

## **To consider the present and future needs of the District for Affordable Housing.**

### **Appendix A: Summary of Key Findings**

#### **Housing Needs Survey 2005**

This survey is based on a questionnaire sent to a sample of households in the district. Results are then weighted and implied figures for the district as a whole ascertained. In addition, need and aspirations (requirements) are used interchangeably, with households assessing their own need.

#### **Overall annual shortfall of 230 units per annum**

- Social housing stock 11.4%, well below national average of 19.3%
- 76% of council rented properties are bed sits, one and two bed properties
- There is concern that families may be trapped in property that is too small for their needs and unable to move due to high and rising local house prices.
- A broad assessment of under and over occupation highlighted that the council rented over occupation level was relatively high at 9.1%. Council rented under occupation at 11.8% was low compared to the all tenure average.

#### Existing households wishing to move within the district

7.9% of respondents wished to move but were not able to.

- Of these, 21.1% (866 households implied) could not afford to move, 58.5% (2398 implied) were unable to buy a home and 59.2% (2426 implied) cited a lack of affordable housing.

Of those wishing to move and able to do so:

- 30% (934) respondents felt they required a detached house
- 8.7% (271) required flats/maisonettes
- 74.5% (2319) required two or three bedroom accommodation
- 7% (218) required one bed accommodation
- 9.3% (290) indicated a preference for social rented accommodation (89.9% were already council tenants, 10.1% were moving from owner occupation).
- The number of households expressing a demand for social rented was higher than the number intending to move out and required a turnover of 9.2% in a three year period.
- Interest was predominantly for Lewes Town and Seaford (across all tenure choices). Demand from those seeking Council rented accommodation was more focussed on Lewes Town.

### Concealed households moving within the district

- 451 households considered to form each year.
- 1778 implied households needed to move within 3 years of the survey.
- 41.7% (741) needed owner occupation accommodation compared with 72.6% (1291) who preferred this tenure type
- 16.3% (290) need council or HA rented accommodation
- 11% (196) need HA shared ownership compared to 4.1% (73) who preferred this tenure type. .
  
- 50.8% (903) needed one bed accommodation
- 46.1% (820) needed two bed accommodation
- 3.1% (55) needed three bed accommodation

Number of bedrooms preferred was more aspirational with preference for two beds much higher at 65.7% (1168) and for three beds at 21.6% (384).

- Only 7.1% of all concealed households were registered on a Housing Register, with 67.1% of these registered on the LDC housing register.
  
- For new forming households Seaford was the most popular location choice.
  
- Only 15.1% of concealed households had above £5,000 savings.
  
- 60.8% of concealed households earn below £20,000 per annum.

84% of newly forming households are unable to purchase their own property.  
75% of concealed households cannot afford to rent privately.

### Supported and adapted housing

10.1% of households contained a member who was a wheelchair user suggesting 1028 in the district as a whole.

88.3% (908) of households with a wheelchair user did not live in suitably adapted accommodation.

Adaptations in the HA rented (39.9%) and council rented (18.8%) were considerably higher than in the owner occupied and private rented sector.

### Older Persons Housing

5% of existing households indicated that they had elderly relatives (60+) who would need to move in the district in the next three years.

- 19.9% (413) of these would require Council or HA sheltered.
- 16.6% (345) would require Council or HA housing
- 21.2% (447) would require private sheltered housing
- 17.5% (362) would require private housing
- 20.9% (434) would require residential/nursing care

However demand was predicted by the children of elderly people. Elderly people seek to remain in their own home and prefer to receive support in their own home. In contrast, children of elderly parents tend to predict the need for supported housing.

#### Sheltered housing demand

	<b>Private market</b>	<b>Affordable sector</b>	<b>All sectors</b>
<b>Existing households</b>	22	150	172
<b>In-migrant households</b>	447	413	860
<b>Total</b>	<b>469</b>	<b>563</b>	<b>1032</b>

#### Recommends

A mix of housing types in both market and social sectors but mainly flats and terraced houses to meet the needs of new and existing households for smaller units and to provide a balanced housing market.

*Need to consider flows through the housing market. If larger units are developed these enable households living in smaller accommodation to upsize thus freeing smaller units for new households and those wishing/needing to downsize.*

*Also need to consider what has been developed in recent years and in the case of affordable housing the numbers on the housing register and the number and turnover of different size of units.*

The largest proportion of additional affordable housing units is required as rented properties for both existing and concealed households.

Assessing needs for extra care and older persons accommodation.

The combination of low stock levels, high private rental costs and high house price levels leads us to recommend that up to 40% of new units should be negotiated from the total of all sites negotiated.

*Economic viability of this threshold and whether it would make sites unviable for development have not been assessed in this study. This figure is based on need.*

#### **Housing Market Assessment 2008**

- Private rented sector accounts for 11% of the dwelling stock
- At 2001 flats/maisonettes accounted for 17% of the dwelling stock.
- Around half of 14% growth between 1991 and 2001 may be attributable to conversions and sub divisions.
- The larger stock is more likely to be owned or privately rented

- The smaller stock is council or other social rented.
  - There is a greater risk of overcrowding in the council and other social rented housing where residents are less affluent.
  - 13% overcrowding in council rented sector
  - 23% overcrowding in other social rented sector.
  - 13% overcrowding in private rented sector.
- 2001 - 2006 77% new build were houses, 5% were bungalows and 18% were flats. However flats made up 28% of homes delivered in 2006.

#### **Wivelsfield Parish Housing Needs Survey 2007**

- 24 households in need of affordable housing
  - Only 12 of these currently live in the village
  - Only 6 are on the Housing Register, with 2 of these on the transfer list
- 9 single people
  - 1 single person + carer
  - 6 couples
  - 8 families (2 x 1 child, 4 x 2 children, 2 x 3 children)

#### **Barcombe Parish Housing Needs Survey 2007**

- 25 households in need of affordable housing
  - Only 3 are on the Housing Register
- 13 single people
  - 3 couples
  - 9 families (2 x 1 child, 6 x 2 children, 1 x 3 children)

#### **Affordable housing developments by unit size 2005/2006 to 2007/2008 and Planned affordable housing development by unit size 2008/2009 to 2009/2010**

This highlighted that over the five year period:

- 47.8% of affordable housing development was affordable rented
- 38.7% was shared ownership
- 6.7% was intermediate rented

Of the affordable rented units:

- 49% and 25% were 1 and 2 bed flats respectively compared to 9% and 22% for shared ownership.
- 7% and 17% were 2 and 3 bed houses respectively compared to 35% and 34% for shared ownership.

#### **Lewes District Council Housing Register 2008.**

This was analysed by settlement and bed size needed. The analysis took into account the amount of stock in a settlement, the ratio of lettings to people on

the register and was thus able to consider relative need in addition to absolute numbers. The analysis highlighted a number of hot spots of need in both rural and urban areas and demonstrated a need in most settlements.

### **Key Points**

- Larger units are predominantly owner occupied or private rented
- Smaller units are social rented
- Overcrowding is highest in the social rented sector.
- The majority of existing households wishing to move require family sized accommodation
- The majority of concealed households require 1 and 2 bed properties.
- 75% of concealed households were unable to afford to rent privately.
- There is a need for affordable accommodation for the elderly.
- We are not achieving our preference of 75% rented affordable accommodation.
- Affordable rented accommodation tends to be smaller units whereas shared ownership tends to be larger.