

HOUSING NEEDS SURVEY REPORT

Cuckfield

MID SUSSEX DISTRICT

September 2012

Action in rural Sussex

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1 Introduction

Action in rural Sussex was asked by Cuckfield Parish Council to carry out a Housing Needs Survey in mid-2012. The aim of the survey was to determine the existing and future housing needs of residents in Cuckfield particularly those on low or modest incomes. This report identifies the affordable and open-market housing that is required by local people in Cuckfield.

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 (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.

2 The Parish of Cuckfield

The parish of Cuckfield is a civil parish located in the central portion of Mid Sussex District in West Sussex.

It is located approximately 2 miles west of Haywards Heath and close to the main A272 road which connects Haywards Heath to Cowfold and Billingshurst in the West and Maresfield in the East. The village is also 2 miles east of the main London to Brighton A23 road.

The village of Cuckfield possesses a primary school, a secondary school as well as the Parish Church and various other shops and services.

According to the Census, the population of the parish was 3,266 persons in 2001. Please note that data from the 2001 Census has been used in this report as local level data from the 2011 Census will not be available until later on in 2012.

2.1 Housing type in Cuckfield

Figure 1 shows that the greatest proportion of properties in the parish are detached (43.15%), with a smaller proportion of semi-detached and terraced properties (40.87%). Flats/maisonettes made up 15.41% of the housing stock in 2001. The 2001 Census data revealed there to be 8 second homes within the parish (0.57%).

Figure 1 - Housing Type Breakdown

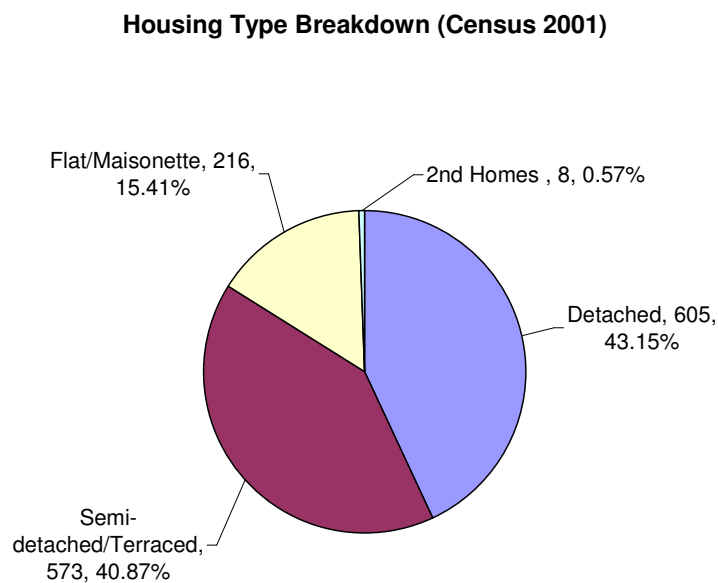


Table 1 shows that there is a slightly higher level of detached properties within Cuckfield compared to the average for the rest of the district, but with a slightly lower level of semi-detached or terraced housing. This table also clearly shows that there are comparable proportions of flats/maisonettes and second homes when compared to the rest of Mid Sussex District.

Table 1 - Housing Type in Mid Sussex District and Cuckfield Parish

Housing Type	Mid Sussex District	Cuckfield Parish
Detached	19,648 (36.77%)	605 (43.15%)
Semi-detached / Terraced	25,025 (46.83%)	573 (40.87%)
Flat / Maisonette	8,496 (15.89%)	216 (15.41%)
Second Homes	255 (0.49%)	8 (0.57%)

(Source: Census 2001)

2.2 Housing Tenure in Cuckfield

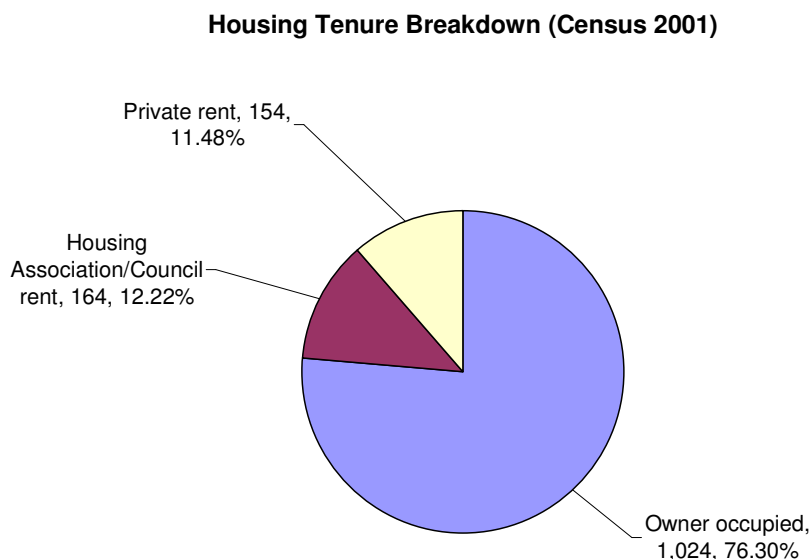
From the 2001 Census data and as seen in Table 2 the predominant tenure in Cuckfield is owner occupation, although with rates lower than in the district as a whole. Cuckfield has comparable rates of rentable housing in the public sector and renting from the private sector when compared with Mid Sussex as a whole.

Table 2 - Housing Tenure in England, Mid Sussex District and Cuckfield Parish

Tenure	UK	Mid Sussex	Cuckfield
Owner occupied	70%	80%	76%
Housing Association / Council rent	19%	10%	12%
Private rent	10%	10%	12%

(Source: Census 2001)

Figure 2 – Housing Tenure Breakdown



3 Survey methodology and response rate

3.1 Methodology

The primary mechanism for gauging the level of need for affordable rural housing is via the use of a Housing Needs Survey. This involves surveying all households within the Parish in order to obtain information which can be used to assess scale and nature of the need. Action in rural Sussex worked with Cuckfield Parish Council to agree the method and process by which the Housing Need Survey would be undertaken.

The Housing Needs Survey consists of two main parts:

1. The first part was 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.
2. Part 2 of the survey form contains questions used to capture information on specific household circumstances and housing requirements. This section is to be completed by those households who currently are, or expect to be, in need of affordable and appropriate housing.

Please note – Not all of the respondents provided answers to all of the questions, therefore the numbers of respondents for each question will not necessarily match the total number of respondents to the survey. Responses provided to questions in section 1 of the survey may not have been answered along similar lines to those in section 2 of the survey. This may account for differing breakdowns of responses to individual questions and give slightly different numerical results in both sections but overall, the broad indication of need is consistent,

A copy of the questionnaire is shown in Appendix 3. As specialists in Housing Needs Surveys, the questionnaire is in line with other surveys conducted by Action in rural Sussex in Mid Sussex District.

The survey was delivered by post to 1,529 households in the parish. A pre-paid envelope was included for residents to return the survey by the 1st June 2012 to Action in rural Sussex so that the results could be analysed.

3.2 Lifespan of the survey

The questionnaire asked households about their housing need within the next 2 years; between 2 to 5 years from now and in 5 or more years. Whilst the initial period of housing need such as the next 10 years is likely to be accurate, need beyond this period is likely to be indicative and a further survey at that time would be recommended.

3.3 Response rate

Overall 1,529 questionnaires were sent out; one to each household in the parish. A total of 449 survey forms were returned, giving the Housing Needs Survey a response rate of 39.37%, which represents a very good response rate to a survey of this type.

From the responses that were received, 415 households identified that they were living in their main home. Those who did not identify that their current residence was their main home (or a second home) were assumed to be living in their main home (31).

The number of respondents analysed for this survey is therefore 446, as the respondents who stated their property was their second home (3) were not required

to fill in the questionnaire and were therefore excluded from the number available for analysis.

4 Survey Part 1 – You and Your Household

4.1 Second Homes

446 respondents identified the property was their main home. 3 respondents identified the property as a second home and on this basis their forms were excluded.

4.2 Description of Current Home

The vast majority of respondents (389) described their homes as a house; 29 respondents lived in a Flat / Maisonette/Apartment/Bed-sit; 9 respondents described their home as a bungalow; 8 respondents were in public sector sheltered or retirement housing, 7 were in private sector sheltered or retirement housing 3 respondents described their home as 'Other', whilst 0 respondents lived in a Caravan/Mobile Home/Temp. structure. 1 respondent did not complete the question.

Table 3 - Current Property Description

Description of Current Home	Number of respondents
House	389 (87.22%)
Bungalow	9 (2.02%)
Flat / Maisonette/Apartment/Bedsit	29 (6.50%)
Caravan/Mobile Home/Temp. structure	0 (0.00%)
Sheltered Housing/Retirement Housing (Social Sector)	8 (1.79%)
Sheltered Housing/Retirement Housing (Private Sector)	7 (1.57%)
Other	3 (0.67%)
No response	1 (0.22%)
TOTAL	446

4.3 Number of Bedrooms in Current Home

Table 4 highlights that 23 respondents said that they had a bed-sit or one bedroom residence (5.16%), 72 had two bedrooms (16.14%), 171 respondents had three bedrooms (38.34%) and 179 respondents have four or more bedrooms (40.13%). 1 respondent did not complete the question (0.22%).

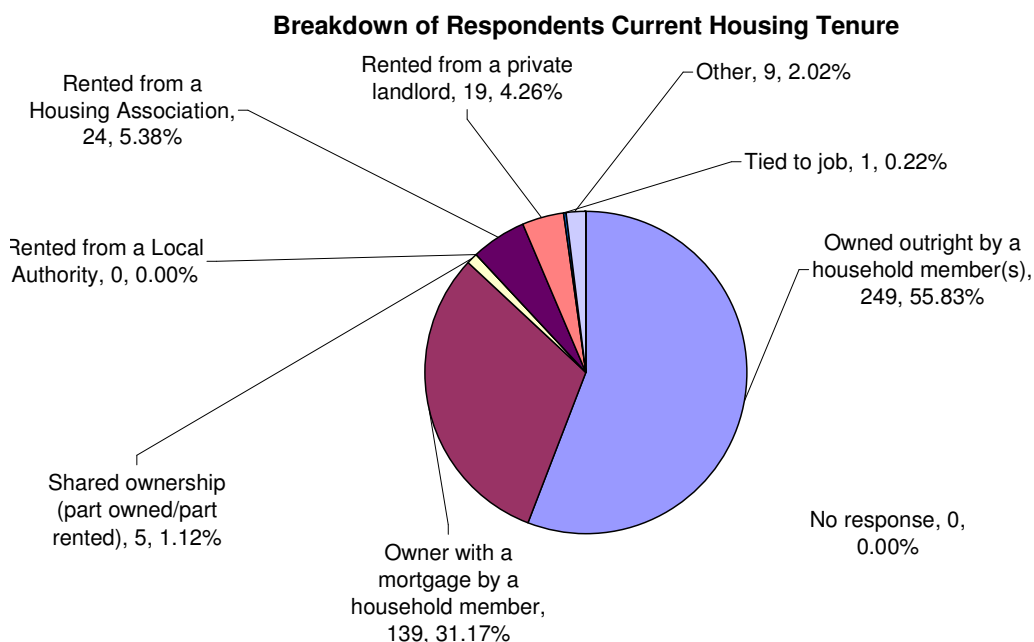
Table 4 - Number of bedrooms in current property

Number of bedrooms	Number of respondents
Bed-sit / one bedroom	23 (5.16%)
Two bedrooms	72 (16.14%)
3 bedrooms	171 (38.34%)
4 or more bedrooms	179 (40.13%)
No Response	1 (0.22%)
TOTAL	446

4.4 Tenure of Current Home

As seen in Figure 3, the majority of respondents (249) owned their property outright, closely followed by those owning their property with a mortgage (139). 24 respondents are renting from a Housing Association, 19 are renting from a private landlord and 9 respondents described their accommodation as other. 5 respondents are in shared ownership properties and 1 respondent had accommodation tied to a job. No respondents are renting from a local authority. All respondents completed the question.

Figure 3 - Current Tenure of Home



In summary from Figure 3,

- Approximately 87% of respondents are owner occupiers
- Approximately 4.3% of respondents rent the property from a private landlord
- Approximately 5.4% of respondents rent from a Housing Association
- Approximately 2% of respondents have accommodation tied to their job
- Approximately 1% of respondents are in shared ownership properties

In comparison with the Census percentages for the Mid Sussex District and Cuckfield Parish in Table 2, respondents to the survey represent a higher proportion of owner occupiers and a lower proportion of households in private and public or housing association rented properties.

4.5 Duration of residence

The greatest number of respondents had lived in the parish for between 3 and 10 years (28.70%), with over half (approximately 60%) of all respondents having lived in the parish for less than 20 years.

Table 5 - Duration of residence

Length of residence (years)	Number of respondents
Less than 3	52 (11.66)
3 to 10	128 (28.70)
11 to 20	103 (23.09)
21 to 30	63 (14.13)
31 to 40	55 (12.33)
41 to 50	15 (3.36)
51+	20 (4.48)
No response	10 (2.24)
Total	446

4.6 Adaptations

18 respondents (4.04%) said that their current home required adaptations to become suitable for the needs of a household member. 423 respondents (94.84%) said that their home did not require any adaptations. 5 respondents did not complete the question (1.12%).

Of the 18 who identified that their current home required adaptations to become suitable for the needs of a household member, 10 highlighted that they would need financial assistance to undertake such changes.

4.7 Does any family member need to move now or in the next 5 years?

This section outlines the needs identified by respondents in terms of the timeframe within which a household need to move, it also identifies whether these households have a need for affordable, shared ownership or open market housing. It should be noted that respondents were able to highlight a need that could be met by each or any of these categories and they may therefore have expressed their need in one or more categories.

From Table 6, it can be seen that a combined total of 38 respondents said that a household member will need to move in pursuit of affordable housing. 28 said it was needed within 5 years (6.28%) and 10 said they needed to move in 5 or more years (2.24%). 259 respondents identified that no household member would need to move in pursuit of affordable housing (58.07%), whilst 149 participants in the survey provided no response (33.41%).

Table 6 – Households moving for affordable housing

Does the household need to move	Number of households
Yes, within 5 years	28 (6.28%)
Yes, in 5 or more years	10 (2.24%)
No	259 (58.07%)
No Response	149 (33.41%)
Total	446

As shown in Table 7, it can be seen that a combined total of 52 respondents said that a household member will need to move in pursuit of open market housing. 29 said it was needed within 5 years (6.50%) and 23 said they needed to move in 5 or more years (5.16%). 231 respondents identified that no household member would need to move in pursuit of open-market housing (51.79%), whilst 163 participants in the survey provided no response (36.55%).

Table 7 - Households moving for open market housing

Does the household need to move	Number of households
Yes, within 5 years	29 (6.50%)
Yes, in 5 or more years	23 (5.16%)
No	231 (51.79%)
No Response	163 (36.55%)
Total	446

Table 8 shows that 24 respondents said that a household member will need to move in pursuit of shared ownership housing. 19 said it was needed within 5 years (4.26%) and 5 said they needed to move in 5 or more years (1.12%). 240 respondents identified that no household member would need to move in pursuit of open-market housing (53.81%), whilst 182 participants in the survey provided no response (40.81%).

Table 8 - Households moving for shared ownership

Does the household need to move	Number of households
Yes, within 5 years	19 (4.26%)
Yes, in 5 or more years	5 (1.12%)
No	240 (53.81%)
No Response	182 (40.81%)
Total	446

Table 9 shows that only 31 respondents (6.95%) could identify that family members have moved away from the parish in the last 5 years due to difficulties in finding an affordable or other home locally. 328 respondents could not identify a family member that had moved away (73.54%) and 87 provided no response (19.51%).

Table 9 - Family members that have moved away from the parish in the last 5 years due to difficulties in finding an affordable or other home locally

Response	Number of responses
Yes	31 (6.95%)
No	328 (73.54%)
No response	87 (19.51%)
Total	446

5 Older Persons Housing

5.1 Age of respondents

The greatest number of respondents to the Older Persons Housing section of the survey form, were in the 60 to 69 age range (37.12%).

Table 10 - Age of respondents

Age range	Number of respondents
50 to 59	47 (17.80%)
60 to 69	98 (37.12%)
70 to 79	74 (28.03%)
80 to 89	35 (13.26%)
90+	10 (3.79%)
Total	264

5.2 Suitability of home

Of those responding to the question of whether their current home was suitable for their circumstances, 270 (60.54%) identified that it was and 20 (4.48%) identified that it was not. 156 respondents did not complete the question (34.98%).

Table 11 - Suitability of current home

Response	Number of responses
Yes	270 (60.54%)
No	20 (4.48%)
No response	156 (34.98%)
Total	446

The most common single factor identified for those who said that their home was not suitable was that their home was too large (35.48%) – see Table 12. However, respondents tended to identify more than one factor which as to why their home was unsuitable.

Table 12 - Reasons for lack of current home suitability

Response	Number of responses
Home too large	11 (35.48%)
Cannot manage garden	8 (25.81%)
Cannot manage stairs/access	8 (25.81%)
Cannot afford repairs/upkeep	4 (12.90%)
Total	31

As shown in Table 13, the vast majority of respondents (262) would prefer to remain in their own home (97.04%).

Table 13 - Preference to remain in own home

Response	Number of responses
Yes	262 (97.04%)
No	8 (2.96%)
Total	270

61 respondents (79.22%) identified that they require assistance in the form of home repairs/assistance/handyman in order to remain in their own home. Only 12 respondents (15.58%) identified a need for adaptations to their home, with 4 (5.19%) identifying equity release as their preferred means of assistance.

Table 14 - Assistance to remain in own home

Response	Number of responses
Home repairs/Assistance/Handyman	61 (79.22%)
Adaptations to your home	12 (15.58%)
Equity release	4 (5.19%)
Total	77

Only 23 respondents identified a need to move in order to meet their housing needs (8.61%), whilst 244 (91.39%) did not. 179 respondents did not complete the question (40.13%).

Table 15 - Need to move in order to meet housing needs

Response	Number of responses
Yes	23 (8.61%)
No	244 (91.39%)
Total	267

The information in Table 16 clearly shows that 50% (34) of those respondents expecting to move would like to move to a home which better meets their needs but which is not specially built for older people. Of these, 18 would prefer to move to a house, 12 to a bungalow and 4 to an apartment.

Table 16 - Accommodation needs for those expecting to move residence

Response	House	Apartment	Bungalow	Total
A home which better meets your needs but is not specially built for older people.	18 (85.71%)	4 (22.22%)	12 (41.38%)	34 (50.0%)
A home which has been specially designed for older people but does not come with any support services.	1 (4.76%)	4 (22.22%)	5 (17.24%)	10 (14.71%)
A home in a development for older people with some limited support services, also known as sheltered housing.	2 (9.52%)	7 (38.89%)	10 (34.48%)	19 (27.94%)
A home in a development for	0 (0.00%)	3 (16.67%)	2 (6.90%)	5 (7.35%)

older people with a more extensive range of support services (for example, assistance with bathing, meals, access to care staff).				
Total	21 (30.88%)	18 (26.47%)	29 (42.65%)	

A majority of the 35 respondents seeking to move (57.14%) identified that they were most likely to obtain a new home or dwelling by purchasing on the open market.

Table 17 – Accommodation requirements of those seeking to move

Response	Number of responses
Affordable Housing	5 (14.29%)
Private Sale	20 (57.14%)
Low Cost Home ownership/shared ownership	2 (5.71%)
A residential or nursing home	3 (8.57%)
Other	5 (14.29%)
Total	35

6 Survey Part 2 – Affordable Housing Needs

There were 85 responses to part 2 of the questionnaire, of these 40 were identified as being in need of affordable housing.

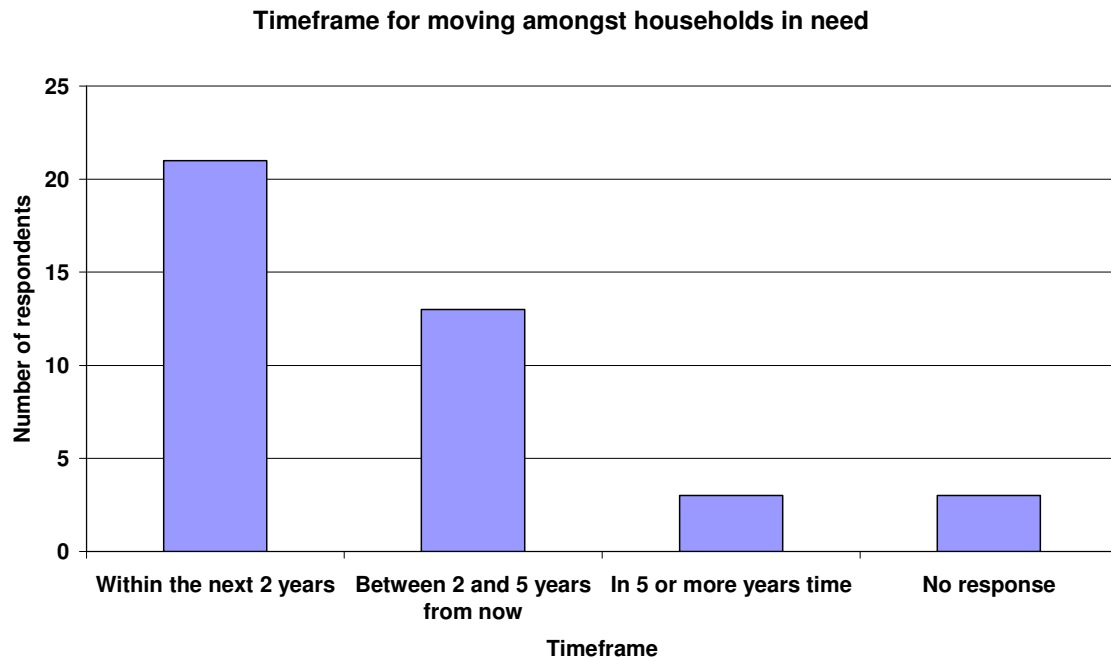
6.1 Current place of residence

28 respondents in housing need currently live within the parish (70.00%). Of these, 13 are currently living with their parents, 15 are living as part of another household in the parish. 10 respondents (25.00%) are currently living outside of the parish and 2 respondents did not complete the question (5.00%).

6.2 When accommodation is required

21 (52.50%) of the respondents in housing need stated that they would need to move within 2 years, 13 respondents (32.50%) highlighted a need to move between 2 and 5 years from now, whilst 3 (7.50%) respondents made clear that they would need to move in 5 or more years from now. 3 respondents did not provide a response to the question (7.50%).

Figure 4 - Likely timeframe in which respondents would need to move



6.3 Current tenure of households in need

Of those households identified as being in need: 16 were living with parents, 18 were renting from private landlords, 4 were renting from a housing association and 1 was living in tied accommodation. 1 provided no response to the question.

Table 18 - Current tenure of households in need

Tenure	Number of respondents
Owned	0 (0.0%)
Part bought/part rented under shared ownership agreement	0 (0.0%)
Rented from a private landlord	18 (45.00%)
Provided with a job (tied)	1 (2.50%)
Renting from a housing association	4 (10.00%)
Living with parents	16 (40.00%)
No response	1 (2.50%)
TOTAL	40

6.4 Preferred tenure

12 of the 40 households in need of affordable housing indicated a preference to buy a property on the open market (30.00%), 15 to rent from a Housing Association (37.50%), whilst 10 were seeking a shared-ownership property (25.00%), 1 to rent from a private landlord (2.50%) with 2 respondents not completing the question (5.00%).

6.5 Housing Register

A total of 11 respondents (27.50%) with a local connection who indicated a housing need are currently on the housing register, with 26 respondents (65.00%) not currently being on the housing register. 3 respondents did not complete the question (7.50%).

6.6 Housing Type

Just over half of those responding (21) indicated a preference for a house (52.50%), with 13 respondents indicating a preference for a flat/maisonette/apartment (32.50%) and 4 respondents would like to live in a bungalow (10.00%). 2 respondents did not complete the question (5.00%).

6.7 Accommodation requirements

5 respondents (12.50%) identified a need for ground floor accommodation. 0 respondents identified any other specific accommodation requirements if they were to move home. 35 respondents did not complete the question (87.50%).

6.8 Accessibility and adaptations

2 respondents (5.00%) identified that their current home had been adapted in order to increase physical accessibility because of the disability of someone currently present in the household. 25 respondents (62.50%) identified that this was not the case, with 13 failing to provide an answer (32.50%).

6.9 Reasons for moving

As shown in Table 19, when asked why the household needed to move, 19 respondents said it was to set up an independent home, 3 respondents need a larger home, 3 respondents required a cheaper home, 2 respondents needed a physically adapted home, 2 respondents need to be close to their employer, 1 respondent a more secure home and 1 respondent needs to be closer to their carer. 6 respondents did not complete the question and 3 provided 'other' answers.

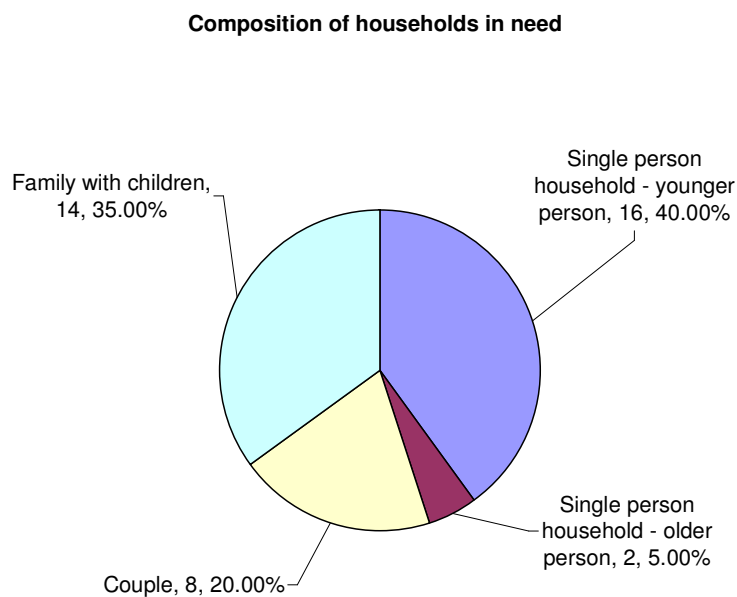
Table 19 - Reasons for needing to move house

Reason for moving	Number of respondents
Need to set up an independent home	19 (47.50%)
Need a smaller home	0 (0.00%)
Need a larger home	3 (7.50%)
Need a cheaper home	3 (7.50%)
To avoid harassment	0 (0.00%)
Need a more secure home	1 (2.50%)
Need physically-adapted home	2 (5.00%)
Need to change tenure	0 (0.00%)
Need to be closer to carer	1 (2.50%)
Need to be closer to employer	2 (5.00%)
Other	3 (7.50%)
No response	6 (15.00%)
TOTAL	40

6.10 Household composition

The household makeup of the 40 households in housing need with a local connection and who cannot afford to buy or rent on the open market are shown in Figure 5.

Figure 5- Composition of households in need



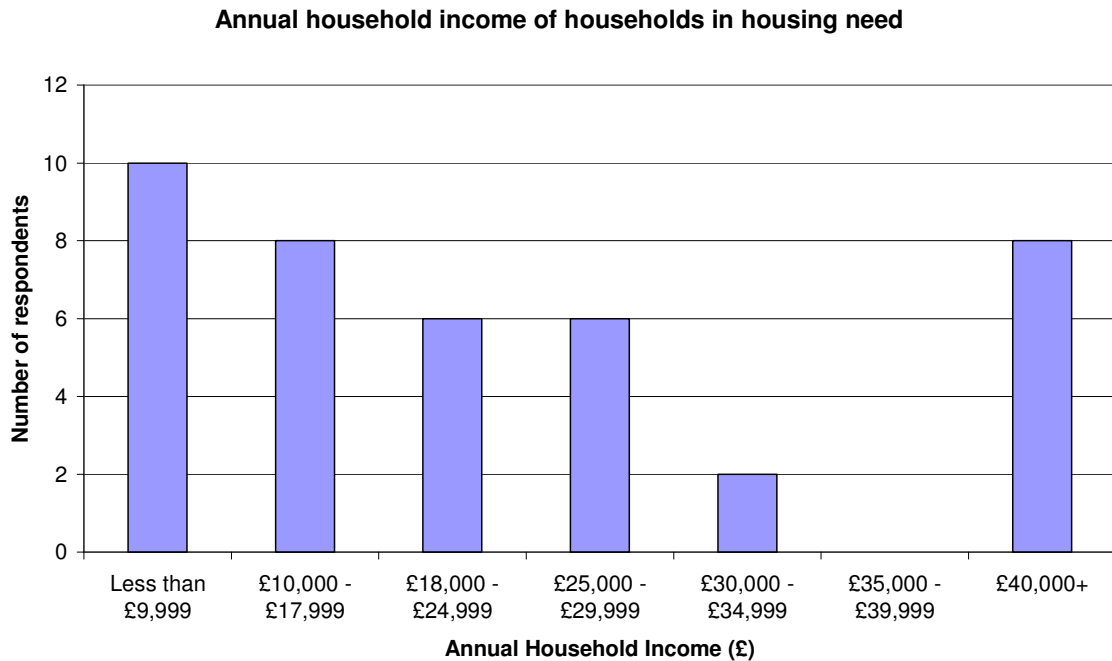
As a percentage the composition of households breaks down as follows:
 35.00% in housing need falls into the category of families with children
 20.00% in housing need are couples
 45.00% in housing need are single person households

6.11 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.

Figure 7 outlines the annual incomes for those in housing need and that have a local connection. Those respondents who have the highest income were still below the figure determined to be able to afford a property in Cuckfield. The most common annual incomes of those in housing need are those between £10,000 and £17,999.

Figure 6 - Annual Incomes of Households in Housing Need with a local connection

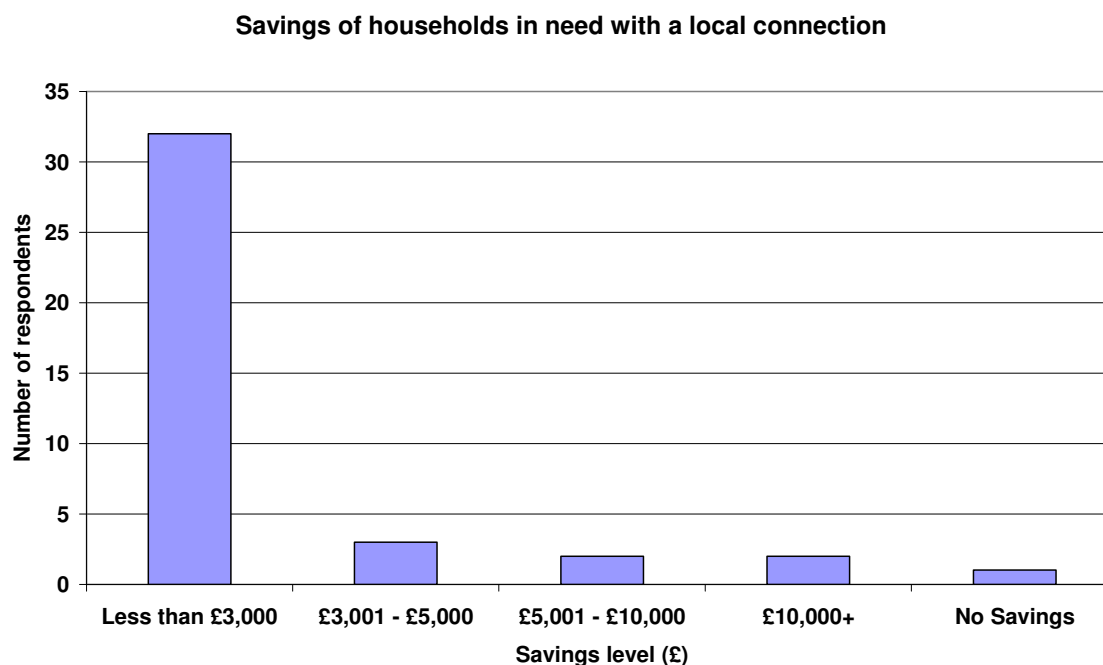


From Figure 6 it can be seen that

- 24 (60.00%) households have an income below £24,999 per annum which is the lowest level income that would be considered for shared ownership housing
- 16 (40.00%) households have an income of over £24,999. Of these 8 households had an income over £40,000. Due to the circumstance and composition of these households none of these 8 households are able to meet their housing needs on the open market.

From Figure 7, it can be seen that 35 households out of the 40 that are in housing need have savings below £5,000. 2 households have savings between £5,000 and £10,000 and 2 households had in excess of £10,000. The remaining household had no savings.

Figure 7 - Savings of Households in Housing Need with a local connection



6.12 Local Connection

All 40 respondents identified a strong local connection, with 27 (67.50%) currently living in the parish, whilst 5 used to live in the parish (12.50%) and 8 (20.00%) who have relatives living in the parish.

6.13 Summary of Need

There are 40 households in housing need who have a local connection and who cannot afford to either purchase or rent on the open market. 18 are single person households (45.00%), 8 are couples without children (20.00%) and 14 are families with children (35.00%). Further detail is included in Appendix 2.

Table 20 - Breakdown of households in need

Household type	Number of respondents
Single person households	18
Couple without children	8
Family with 1 child	5
Family with 2 children	2
Family with 3 children	4
Family with unspecified number of children	3
TOTAL	40

7 Affordability Assessment

7.1.1 Average House Prices

Table 21 show the Land Registry's figures for Mid Sussex District from January to March 2012. From these figures the average entry levels have been calculated for purchasing a property in the district. This is calculated on the basis of 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 would be £37,835.

Table 21 - Average House Prices in Mid Sussex District

Housing Type	Average Price	Income Required
All Housing	£274,610	£70,614
Detached	£418,737	£107,675
Semi-Detached	£275,532	£70,851
Terraced	£221,979	£57,080
Flat	£147,139	£37,835

Source: Land Registry (2012)

In order to assess the eligibility of respondents for a local needs housing scheme it is necessary to ensure that each has a local connection to the parish and that they are unable to meet their needs on the open market. 40 respondents met the local connection criteria and are unable to fulfil their need for affordable housing on the open market.

A property search on www.rightmove.co.uk was also carried out to provide an indication of current prices of properties available in Cuckfield. Table 22 shows the lowest prices for properties on sale in the surrounding area and Table 23 shows the lowest prices for renting in the area.

From this search undertaken in July 2012, an entry level home was £135,000 for a 1 bed flat, £184,995 for a 2 bed apartment through to £325,000 for a 3 bed detached house. On the basis of this search, no households identified as being in need had an income sufficient to purchase or rent a property in Cuckfield.

Table 22 - Lowest current property prices

Property Type	Location	Lowest Price	Income Required
1 bed flat	Cuckfield	£135,000	£38,571
2 bed apartment	Cuckfield	£184,995	£52,855
3 bed semi-detached house	Cuckfield	£265,000	£75,714
3 bed terraced house	Cuckfield	£299,950	£85,700
3 bed detached house	Cuckfield	£325,000	£92,857

A variety of properties were available for rent in the property search undertaken using www.rightmove.co.uk in July 2012. Table 23 shows the properties available for rent in Cuckfield with the lowest monthly rental cost in a range of different property types. The income required is based on the rental cost not exceeding 25% of a households gross annual income.

Table 23 - Lowest current property rental prices

Property Type	Location	Lowest Price	Income required (@25% gross income)
2 bed apartment	Cuckfield	£750	£36,000
2 bed semi-detached house	Cuckfield	£925	£44,400
3 bed terraced house	Cuckfield	£995	£47,760
5 bed semi-detached house	Cuckfield	£1,750	£84,000

8 Survey Part 2 – Market Housing Needs

There were 85 responses to part 2 of the questionnaire, of these 19 were identified as being in need of open market housing.

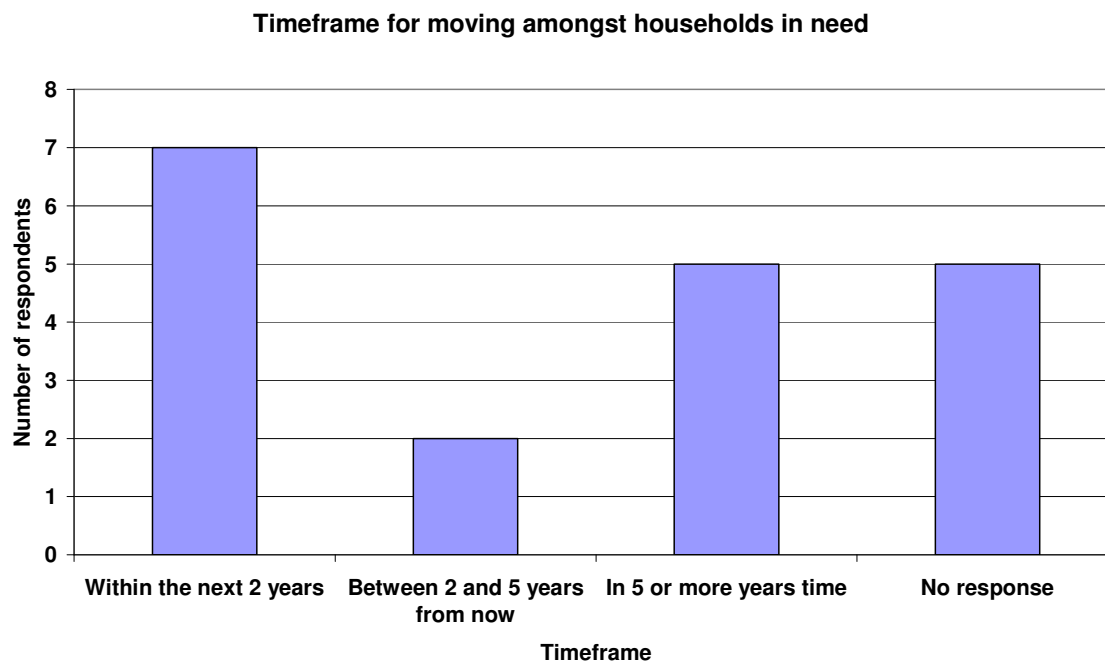
8.1 Current place of residence

8 respondents in housing need currently live within the parish (42.11%). 2 respondents (10.53%) are currently living outside the parish. 9 respondents did not complete the question (47.37%).

8.2 When accommodation is required

7 (36.84%) respondents in housing need stated that they would need to move within 2 years, 2 respondents (10.53%) highlighted a need to move between 2 and 5 years from now, whilst 5 (26.32%) respondents made clear that they would need to move in 5 or more years from now. 5 respondents did not provide a response to the question (26.32%).

Figure 8 - Likely timeframe in which respondents would need to move



8.3 Current tenure of households in need

Of those households identified as being in need: 11 were living in accommodation they owned and 1 was renting from a private landlord. 7 provided no response to the question.

Table 24 - Current tenure of households in need

Tenure	Number of respondents
Owned	11 (57.89%)
Part bought/part rented under shared ownership agreement	0 (0.00%)
Rented from a private landlord	1 (5.26%)
Provided with a job (tied)	0 (0.00%)
Renting from a housing association	0 (0.00%)
Living with parents	0 (0.00%)
No response	7 (36.84%)
TOTAL	19

8.4 Preferred tenure

10 of the 19 households in need of market housing indicated a preference to buy a property on the open market (52.63%), 1 wished to rent from a Housing Association (5.26%) and 1 wanted to rent from a private landlord (5.26%). 7 respondents did not complete the question (36.84%).

8.5 Housing Register

No respondents with a local connection who indicated a housing need are on the housing register. 14 respondents (73.68%) were not on the housing register. 5 respondents did not complete the question (26.32%).

8.6 Housing Type

Just under half of those responding (9) indicated a preference for a house, with 2 respondents indicating a preference for a flat/maisonette/apartment, 2 for sheltered accommodation, 1 respondent would like to live in a bungalow and 1 provided an 'other' response. 4 respondents did not complete the question.

8.7 Accommodation requirements

2 respondents (10.53%) identified a need for ground floor accommodation. 4 respondents were seeking sheltered housing with support services provided (21.05%). 1 respondent required residential care (5.26%) and 1 gave an 'other' response (5.26%). 11 respondents did not complete the question (57.89%).

8.8 Accessibility and adaptations

2 respondents (10.53%) identified that their current home had been adapted in order to increase physical accessibility because of the disability of someone currently present in the household. 13 respondents (68.42%) identified that this was not the case, with 4 failing to provide an answer (21.05%).

8.9 Reasons for moving

As shown in Table 25, when asked why the household needed to move, 6 respondents needed a larger home, 3 respondents required a smaller home, 2 respondents need to be closer to their carer and 1 respondent said it was to set up an independent home. 2 respondents did not complete the question and 5 respondents provided 'other' answers.

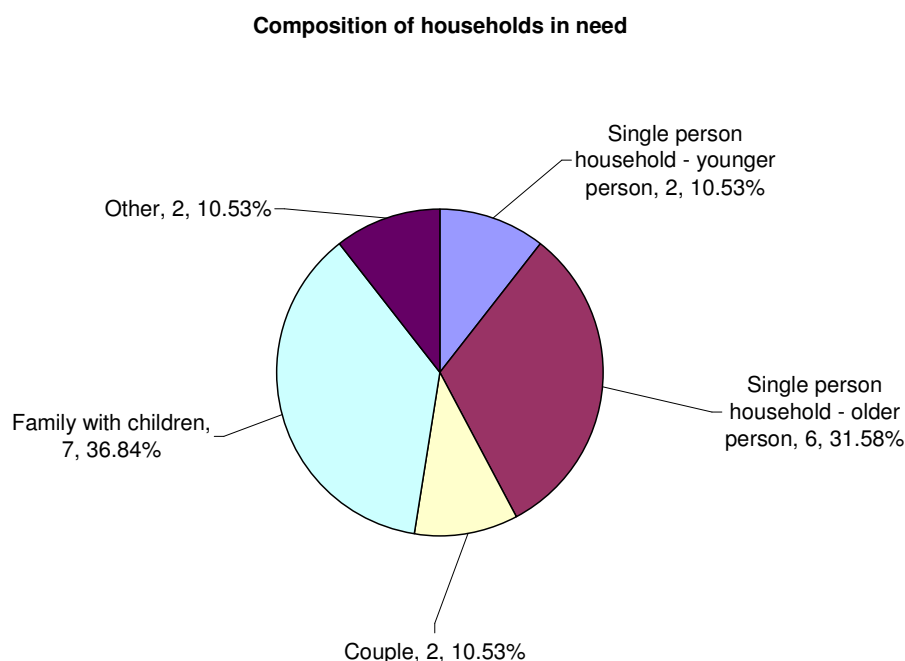
Table 25 - Reasons for needing to move house

Reason for moving	Number of respondents
Need to set up an independent home	1 (5.26%)
Need a smaller home	3 (15.79%)
Need a larger home	6 (31.58%)
Need a cheaper home	0 (0.00%)
To avoid harassment	0 (0.00%)
Need a more secure home	0 (0.00%)
Need physically-adapted home	0 (0.00%)
Need to change tenure	0 (0.00%)
Need to be closer to carer	2 (10.53%)
Need to be closer to employer	0 (0.00%)
Other	5 (26.32%)
No response	2 (10.53%)
TOTAL	19

8.10 Household composition

The makeup of the 19 households in need of private housing with a local connection is as follows:

Figure 9- Composition of households in need



As a percentage the composition of households breaks down as follows:

36.84% in housing need falls into the category of families with children

10.53% in housing need are couples

42.11% in housing need are single person households

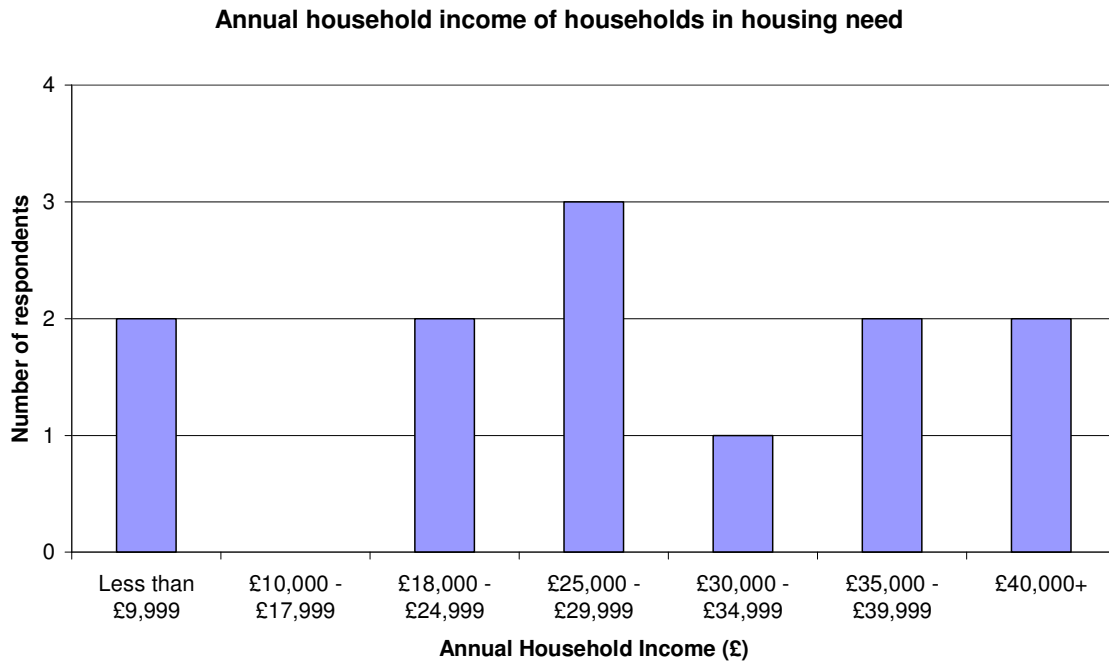
10.53% are 'Other' households (families with unspecified numbers of children)

8.11 Affordability

To enable an accurate calculation of the number of people that are in private housing, need respondents were asked for their gross annual income and the amount of savings they have.

Figure 10 outlines the annual incomes for those in housing need and that have a local connection. The most common annual incomes of those in housing need are those on between £25,000 and £29,999 (3) and those on less than £9,999 per annum (2). 7 respondents did not complete this question.

Figure 10 - Annual Incomes of Households in Housing Need with a local connection

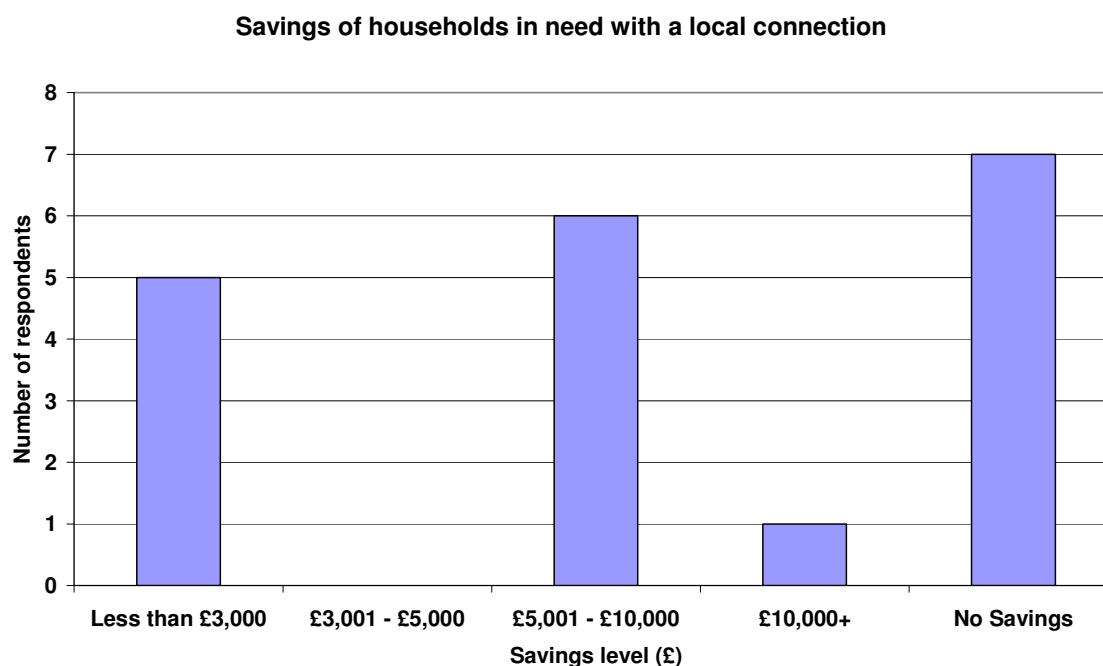


From Figure 10 it can be seen that

- 4 (21.05%) households have an income below £24,999 per annum which is the lowest level income that would be considered for shared ownership housing
- 8 (42.11%) households have an income of over £24,999. Of these, 2 households had an income over £40,000.
- 7 respondents did not provide any information (36.84%).

From Figure 11, it can be seen that 5 households have savings below £5,000. 6 households have savings between £5,000 and £10,000 and 1 household had in excess of £10,000. The remaining 7 households had no savings.

Figure 11 - Savings of Households in Housing Need with a local connection



8.12 Local Connection

16 respondents identified a strong local connection as 13 (68.42%) were currently living in the parish, 1 used to live in the parish (5.26%) and 1 (5.26%) had relatives living in the parish. 4 respondents did not answer this question (21.05%).

8.13 Summary of Need

There are 19 households who have a local connection. Of these 8 are single person households (42.11%), 2 are couples without children (10.53%) and 11 are families with children (57.90%). A significant proportion of the market housing need relates to older people who own their own homes and may be seeking to move to a smaller and/or more suitable property.

Further details are included in Appendix 2.

Table 26 - Breakdown of households in need

Household type	Number of respondents
Single person households	8
Couple without children	2
Family with 1 child	2
Family with 2 children	2
Family with 3 children	2
Family with 4 children	1
Other	2
TOTAL	19

9 Appendix 1 – Covering Letter



CUCKFIELD PARISH COUNCIL

The Queen's Hall
High Street
Cuckfield
West Sussex RH17 5EL
Tel: 01444 451610
Email:
cuckfieldpc@btconnect.com

To the Occupier
May 2011

Dear resident

Cuckfield Parish Council is undertaking a Housing Needs Survey in the Parish which will provide important information for the Neighbourhood Plan we are currently developing. Please find enclosed a questionnaire, which the Parish Council would be grateful if you could take the time to complete.

**PLEASE RETURN YOUR FORM IN THE FREEPOST ENVELOPE
PROVIDED by;**

Friday 1st June 2012

The survey is being undertaken by Action in Rural Sussex, which is an independent organisation that works with Parish Councils, District Councils and Housing Associations. The aim of the survey is to find out what, if any, type of housing is needed within the parish and how best it can be provided.

The information you supply will be treated in the strictest confidence

The results of the housing survey will be summarised by the Parish Council in the newsletter.

If you have any queries regarding the form, need help filling it in or require a translation please contact Tom Warder, Rural Housing Enabler, Action in Rural Sussex, 212 High Street, Lewes, East Sussex, BN7 2NH.

Telephone: 01273 407302. E-mail: tom.warder@ruralsussex.org.uk

Yours faithfully

Cuckfield Parish Council

10 Appendix 2 - Assessment of need

Year	Market housing need	Affordable housing need
	(Households & Household composition)	
0 – 2 years	2 x single older people (OP) in need of a bungalow 1 x single OP needing to downsize 1 x single OP needing sheltered housing 1 x couple OP needing to downsize 1 x couple OP needing sheltered housing 2 x family with 2 children (F2) in need of a larger home 1 x F1 needing a larger home 1x F3 needing a larger home 1x Family (?) needing to move closer to the school for children	11 x Single 4 x Couples without Children (2= transfer) 2 x F1 1 x xF2 1 x F3 3 x Families with no specified number of children
2 – 5 years	1 x F4 needing to downsize	5 x Single 3 x Couple without Children 1 x F1 1 x F2 3 x F3 (1= transfer)
5+ years	1 x single OP needing SH 1x single OP needing to downsize 1 x single OP needing a nursing home 1 x couple OP needing / downsize 1 x couple OP needing sheltered housing 1x F4 needing a larger home	2 x Single 1 x Couple without Children
No response or no information	1 x single person	1 x F1 1 x F2
Total	19	40

Note: F1, F2, F3 etc refers to the number of children in a household's family. Transfer refers to households in existing affordable housing (Housing Association) who need to transfer to a more suitable home e.g.: larger or on the ground floor.

Parish Housing Needs Survey

For Cuckfield

Please use the pre-paid envelope to return this survey to us by **Friday 1st June 2012**

Is this your main home? Yes, main Home 1 No, second Home 2

If this is your second home do not complete the rest of the form but please do return it

Part 1: You and your household (the people of a house collectively)

1. How would you describe your home:

- House 1 Bungalow 2
 Flat/maisonette/apartment/bed-sit 3 Caravan/mobile home/temp. structure 4
 Sheltered/retirement housing (social sector) 5 Sheltered/retirement housing (private sector) 6

If 'Other', please specify

2. How many bedrooms does your home have?: (Please tick one box only ✓)

- One bedroom 1 Two bedrooms 2
 Three bedrooms 3 Four or more bedrooms 4

3. What is the tenure of your home? (Please tick one box only ✓)

- Owned outright by a household member(s) 1 Owned with mortgage by a household member(s) 2
 Shared ownership (part owned/part rented) 3 Rented from a Local Authority 4
 Rented from a Housing Association 5 Rented from a private landlord 6
 Tied to job 7 Other 8

If 'Other', please specify

4. How many years have you and your household lived in this parish?

5. Please complete the table to demonstrate the profile of all those living in this property at present.

	Age	Gender
Person 1		
Other person 2		
Other person 3		
Other person 4		
Other person 5		
Any others please specify		

6. Does your current home need to be adapted to improve its accessibility because of the disability of someone in your household? Yes 1 No 2

If 'yes' would you need financial assistance to undertake this Yes 1 No

Older Peoples Housing – Please complete this section if you consider yourself an older person

To help us identify future needs for older peoples accommodation and services in the Parish please tick the appropriate box for each question.

7. What is your age? 50 – 59 60 – 69 70 – 79 80 – 89 90 + please specify if you wish.....

8. Is your current home suitable for your circumstances? Yes No

9. If not, why not?

Home too large

Cannot manage garden

Cannot manage stairs/access

Cannot afford repairs/upkeep

Other

If 'Other', please specify

10. Would you prefer to remain in your own home? Yes No

11. If you answered yes to question 10, would any of the following assist?

Home repairs assistance / handyman

Adaptations to your home

Equity release

12. Do you feel you need to move in order to meet your housing needs? Yes No

13. If you expect to move, what type of accommodation do you think you will need? (please tick only one box)

A home which better meets your needs but is not specially built for older people	House <input type="checkbox"/> Apartment <input type="checkbox"/> Bungalow <input type="checkbox"/>
A home which has been specially designed for older people but does not come with any support services.	House <input type="checkbox"/> Apartment <input type="checkbox"/> Bungalow <input type="checkbox"/>
A home in a development for older people with some limited support services, (for example a community alarm service) also known as sheltered housing.	House <input type="checkbox"/> Bungalow <input type="checkbox"/> Apartment <input type="checkbox"/>
A home in a development for older people with a more extensive range of support services (for example assistance with bathing, meals, access to care staff).	House <input type="checkbox"/> Bungalow <input type="checkbox"/> Apartment <input type="checkbox"/>
if you expect to move, what tenure of housing would you require –,	affordable <input type="checkbox"/> private sale <input type="checkbox"/> low cost home ownership/shared ownership <input type="checkbox"/>
A residential or nursing home	<input type="checkbox"/>
Other (please state)...	

END of Older Person’s Section

13. Do you or does anyone you know need to move to an affordable or other home within the parish now or in the coming years? (please tick)

Housing type	Yes within 5 years	Yes, in 5 or more years	No
Affordable			
Private Sale Market			
Low cost home ownership/shared ownership			

14. Has anyone you know moved away from the parish in the last 5 years, due to difficulties in finding an affordable or other home locally? Affordable / Other (please state.....)

Yes 1 No 2

If you answered ‘Yes’ to question 13 and these households wish to move back to the parish, please complete part 2 of this form on their behalf.

If you are in need of affordable housing and you are looking to remain within the parish then please complete Part 2 of this questionnaire, which collects information on your housing needs.

Please be assured that this questionnaire is completely confidential.

**IF YOU OR SOMEONE YOU KNOW IS IN NEED OF AFFORDABLE HOUSING
PLEASE GO ON TO COMPLETE PART 2 OF THE QUESTIONNAIRE**

Please complete this section if you or someone in you know (who may or may not live in your home) is in need of affordable housing. Please also answer all questions even though you answered some of them in Part 1

Please indicate on whose behalf you are completing part 2:

	Relationship to you Eg: Son, Daughter, Friend etc.	age	gender	Is this a member of your own household?	Is this person a *concealed household?	Is this person from another household?
Household 1: you						
Household 2: other						
Household 3: other						

*A concealed household is a newly forming household, for example mature children or other family members in need of independent accommodation.

If you are in housing need please tick the relevant box. You should tick :

- (H1) if you personally are in housing need
- (H2) if you are referring to another household in need living with you as above
- (H3) a further household either living within or outside of the parish who has a local connection to it

(For local connection details see question 13))

If there are more than 3 households in need then please contact us for another form (contact details on page 6).

PART 2

Please ensure that when you complete part 2 you are referring to all households outlined above and tick all of the boxes that apply in each of the questions 1 – 13 below.

1. Where do those requiring accommodation live?

- | | |
|--|---|
| Together as a household within this parish | <input type="checkbox"/> H1 <input type="checkbox"/> H2 <input type="checkbox"/> H3 |
| Within another household in this parish | <input type="checkbox"/> H1 <input type="checkbox"/> H2 <input type="checkbox"/> H3 |
| Outside the parish | <input type="checkbox"/> H1 <input type="checkbox"/> H2 <input type="checkbox"/> H3 |
| Living with parents | <input type="checkbox"/> H1 <input type="checkbox"/> H2 <input type="checkbox"/> H3 |

2. When do those requiring accommodation need to move from this household?

- | | |
|-------------------------------|---|
| Within the next 2 years | <input type="checkbox"/> H1 <input type="checkbox"/> H2 <input type="checkbox"/> H3 |
| Between 2 to 5 years from now | <input type="checkbox"/> H1 <input type="checkbox"/> H2 <input type="checkbox"/> H3 |
| In 5 or more years | <input type="checkbox"/> H1 <input type="checkbox"/> H2 <input type="checkbox"/> H3 |

3. What is the current tenure of the household / households in need?

- | | |
|--|---|
| Owned (outright / with a mortgage – please specify) | <input type="checkbox"/> H1 <input type="checkbox"/> H2 <input type="checkbox"/> H3 |
| Part bought/part rented under shared ownership arrangement | <input type="checkbox"/> H1 <input type="checkbox"/> H2 <input type="checkbox"/> H3 |
| Renting from a private landlord | <input type="checkbox"/> H1 <input type="checkbox"/> H2 <input type="checkbox"/> H3 |
| Provided with job (e.g. Tied) | <input type="checkbox"/> H1 <input type="checkbox"/> H2 <input type="checkbox"/> H3 |
| Renting from a Housing Association | <input type="checkbox"/> H1 <input type="checkbox"/> H2 <input type="checkbox"/> H3 |
| Living with parents | <input type="checkbox"/> H1 <input type="checkbox"/> H2 <input type="checkbox"/> H3 |

4. Which tenure would you / they prefer? (Please tick one only box for each household ✓)

- | | |
|----------------------------------|---|
| Renting from Housing Association | <input type="checkbox"/> H1 <input type="checkbox"/> H2 <input type="checkbox"/> H3 |
| Shared Ownership* | <input type="checkbox"/> H1 <input type="checkbox"/> H2 <input type="checkbox"/> H3 |
| Buying on the open market | <input type="checkbox"/> H1 <input type="checkbox"/> H2 <input type="checkbox"/> H3 |
| Renting from a private landlord | <input type="checkbox"/> H1 <input type="checkbox"/> H2 <input type="checkbox"/> H3 |

** Government scheme which enables people to buy a share in a newly built property*

5. Are you / they on the Local Authority or Housing Association register or waiting list?

- | | |
|-----|---|
| Yes | <input type="checkbox"/> H1 <input type="checkbox"/> H2 <input type="checkbox"/> H3 |
| No | <input type="checkbox"/> H1 <input type="checkbox"/> H2 <input type="checkbox"/> H3 |

6. What type of accommodation would meet your / their needs? (Tick one box only ✓)

- | | |
|---------------------------|---|
| House | <input type="checkbox"/> H1 <input type="checkbox"/> H2 <input type="checkbox"/> H3 |
| Bungalow | <input type="checkbox"/> H1 <input type="checkbox"/> H2 <input type="checkbox"/> H3 |
| Flat/maisonette/apartment | <input type="checkbox"/> H1 <input type="checkbox"/> H2 <input type="checkbox"/> H3 |
| Sheltered | <input type="checkbox"/> H1 <input type="checkbox"/> H2 <input type="checkbox"/> H3 |
| Retirement | <input type="checkbox"/> H1 <input type="checkbox"/> H2 <input type="checkbox"/> H3 |
| Other | <input type="checkbox"/> H1 <input type="checkbox"/> H2 <input type="checkbox"/> H3 |

If 'Other', please specify

7. Do any of the households require any of the following?

- Accommodation on the ground floor H1 H2 H3
- Sheltered housing with support services* provided H1 H2 H3
- Other housing with support services* H1 H2 H3
- Residential care provided H1 H2 H3
- Other H1 H2 H3

If 'Other', please specify

**Practical support and advice such as warden assisted housing or telecare schemes*

8. Has your current home been adapted to improve accessibility * because of the disability of someone in your household?

- Yes H1 H2 H3
- No H1 H2 H3

** Layout and design suitable for any member requiring adapted accommodation, e.g. wheelchair access*

9. What is your/their main reason for needing to move? (Please tick one box only: each household ✓)

- Need larger home H1 H2 H3
- Need smaller home - present home is difficult to manage H1 H2 H3
- Need a more manageable home H1 H2 H3
- Need to set-up independent home H1 H2 H3
- Need adapted home H1 H2 H3
- Need cheaper home H1 H2 H3
- Need to be closer to employer H1 H2 H3
- Need to be closer to a carer or dependant, to give or receive support H1 H2 H3
- Need to be closer to/have access to public transport H1 H2 H3
- Need to avoid harassment H1 H2 H3
- Need secure home H1 H2 H3
- Need to change tenure H1 H2 H3
- Other H1 H2 H3

If 'Other', please specify

10. What type of household are you / they? (Please tick all boxes that apply)

- One person household H1 H2 H3
- Couple H1 H2 H3
- Older person household H1 H2 H3
- Family with children – please specify (circle) number of children: 1 2 3 4 5 H1 H2 H3
- Single parent family H1 H2 H3
- Other H1 H2 H3

If 'Other', please specify

11. As it is important to assess income levels when planning affordable rented or shared ownership schemes, please indicate the current GROSS annual household income of the household(s) in need. Couples should indicate a joint income figure. Please note that this information is confidential and should be estimated for each household.

Annual Income:

- Less than £9,999 H1 H2 H3
- £10,000 - £17,999 H1 H2 H3
- £18,000 - £24,999 H1 H2 H3
- £25,000 - £29,999 H1 H2 H3
- £30,000 - £34,999 H1 H2 H3
- £35,000 - £39,999 H1 H2 H3

£40,000 + *please specify approximate amount:* H1.....
 : H2.....
 : H3.....

12. Do you / they have savings or other equity which could be used to contribute towards a mortgage? (Please tick all boxes that apply)

- No Savings H1 H2 H3
- Under £3,000 H1 H2 H3
- £3,001- £,5000 H1 H2 H3
- £5,001 - £10,000 H1 H2 H3

Over £10,000 - *Please specify approximate amount:* H 1.....
 : H 2.....
 : H 3.....

13. What is your / their local connection to the parish?

- Used to live in the parish H1 H2 H3
- Relative living in the parish H1 H2 H3
- Work in the parish full time H1 H2 H3
- Work in the parish part time H1 H2 H3
- Voluntary work in the parish H1 H2 H3
- Currently live in the parish H1 H2 H3

14. Any other comments?

Please use the space below to provide any further information which might help to clarify the information you have provided in this form

THIS INFORMATION WILL BE TREATED IN THE STRICTEST CONFIDENCE
Your personal details will not be given to any 3rd party

If this survey shows that there is a need for affordable housing for local people, we may need to get back in contact with you as we work with the Local Authority and Housing Association(s) to deliver the homes needed. Therefore, it would be helpful to us if you include your name and address below:

Name		
Address		
		Postcode
Telephone (<i>incl. national dialling code</i>)		
Email		

Is your household currently on the Local Authority Register?

(It is vital that you register with the District Housing Register if you wish to be considered for an offer of affordable housing)

Thank you for taking the time to complete this questionnaire. The results of this survey will be available in the coming months, and will help the parish to decide on its future plans.

Please be assured that this questionnaire is completely confidential.

Details of Local Rural Housing Enabler:

Tom Warder
Action in rural Sussex, Sussex House, 212 High Street, Lewes, East Sussex, BN7 2NH
01273 407302, tom.warder@ruralsussex.org.uk

Thank you for taking the time to complete this questionnaire

Glossary of Key Terms

Affordable Housing - lower cost housing for shared ownership or rent, often from a housing association, to meet the needs of people who cannot afford accommodation through the open or low cost market, or subsidised housing.

Concealed Households - a concealed household is a newly forming household, for example mature children or other family members in need of independent accommodation

Housing Association - independent not-for-profit bodies that provide affordable housing for rent and shared ownership for people in housing need

Shared Ownership - government scheme which enables people to part rent/part buy a newly built property

Sheltered Housing - a term covering a wide range of rented housing for the elderly, disabled or other vulnerable people. These schemes are distinct from a nursing home or care home in that the tenants are usually able to look after themselves, are active and are afforded a degree of independence.

Social Housing - housing that is let at low rents and on a secure basis to people in housing need. It is generally provided by councils and not-for-profit organisations such as housing associations.

Support Services - mainly provided by local authorities, housing associations and voluntary sector organisations. They help a wide range of people to live independently in the community, by providing practical support and advice.