possibly on an exception site to meet the needs of local households on the housing register in band D. This could be “phased” over a number of years, with a handful of new units within 5 years for example, with further long term provision made for future growth to accommodate additional local need. This would be significant benefit to the communities, stimulating local growth, and providing stock of high quality affordable housing to meet the needs of local people now and in the future.

This survey has been undertaken by the Housing Delivery Team at Chichester District Council on behalf of Lavant Parish Council. All conclusions and recommendations are based on the information provided by local people in response to the survey of May 2014, with additional supporting information from the Council’s housing register, census information, local stock information and housing market data.

Holly Nicol – Assistant Rural Housing Enabler
Chichester District Council

Appendix 1 – 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. This 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>