

# **HOUSING NEEDS SURVEY REPORT**

**Lindfield Parish &  
Lindfield Rural Parish**

**Mid Sussex DISTRICT**

**Survey undertaken in  
May 2013**

**Action in rural Sussex**

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# 1 Introduction

## 1.1 Context to the Housing Needs Survey

Action in rural Sussex as the Rural Housing Enabler for Sussex was asked by Lindfield & Lindfield Rural Parish Councils to undertake a Housing Needs Survey of the Parishes in early 2013.

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 Lindfield & Lindfield Rural Parishes.

## 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 a 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 by post to 3,760 households in the parishes using the Electoral Roll/Council Tax Register. The survey pack delivered consisted of a covering letter from the Parish Councils outlining the purpose of the survey, the survey form itself and a postage paid self-

addressed envelope which households could use to return the survey form. The closing date for the survey was Friday 17<sup>th</sup> May 2013.

#### **1.4 Response rate**

Overall 3,760 questionnaires were sent out; one to each household in the parishes. A total of 925 survey forms were returned. This gives the Housing Needs Survey a response rate of 24.6%.

4 households identified that their property was not their main home and were subsequently excluded from the number available for analysis. The total for analysis was therefore 921 households.

## 2 The Parishes of Lindfield & Lindfield Rural

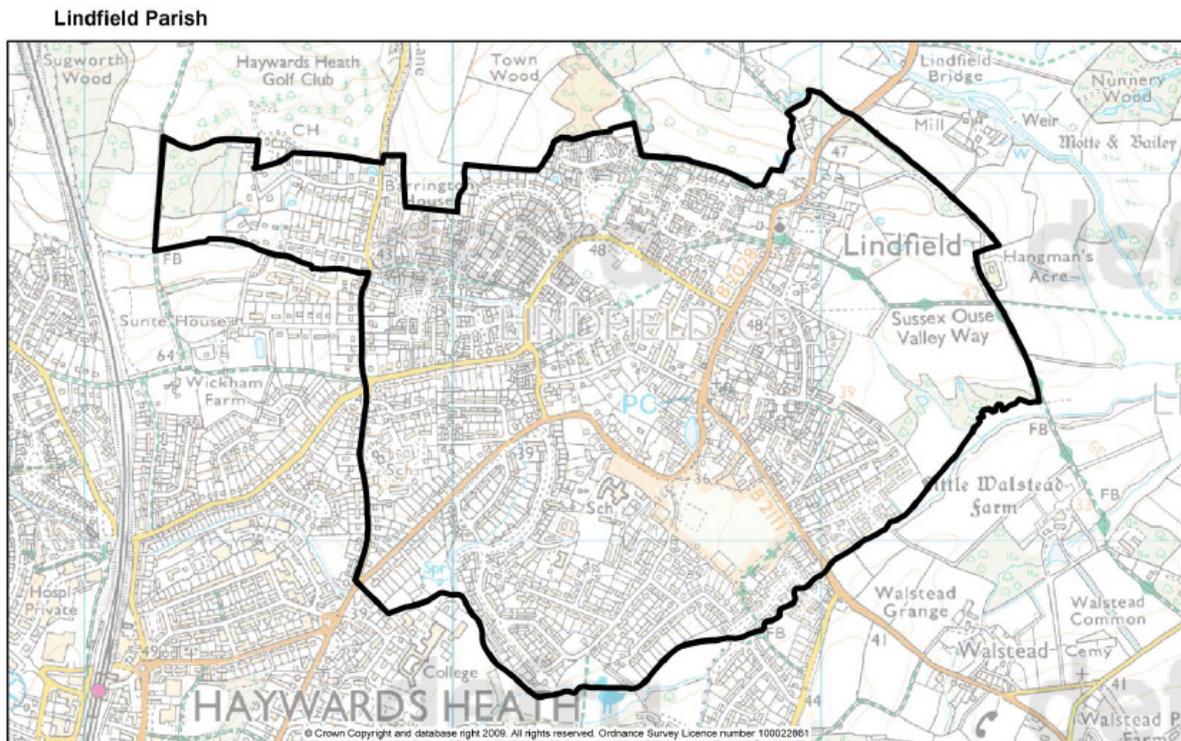
### 2.1 Lindfield

Lindfield Parish is located in the central eastern portion of Mid Sussex District in West Sussex, some 2 miles north-east of the town of Haywards Heath and the main east-west A272 road which heads west to Billingshurst, Petworth and Midhurst and east to Newick and Maresfield. The nearby town of Haywards Heath is located on the main London-Brighton train line for commuters and provides more significant amenities and services (such as the Hospital) than those found in the parish.

The village of Lindfield is located on high ground to the south of the River Ouse and is characterised by the High Street lined with Lime trees, a feature which gives the village and the surrounding parish its name. Many of the buildings along the High Street are of wooden framed construction and date from the medieval period. The village contains shops, businesses, pubs, churches and community groups catering for a wide range of needs.

Within the village are the pond with a range of wildlife and the village common on which various activities and events take place. The countryside around Lindfield is part of the High Weald Area of Outstanding Natural Beauty, with the Ashdown Forest approximately some 5 miles north east of the village.

According to the Census, the population of the parish was 5,782 persons in 2011.



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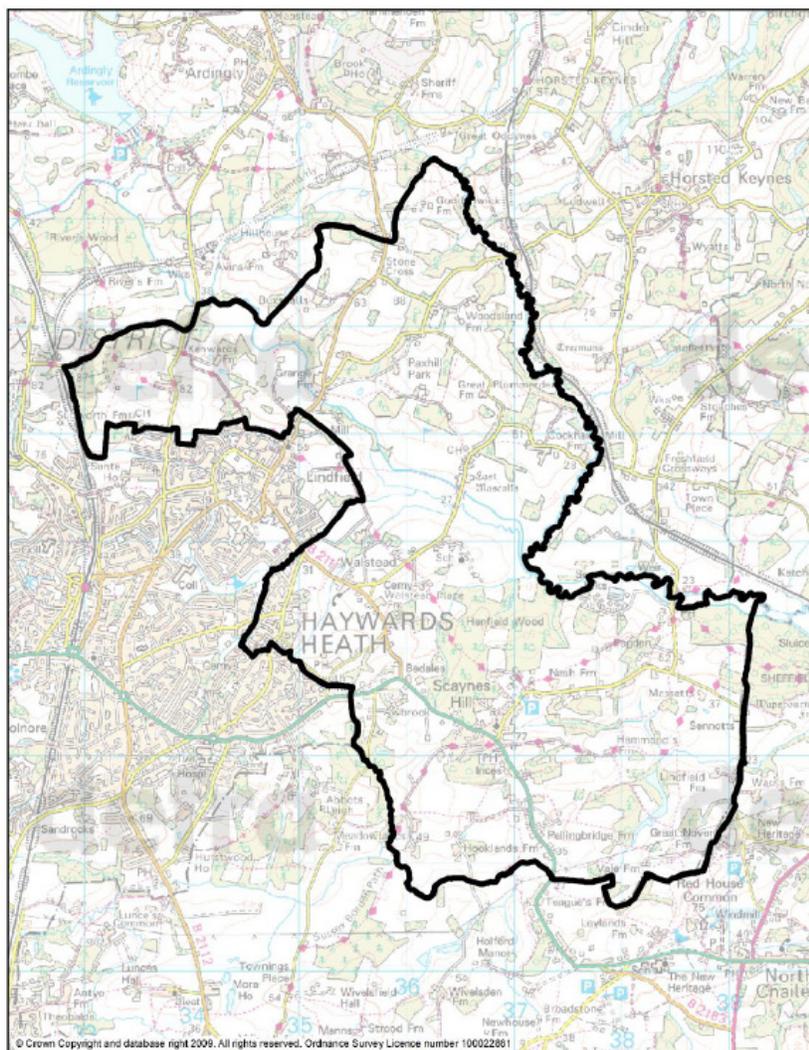
## 2.2 Lindfield Rural

Lindfield Rural Parish is a parish located in the central eastern portion of Mid Sussex District in West Sussex, some 5 miles east of the town of Haywards Heath and surrounds the main east-west A272 road which heads west to Billingshurst, Petworth and Midhurst and east to Newick and Maresfield. The parish is located immediately to the north, east and south east of Lindfield Parish and encapsulates most of the countryside along the eastern edge of Haywards Heath.

The primary settlement in the parish is located at Scaynes Hill. It is here that the Village Hall (Millennium Hall) is located, which is the primary community building and where the Parish Council meets. Other facilities/services include a garage/petrol station and two churches. The parish is served by a bus service which connects Scaynes Hill to Haywards Heath and Uckfield.

According to the Census, the population of the parish was 2,580 persons in 2011.

Lindfield Rural Parish



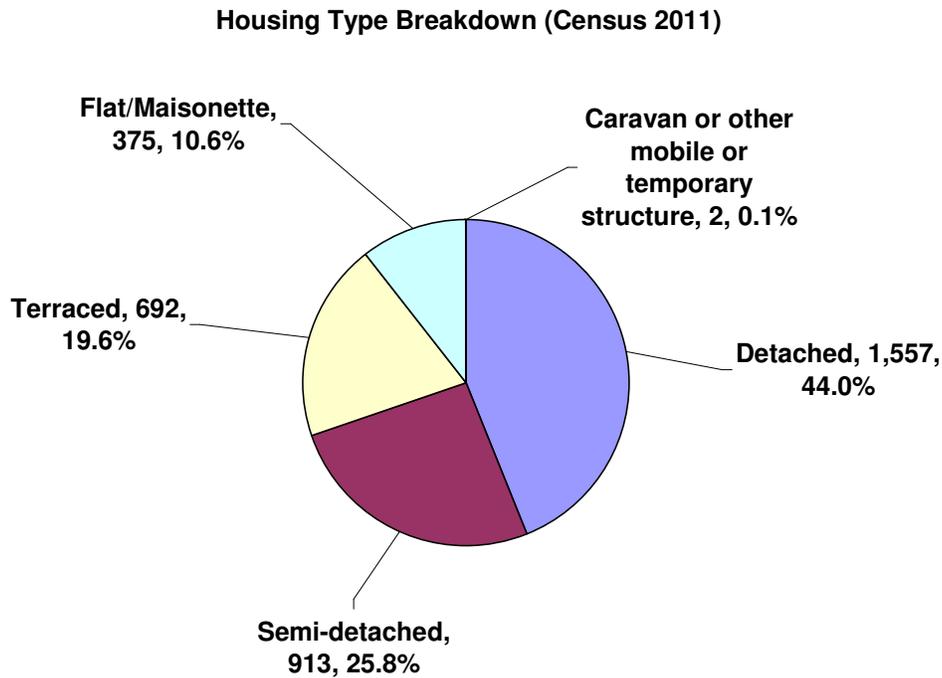
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### 2.3 Housing type in Lindfield & Lindfield Rural

Figure 1 provides a breakdown of the existing structure of the housing stock in Lindfield & Lindfield Rural Parishes as at the 2011 Census.

The data shows that in 2011 the greatest proportion of properties in the parishes were detached. These made up 44.0% of the housing, with 25.8% semi-detached properties, 19.6% being terraced, 10.6% being flats/maisonettes and 0.1% being caravans or other mobile or temporary structures.

**Figure 1 - Housing Type Breakdown**



As Table 1 shows, Lindfield & Lindfield Rural Parishes have a higher proportion of detached housing (44.0%) compared to the rest of the District (34.9%), but it has a slightly smaller proportion of semi-detached housing (25.8% compared to 30.0%). The parishes have a slightly larger proportion of terraced housing than the District average (19.6% compared to 16.2%), a significantly smaller proportion of flats/maisonettes (10.6% compared to 18.4%) and a much smaller proportion of Caravans or temporary structures (0.1% compared to 0.6%).

**Table 1 - Housing Type comparison between the District and the Parishes**

Housing Type	District	Lindfield Rural & Lindfield Rural Parishes
Detached	20,041 (34.9%)	1,557 (44.0%)
Semi-detached	17,226 (30.0%)	913 (25.8%)
Terraced	9,287 (16.2%)	692 (19.6%)
Flat / Maisonette	10,538 (18.4%)	375 (10.6%)
Caravan or other mobile/temporary structure	317 (0.6%)	2 (0.1%)

(Source: Census 2011)

## 2.4 Housing Tenure in the Parishes

From the 2011 Census data and as seen in Table 2, the predominant tenure in Lindfield & Lindfield Rural parishes is owner-occupied housing (82.8%), with rates higher than the average for the rest of the District (74.3%). A smaller proportion of shared ownership properties exist in the parishes than across the District (0.3% compared to 1.0%).

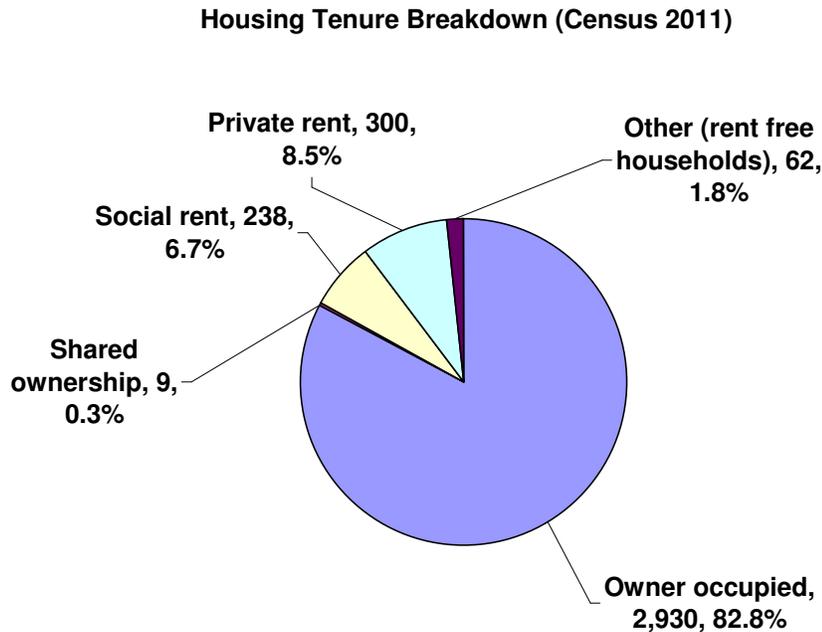
The parishes have lower levels of both Social Rented housing (Housing Association and Local Authority) (6.7% compared to 10.6%) and Private sector rentable properties (8.5% compared to 12.8%) than the rest of the District. The rate for those living in 'Other' households is comparable with the rest of the district (1.8% compared to 1.4%).

**Table 2 - Housing Tenure in the District and the Parishes**

Tenure	District	Lindfield & Lindfield Rural Parishes
Owner occupied (owned outright, with mortgage or shared ownership)	42,658 (74.3%)	2,930 (82.8%)
Shared ownership (Part owned-part rented)	561 (1.0%)	9 (0.3%)
Social Rented (Housing Association / Council rent)	6,092 (10.6%)	238 (6.7%)
Private rent	7,322 (12.8%)	300 (8.5%)
Other (Living rent free)	776 (1.4%)	62 (1.8%)

(Source: Census 2011)

**Figure 2 – 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 the District between October to December 2012 (the most recent data).

From these figures the income required to purchase each type of property has been provided. This is calculated on the basis of a 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 District would be £43,065.

**Table 3 - Average House Prices in the District (by type)**

Housing Type	Average Price	Income Required
All Housing	£302,868	£77,880
Detached	£425,013	£109,289
Semi-Detached	£295,403	£75,960
Terraced	£243,799	£62,691
Flat	£167,477	£43,065

Source: Land Registry (2013)

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

House prices in rural areas are also likely to be higher than the District-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 Parishes

A property search on [www.rightmove.co.uk](http://www.rightmove.co.uk) was also carried out to provide an indication of current prices of properties available in Lindfield & Lindfield Rural. Table 4 shows the lowest prices for open market properties on sale in Lindfield & Lindfield Rural and Table 5 shows the lowest prices for properties available to rent in the same area. The rental values for income required are based on monthly rents not exceeding 25% of an individual or households gross income.

From this search undertaken in May 2013, the household income required to afford to purchase an entry level home was £39,844 for a one bedroom flat.

**Table 4 - Lowest current property prices**

Property Type	Location	Lowest Price	Income Required
<b>1 bed flat</b>	Lindfield	£154,950	£39,844
<b>2 bed flat</b>	Lindfield	£215,000	£55,285
<b>2 bed terraced house</b>	Lindfield	£225,000	£57,857
<b>3 bed terraced house</b>	Lindfield	£279,950	£71,987
<b>4 bed semi-detached house</b>	Lindfield	£295,000	£75,857
<b>3 bed detached house</b>	Lindfield	£349,950	£89,987

From this search undertaken in May 2013 and based on current property prices, the household income required to afford to rent an entry level home was £43,200 for a 2 terraced house.

**Table 5 - Lowest current property rental prices**

<b>Property Type</b>	<b>Location</b>	<b>Lowest Price</b>	<b>Income required (@25% gross income)</b>
<b>2 bed flat</b>	Lindfield	£1,045 pcm	£50,160
<b>2 bed terraced house</b>	Lindfield	£900 pcm	£43,200
<b>2 bed semi-detached house</b>	Lindfield	£950 pcm	£45,600
<b>3 bed semi-detached house</b>	Lindfield	£1,350 pcm	£64,800
<b>4 bed terraced house</b>	Lindfield	£1,750	£84,000

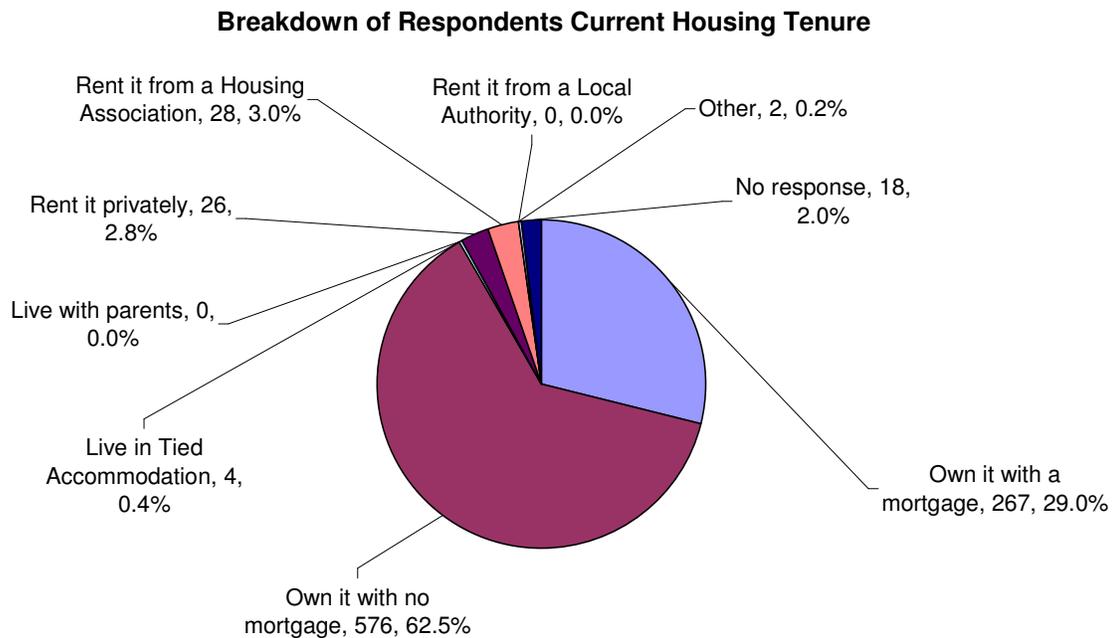
## 4 Survey - Part 1: Views on Affordable Housing

### 4.1 Current Housing Tenure

The vast majority of those completing the survey (99.6%) identified their current home as their main home, with 0.4% identifying it as a second home.

Of those in their main home, the greatest proportion (62.5%) owned their current home with a mortgage, with 29.0% owning it without the use of a mortgage. Of the remaining respondents: 3.0% rented from a Housing Association, 2.8% rented privately, 0.4% live in tied accommodation and 0.2% provided 'other' responses. 2.0% of respondents did not complete the question.

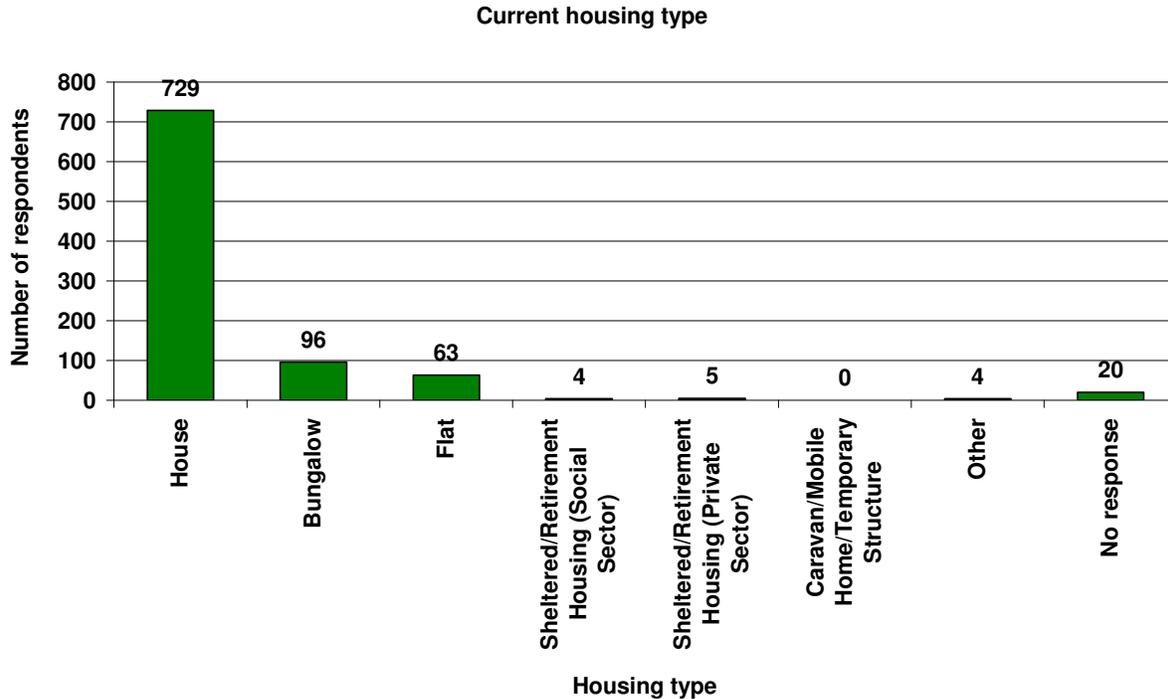
**Figure 3 - Current housing tenure of respondents**



## 4.2 Housing Type

Just over three-quarters of respondents (79.2%) identified that they currently live in a house, with 10.4% living in a bungalow and 6.8% living in a flat. Only 0.4% lived in sheltered/retirement housing (public sector), whilst 0.5% lived in sheltered/retirement housing (private sector). A further 0.4% of respondents provided 'Other' answers and 0.0% lived in a caravan/mobile home/temporary structure. A total of 2.2% of respondents did not complete the question.

**Figure 4 - Current housing type of respondents**



## 4.3 Number of bedrooms

Households with 3 bedrooms represented the most common size of dwelling amongst those responding to the survey, making up 38.5% of responding households. The next most numerous responses were for: 4 or more bedrooms (38.3%); 2 bedrooms (18.1%) and 1 bedroom (3.5%). A total of 1.5% of respondents did not complete the question.

**Table 6 - Number of bedrooms in respondent's households**

Number of bedrooms	Number of responses
1	32 (3.5%)
2	167 (18.1%)
3	355 (38.5%)
4 or more	353 (38.3%)
No response	14 (1.5%)

#### 4.4 Adaptations

26 respondents (2.8%) identified that their current home required adaptations in order to become suitable for the needs of a household member. 871 respondents (94.6%) said that their current home did not require any adaptations, whilst 24 respondents did not complete the question (2.6%).

A total of 39 respondents (4.2%) identified that if their current home required adaptations to become suitable for the needs of a household member that they would need financial assistance to undertake such changes. Whilst 248 (26.9%) indicated they would not require financial assistance and 634 (68.8%) provided no response to the question.

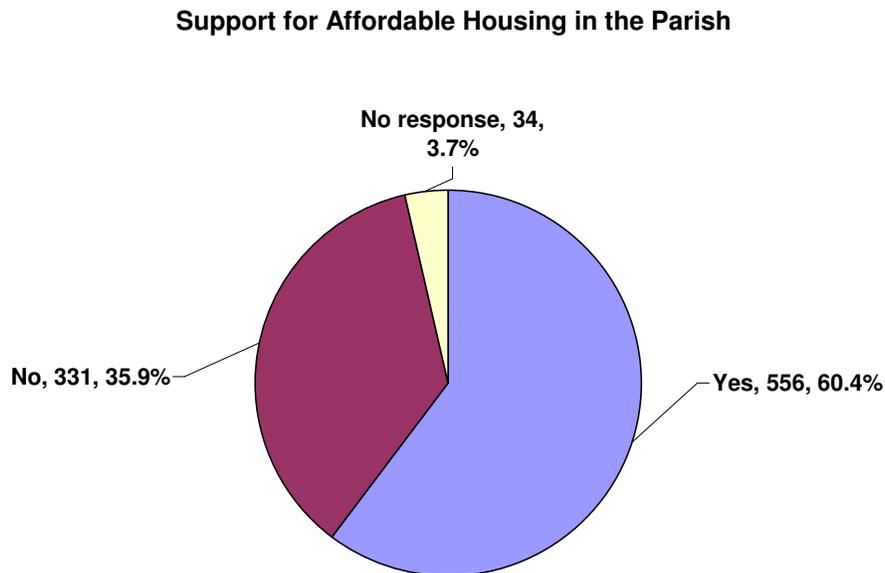
#### 4.5 Local connection

Of the 921 respondents to the survey, 898 currently live in the parishes (97.5% of respondents), 70 currently work in the parishes (7.6% of respondents), 152 have relatives in the parishes (16.5% of respondents) and 68 have previously lived in the parishes (7.4% of respondents). No response was received from 22 participants.

#### 4.6 Support for Affordable Housing

Of the respondents to the survey, 556 (60.4%) were in favour of a small affordable housing development for local people in Lindfield & Lindfield Rural if there was a proven need. As seen in Figure 5, 331 respondents (35.9%) said that they would not support an affordable housing development and the remaining 34 respondents did not answer the question (3.7%).

**Figure 5 - Support for an affordable housing development**

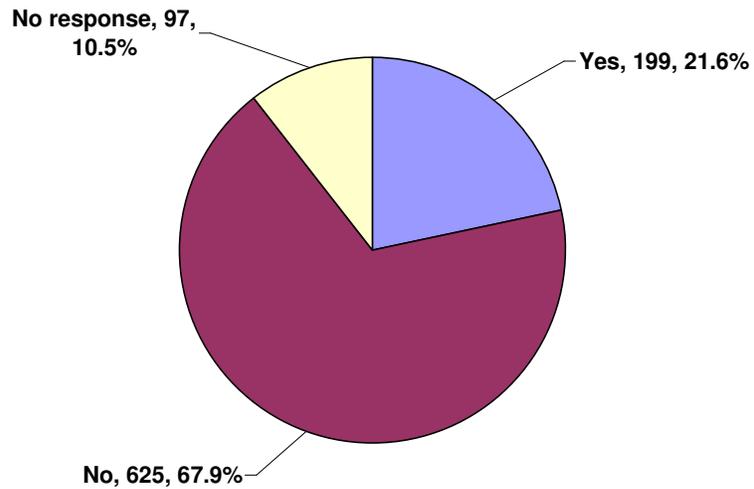


#### 4.7 Support for Open Market Housing

Of the respondents to the survey, 199 (21.6%) were in favour of other kinds of housing being made available for housing development in Lindfield & Lindfield Rural if there was a proven need. As seen in Figure 6, 625 respondents (67.9%) said that they would not support a market housing development and the remaining 97 respondents did not answer the question (10.5%).

Figure 6 - Support for open market housing

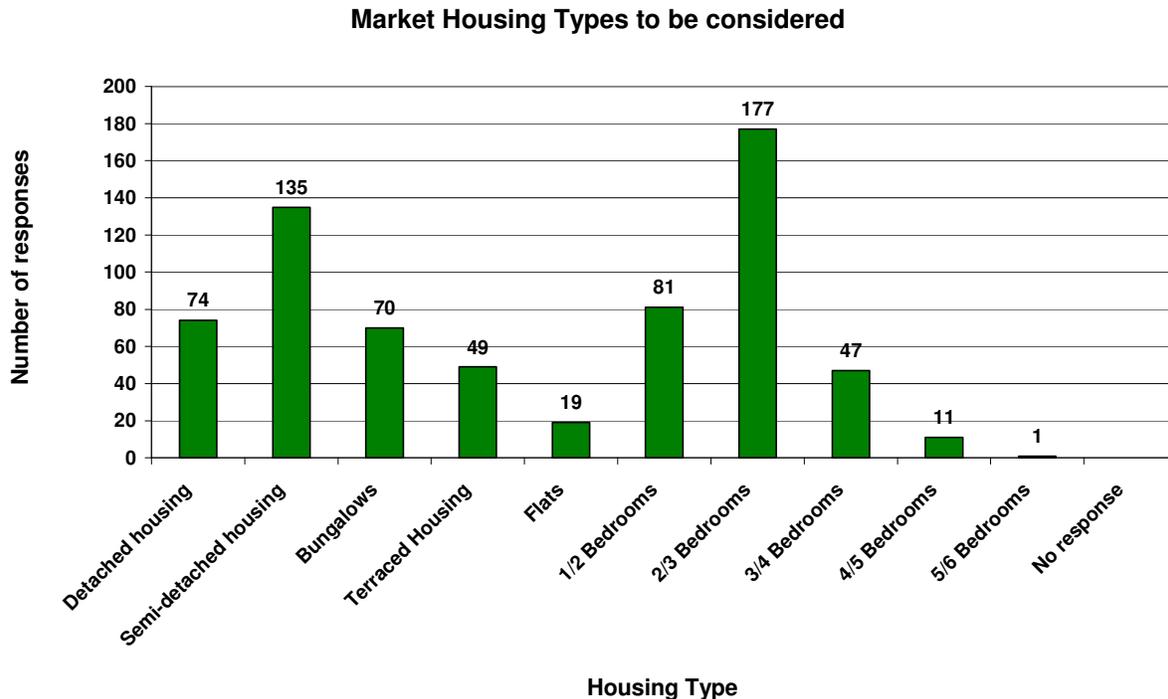
Support for an Open Market Housing Development in the Parish



#### 4.8 Types of Open Market Housing that should be considered

Irrespective of whether respondents supported the construction of additional open-market housing in Lindfield & Lindfield Rural, they were asked what types of open market housing should be considered were some to be constructed. The most commonly identified style of housing which respondents felt should be considered was semi-detached housing which was identified by 135 respondents (20.3% of those responding to the question). The commonly identified size of property to be considered were those with 2/3 bedrooms, these were identified by 177 respondents (26.7% of those responding to the question).

Figure 7 - Types of open market housing to be considered



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

From Table 7, it can be seen that a total of 96 respondents said that a household member will need to move in pursuit of affordable housing. 66 said it was needed within 5 years (7.2% of all respondents) and 30 said they needed to move in 5 or more years (3.3% of all respondents).

Table 7 – Households moving for affordable housing

Does the household need to move	Number of households
Yes, within 5 years	66 (7.2%)
Yes, in 5 or more years	30 (3.3%)
No	589 (64.0%)
No Response	236 (25.6%)
<b>TOTAL</b>	<b>921</b>

As shown in Table 8, it can be seen that a total of 81 respondents said that a household member will need to move in pursuit of open market housing. Of these, 47 said it was needed within 5 years (5.1% of all respondents) and 34 said they needed to move in 5 or more years (3.7% of all respondents).

**Table 8 - Households moving for open market housing**

Does the household need to move	Number of households
Yes, within 5 years	47 (5.1%)
Yes, in 5 or more years	34 (3.7%)
No	492 (53.4%)
No Response	348 (37.8%)
TOTAL	921

#### 4.10 Older people's Housing Needs

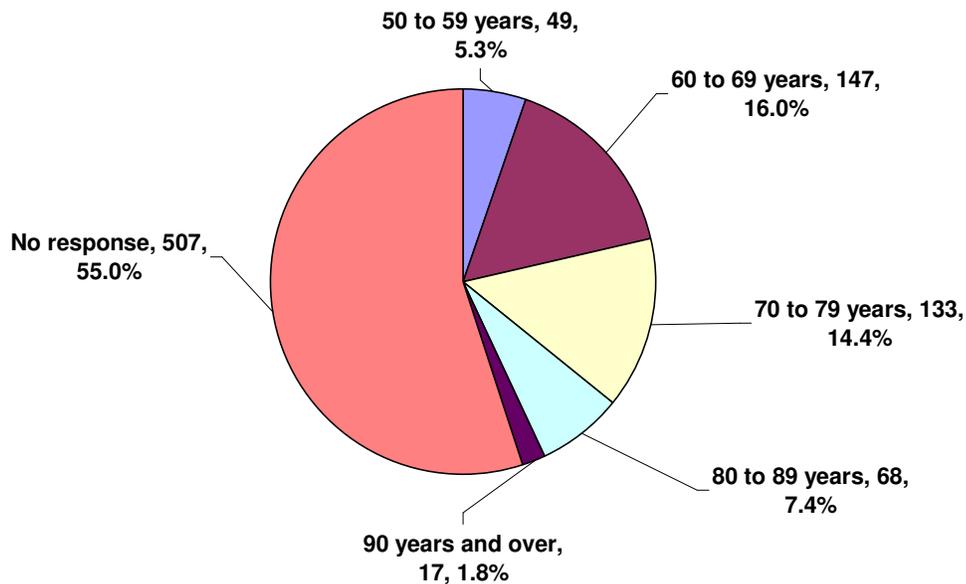
The Housing Needs Survey incorporated questions which specifically sought to explore the housing needs of older people within the community. The information received in relation to these questions is outlined below.

#### 4.11 Age breakdown of older person's

Of those responding to the older persons section, the greatest proportion were those aged between 60 and 69 (16.0%) followed by those aged 70 to 79 (14.4%), 80 to 89 (7.4%), 50 to 59 (5.3%) and 90 and over (1.8%). 55.0% of respondents to the survey did not complete the question.

**Figure 8 - Age breakdown of respondents to older person's section**

**Age breakdown of respondents to Older Persons section**



#### 4.12 Current housing suitability

Of those 402 respondents to the question, 373 (92.8%) highlighted that their current home was suitable for their circumstances whilst 29 (7.2%) had homes that were not currently suitable for their circumstances.

37 respondents identified that their current home was not suitable for their needs for the following reasons: 15 respondents identified that it was too large (40.5% of all respondents), 12 cannot manage the garden (32.4% of all respondents), 4 cannot manage stairs/access (10.8% of all respondents), 8 cannot afford repairs/upkeep (21.6% of all respondents) and 11 provided other responses (29.7% of all respondents).

#### 4.13 Remaining in current home

A total of 29 respondents also highlighted that they would not prefer to remain in their current home (7.8% of all respondents to the question), with 345 identifying that they would (92.2% of all respondents to the question).

Of those wishing to remain in their current home, 82 identified that home repairs assistance or a handyman would help them to do so (23.8%), 43 that adaptations to their home would do so (12.5%) and 11 that equity release would do so (3.2%).

When asked whether they needed to move in order to meet their housing needs, 42 (11.7%) of those responding identified that they did and 316 (88.3%) of those responding identified that they did not.

#### 4.14 Housing preferences

For those identifying that they expecting to move, in all cases a preference for a bungalow was identified. 50.0% identified that this was the cause for homes not specifically built to meet older people's needs, 63.2% for homes designed for older people but without support services, 48.1% for a home with limited support services (sheltered housing) and 60.0% for a home in a development for older people with a more extensive range of support services.

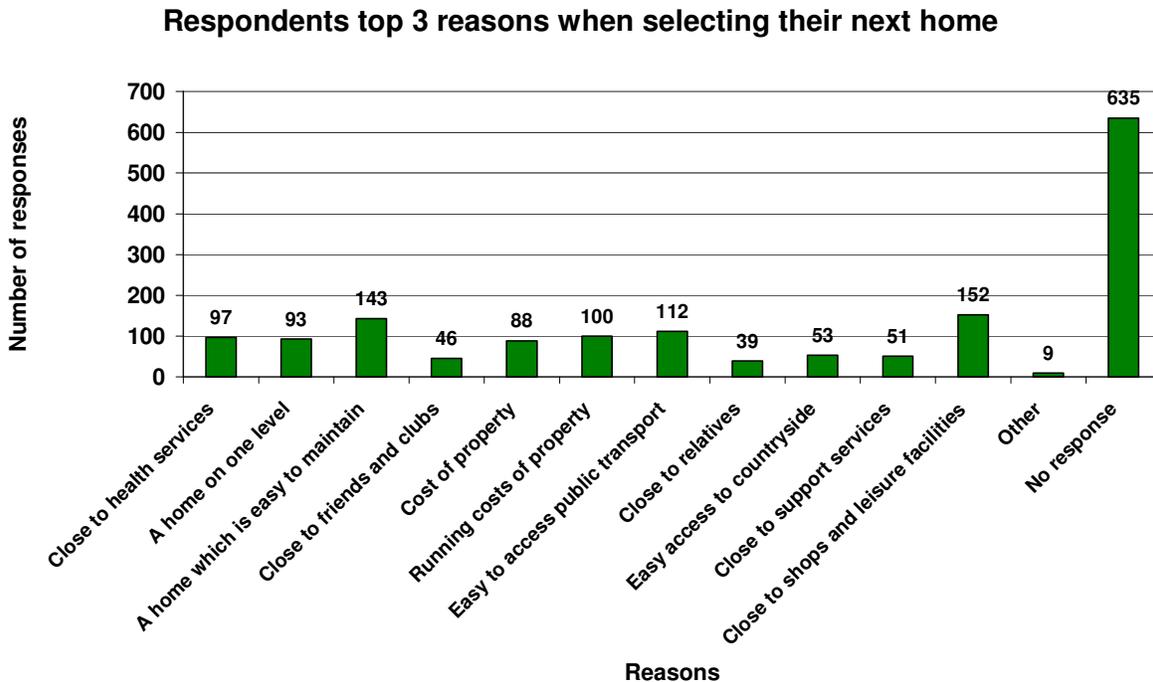
**Table 9 - Accommodation requirements of older people expecting to move**

	House	Apartment	Bungalow	Total
A home which better meets your needs but which is not specifically built for older people.	27 (36.5%)	10 (13.5%)	37 (50.0%)	74
A home which has been specifically designed for older people but which does not come with any support services.	2 (10.5%)	2 (26.3%)	12 (63.2%)	19
A home in a development with some limited support services – also known as sheltered housing.	2 (7.4%)	12 (44.4%)	13 (48.1%)	27
A home in a development for older people with a more extensive range of support service.	0 (0.0%)	2 (40.0%)	3 (60.0%)	5

#### 4.15 Older persons top reasons for selecting a new home

The most common reasons considered by respondents when selecting a new home were proximity to shops and leisure facilities (9.4% of all responses), a home which is easy to maintain (8.8% of all responses) and easy access to public transport (6.9%).

Figure 9 - Older person's preferences when selecting a new home



#### 4.16 Summary

The trends outlined in the sections above illustrate that:

- 99.6% of respondents currently have their main home in the parishes.
- 62.5% of respondents currently own their own home with no mortgage.
- 79.2% of respondents currently live in a house.
- The most common size of residence currently occupied by respondents has 3 bedrooms (38.6%).
- 2.8% of respondents identified that their current home required adaptations in order for them to remain living in it.
- Of respondents completing the question, 97.5% currently live in the parishes.
- 60.4% of respondents would support an affordable housing development for local people if there were a proven need.
- 21.6% of respondents would support the development of 'other' housing within the parishes. The most commonly supported forms of such housing would be semi-detached housing with 2/3 bedrooms.
- 10.5% of respondents knew of a household that would need to leave the parishes in pursuit of affordable housing.
- 8.8% of respondents knew of a household that would need to leave the parishes in pursuit of open-market housing.
- 7.2% of older people thought that their current home was not suitable for their circumstances. The most common reason being that it was too large (40.5%).
- The vast majority of older people identified that they wished to remain in their current home (92.2%). A handyman or the provision of assistance was the factor identified that would help facilitate this most (70.7% preference).
- Proximity to shops and leisure facilities (53.1%) was the most common factor older people used to select a new home.

## 5 Survey Part 2 Results – Affordable Housing Need

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 parishes.

In all, a total of 41 households were identified as being in need of affordable housing.

A total of 16 respondents were excluded on the basis that they had sufficient income to obtain housing via the open market, that their current home was adequate in meeting their housing requirements or that they did not possess a sufficiently strong local connection to the parishes.

The remainder of this section provides an overview of the responses received from households identified as being in housing need of affordable housing within the parishes. 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 currently on the Housing Register is identified in the section below.

### 5.1 Residence and Local Connection

Of the 41 respondents in need of affordable housing:

- 35 of whom currently live in Lindfield & Lindfield Rural (85.4% of all in need respondents)
- 6 of whom currently work in Lindfield & Lindfield Rural (14.6% of all in need respondents)
- 18 of whom have relatives in Lindfield & Lindfield Rural (43.9% of all in need respondents)
- 5 of whom have previously lived in Lindfield & Lindfield Rural (12.2% of all in need respondents)

### 5.2 Length of residence

Table 10 below provides a break down of the length of residence for those respondents that identified that they either currently lived in Lindfield & Lindfield Rural or had lived in Lindfield & Lindfield Rural on a previous occasion.

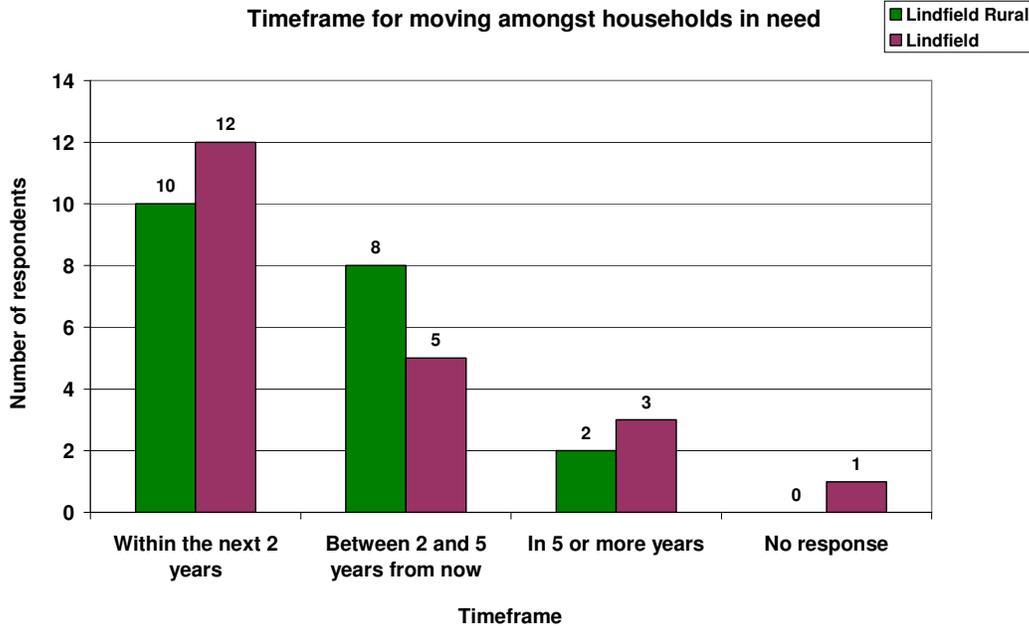
**Table 10 - Length of residence**

	0-5 years	6-10 years	11-15 years	16-20 years	21-25 years	26-30 years	30+ years	Whole life	No response
Currently live in Lindfield & Lindfield Rural	10 (28.6%)	6 (17.1%)	1 (2.9%)	5 (14.3%)	3 (8.6%)	3 (8.6%)	5 (4.8%)	0 (0.00%)	2 (5.7%)
Work in the village	3 (50.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	1 (16.7%)	0 (0.0%)	2 (33.3%)
Have relatives in the village	4 (22.2%)	1 (5.6%)	0 (0.0%)	1 (5.6%)	2 (11.1%)	2 (11.1%)	4 (22.2%)	0 (0.0%)	4 (22.2%)
Previously lived in Lindfield & Lindfield Rural	0 (0.0%)	0 (0.0%)	0 (0.0%)	3 (60.0%)	0 (0.0%)	1 (20.0%)	1 (20.0%)	0 (0.0%)	0 (0.0%)

### 5.3 When accommodation is required

A total of 22 (53.7%) of the respondents in housing need stated that they would need to move within 2 years, 13 respondents (31.7%) highlighted a need to move between 2 and 5 years from now, whilst 5 (12.2%) respondents made clear that they would need to move in 5 or more years from now. 1 respondent did not provide an answer to the question (2.4%).

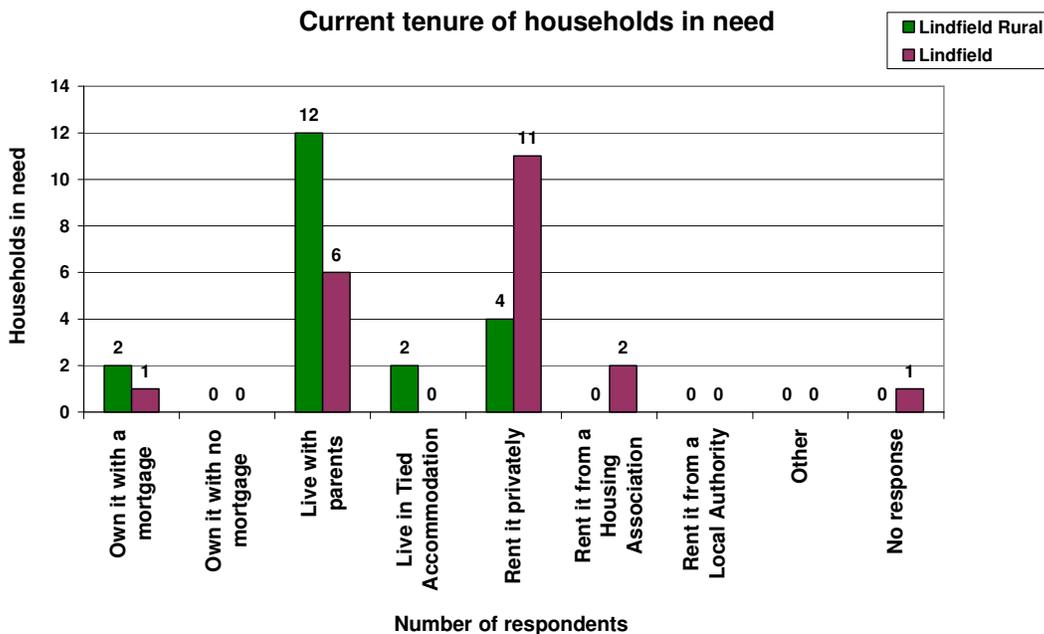
Figure 10 - Likely timeframe in which respondents would need to move



### 5.4 Current tenure of households in need

Of those households identified as being in need: 18 were living with parents (43.9%), 15 were renting privately (36.6%), 3 own it with a mortgage (7.3%), 2 were renting from a housing association (4.9%), 2 live in tied accommodation (4.9%). No information was provided by one respondent.

Figure 11 - Current tenure of households in need



## 5.5 Housing Register

A total of 12 respondents (29.3%) with a local connection who indicated a housing need are currently on the Local Authority or Housing Association housing register (3 in Lindfield Rural and 9 in Lindfield), with 28 respondents (68.3%) not currently being on the housing register (17 in Lindfield Rural and 11 in Lindfield). One respondent did not complete the question (Lindfield).

## 5.6 Reasons for moving

As shown in Table 11, when asked why the household needed to move, 22 respondents said it was to set up an independent home, 3 respondents needed a cheaper home, 1 needed a larger home, 1 needed to avoid harassment, 1 needed a secure home, 1 needed to change tenure, 1 needed a more manageable home, 1 needed a smaller home, 7 gave 'Other responses and 2 did not provide an answer.

**Table 11 - Reasons for needing to move house**

Reason for moving	Lindfield Rural	Lindfield	Number of respondents
Need to set up an independent home	13	9	22 (53.7%)
Need larger home	0	1	1 (2.4%)
Need to be closer to carer or dependent, to give or receive support	0	0	(0.0%)
Need cheaper home	0	3	3 (7.3%)
Need to avoid harassment	0	1	1 (2.4%)
Need to be closer to employer	1	0	1 (2.4%)
Need a secure home	0	1	1 (2.4%)
Need to change tenure	0	1	1 (2.4%)
Need adapted home	0	0	0 (0.0%)
Need a more manageable home	1	0	1 (2.4%)
Need to be closer to/have access to public transport	0	0	0 (0.0%)
Need a smaller home – present home is difficult to manage	1	0	1 (2.4%)
Other	3	4	7 (17.1%)
No response	1	1	2 (4.9%)
<b>TOTAL</b>	<b>20</b>	<b>21</b>	<b>41</b>

## 5.7 Accommodation requirements

Of the in-need households, 2 respondents from Lindfield Rural, with one of these also highlighting a need for residential care. Of the responses from Lindfield, 3 respondents identified a need for accommodation on the ground floor, with one of these also highlighting a need for sheltered housing with support services. Two other respondents from Lindfield also highlighted a need for sheltered housing with support services, with 2 others highlighting a need for other housing with support services.

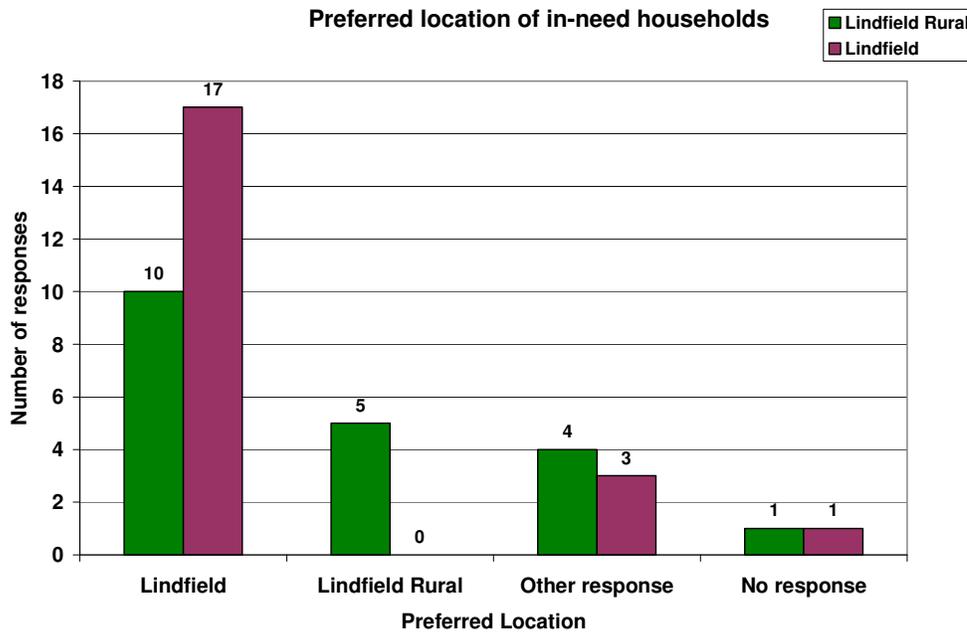
### 5.8 Preferred tenure

16 of the 41 households in need of affordable housing indicated a preference for purchasing a property of the open-market (39.0%) (Lindfield Rural 9 Lindfield 7), 15 for renting from a Housing Association (36.6%) (Lindfield Rural 5 Lindfield 10), 6 for a Shared Ownership property (14.6%) (Lindfield Rural 4 Lindfield 2), 3 for a private rented property (7.3%) (Lindfield Rural 2 Lindfield 1) and 1 respondent (Lindfield) did not complete the question.

### 5.9 Preferred location

As highlighted below, the vast majority of responses from Lindfield highlighted a preference to remain in Lindfield (17 out of 21), with 3 for other locations and 1 no response. The respondents in Lindfield Rural were less selective, with 10 out of 20 highlighting Lindfield, 5 for Lindfield Rural, 3 for other locations and 1 no response.

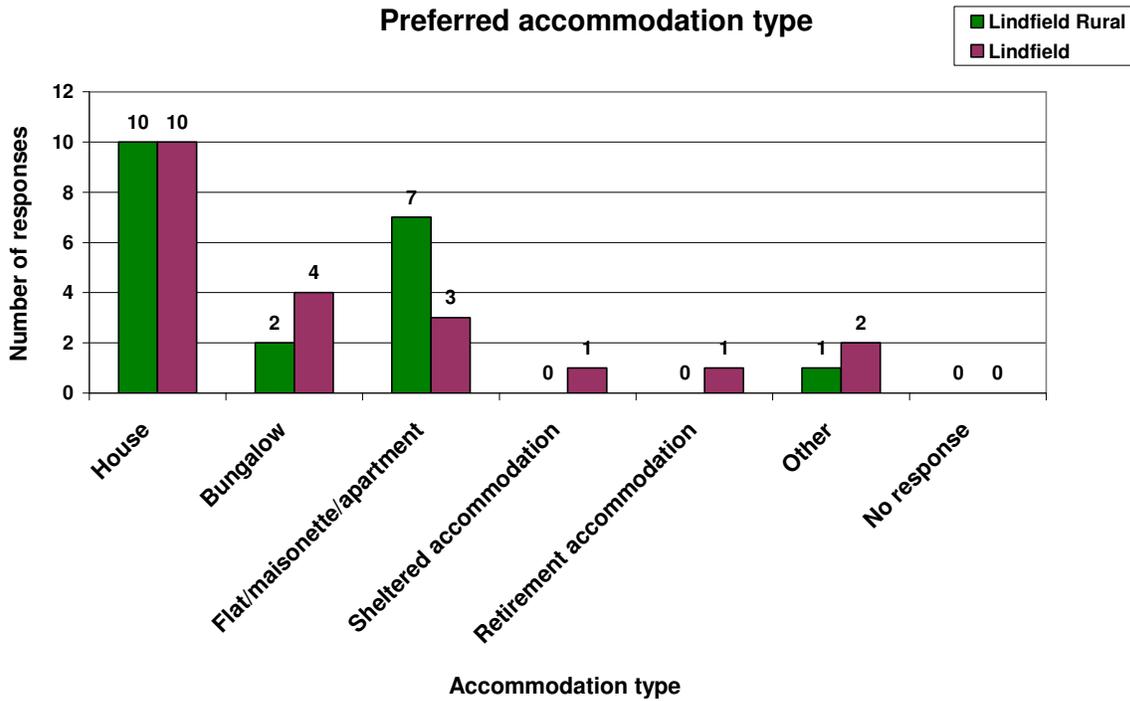
Figure 12 - Preferred location of in-need households



### 5.10 Housing Type

A total of 20 out of 41 respondents indicated a preference for a house (48.8%), 6 for a bungalow (14.6%), with 10 respondents indicating a preference for a flat/maisonette/apartment (24.4%), 1 respondent indicated a preference for sheltered accommodation (2.4%), 1 indicated a preference for retirement accommodation (2.4%) and 3 respondents gave 'other' answers (7.3%). All respondents completed the question.

Figure 13 - Preferred accommodation type



### 5.11 Affordability

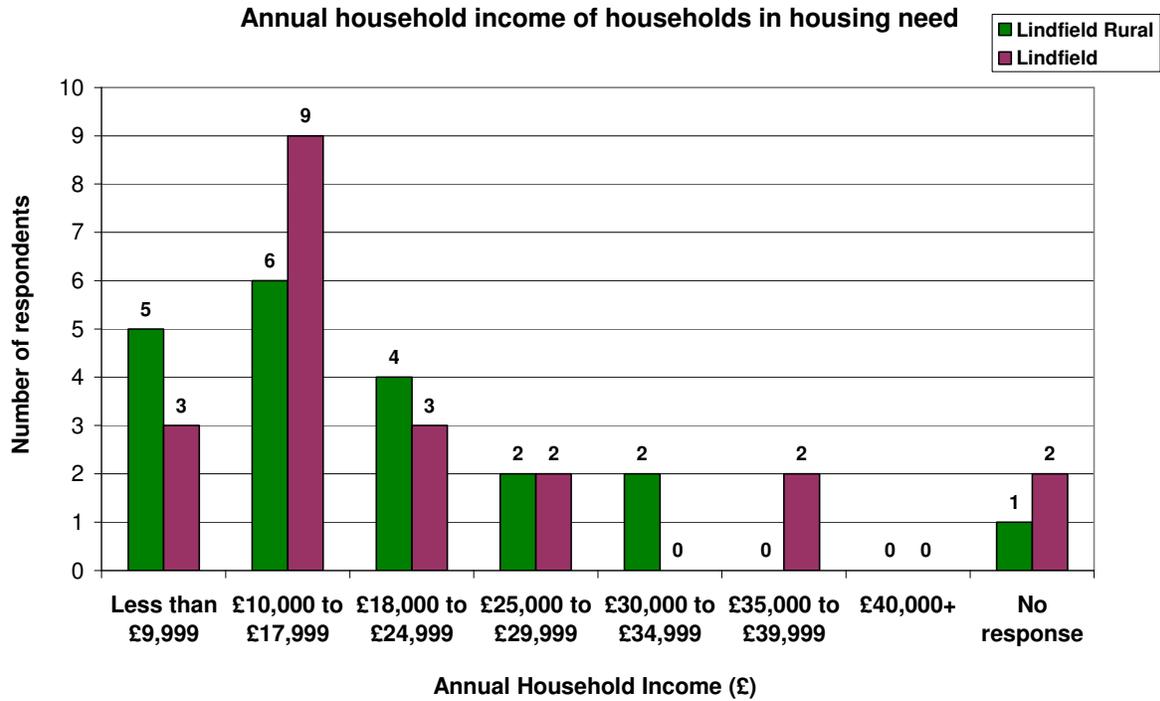
To enable an accurate calculation of the number of people that are in housing need and cannot afford to either purchase or rent on the open market, respondents were asked for their gross annual income and the amount of savings they have.

Figure 14 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 Lindfield & Lindfield Rural. The most common annual income was in the £10,000 - £17,999 category.

From Figure 14 it can be seen that

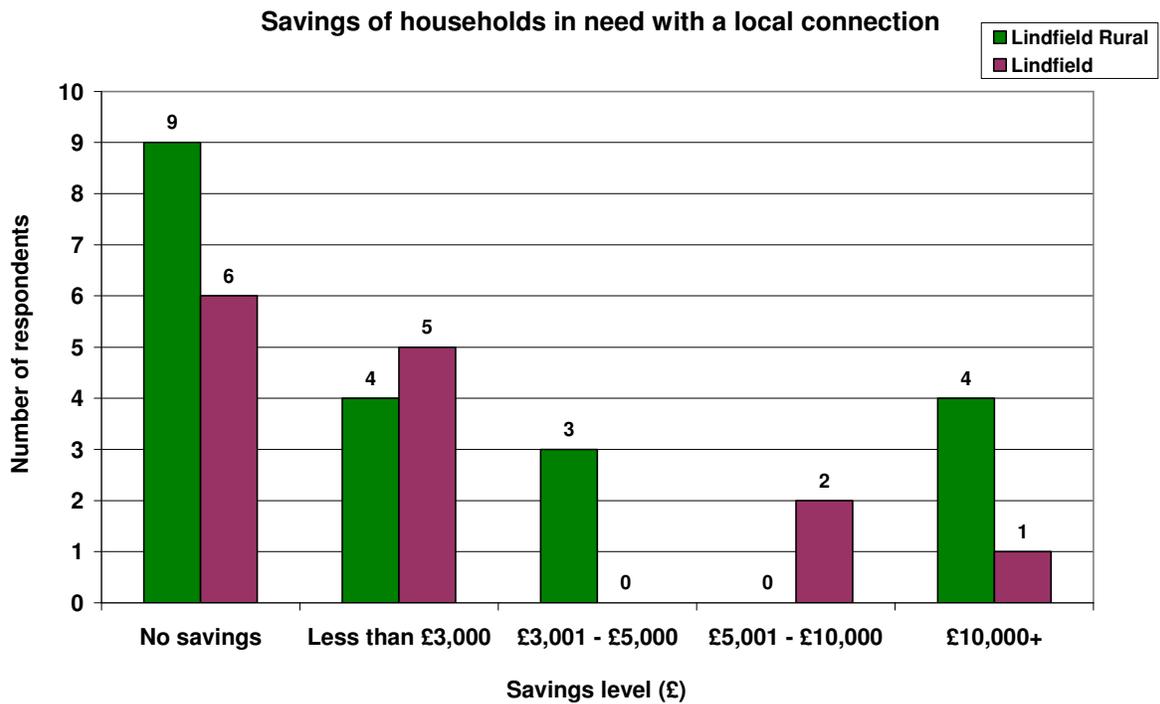
- 30 (73.2%) households have an income below £24,999 per annum which is the lowest level income that would be considered for shared ownership housing
- 8 (19.5%) households have an income of over £24,999. No households had an income over £40,000.
- 3 households did not disclose their income, but were included on the basis of their personal circumstances including their local connection and savings.

**Figure 14 - Annual Incomes of Households in Housing Need with a local connection**



From Figure 15, it can be seen that 16 of the households in housing need have no savings (39.0%), 9 households have savings below £3,000 (22.0%), 3 households have savings between £3,001 and £5,000 (7.3%), whilst 2 households have savings between £5,001 and £10,000 (4.9%). 5 households have savings in excess of £10,000 (12.2%).

**Figure 15 - Savings of Households in Housing Need with a local connection**



## 6 Summary of Affordable Housing Need

There are 41 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 12 - Breakdown of households in need**

Household type	Lindfield Rural	Lindfield	Number of respondents
A single adult	14	8	22 (53.7%)
A single elderly person (over 65)	1	2	3 (7.3%)
An adult couple (18-64)	3	2	5 (12.2%)
An elderly couple (Over 65)	1	0	1 (2.4%)
A family with children	1	9	10 (24.4%)
Unclassified	0	0	0 (0.0%)
<b>TOTAL</b>	<b>20</b>	<b>21</b>	<b>41</b>

Family with children - Number of children	Lindfield Rural	Lindfield	Number of respondents
1	1	5	6 (60.0%)
2	0	2	2 (20.0%)
3	0	0	0 (0.0%)
4	0	2	2 (20.0%)
5	0	0	0 (0.0%)
Not specified	0	0	0 (0.0%)
<b>TOTAL</b>	<b>1</b>	<b>9</b>	<b>10</b>

### 6.1 Household composition

The household makeup of the 41 households in housing need with a local connection and who cannot afford to buy or rent on the open market are shown in Figure 16.

**Figure 16 - Composition of households in need**

