

CHICHESTER DISTRICT COUNCIL

Housing Need Survey Report

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Chidham and Hambrook Parish

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September 2019

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## **Abbreviations**

<b>CDC</b>	Chichester District Council
<b>DNA</b>	Did Not Answer
<b>LPA</b>	Local Planning Authority
<b>MHCLG</b>	Ministry of Housing, Communities and Local Government
<b>NPPF</b>	National Planning Policy Framework
<b>NPPG</b>	National Planning Practice Guidance
<b>SDNP(A)</b>	South Downs National Park (Authority)
<b>SHMA</b>	Strategic Housing Market Assessment

## 1.0 Introduction

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

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

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

This report has been based on a total of **334** valid returns, equivalent to a **33% response rate of total households in the surveyed area** (in relation to council tax information). It represents a total of **753** people (household members), equivalent to **56% of the parish population**, as defined by the 2011 Census. The gender split of respondents comprised 46% male, 53% female and 1% did not answer.

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

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<sup>1</sup> See appendix 1 for a sample of the survey

## **1.1 Key findings**

The survey has demonstrated a number of interesting facts and correlations; principally, that there is a greater affordable housing need in the parish area than what has been identified by the council's housing register. The survey results have identified a housing need of 61 units, of which the tenure breakdown is shown below:

- Market units – 17
- Private rent - 1
- Affordable rent units - 34
- Shared Ownership - 8
- Self-build - 1

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

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

## **2.0 Relevant secondary information**

### **2.1 Chichester District household projections**

The National Planning Practice Guidance (NPPG) advocates that the household projections published by the Ministry of Housing, Communities & Local Government (MHCLG) should provide the starting point for estimating overall housing need. Although this guidance is for

local authorities (LAs) to plan for their strategic housing needs, the figures provide a good insight into future trends of local populations.

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

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

## **2.2 Chidham and Hambrook's geographical and population profile**

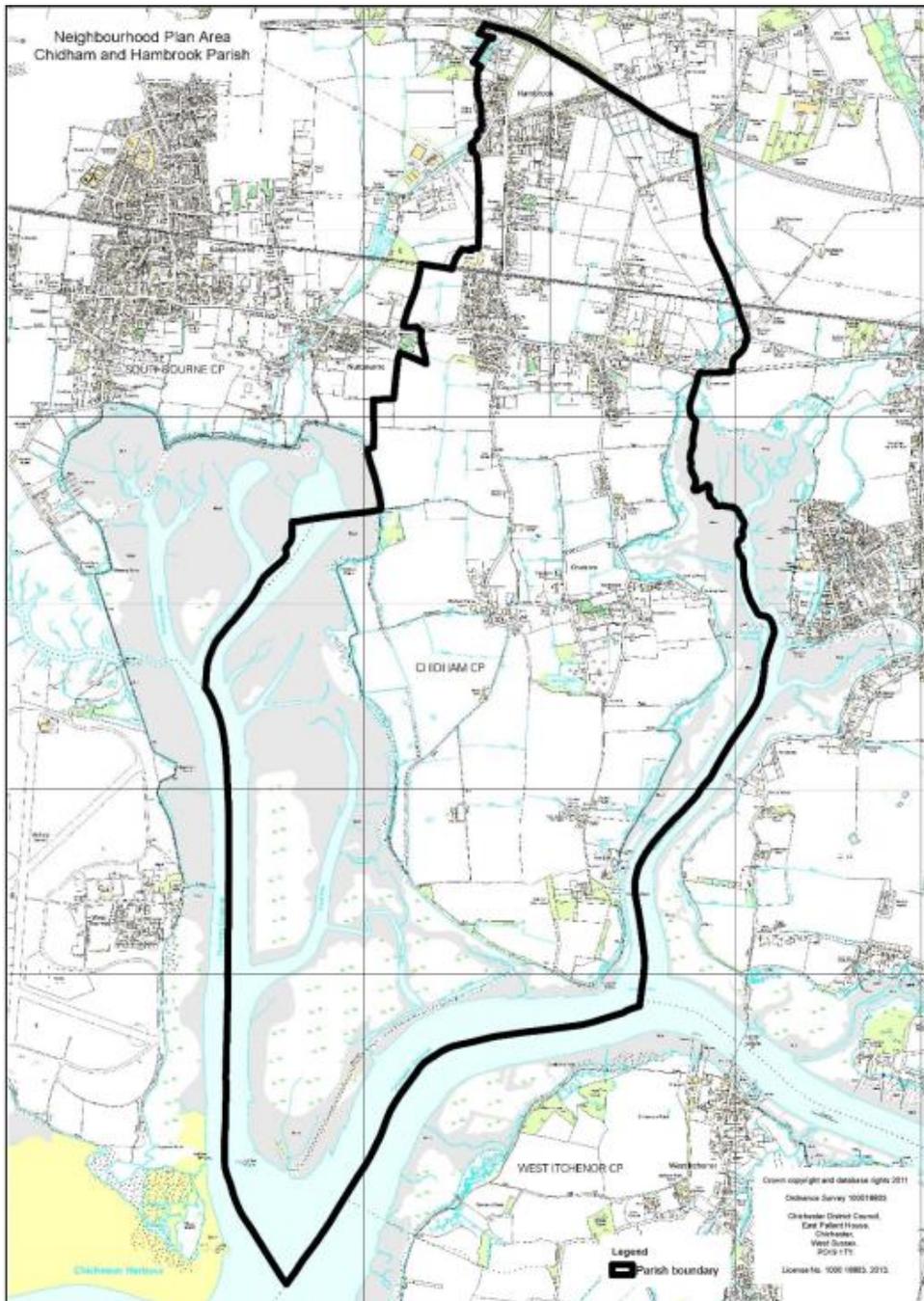
Chidham and Hambrook is civil Parish in West Sussex, residing in the area of the district known as the East-West corridor. The parish is made up of 3 local communities; Chidham, Hambrook and Nutbourne East. Chidham village is located within the Chichester Harbour Area of Outstanding Natural Beauty (AONB).

The parish is located within Chichester District and covers an area of approximately 10.72km<sup>2</sup>. The parish is served by the Nutbourne railway station and bus services along the A259. The facilities within the village include a primary school, a church and accompanying church centre, a village hall as well as post office, three caravan sites and 3 residential nursing homes.

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

**Figure 1 – Chidham and Hambrook Parish Boundary**

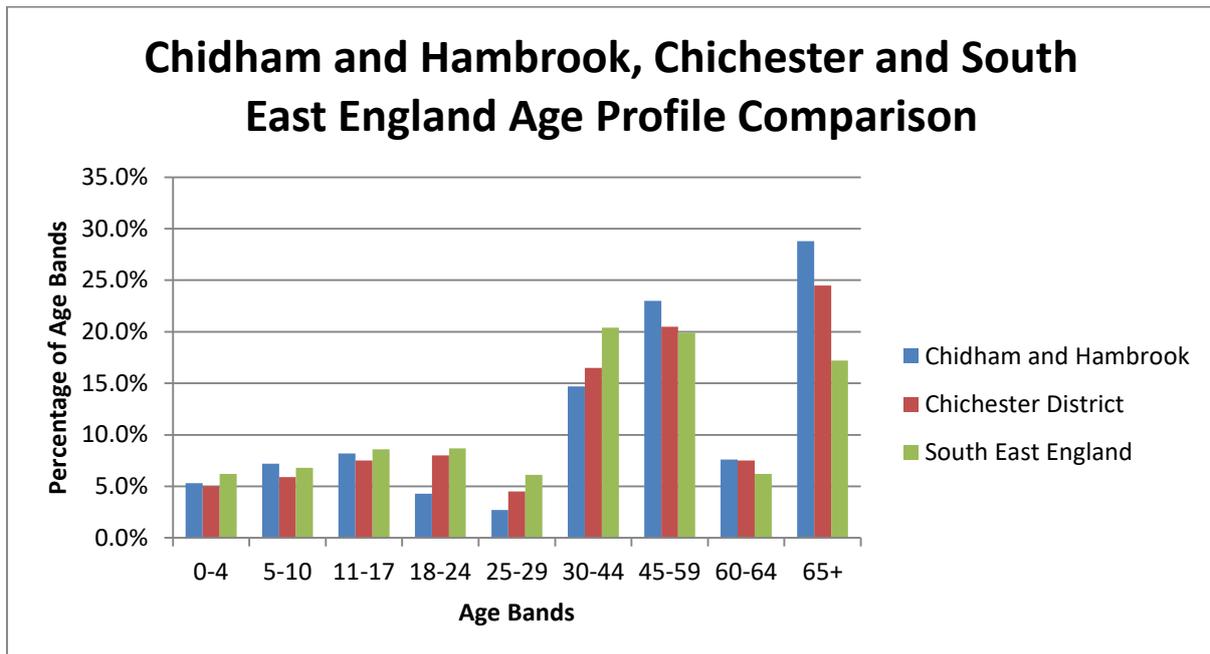


Chidham and Hambrook Parish has a population of 1,356<sup>3</sup> usual residents which make up 1,069<sup>4</sup> usual households. Figure 2 illustrates the age banding of the residents in comparison to Chichester District and South East England:

<sup>3</sup> 2011 Census

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

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



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

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

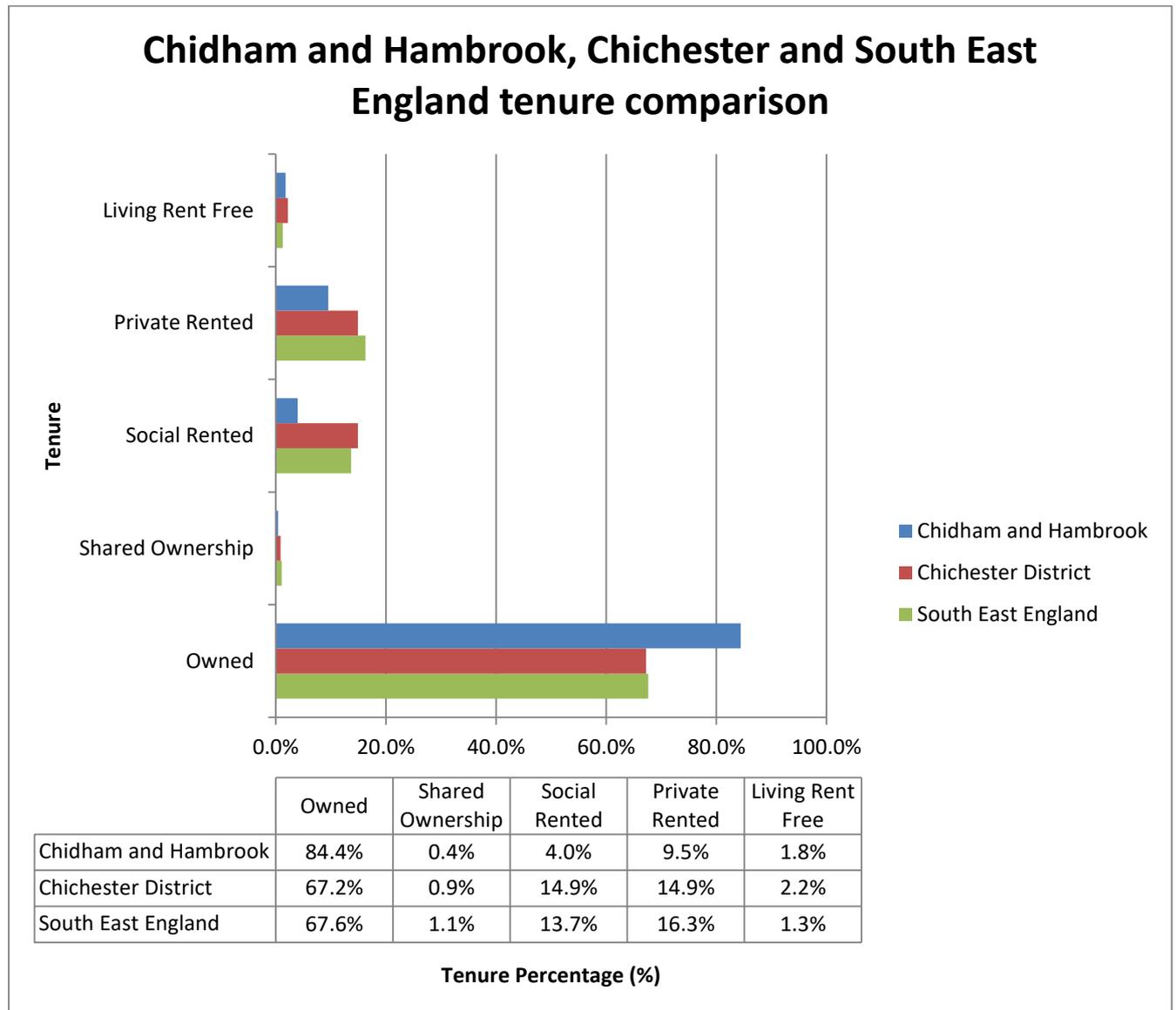


Figure 3 illustrates that Chidham and Hambrook Parish has a larger proportion of owner occupied housing than the rest of the district and the South East but a lower proportion of private and social rented housing.

### **2.3 Chidham and Hambrook’s affordable housing profile**

Table 1 shows that there are currently 11 households on the Council’s housing register who have claimed a local connection to Chidham and Hambrook Parish, of which 27% are in

bands A-C<sup>5</sup>. Households placed in bands A-C are considered as having a high priority need for housing. It shows that 73% of all households are currently in need of a 1 bedroom property.

**Table 1 – Households on the housing register with a local connection to Chidham and Hambrook; bedroom need & banding**

Households on the housing register with a local connection to Chidham and Hambrook: bedroom need and banding as at September 2019						
Band	1 Bedroom Need	2 Bedroom Need	3 Bedroom Need	4 Bedroom Need	5 Bedroom Need	Total
A-C	1	1	-	-	1	3
D	7	1	-	-	-	8
Total	8	2	0	0	1	11

Table 2 demonstrates that the 11 households currently on the register<sup>6</sup> make up a total of 20 people. 11 households are residents of the parish. There is a broad range of age profiles across the parish; however there are 4 households aged between 45 and 59 who are in need of affordable housing.

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

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

<sup>5</sup> See Appendix 3 for further information relating to the housing register banding system.

Table 3 illustrates Chidham and Hambrook’s affordable rented housing stock and average yearly turnover<sup>7</sup>;

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

Chidham and Hambrook’s affordable rented housing stock and turnover		
No. of Bedrooms	Total no. units (as at March 2019)	Allocations Since 2007
1 Bedroom	15	19
2 Bedrooms	15	24
3 Bedrooms	32	33
4 bedrooms	10	11
Total	72	87

The highest affordable rented demand is for 3 bedroom properties. The average turnover over the past 12 years for a 3 bed unit is 2.75 a year. The 4 bedroom units have a lower average turnover (0.9 per year); therefore households who require larger properties usually have to wait longer before a suitable one becomes available.

Since 1980, a total of 18 social rented homes have been lost to the ‘Right to Buy’ in Chidham and Hambrook Parish.

## 2.4 Chidham and Hambrook’s market housing profile and affordability

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

**Table 4 – Chidham and Hambrook’s total housing stock by number of bedrooms, 2011**

Chidham and Hambrook’s Bedroom Stock Profile, 2011 Census					
	Studio / 1 bed	2 Bed	3 Bed	4+ Bed	Total
Total	14 (2.8%)	98 (19.4%)	157 (31.1%)	236 (46.7%)	505

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

<sup>7</sup> Figures held by CDC on New/Re-lets of affordable/social rented properties from March 2007 to March 2018.

There are currently 19 properties for sale in Chidham and Hambrook Parish, the most expensive being a 4 bedroom detached house with an asking price of £655,000 and the cheapest being a 2 bedroom age restricted semi-detached house with an guide price of £198,500<sup>8</sup>. 24 properties were sold in the last year within Chidham and Hambrook parish with an average sold price of £435,485. It should be noted that the average price only reflects these particular sales in 2018/19 and may not represent the housing values generally across the parish.

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

**Table 5 – Chichester average house prices 2018<sup>9</sup>**

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

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

<sup>8</sup> Source: Rightmove

<sup>9</sup> Source: Land Registry Price Paid Data 2018

<sup>10</sup> Source: ONS House price to residence/work placed earnings 2018

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

### **3.0 Methodology and structure**

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

In June 2019 a survey was posted to every residential address in Chidham and Hambrook Parish.

The survey asked respondents to identify whether they or household members are, or likely to be in the near future, in need of alternative housing. Respondents were asked to return their completed forms in the supplied pre-paid envelope and return to the council by the 14<sup>th</sup> July 2019.

This report has been based on a total of **334** valid returns, equivalent to a **33% response rate of total usual households in the surveyed area** (in relation to the amount of surveys sent out). It represents a total of **753** people (household members), equivalent to **56% of the parish population**, as defined by the 2011 census. The gender split of respondents comprised 53% female, 46% male and 1% did not answer.

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

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

It is understood that the methodology for establishing future need for housing is not an exact science; no single approach will provide a definitive answer. As such, reasonable

judgements are made on the data provided, but will be subjective to the author of the report.

#### 4 Survey response and analysis

##### 4.1 Respondents residency period

Survey Question:

*(1) - How many years have you/your household lived in Chidham and Hambrook Parish?*

This question achieved a response rate of 92%. A breakdown of the responses to question 1 is shown below in tables 6.

**Table 6 – Respondents residency period in Chidham and Hambrook Parish**

Respondents residency period	
Duration	Frequency
5 Years or less	92
Between 6-10 years	39
Between 11-19 years	57
Between 20-29 years	46
Between 30-39 years	29
Between 40-49 years	20
Between 50-59 years	16
Between 60-69 years	5
70+ years	4
Total	308
<i>DNA</i>	26

The average length of a respondent's residency in Chidham and Hambrook is 19 years.

## 4.2 Respondents support for development

Survey questions:

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

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

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

The responses for these questions have been combined to assess the combination of support for different types of development. The results found that 90% of respondents would support some form of development within the parish. The highest support is for low cost home ownership and affordable rented housing for local people as shown in table 8.

**Table 7 – Respondents support for different types of development.**

Support for different types of development			
Support	Affordable rented housing	Low Cost Home Ownership housing	Market housing
Yes	166 (50%)	194 (58%)	186 (56%)
No	161 (48%)	134 (40%)	141 (42%)
DNA	7 (2%)	6 (2%)	7 (2%)

Table 8 provides a summary of the most favourable development combinations to identify a clearer view of the different types of support:

**Table 8 – Respondents support for different development combinations**

Development Combinations	Frequency	
	Support all tenure types (market, affordable rented and shared ownership) for local households needs	111
Support for only affordable rented and shared ownership housing	38	11%
Would not support any development.	83	25%
Support only shared ownership and market housing	31	9%
Support only market housing.	35	10%
Support only affordable rented housing	8	2%
Support only affordable rented and market housing	7	2%
Support only shared ownership	10	3%
DNA any.	3	1%

### 4.3 Respondents age range

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

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

**Table 9 – Respondent household age range composition**

	Age bracket							Total	DNA
	0-17	18-29	30-44	45-59	60-64	65-74	75+		
Frequency	110	53	86	176	73	152	84	734	19

This demonstrates that:

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

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

Survey Questions:

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

These questions have been grouped together to fully understand the housing need within the parish. 66 respondent households indicated that they and/or a household member wanted/need to move. This reflected 82 potential households with aspirations to move. The results of those who stated that they wished to move are displayed in table 10 below:

**Table 10 – Response to questions 4, 6, & 8.**

Questions 4, 6 & 8 - Do you need to move? Do you wish to stay in Chidham and Hambrook? When do you need to move?							
Households who want/need to move	Do you wish to stay in Chidham and Hambrook?		Time scale				
			Within 1 years	Within 2 years	Within 3 years	Within 4 years	Within 5 years
<b>82 Households (36%)</b>	<b>Yes</b>	<b>52</b>	9	13	3	3	14
	<b>No</b>	<b>29</b>	4	8	4	3	4
	<b>DNA</b>	<b>1</b>	-	-	-	-	-

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

- **52 (16%)** of the responding households expressed that they / someone in their household needs / wishes to **move within Chidham and Hambrook**

- **29 (9%)** of the responding households expressed that they / someone in their household needs / wishes to **move outside of Chidham and Hambrook**
- **1 (0.3%)** of the responding households expressed that they / someone in their household wants / needs to move **did not answer** whether they wanted / needed to stay in the parish

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

Survey Question: (9) - *What are your / their reasons for wanting / needing to move?*

This question will be analysed in two ways;

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

Respondents were asked to state one main reason why they needed to move and state any other reasons that may apply. Table 11 summarises the reasons as to why the 52 potential households stated they need / wish to **move within** of Chidham and Hambrook:

**Table 11 – Results of why respondents want/need to move within of Chidham and Hambrook**

Results of why respondents want/need to move outside of Chidham and Hambrook			
Reason	Main Reason		Other Reasons
	Frequency	%	Frequency
Need larger accommodation	11	21%	1
Need smaller accommodation	6	12%	4
Need specially adapted housing (i.e. physical disability) or sheltered housing	4	8%	1
Need to be closer to family or other support	1	2%	3
Need to set up home for the first time	14	27%	3
Moving to university / college		-	1
Unable to afford current accommodation	1	2%	4
Need to be closer to employment	2	4%	2
Sub-standard accommodation (e.g. safety hazards, damp)	-	-	-
Other (please specify)	13	25%	1
DNA	-	-	35

Question 9 of the survey demonstrates that:

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

- To leave their family home to form a new household (14 households)
- Household specifying “other” reasons for wanting to move within the parish (13 households).

Out of the 13 respondents who answered “other” 8 left further comment as listed below:

- Change of circumstances in income generation left respondent without a home
- Respondent would like to own their own home rather than rent
- Respondent household was in need of single floor accommodation due to disability
- Respondent household consisted of elderly residents so would be in need of extra care or nursing home accommodation
- Respondent household was concerned that they may be asked to leave their current rental property
- Respondent may wish to move due to “over development” of certain areas of the parish
- Respondent has a learning disability and would be in need of supported living

Table 12 highlights the reasons as to why the 29 households expressed why they and/or a member of their household may need / wish to **move outside of** Chidham and Hambrook:

**Table 12 – Results of why respondents want/need to move outside of Chidham and Hambrook**

Results of why respondents want/need to move outside of Chidham and Hambrook			
Reason	Main Reason		Other Reasons
	Frequency	%	Frequency
Need larger accommodation	-	-	-
Need smaller accommodation	-	-	-
Need specially adapted housing (i.e. physical disability) or sheltered housing	3	10%	-
Need to set up home for the first time	-	-	-
Need to be closer to family or other support	12	41%	1
Need to leave family home	8	28%	-
Moving to university / college	-	-	1
Unable to afford current accommodation	3	10%	4
Need to be closer to employment	-	-	-
Sub-standard accommodation (e.g. safety hazards, damp)	-	-	-
Other (please specify)	2	7%	3
DNA	1	3%	20

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

- Unable to afford current accommodation; and
- Need to leave family home.

Of the 3 households that specified other reasons for wanting/needing to move, 1 household specified that they wanted to move outside of the parish due to the lack of infrastructure and inability of it to cope with the amount of recent development.

#### 4.6 Composition of the households who need to move within Chidham and Hambrook

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

**Table 13 – Households who want / need to move within Chidham and Hambrook; age range composition.**

	Age bracket								Total
	0-17	18-29	30-44	45-59	60-64	65-74	75+	DNA	
Frequency	15	20	15	15	5	6	8	-	84

The results from this question illustrates that 35 of the 84 (42%) people who want / need accommodation within the parish are under the aged of 30 who are more commonly looking to set up home for the first time.

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

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

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

Table 14 shows the combined results of Q10a, Q10b & Q11a from the 52 households who want / need to move within Chidham and Hambrook, 52 indicated a tenure preference. This establishes what type of tenure would be required, in relation to property type and bedroom need. Respondents could indicate a primary tenure preference and whether they would consider any other type of accommodation. These have been outlined in tables 14 and 15 below:

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

No. Bedrooms required	Dwelling preference		Tenure preference										
			Buying on the open market	Private Rent	Affordable rent <sup>11</sup>	Rent to Buy	Shared ownership <sup>12</sup>	Discounted Market Sale	Starter Homes	Open Market Self Build	Affordable Self Build	DNA	
1 Bedroom 12 households	3	Flat / bedsit	-	-	2	-	-	-	-	1	-	-	-
	7	House	3	-	3	-	-	-	-	1	-	-	-
	1	Bungalow	-	-	-	-	-	-	1	-	-	-	-
	1	Adapted/ Sheltered Accommodation	1	-	-	-	-	-	-	-	-	-	-
2 bedroom 23 Households	5	Bungalow	2	1	1	-	-	-	-	-	1	-	-
	18	House	15	-	2	-	-	-	-	1	-	-	-
3 bedroom 15 households	14	House	9	-	1	-	-	-	1	-	3	-	-
	1	Bungalow	1	-	-	-	-	-	-	-	-	-	-
4 bedroom 1 household	1	House	1	-	-	-	-	-	-	-	-	-	-
DNA	1	-	-	-	-	-	-	-	-	-	-	-	1
Total		52	32	1	9	0	0	2	3	4	0	0	1

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

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

The main findings from table 14 are:

- 32 out of the 52 potential households who want or need to move within Chidham and Hambrook would choose affordable rented tenure. 53% of those requiring this tenure would need a 2 bedroom property.
- 9 out of the 52 potential households who want or need to move within Chidham and Hambrook would choose an affordable rented tenure. 50% of those requiring an affordable rented property would need a 1 bedroom property.
- 4 households stated that their preferred tenure preference was starter homes. The breakdown of this requirement showed that the greatest starter home need was for 1 bedroom properties.
- The overall bedroom size preference is;
  - 35% (18 households) indicated a preference for a 2 bedroom house.
  - 27% (14 households) indicated a preference for a 3 bedroom house
  - 13% (7 households) indicated a preference for a 1 bedroom house.
  - 10% (5 households) indicated a preference for a 2 bedroom bungalow.

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

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

No. Bedrooms required	Secondary Dwelling Type	Tenure preference									
		Buying on the open market	Private Rent	Affordable rent <sup>13</sup>	Rent to Buy	Shared ownership	Discounted Market Sale	Starter Homes	Open Market Self Build	Affordable Self Build	DNA
1 Bedroom 12 households	Flat / bedsit	-	-	-	-	-	1	2	-	-	-
	House	-	1	-	1	2	-	1	-	1	1
	Bungalow	-	-	-	-	1	-	-	-	-	-
	Adapted/ sheltered	1	-	-	-	-	-	-	-	-	-
2 bedroom 23 Households	House	2	3	2	-	6	2	2	-	-	-
	Bungalow	2	-	-	-	-	1	-	-	1	-
3 bedroom 15 households	House	3	2	1	-	1	1	-	-	3	3
	Bungalow	1	-	-	-	-	-	-	-	-	-
4 bedroom 1 household	Bungalow	-	-	-	-	-	-	1	-	-	-
DNA	4	-	-	-	-	-	-	-	-	-	4
Total		9	6	3	1	10	5	6	0	5	7

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

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

This next section analyses bedroom requirements (identified in Q10a), in relation to gross household incomes (identified in Q12). A total of 51 households provided this information. Each tenure response will be assessed individually to assess their affordability. This is to help establish whether the respondents would actually be able to afford the tenure types they stated.

Table 16 sets out the incomes of those households who wish to purchase a home on the open market. All 32 households provided affordability information:

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

Open Market								
Size	Up to £14,999	£15,000 - £19,999	£20,000 - £29,999	£30,000 - £39,999	£40,000 - £49,999	£50,000 - £59,999	£60,000 - £69,000	£70,000 +
1 Bed	1	-	1	1	-	-	-	1
2 Bed	1	5	2	4	5	-	-	-
3 Bed	-	2	-	1	2	1	1	3
4 Bed	-	-	-	1	-	-	-	-

Main findings:

- As illustrated above, the greatest open market demand is for 2 bedroom properties.
- 17 households indicated a preference toward both of these sizes and type of tenure. The last 2 bed open market property was sold in September 2018 for £370,000 and there are currently six 2 bedroom properties on the market (September 2019) with an average market value of £299,150. This would mean that with a 5% deposit (£15,000) the household would need an annual income of £63,000 (based on a 4.5 mortgage lending rate) to be able to afford 2 bed market property in Chidham and Hambrook Parish.
- 14 households who indicated a 2 bedroom preference may be unable to access a mortgage, if they have minimal savings and have no equity within an existing property. 9 of the 14 households are home owners (owned with or without a mortgage), of which the sale would contribute to the purchase of property through the open market.
- 5 households indicated they live with family, so the likelihood of these household members having substantial savings towards a higher deposit would be remote.

Of the 32 households that would like to buy on the open market within Chidham and Hambrook that provided affordability information, 14 households would be unable to afford to purchase a property through the open market. 9 households were identified as being in an affordable rented need, with the remaining 5 being able to purchase between a 25-40% share in a shared ownership property. 1 of the 27 households declared they are on the housing register held by CDC and have already been classified in an affordable rented need.

No household indicated they would buy a shared ownership property as their primary tenure preference. It should be noted however that 10 households indicated shared ownership as a secondary tenure preference.

Other affordable homeownership options such as Discounted Market Sale and Starter Homes gathered some interest from respondents. The information is set out in tables 19 and 20 below:

**Table 17 - Respondents who want / need to buy a discounted market sale property within Chidham and Hambrook: minimum bedroom requirement & gross annual income comparison**

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

The main findings from table 19 show:

- 3 households indicated a primary tenure preference for discounted market sale homes, of which the incomes ranged between £14,999 and £49,999.

Discounted Market Sale properties are usually marketed at 60-70% of the open market value. Based on the average sold price of £375,000 for a 3 bedroom property, the household would need a minimum 5% deposit of £19,000 and an average household income of £79,000 to be able to afford this type of property, assuming they do not have equity or considerable savings. As the household has indicated that they have an income of between £40,000 and £49,999 they would be unable to afford this type of property. Furthermore,

there are no discounted market sale properties available in Chidham and Hambrook, so the likelihood of accessing this type of property is very unlikely.

None of these households stated that they were on the housing register held by CDC. Whilst these households are not able to afford a discounted market sale property, 1 household would be able to afford a shared ownership property of between a 25-40% share and the remaining household could afford to rent from a housing association at an affordable or social rent.

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

**Table 18 - Respondents who want / need to buy a Starter Home property within Chidham and Hambrook: minimum bedroom requirement & gross annual income comparison.**

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

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

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

All of the households do not have sufficient income to attain a mortgage for such a property, unless they had substantial deposits. Based on the assumption that they do not have substantial deposits, all households would be able to rent from a housing association at an affordable or social rent. None of these households are on the housing register held by CDC.

4 households indicated that they wanted/needed to build their own home as their primary tenure preference. The results of the households affordability is shown in table 19 below.

**Table 19 – Respondents who want / need to build a self-build property within Chidham and Hambrook Parish: minimum bedroom requirement & gross annual income comparison.**

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

The National Custom and Self-Build Association (NaCSBA) advises that building or commissioning someone to build your own home can be as cheap or as expensive as you desire. Prospective self-builders must take into account land values, build costs and planning application costs. The 4 households with a household income less than £40,000 may struggle to finance a project unless they have considerable savings or equity within a property. Furthermore, as 3 of these households have indicated that they are living with parents, it is unlikely that they have considerable savings or equity to be able to deliver the sized property they want. The 1 household which is a home owner (owned with/without a mortgage) would have existing equity and could potentially deliver a self-build project. Taking this into account, 2 households would be able to afford a 25-40% share in a shared ownership property and 1 household could be housed within an affordable or social rented property.

One household indicated renting privately as primary tenure preference. This household indicated a want/need for 2 bedrooms at a rental affordability of £900-£1000. There are currently four 2 bedroom homes being advertised at market rent within Chidham and Hambrook Parish, of which the cheapest is a 2 bedroom flat at £825<sup>14</sup>. As such, the household in need would be able to access the private rented sector based on their current affordability.

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

- 1 bedroom - £580.99 pcm,
- 2 bedroom - £728.00 pcm,
- 3 bedroom - £858.47 pcm,
- 4 bedroom - £1,161.46 pcm

All the 9 households that indicated they would consider affordable renting within Chidham and Hambrook provided affordability information as set out in Table 20 below

**Table 20 - Respondents who want / need affordable rented accommodation within Chidham and Hambrook: minimum bedroom requirement & affordability comparison**

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

Table 20 shows;

- 2 of the 5 households who indicated a preference towards a one bedroom affordable rented property had less than £500 per month, which is below the current LHA rate. 1 The remaining 3 households who indicated a preference for a 1 bedroom affordable rented property would be able to afford as they are above the LHA rate.
- The 3 households that had a preference for a two bedroom property had an affordability less than £600 and would not be able to afford a property within the parish without government financial assistance e.g. housing benefit.
- The household in need of 3 bedroom property would be able to afford an affordable rented property as they are above the LHA rate for this size.

1 (11%) of the 9 households who preferred an affordable rented tenure and who stated they wished / needed to move within Chidham and Hambrook declared they are already on the Council's housing register.

To summarise, the findings indicate that there is a 5 year identified local housing need within Chidham and Hambrook, for both affordable and market units. Table 23 sets out the identified housing need and adjustments that have been made from the findings of the survey.

**Table 21 – Chidham and Hambrook’s indicative projected future housing need based on residents**

Tenure Type		Primary tenure preference	Affordability Amendment Calculations	Identified Need
<b>Market</b>		32	<b>Less 1</b> (housing register members) <b>Less 9</b> (identified households with an affordable rented need) <b>Less 5</b> (identified households with a shared ownership need)	<b>17</b>
<b>Private rent</b>		1		<b>1</b>
<b>Affordable Housing</b>	Affordable Rented	9	<b>Add 1</b> (identified market households on the housing register) <b>Add 1</b> (identified self-build households with an affordable rented need) <b>Add 1</b> (identified discounted market sale households with an affordable rented need) <b>Add 9</b> (identified market households with an affordable rented need) <b>Add 3</b> (identified starter home households with an affordable rented need) <b>Add 10</b> (additional housing register households not identified within the survey <sup>15</sup> )	<b>34</b>
	Shared Ownership	0	<b>Add 5</b> (identified market households with a shared ownership need) <b>Add 1</b> (identified discounted market sale households with a shared ownership need) <b>Add 2</b> (identified self-build households with a shared ownership need)	<b>8</b>
	Starter Homes	3	<b>Less 3</b> (identified affordable rented need)	<b>0</b>
	Discounted Market Sale	2	<b>Less 1</b> (identified household with a shared ownership need) <b>Less 1</b> (identified household with an affordable rented need)	<b>0</b>
<b>Self-Build</b>		4	<b>Less 2</b> (households with a shared ownership need) <b>Less 1</b> (household with an affordable rented need)	<b>1</b>
<b>Total</b>		51	-	<b>61</b>

<sup>15</sup> There were 11 households on the housing register, of which 1 household completed the survey. Therefore, 10 additional households have been added to the affordable rented need.

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

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

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

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

#### 4.8 Respondent comments

*Question 5 and 15 - Please use the space below to provide any further comments*

A total of 178 comments were received. A summary of some of the key comments are set out below;

- Traffic is already a concern. Further development within Chidham and Hambrook would result in more congestion along the A259.
- Current levels of new development within the parish are unsustainable.
- Evident by the large number of new development that the local authority hasn't got any interest in the views of local residents.
- Infrastructure needs to be improved before new housing can be allowed: GP surgery, convenience store, primary school improvement etc.
- Emphasis was made about the need to preserve the rural nature of the parish and not let it become a sprawling suburb of the larger parishes like Southbourne and Chichester.
- High priced housing being built is not going to ease the housing shortage.
- Need for smaller accommodation to cater for first time buyers and elderly people wanting to downsize.
- Feel that the area is being saturated by new housing – both affordable and private. The services and amenities here are poor compared to neighbouring authorities
- Need for more bungalows rather than detached houses
- Exceeded the requirements of the local plan
- Good quality and energy efficient housing is key.
- Need for more affordable homes which need to be skewed towards providing smaller units i.e. 1 or 2 bedrooms
- Too much land already lost to housing. No more building on greenfield sites. Area is supposed to be an AONB and this is being eroded.
- Needs to be traffic calming or mitigating measures on the A259 before any further development can take place.
- I would support the principle of bringing more rented products such as affordable and social rent as these are more affordable to those on need.

- Recently been rejected for the councils housing register due to too high income, however I cannot afford to live in the parish.
- Would support development more if it came from a local developer or housing association which had heeded the views of the local community before submitting a planning application.

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

## **5.0 Conclusion**

**33%** of the total usual households in Chidham and Hambrook responded to the housing need survey. The survey has demonstrated a number of interesting facts and correlations; principally, that there is a greater affordable housing need in the parish area than what has been identified by the council's housing register. The numbers of units and types sought by respondents are:

- Market units – 17
- Private rent – 1
- Affordable rent units - 34
- Shared Ownership – 8
- Self-Build – 1

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

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

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

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

This survey has been undertaken by the Housing Delivery Team at CDC. All conclusions and recommendations are based on the information provided by local people in response to the survey of June 2019, with additional supporting information from: the Council's housing register, 2011 census, and CDC's local stock information and housing market data.

Housing Delivery Team

Chichester District Council



## Chidham and Hambrook Housing Needs Survey

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

### Confidentiality

Please put your completed survey in the prepaid envelope provided to ensure that your answers remain confidential and return to Chichester District Council by **14<sup>th</sup> July 2019**. The survey is anonymous and respondents are unidentifiable. The Council works hard to take care of your information in accordance with the General Data Protection Regulations. You can find out more through the council's data protection and freedom of information webpage.

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

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

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

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

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

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

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**1. How many years have you/your household lived in Chidham and Hambrook?**

**(Please write in)**

---

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

Yes.....1      No.....2

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

Yes.....1      No.....2



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Household No.	Yes	No
Future Household 1	<input type="checkbox"/> 1	<input type="checkbox"/> 1
Future Household 2	<input type="checkbox"/> 2	<input type="checkbox"/> 2

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**15. What are your/their current living circumstances?**

- a. Own with/without a mortgage.....1      Rent from a private landlord.....2  
Own a shared ownership home.....3      Rent from a housing association.....4  
Living with parents.....5

- b. House.....1      Flat.....2      Bungalow.....3

- c. 1 bedroom.....1      2 bedrooms.....2      3 bedrooms.....3      4+  
bedroom.....4

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**16. Please provide any details to help explain your circumstances.**

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Please place your completed questionnaire in the pre-paid envelope and return before **14<sup>th</sup> July 2019**

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

## **Appendix 2 – Housing register banding system explained**

### Choice based lettings – Banding Criteria

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

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

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

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

Further explanation can be found in the Council's Allocation Policy:

<http://www.chichester.gov.uk/article/24494/Applying-for-the-housing-register>