

HOUSING NEEDS SURVEY REPORT

Icklesham Parish

Rother DISTRICT

**Survey undertaken in
March 2015**

Action in rural Sussex

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1 Introduction

1.1 Context to the Housing Needs Survey

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

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

1.2 Rural Affordable Housing

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

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

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

The role of the Rural Housing Enabler (RHE) is to provide independent support, advice and information to Parish Councils and community groups concerned about the lack of affordable housing in their rural communities. Action in rural Sussex provides a Rural Housing Enabling service in both East and West Sussex.

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

1.3 Methodology

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

The Housing Needs Survey consists of two main parts:

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

The survey was delivered to 1560 households in the parish. The survey pack delivered consisted of a covering letter from the Parish Council outlining the purpose of the survey and the survey form itself. The closing date for the survey was 13th March 2015.

1.4 Response rate

Overall 1560 questionnaires were distributed; one to each household in the parish. A total of 271 survey forms were returned. This gives the Housing Needs Survey a response rate of 17.4%.

21 responding households identified that their property was not their main home and so have been excluded from the number available for analysis. The total for analysis was therefore 250 households.

2 The Parish of Icklesham

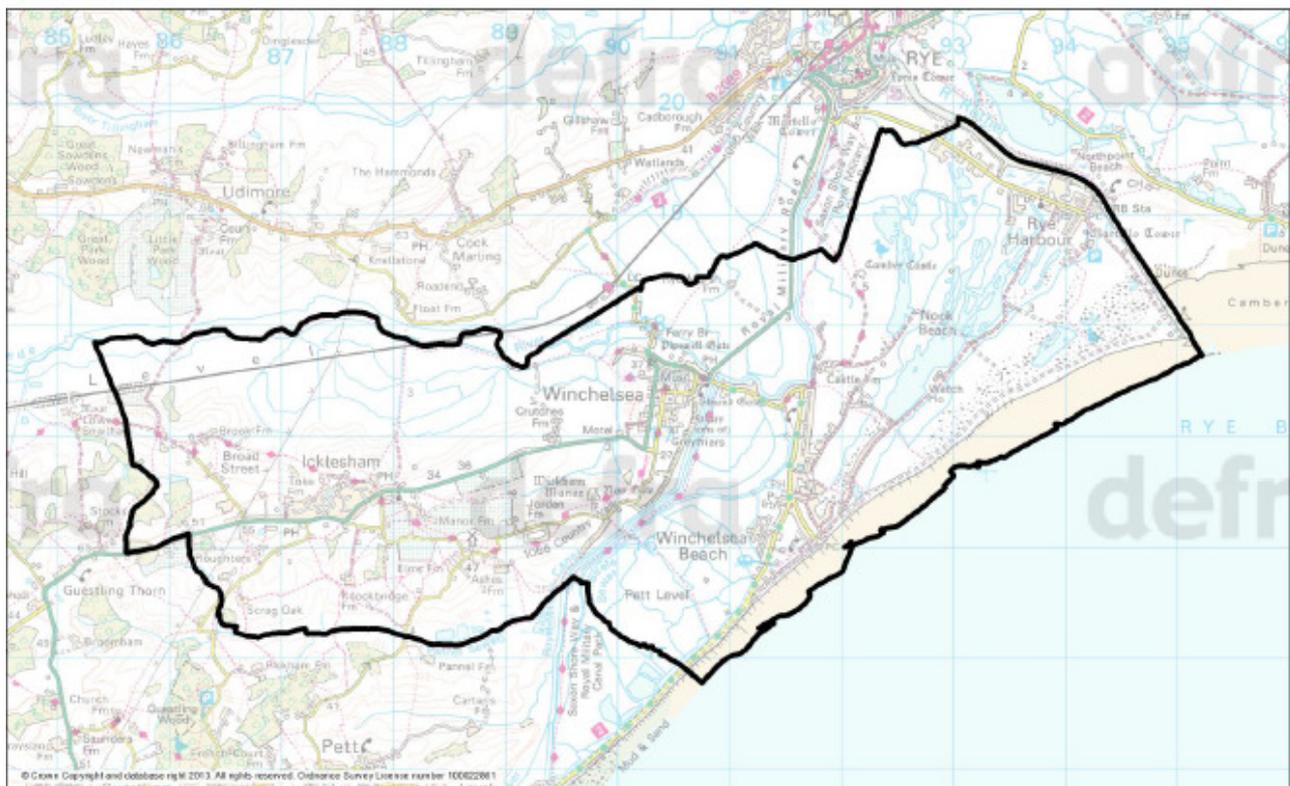
Icklesham is both a village and civil parish which is located in the eastern portion of Rother District in East Sussex, located on a ridge between the coast and river Brede. The primary settlement in the parish is the village of Icklesham which together with Winchelsea, Winchelsea Beach and Rye Harbour make up the civil parish. The parish is predominantly rural and has a nature reserve, a Martello tower, an 18th century windmill and 3 Sites of Special Scientific Interest, these being Winchelsea Cutting, Dungeness, Romney Marsh and Rye Bay, and Rye Harbour.

In terms of its connectivity to other locations, a single main A road runs through the Parish. This is the A259 connecting Rye in the north east with Hastings in the west. There is a railway station at Winchelsea, which is actually located in the neighbouring parish of Udimore. This provides a two-hourly service from Winchelsea with trains to Brighton and Ashford International.

A range of services are available in the parish and these include 3 parish churches, 2 primary schools, an RNLI lifeboat station, several public houses and 3 village halls.

According to the Census, the population of the parish was 2,750 persons in 2011 and there were 1,311 households.

Figure 1 - Map of Parish
Icklesham Parish



Source: 2011 Census Output Area boundaries. Crown Copyright.
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Produced by the local Consultants for Social Inclusion, www.oics.co.uk, April 2015

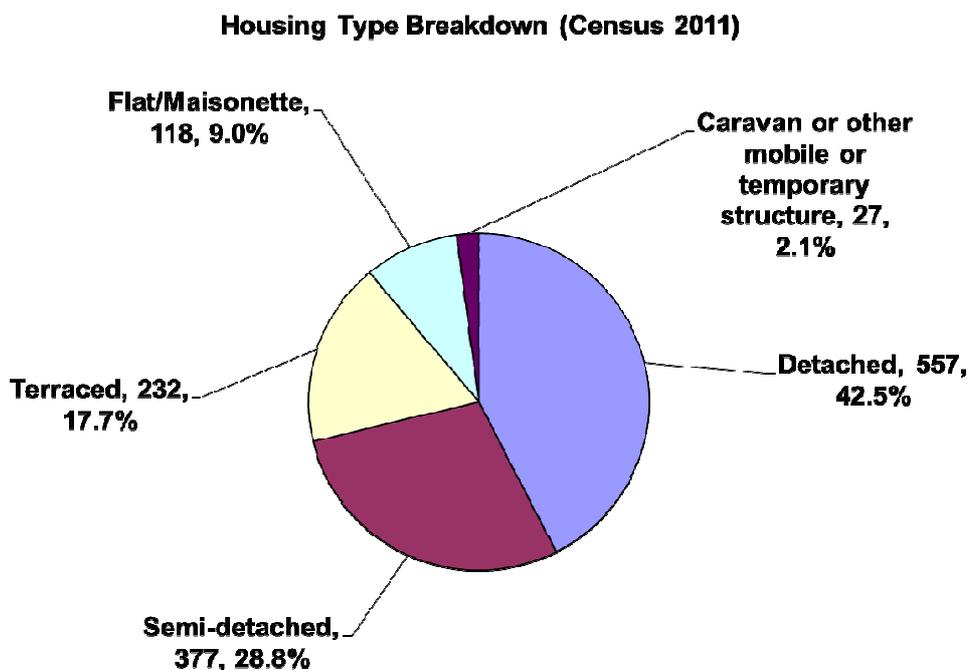


2.1 Housing type in Icklesham Parish

Figure 2 provides a breakdown of the existing structure of the 1,311 dwellings in Icklesham Parish as at the Census 2011. *Please note that these figures may have subsequently changed.*

The Census data shows that in 2011 the greatest proportion of properties in the parish were detached properties. These made up 42.5% of the housing at that time, with a smaller proportion of semi-detached properties (28.8%), 17.7% of properties being terraced, 9% being flats/maisonettes, and 2.1% being caravans or other mobile or temporary structures.

Figure 2 - Housing Type Breakdown



As Table 1 shows, Icklesham Parish has a higher proportion of detached housing (42.5%) when compared to the rest of East Sussex (32.1%), with a slightly higher proportion of semi-detached housing (26.6% compared to 24.3%), a slightly lower level of terraced housing (17.8% compared to 18.1%), and a significantly lower proportion of flats/maisonettes (8.5% compared to 25%) but a significantly higher proportion of caravans and mobile/temporary structures (4.6% compared to 0.6%).

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

Housing Type	East Sussex	Parish
Detached	32.1%	42.5%
Semi-detached	24.3%	28.8%
Terraced	18.1%	17.7%
Flat / Maisonette	25%	9.0%
Caravan or other mobile/temporary structure	0.6%	2.1%

(Source: Census 2011)

2.2 Housing Tenure in the Parish

From the 2011 Census data and as seen in Table 2, the predominant tenure in Icklesham Parish is owner-occupied housing (73.3%), with rates slightly higher than for the rest of East Sussex (69.2%).

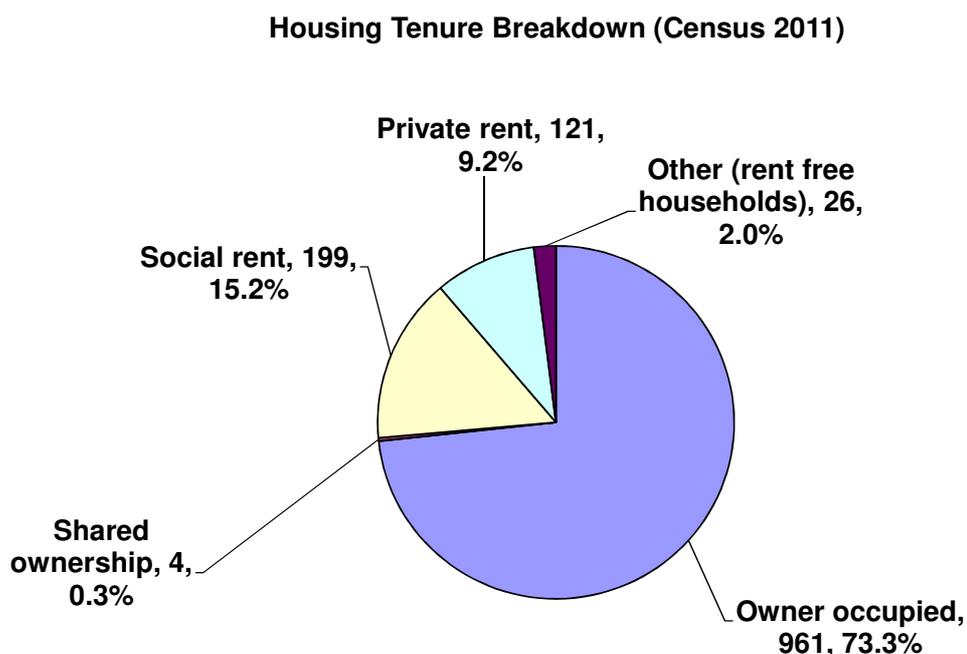
The parish has higher levels of Social Rented housing than the rest of East Sussex (15.2% compared to 11.0%) and those Living Rent Free (2.0% compared to 1.3%). However, it has lower levels of Private Rented Housing (9.2% compared to 17.7%) and Shared Ownership Housing (0.3% compared to 0.6%).

Table 2 - Housing Tenure in East Sussex and the Parish

Tenure	East Sussex	Parish
Owner occupied (owned outright or with mortgage)	69.2%	73.3%
Social rented (LA & HA)	11.0%	15.2%
Private rented	17.7%	9.2%
Shared ownership	0.6%	0.3%
Living rent free	1.3%	2.0%

(Source: Census 2011)

Figure 3 – Housing Tenure Breakdown



3 Local Income Levels and Affordability

3.1 Property Prices in the District

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

From these figures the income required to purchase each type of property has been provided. This is calculated on the basis of securing a 90% mortgage with a 3.5 x gross income lending ratio. From this it can be seen that the lowest income required to purchase an average price flat in the Parish would be £28,282.

Table 3 - Average House Prices in East Sussex (by type)

Housing Type	Average Price	Gross Income Required
All Housing	£197,560	£50,801
Detached	£357,014	£91,803
Semi-Detached	£211,552	£54,399
Terraced	£171,179	£44,017
Flat	£109,989	£28,282

Source: Land Registry (2015)

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

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

3.2 Property prices in the Parish

A property search on www.rightmove.co.uk was also carried out to provide an indication of current prices of properties available in Icklesham Parish.

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

From this search undertaken in April 2015, there were no flats available to buy in Icklesham Parish. Therefore the search was widened and the household income required to afford to purchase a 1 bed apartment in nearby Rye was £41,142.

Table 4 - Lowest current property prices

Property Type	Location	Lowest Price	Gross Income Required
1 bed apartment	Rye	£160,000	£41,142
2 bed cottage	Rye Harbour	£169,950	£43,701
3 bed end of terrace house	Icklesham	£200,000	£51,428
3 bed bungalow	Icklesham	£285,000	£73,285
4 bed detached house	Icklesham	£325,000	£83,571

From this search undertaken in April 2015 there were no flats to rent in Icklesham Parish. Therefore the search was widened and the household income required to afford to rent an entry level home in nearby Rye was £32,400.

Table 5 - Lowest current property rental prices

Property Type	Location	Lowest Price	Income required (Where rental payment per month is a maximum of 25% of gross income)
2 bed flat	Rye	£675 pcm	£32,400
3 bed flat	Rye	£750 pcm	£36,000
2 bed house	Rye Harbour	£800 pcm	£38,400
3 bed house	Rye Harbour	£900 pcm	£43,200

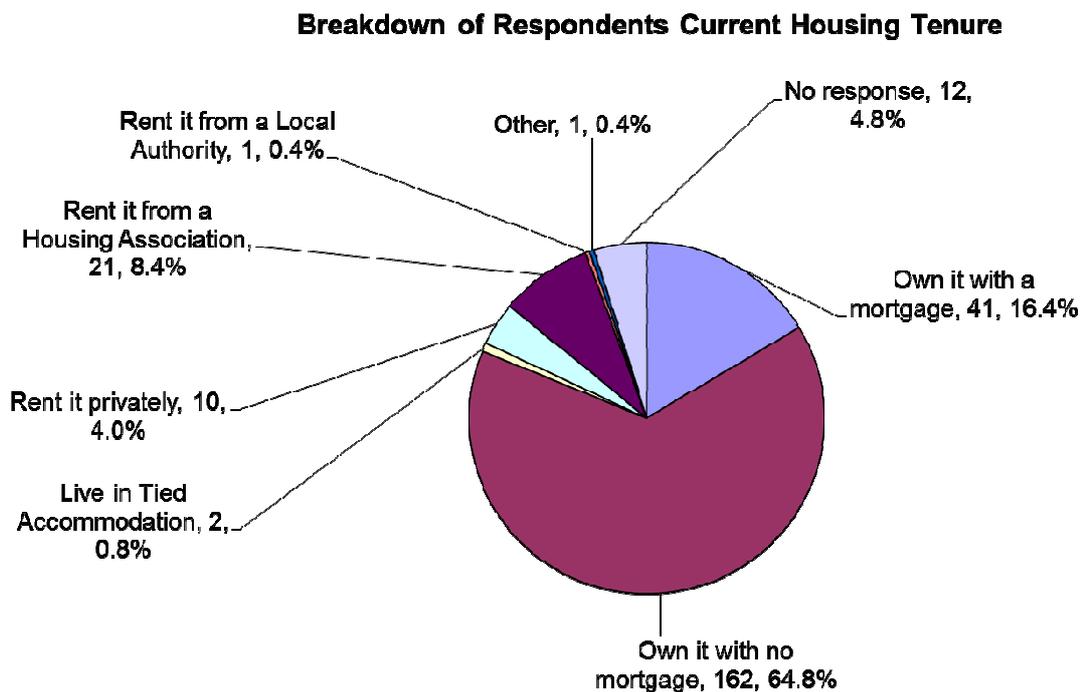
4 Survey - Part 1: Views on Affordable Housing

4.1 Current Housing Tenure

Of those completing the survey 92.3% identified their current home as their main home, with 7.7% identifying it as a second home.

Of those in their main home, the greatest proportion (64.8%) owned their current home with no mortgage, with 16.4% owning it with the use of a mortgage. Of the remaining respondents: 8.4% rented from a Housing Association, 4.0% rented privately, 0.8% live in Tied accommodation, 0.4% rent from a Local Authority and 0.4% lived in 'Other' accommodation. 12 respondents (4.8%) did not complete the question.

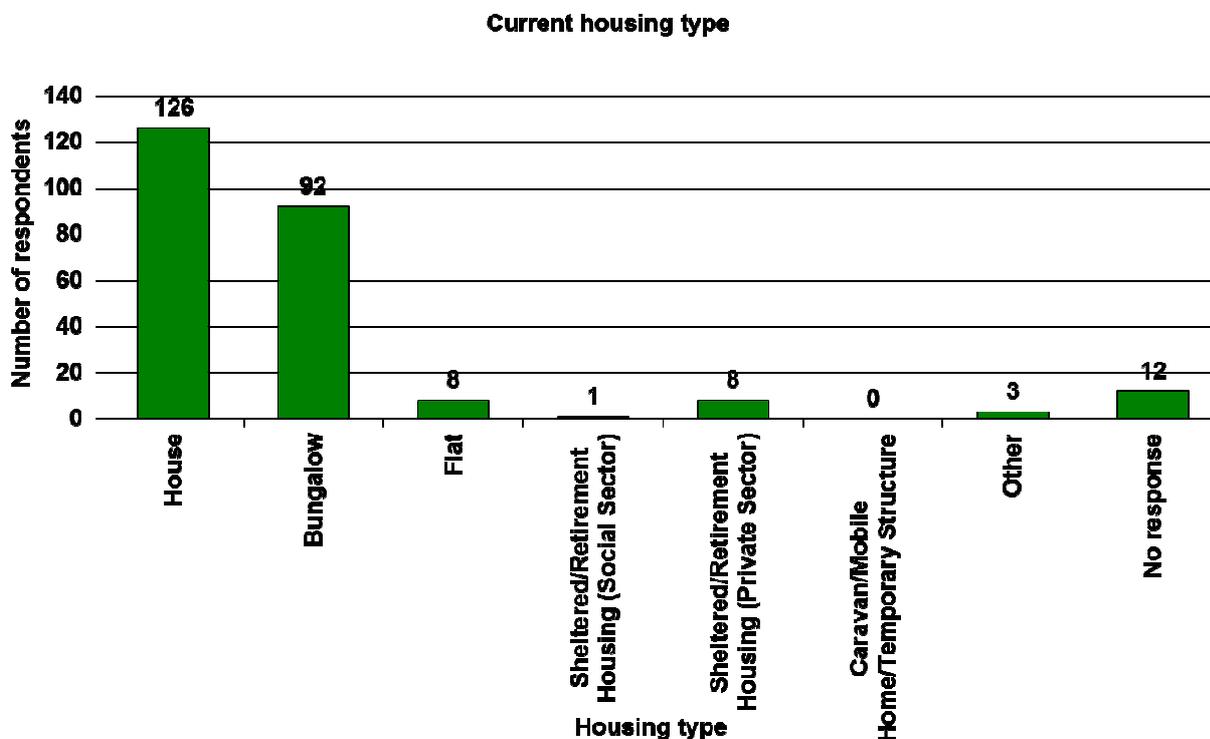
Figure 4 - Current housing tenure of respondents



4.2 Housing Type

Approximately half of respondents (50.4%) identified that they currently live in a house, with 36.8% living in a bungalow, 3.2% living in a flat, 3.2% living in Sheltered/Retirement Housing (Private Sector) and 0.4% living in Sheltered/Retirement Housing (Social Sector). 3 respondents (1.2%) gave 'other' responses and 0% of respondents live in a caravan/mobile home/temporary structure. 12 respondents (4.8%) did not complete the question.

Figure 5 - Current housing type of respondents



4.3 Number of bedrooms

Households with 2 bedrooms represented the most common size of dwelling amongst those responding to the survey, making up 43.2% of responding households. The next most numerous responses were for: 3 bedrooms (29.2%); 4 bedrooms (11.6%), 1 bedroom (8.0%) and 5 or more bedrooms (4%). 10 respondents did not complete the question (4.0%).

Table 6 - Number of bedrooms in respondent's households

Number of bedrooms	Number of responses
1	20 (8.0%)
2	108 (43.2%)
3	73 (29.2%)
4	29 (11.6%)
5 or more	10 (4.0%)
No response	10 (4.0%)
Total	250

4.4 Number of bedrooms currently required

107 (42.8%) of respondents currently require 2 bedrooms, 52 (20.8%) require 1, and 51 (20.4%) required 3. 15 respondents (6.0%) currently require 4 bedrooms, and 5 respondents require 5 or more. 20 respondents (8.0%) did not complete the question.

Table 7 - Number of bedrooms currently required

Number of bedrooms	Number of responses
1	52 (20.8%)
2	107(42.8%)
3	51 (20.4%)
4	15 (6.0%)
5 or more	5 (2.0%)
No response	20 (8.0%)
Total	250

4.5 Bedrooms required in the future

The most common number of bedrooms that respondents will require in 5 years' time was 2 bedroom identified by 99 (39.6%) of respondents, whilst 1 bedroom was identified by 53 (21.2%) respondents, 3 bedrooms by 49 (19.6%) respondents, 4 bedrooms by 16 (6.4%) respondents and 5 bedrooms were identified by 3 (1.2%) respondents. 30 (12%) people did not complete the question.

Table 8 - Bedrooms required in 5 years time

Number of bedrooms	Number of responses
1	53 (21.2%)
2	99 (39.6%)
3	49 (19.6%)
4	16 (6.4%)
5 or more	3 (1.2%)
No response	30 (12.0%)
Total	250

4.6 Local connection

Of the 250 respondents completing the question on local connections:

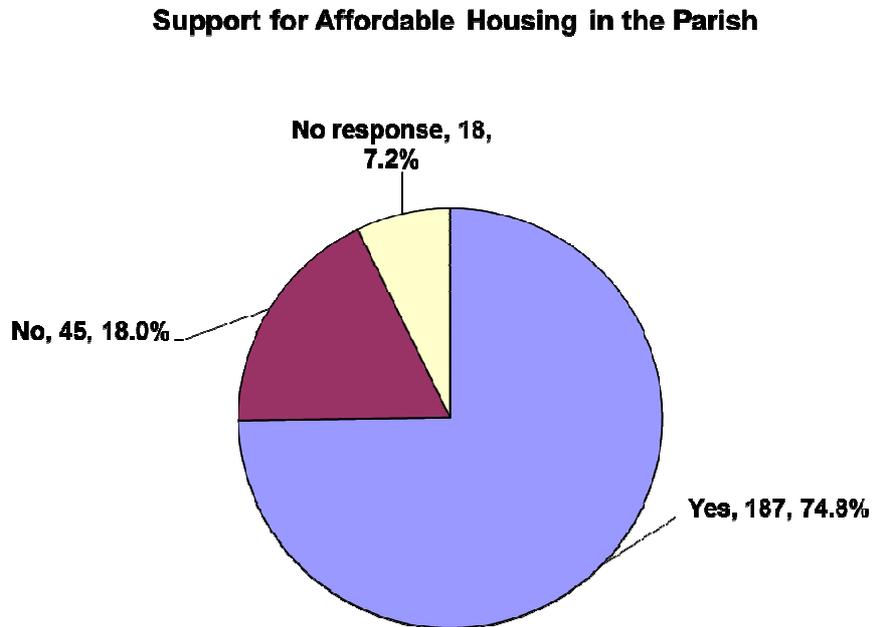
- 230 of them (92.0%) indicated that they currently live in the village;
- 32 of them (12.8%) indicated that they work in the village;
- 49 of them (19.6%) indicated that they have relatives in the village;
- 21 of them (8.4%) indicated that they have previously lived in the village;

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

4.7 Support for Affordable Housing

Of the respondents to the survey, 187 (74.8%) were in favour of a small affordable housing development for local people in Icklesham Parish if there was a proven need. 45 respondents (18.0%) said that they would not support an affordable housing development and the remaining 18 respondents did not answer the question (7.2%).

Figure 6 - Support for Affordable housing in the Parish



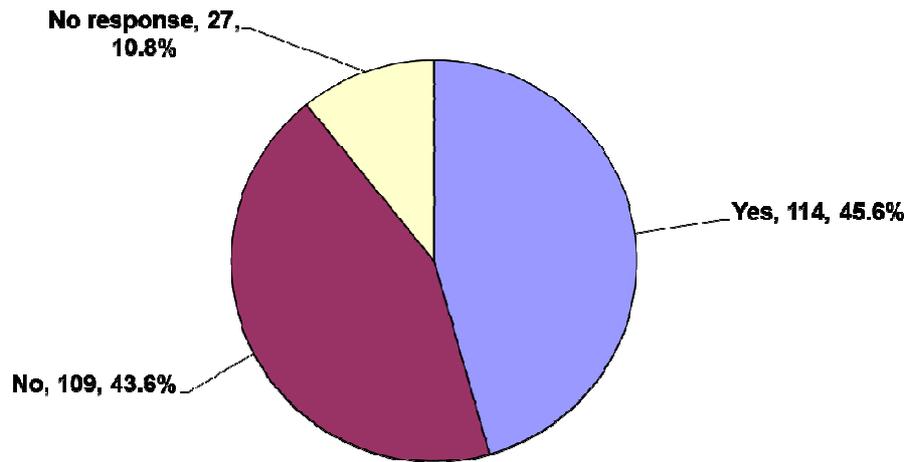
For list of potential sites for affordable houses proposed by respondents – please see separate Suggested Sites document.

4.8 Support for Open Market Housing

Of the respondents to the survey, 114 (45.6%) were in favour of more open market housing in Icklesham Parish. As seen below 109 respondents (43.6%) said that they would not support an open market housing development and the remaining 27 respondents did not answer the question (10.8%).

Figure 7 - Support for open market housing in the parish

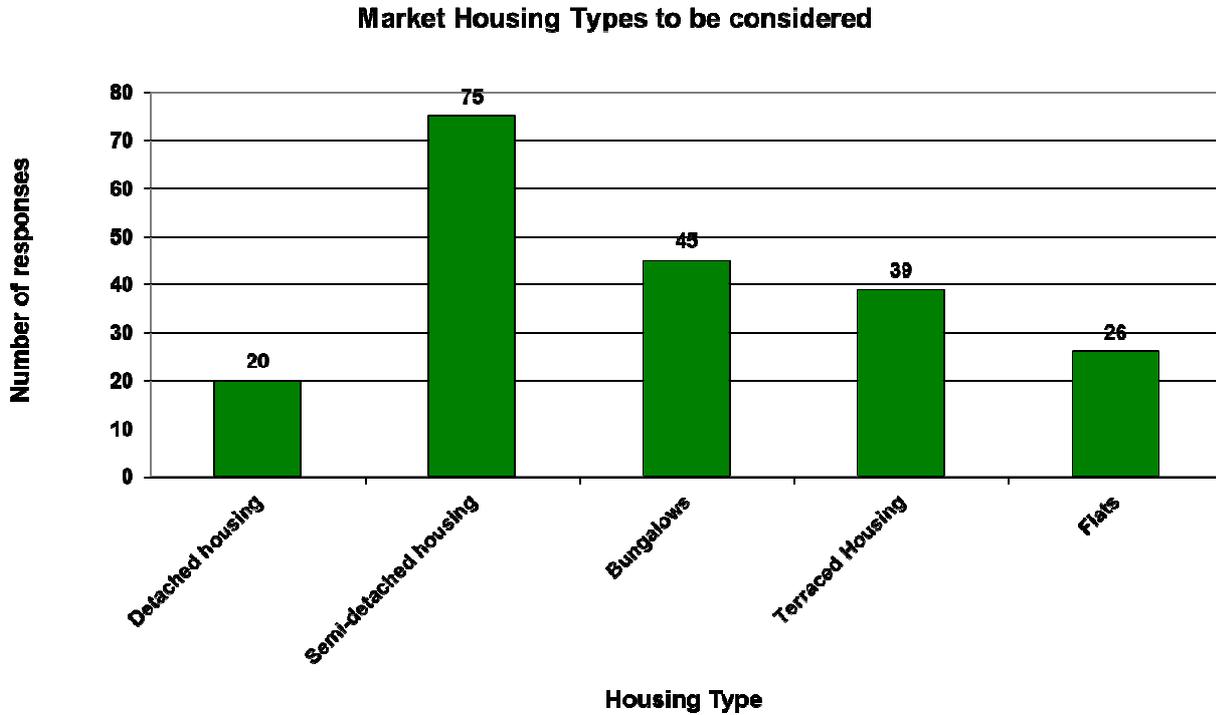
Support for an Open Market Housing Development in the Parish



4.9 Types of Open Market Housing that should be considered

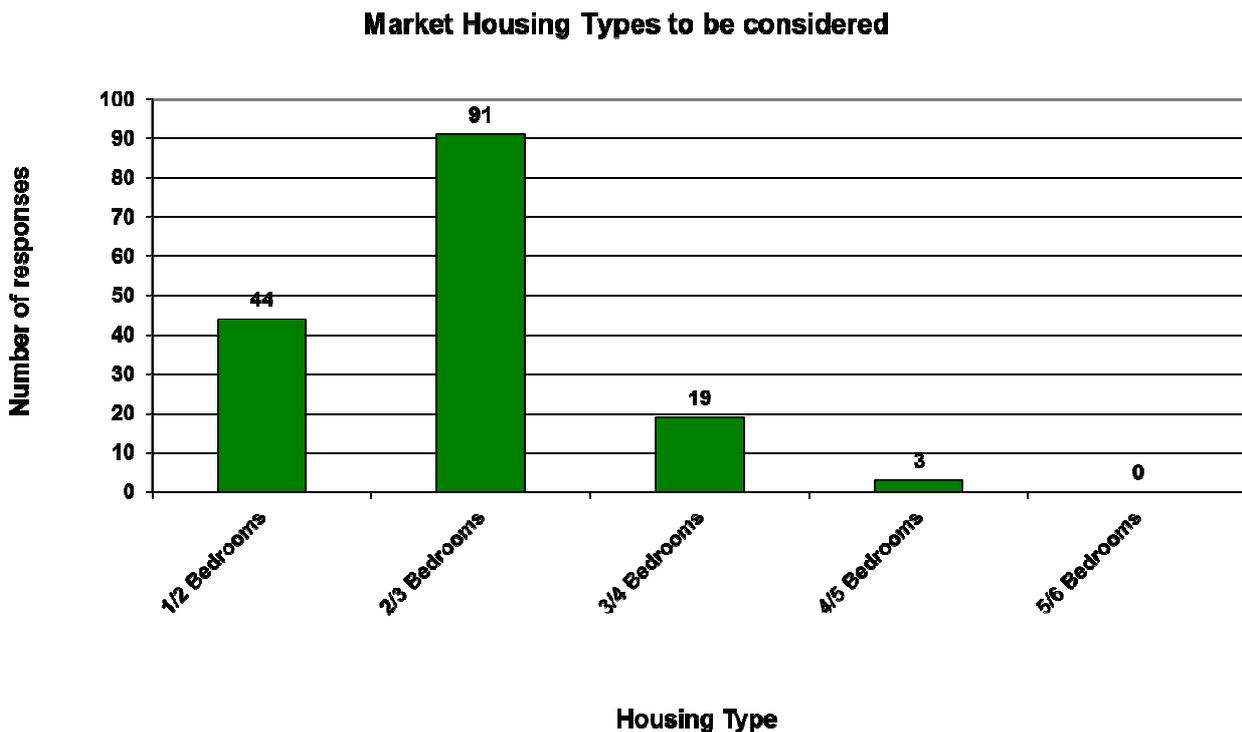
The most commonly identified style of housing which respondents felt should be considered was semi-detached housing which was identified 75 times by the respondents to the question. 120 respondents to the survey did not complete the question. *Please note, respondents were able to provide more than 1 response.*

Figure 8 - Types of open market housing to be considered



The most commonly identified size of property to be considered were those with 2/3 bedrooms, these were identified by 91 of the respondents to the question. 120 respondents to the survey did not complete the question. *Please note, respondents were able to provide more than 1 response.*

Figure 9 - Size of open market housing to be considered



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

From the table below, it can be seen that 11 respondents (4.4%) said that a household member had moved in the last 5 years due to difficulties in finding affordable homes locally, whilst 7 (2.8%) identified that a household member had moved due to difficulties in finding other housing.

A total of 204 (81.6%) respondents said that they did not have a household member who had needed to move in the last 5 years, whilst 28 respondents (11.2%) did not complete the question.

Table 9 - Household members needing to move in the last 5 years to find homes locally

Housing Type	Number of households
Yes – Affordable housing	11 (4.4%)
Yes – Other housing	7 (2.8%)
No	204 (81.6%)
No Response	28 (11.2%)
TOTAL	250

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

174 (68.8%) of respondents said that nobody in their household required a move to Affordable housing now or on the foreseeable future. 20 (7.9%) said they did, within 5 years, whilst 16 (6.3%) said they did in more than 5 years' time. 43 (17%) respondents did not complete the question.

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

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

155 (61.8%) of respondents said that nobody in their household required a move to Market housing now or on the foreseeable future. 4 (1.6%) said they did, within 5 years, whilst 7 (2.8%) said they did in more than 5 years' time. 85 (33.9%) respondents did not complete the question.

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

4.13 Community Land Trusts

Of the 250 respondents, 76 people (30.4%) said that they would like to see housing and other community assets delivered via a Community Land Trust. 51 said they would not (20.4%), and 86 said they had no opinion (34.4%). 37 people did not complete the question (14.8%).

5 Survey - Part 2 Results

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

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

A total of 39 respondents completed Part 2 of the Housing Needs Survey. Of these:

- A total of 25 households were identified as being in need of affordable housing, meeting the requirements of local connection, income and personal circumstances.
- 4 households that had completed Part 2 of the survey were excluded from the subsequent analysis on the basis that they had sufficient income to obtain housing via the open market, that their current home was adequate in meeting their current housing requirements or that they did not possess a sufficiently strong local connection to the parish. This made them ineligible for affordable housing and given that they did not express a desire for market housing, they were excluded from that analysis also.
- 10 households that completed Part 2 of the survey expressed a desire to obtain open market housing.

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

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

6 Summary of Market Demand

Table 10 - Summary of Market Demand

Type of Household	Age	Income (£ 000s)	Savings (£ 000s)	Local Connection	Current tenure / type	Required tenure / type	Reasons for moving
Adult couple	60/65	25 - 29		Live in parish	2 bedroom house, own without mortgage	2 bedroom retirement or sheltered bungalow or ground floor accommodation with support services	Downsize, need adapted home
Single older person	66	>10		Live in parish	3 bedroom house, own with mortgage	2 bedroom retirement accommodation or bungalow	Downsize
Single older person	73	>10	10+	Live in parish	2 bedroom bungalow, own without mortgage	1 bedroom sheltered accommodation	Downsize
Single older person	69	10 – 18	>3	Live in parish	2 bedroom house, own with mortgage	2 bedroom bungalow	Downsize, need cheaper home
Single older person	70	>10		Live in parish	3 bedroom house, own without mortgage	2 bedroom bungalow/ground floor residential care provided accommodation	Downsize
Single older person	67			Live in parish	5 or bedroom house, own without mortgage	2 bedroom house or bungalow	Downsize, husband currently in nursing home
Single older person	72			Live in parish	3 bedroom house, own with mortgage	2 bedroom bungalow	Downsize, ground floor accommodation required
Older couple	70/71	10 – 18	>3	Live in parish	3 bedroom house, own without mortgage	2 bedroom bungalow or retirement housing	Downsize, ground floor accommodation required
Older couple	68/80	10 – 18	10+	Live in parish	2 bedroom bungalow, own without mortgage	2 bedroom bungalow, more manageable	More manageable home required
Adult couple				Live in parish	4 bedroom house, own with mortgage	3 bedroom flat, sheltered housing or residential with care provided.	Downsize

7 Affordable Need

7.1 Residence and Local Connection

Of the 25 respondents in need of affordable housing:

- 18 currently live in Icklesham Parish (72.0% of all in need respondents)
- 8 currently work in Icklesham Parish (32.0% of all in need respondents)
- 12 have relatives in Icklesham Parish (48.0% of all in need respondents)
- 7 have previously lived in Icklesham Parish (28.0% of all in need respondents)

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

7.2 Length of residence

The table below provides a breakdown of the length of residence for those respondents that identified that they currently live in Icklesham Parish, worked in the parish, have relatives in the parish or lived in Icklesham Parish on a previous occasion.

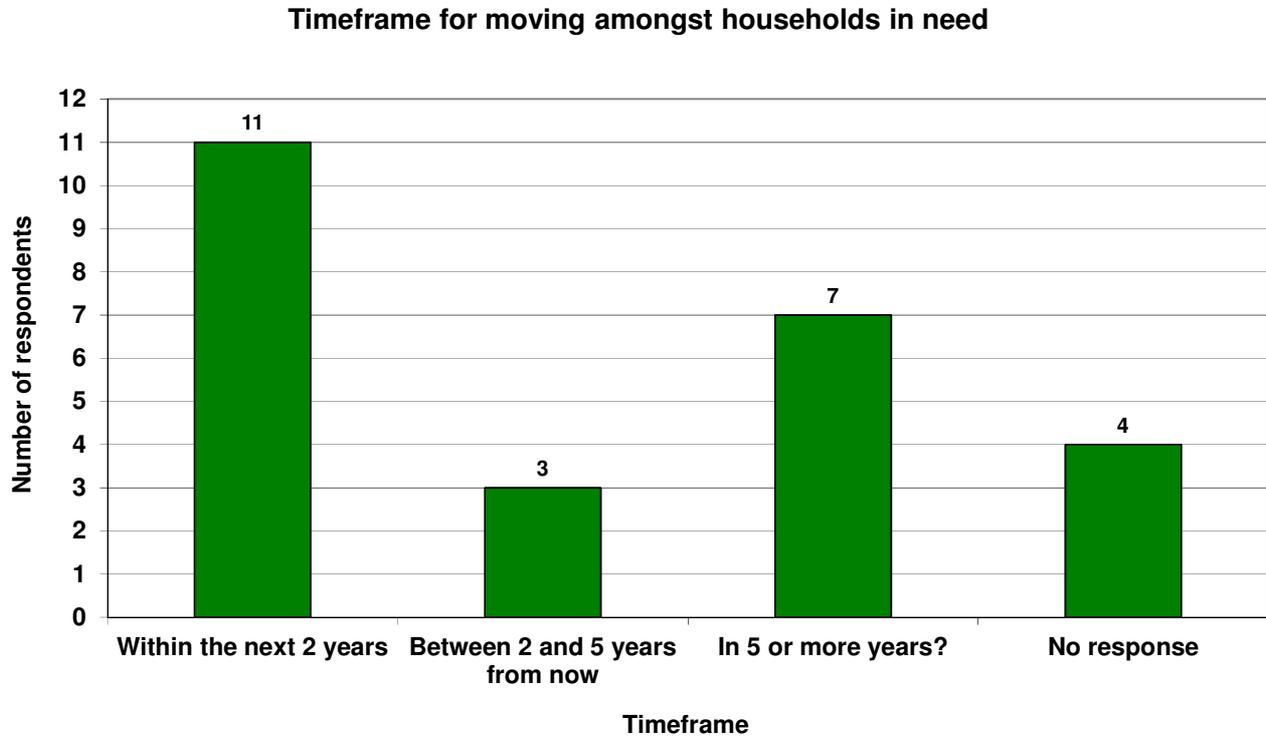
Table 11 - Length of Residence

	0-5 years	6-10 years	11-15 years	16-20 years	21-25 years	26-30 years	30+ years	No response	Total
Currently live in Icklesham Parish	4 (16%)	4 (16%)	1 (4%)	1 (4%)	2 (8%)	2 (8%)	1 (4%)	10 (40%)	25
Work in the Parish	0 (0%)	0 (0%)	1 (4%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	24 (96%)	25
Have relatives in the Parish	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	25 (100%)	25
Previously lived in the Parish	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	25 (100%)	25

7.3 When accommodation is required

A total of 11 (44.0%) of the respondents in housing need stated that they would need to move within the next 2 years, 7 respondents (28.0%) made clear that they would need to move in 5 or more years from now and 3 respondents (12.0%) said they would need to move between 2 and 5 years from now. 4 respondents did not complete the question (16.0%).

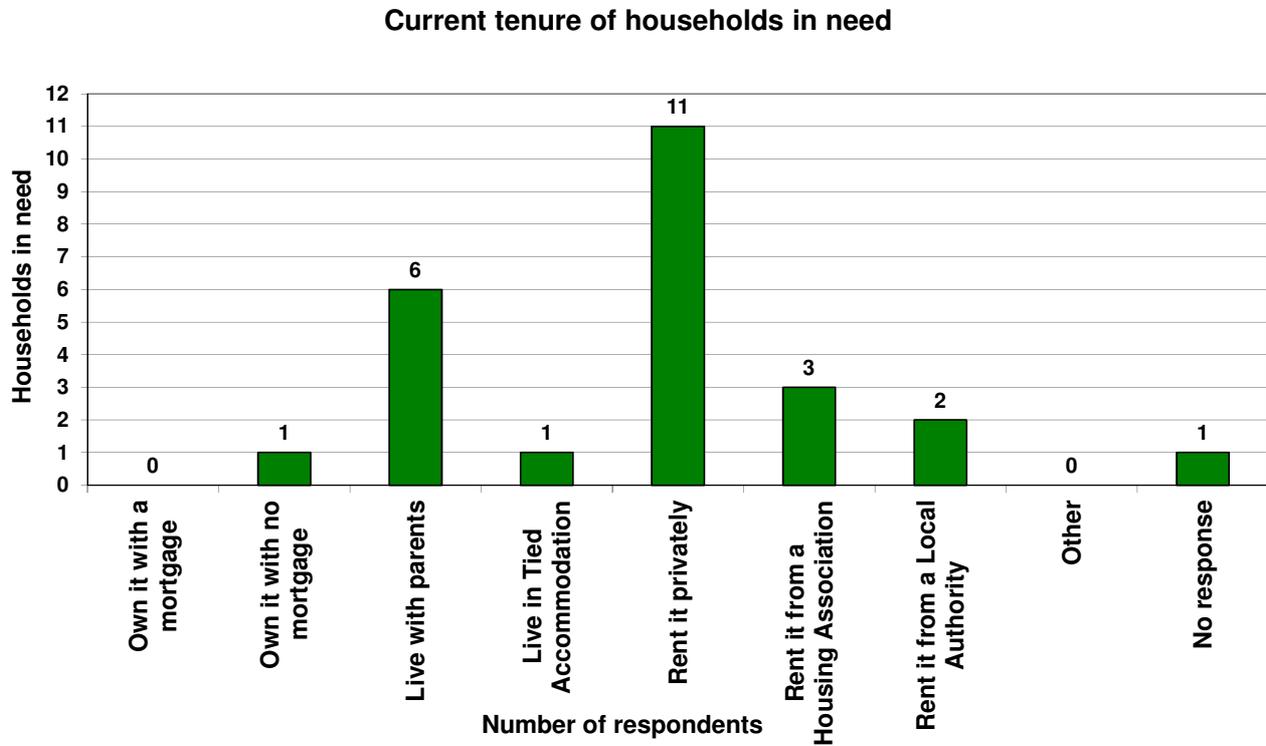
Figure 10 - Likely timeframe in which respondents would need to move



7.4 Current tenure of households in need

Of those households identified as being in need: 11 were renting privately (44.0%), 6 (24.0%) were living with their parents, 3 rent from a Housing Association (12.0%), 2 (8.0%) rent from a local authority, 1 owns it with no mortgage (4.0%), 1 is in tied accommodation (4.0%) and 1 respondent (4.0%) did not complete the question.

Figure 11 - Current tenure of households in need



7.5 Housing Register

8 respondents (32.0%) with a local connection who indicated a housing need are currently on the Local Authority or Housing Association housing register, with 16 respondents (64.0%) not currently being on the housing register. 1 respondent (4.0%) did not complete the question.

7.6 Reasons for moving

As shown in the Table below, when asked why the household needed to move: 10 respondents (40.0%) said it was to set up an independent home, 4 (16.0%) needed a cheaper home, 3 (12.0%) needed a more manageable home, and 1 each (4.0%) said they needed to be closer to a carer or dependent, to give or receive support, needed a secure home, an adapted home, a smaller home and 'other'. The 'other' reason given was their landlord selling the house. 3 respondents (12.0%) did not complete the question.

Table 12 - Reasons for needing to move house

Reason for moving	Number of respondents
Need to set up an independent home	10 (40.0%)
Need larger home	0 (0%)
Need to be closer to carer or dependent, to give or receive support	1 (4.0%)
Need cheaper home	4 (16.0%)
Need to avoid harassment	0 (0%)
Need to be closer to employer	0 (0%)
Need a secure home	1 (4.0%)
Need to change tenure	0 (0%)
Need adapted home	1 (4.0%)
Need a more manageable home	3 (12.0%)
Need to be closer to/have access to public transport	0 (0%)
Need a smaller home	1 (4.0%)
Other	1 (4.0%)
No response	3 (12.0%)
TOTAL	25

7.7 Accommodation requirements

Of the in-need households, 3 respondents (12.0%) identified a need for accommodation on the ground floor and 1 (4.0%) needed other housing with support services. 21 respondents did not complete the question (84.0%).

7.8 Preferred tenure

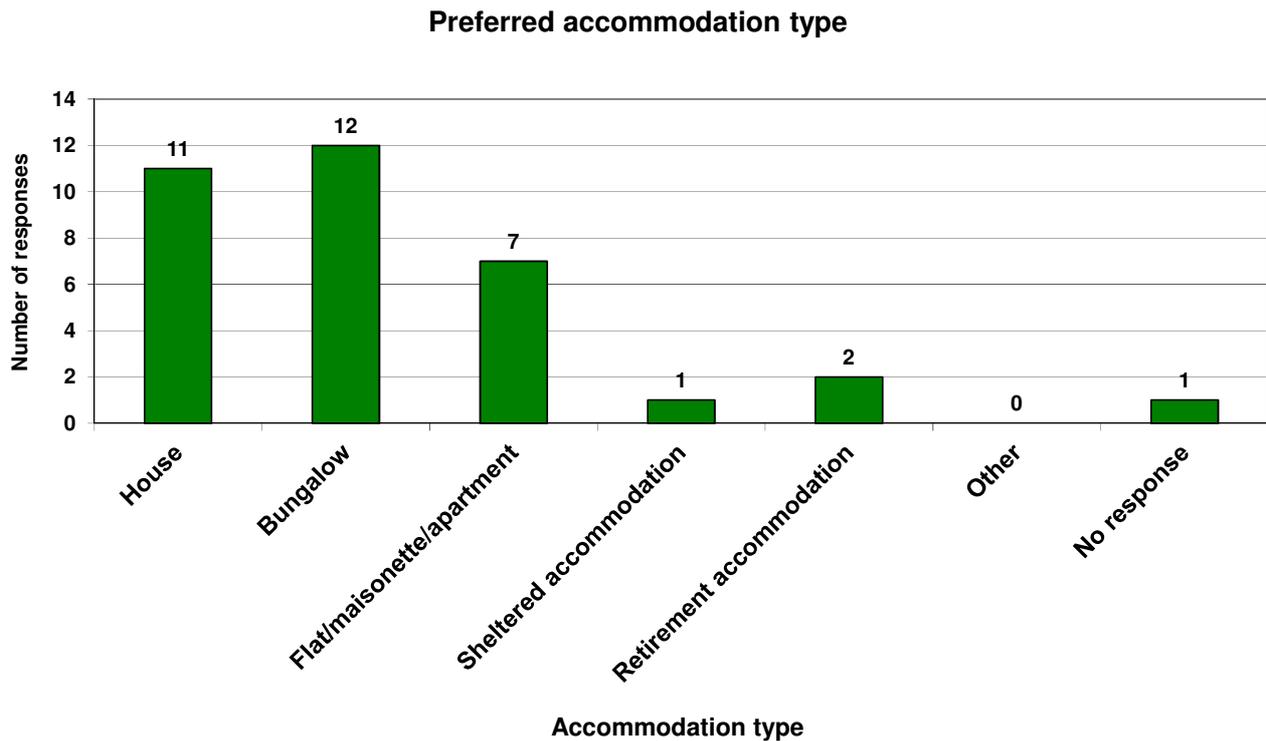
14 of the households in need indicated a preference to rent from a Housing Association (56.0%), 8 to buy on the open market (32.0%) and 3 for a shared-ownership property (12.0%). All respondents completed the question.

7.9 Housing Type

A total of 12 respondents indicated a preference for a bungalow (35.3%), 11 respondents (32.4%) indicated a preference for a house, 7 for a flat/maisonette/apartment (20.6%), 2 (5.9%) for retirement accommodation, 1 for sheltered accommodation (2.9%) and 1 respondent did not complete the question (2.9%).

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

Figure 12 - Preferred accommodation type



7.10 Number of bedrooms required

A total of 15 respondents (60.0%) indicated that any new residence would require 2 bedrooms in order to meet their requirements, whilst 5 would require 1 bedroom (20.0%), 4 would require 3 bedrooms (16.0%) and 1 respondent (4.0%) did not complete the question.

7.11 Affordability

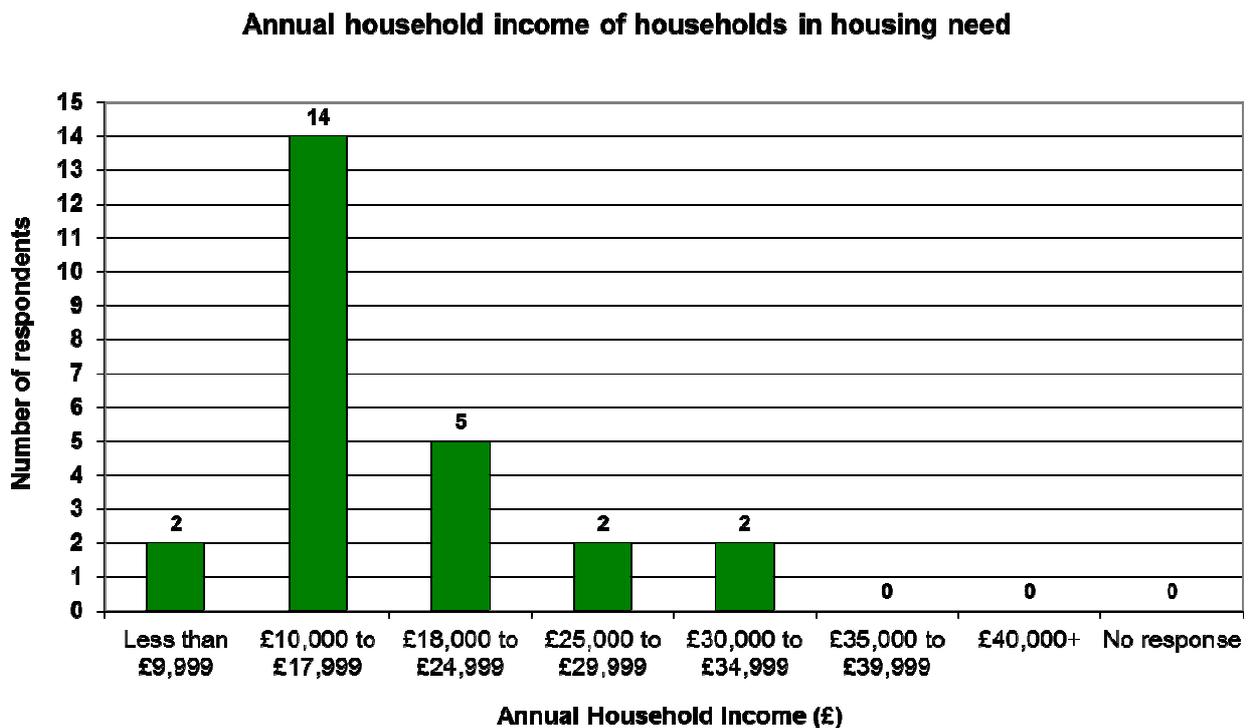
To enable an accurate calculation of the number of people that are in housing need and cannot afford to either purchase or rent on the open market, respondents were asked for their gross annual income and the amount of savings they have.

The graph below outlines the annual incomes for those in housing need and that have a local connection. Those households with relatively high incomes were still below the figure determined to be able to afford a property in Icklesham Parish. The financial assessment of their ability to purchase or rent on the open market is based on each households' overall circumstance including household composition (numbers of children) age and finances. The particular set of circumstances for individual households is not presented for confidentiality reasons. The most common annual income was in the £10,000 to £17,999 category.

From the graph below it can be seen that

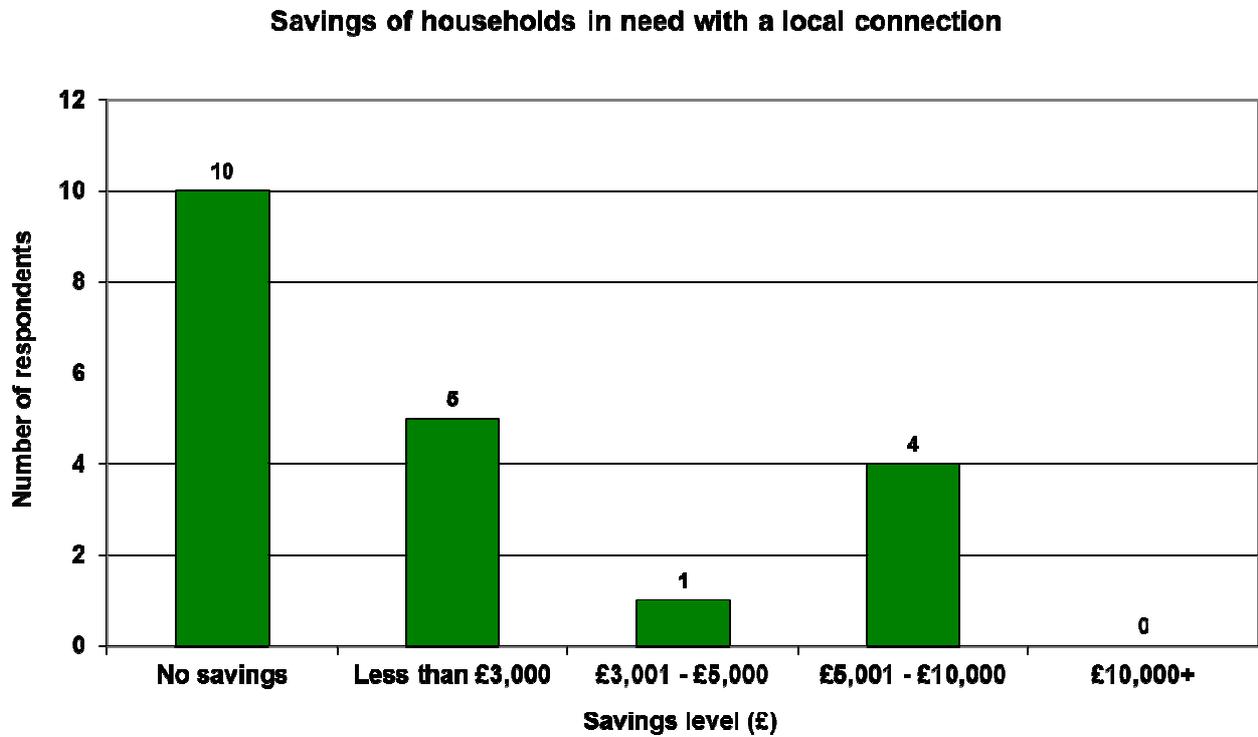
- 21 (84.0%) households have an income below £24,999 per annum - which is the lowest level of income that would be considered eligible for shared ownership housing.
- 4 (16.0%) households have an income of over £25,000 and may therefore be eligible for shared ownership housing.
- All respondents provided an answer to the question.

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



From the graph below, it can be seen that 10 households in housing need have no savings (40.0%), whilst 5 households have savings less than £3,000 (20.0%), 4 households have savings between £5,001 and £10,000 (16.0%) and 1 household has savings between £3,001 and £5,000 (4.0%). 5 respondents did not complete the question (20.0%).

Figure 14 - Savings of Households in Housing Need with a local connection



8 Summary of Affordable Housing Need

There are 25 households in housing need who have a local connection and who cannot afford to either purchase or rent on the open market. The breakdown of the types of households in need is provided below:

Table 13 - Breakdown of households in need

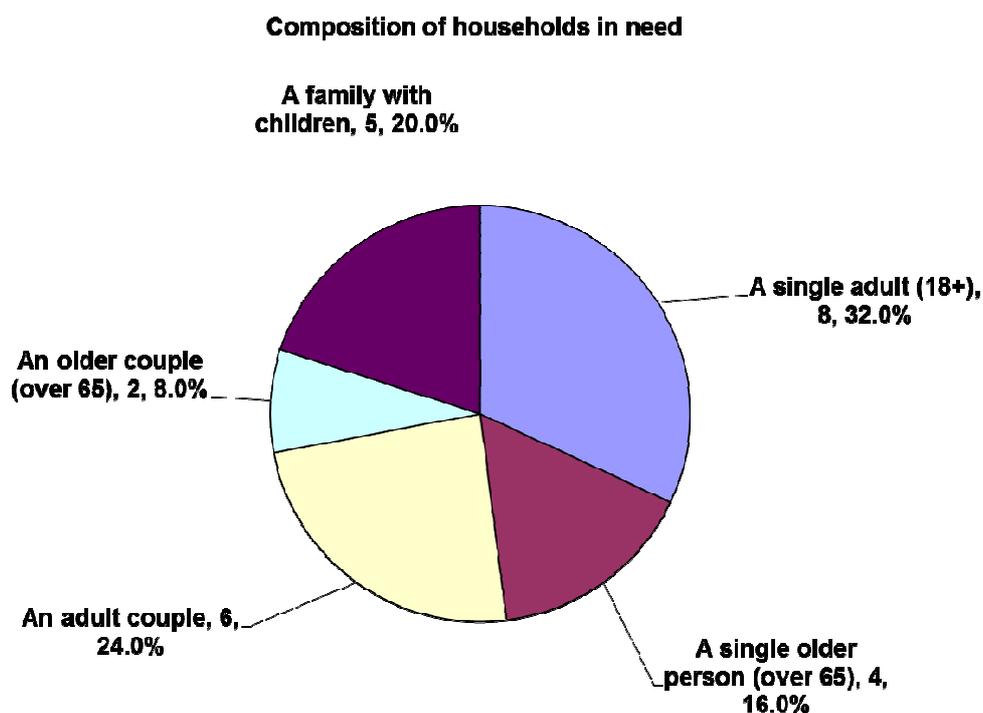
Household type	Number of respondents	Timeframe for move			
		< 2 years	2-5 years	5+ years	Unspecified
A single adult	8 (32.0%)	4	0	2	2
A single older person (over 65)	4 (16.0%)	0	0	3	1
An adult couple (18-64)	6 (24.0%)	1	3	1	1
An older couple (Over 65)	2 (8.0%)	1	0	1	0
A family with children	5 (20.0%)	5	0	0	0
TOTAL	25	11	3	7	4

Family with children - Number of children	Number of respondents
1	1 (4.0%)
2	2 (8.0%)
3	2 (8.0%)
4	0 (0.0%)
5	0 (0.0%)
No response	20 (80.0%)
TOTAL	5

8.1 Household composition

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

Figure 15 - Composition of households in need



9 Summary & Conclusions

The Icklesham Housing Needs Survey had a reasonable response rate of 17.4% of the forms distributed.

In their answers, respondents expressed strong support for the provision of local needs affordable housing locally; with 75% in favour of this in principle. Support for further market housing to be made available was mixed, however, with a slight majority in support of this; 46% in favour versus 44% against.

The demand for market housing expressed in the survey is clearly related to the need for smaller units for older people to downsize to. All ten of the households identified in Table 10 are older people aged between 60 and 80 who own their homes, but expressed a need something smaller and more manageable, both now and in the short-term future.

The household composition and needs of those in need of affordable housing are more mixed with a range of reasons expressed for needing to move. The bulk of the need is amongst those on modest incomes (below £25,000) who need affordable rented accommodation, with a potential need for some form of intermediate housing such as shared ownership or shared equity.

Whilst many of those in need of affordable housing need to set up an independent home; often younger people still living with parents (aged 18 – 35). There is also a number of older people (as shown in the breakdown of the housing composition in Table 13) who express a preference for bungalows. Of the five families in need of affordable housing there is a range of family sizes between 1 and 3 children. 5 households in need are currently living in housing association properties but need to transfer to another such property that better meets their accommodation needs (e.g. more bedrooms).

In summary there is a considerable unmet need for some affordable housing for those with a local connection to the parish. A scheme of up to 15 units would probably be most appropriate given the overall number of 25. This size of development would then be likely to be occupied by local people once completed. The actual number of units, their type and tenure is however a matter which would be determined in due course and would depend on a number of factors including the size and suitability of any sites which may become available. The views of Rother District Council housing and planning departments, Icklesham Parish Council and local community are of course important in this respect also.

There is also a demand for some downsizing housing to be made available on the open market for older people. This could be delivered as a separate development or as a mixed development; affordable and market housing. It is also worth noting the support expressed for a community led approach to delivering local needs housing as stated by 75 respondents who expressed support for a Community Land Trust.

The logical next step in seeking to address the needs identified is to set up a housing sub group of the Parish Council which could begin the task of seeking to identify a suitable site locally.