

East Hoathly with Halland 2019 Housing Needs Survey – Findings Summary

This is a summary of the key findings of the survey undertaken by Action in rural Sussex in July 2019.

- 670 survey forms were distributed to all homes in the Parish, a total of 157 were returned within the required period. This represents an overall response rate of 23%.
- 76% of those responding indicated they would be in favour of a small development of affordable housing specifically for local people.
- 19 respondents had experienced a member of their family leaving the Parish in the last few years due to difficulty in finding an affordable home locally.
- 21 households were identified as being currently in need of affordable housing. This was due to their current housing requirements not being met, their local connection to East Hoathly with Halland parish and because their income and personal circumstances meant that they could not afford a suitable market property (in the parish).
- Eight (38%) households 'in need' of affordable housing comprised of adults or families with children. Of these households, two had one child (25%), four had two children (50%), two had four or more children (25%).
- Of the other households, seven were single adults (33%), four were adult couples aged 18-64 (19%), and two were older couples over 65 (10%).
- Six of the 'in need' households identified by the study were identified as currently living with their parents, family or friends. These households commonly identified that they were seeking to set-up their own independent home, but were not financially in a position to do so.
- One of the 'in-need' households (an older couple) were living in tied accommodation which they either found too expensive to live in or needed to vacate, but the occupants found it challenging to obtain a suitable property on the open market as their income and savings were insufficient.
- Of the 21 households identified as being 'in need' of and eligible for affordable housing, three (14%) indicated that they were currently on a Local Authority or Housing Association register or waiting list.
- The most common reason identified in the survey for households seeking to move was the need to set up an independent home (33% of responses), which was identified by seven households. This largely reflects the proportion of single adults and adult couples identified as being 'in need' of affordable housing and typically living with parents/friends/family.
- A further 22% of households (four households) highlighted that their current rent or mortgage was unaffordable based on their circumstances.

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- 14.3% of respondents (three households) identified that they wanted a more secure form of tenure, with the same proportion (14%) also indicating that they needed a larger home with more bedrooms.
- Two households (10% of in need households) identified that their current home was too expensive to run or maintain.
- One household (5%) indicated a need to be closer to a carer, with one other (5%) identifying the need for an adapted home.
- Of those households identified as being in need of affordable housing, the vast majority (71%) currently live in the parish, some of whom may also work in the parish, have relatives in the parish and have previously lived in the parish.
- All of the six households that do not currently live in the parish identified linkages to it via their employment, relatives or as a previous resident.
- The majority of households (57%) identified as in need had gross annual household incomes of less than £20,000 per annum.
- Just under half of the households in need of affordable housing (48%) possessed no savings, with 85.7% of all households having less than £10,000 in savings. Of those in possession of higher levels of savings, these were either still insufficient to meet the deposit/finance required to purchase a property, or the household may have had an income below the level necessary to purchase or rent on the open market.
- The current tenure of the 21 households identified as 'in need' of affordable housing was dominated by the ten households (48%) renting privately.
- The second most common response related to the six households who identified that 'Live with parents, friends or family' which constituted 29% of households. These were primarily single adults or adult couples.
- 13 households in need of affordable housing 'require' one bedroom properties.
- Eight families with children in affordable housing need, require a mixture of 2, 3 and 5 bedroom properties.