

# Chailey Parish Housing Survey

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3/28/2018

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## Introduction

The survey was undertaken at the request of Chailey Parish Council neighbourhood planning committee. The parish neighbourhood plan housing steering committee was consulted on the desired objectives for the survey. Housing issues in the village were seen to be: an imbalance in housing with larger houses being predominant, the perceived need for new housing to provide smaller houses aimed at older people downsizing, and the need for houses for younger people (starter homes). Therefore, age, household size and housing need were a particular interest. The focus had emerged from the 'Shaping Chailey' survey, administered prior to the housing survey, as well as from discussions with the parish housing steering committee. An aim of the housing survey was to provide a more robust evidence base to support the results of the 'Shaping Chailey' survey. Chailey are not seeking to allocate sites or numbers to the village but refer to the local plan with regard to this.

The survey was advertised in the February 2018 parish newsletter and on the parish website. It was posted to 1200 households, using council tax lists to obtain addresses. It was also available in an online form on the website. The survey was posted on the 13<sup>th</sup> February and the deadline was 12<sup>th</sup> March.

### Responses

3 returned uncompleted – resident deceased

1 returned uncompleted – resident gone away

1 returned uncompleted – tenant felt survey did not apply as in an alms house

8 returned uncompleted – reported as second home

These were removed from the count

416 responses were received giving a return rate of 35%. Not all respondents completed every section. Analysis is only based on those sections completed.

The first section of questions covered household details – number of householders, occupation, nature of the accommodation, number of bedrooms and parking. Respondents were asked details of people living as part of their household. They were asked to give age and relationship. This gives an indication of household size, possible concealed households and potential need for housing type when cross referenced against those wishing to move and the number of bedrooms they would require. It was considered unlikely that many residents would wish to comment on their income and therefore an indication of affordability of current accommodation was obtained by asking respondents for the proportion of income being spent on rent or mortgage. A figure of a third or more is a rough guide to unaffordability according to Shelter<sup>1</sup>.

The second section asks residents about plans for the future to obtain insight into future housing requirements. Residents were asked about plans if the whole household was likely to move and plans for households where some would move to form a new household. They were asked about the kind of accommodation and number of bedrooms that would be required, location preferences if moving and tenure type.

Finally residents were asked to submit general comments at the end of the survey.

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<sup>1</sup> <http://blog.shelter.org.uk/2015/08/what-is-affordable-housing/>

## Section 1: Respondents and their households

### Main home

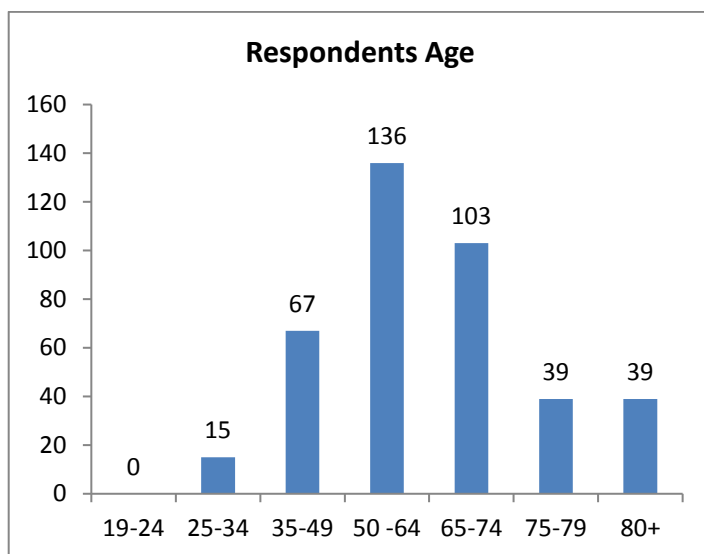
The majority of respondents indicated that the accommodation was their main home.

Yes main home	401	98.04%
No second home	8	1.96%

answered	409
skipped	7

### Age of respondents

The age ranges of those in the household by number of respondents who completed the survey are shown below. It can be seen that the majority of respondents (60%) fall within the 50-74 range. 34% of respondents were 50-64 and 26% were 65-74.

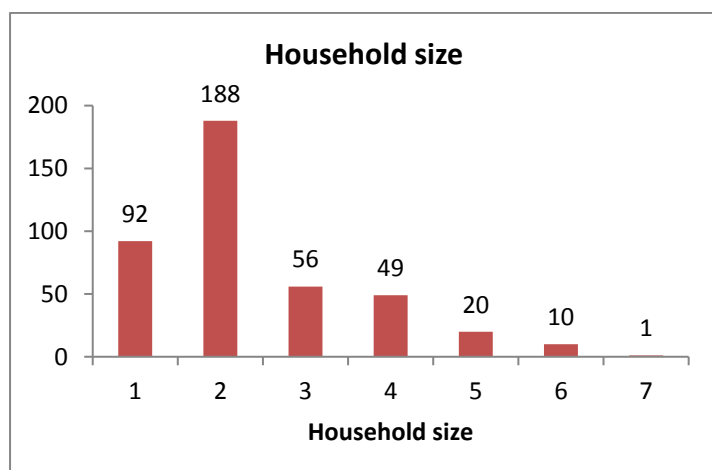


Age	No of Respondents
19-24	0
25-34	15
35-49	67
50-64	136
65-74	103
75-79	39
80+	39

Skipped	17
Answered	399

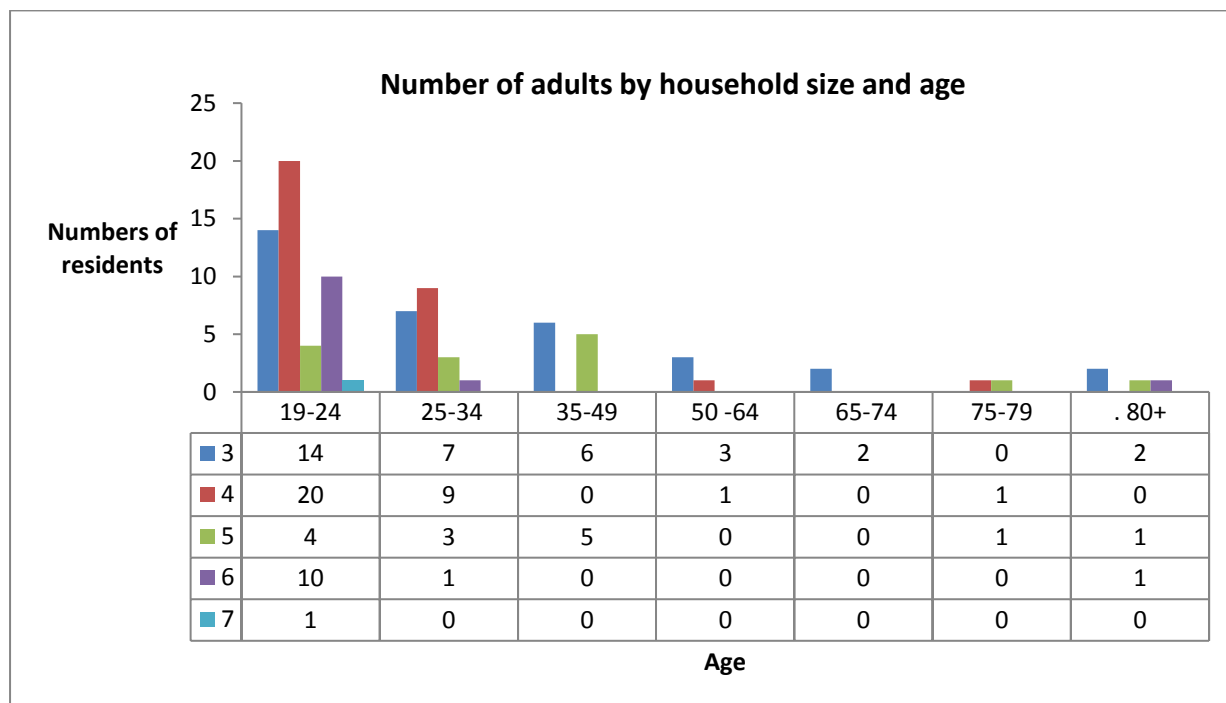
### Household size

Respondents completed details of those living as part of their household. The results below show that a majority of respondents (67%) indicated that they live in 1 or 2 person households. There may be residents who chose not to complete the details; therefore this must be understood as a self-report, particularly relevant to 1 person households

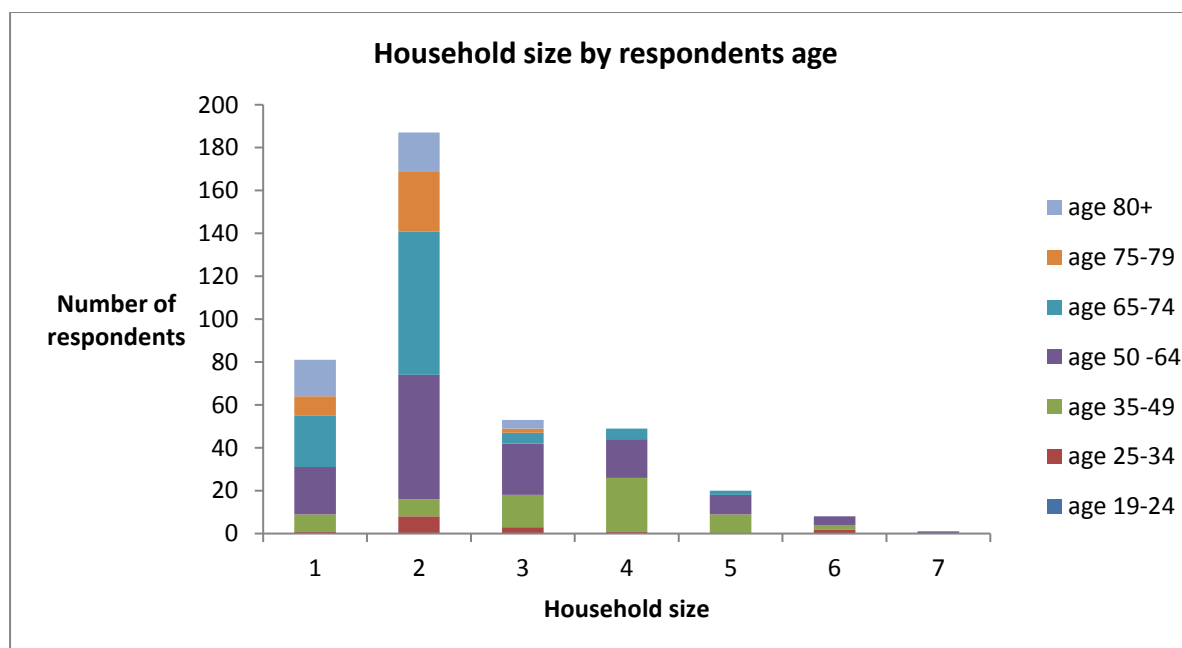


Household size	No of Households
1	92
2	188
3	56
4	49
5	20
6	10
7	1

Obtaining age, relationship and household size enables an estimate of possible concealed households in the parish. This is indicated by the number of adults, living within a household of 3 or more. The chart below indicates a significantly higher number of these adults to be in the 19-24 age brackets. However, in itself it does not indicate the preference of the household for its living arrangements.



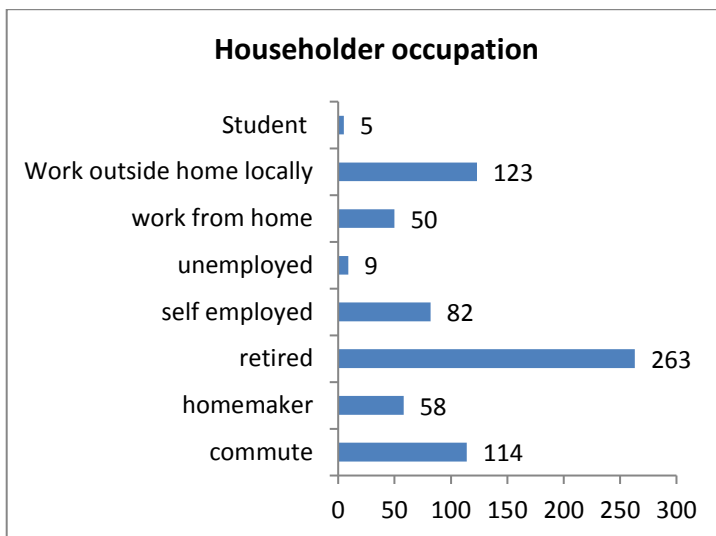
We can also get an indication of the age of respondents in relation to household size. The chart and table below show the age of respondents in relation to reported household size. It shows that 187 (47%) of respondents live in 2 person households of which 171 are aged 50 and over.



HH size	age						
	19-24	25-34	35-49	50 -64	65-74	75-79	80+
1	0	1	8	22	24	9	17
2	0	8	8	58	67	28	18
3	0	3	15	24	5	2	4
4	0	1	25	18	5	0	0
5	0	0	9	9	2	0	0
6	0	2	2	4	0	0	0
7	0	0	0	1	0	0	0

### Household occupation

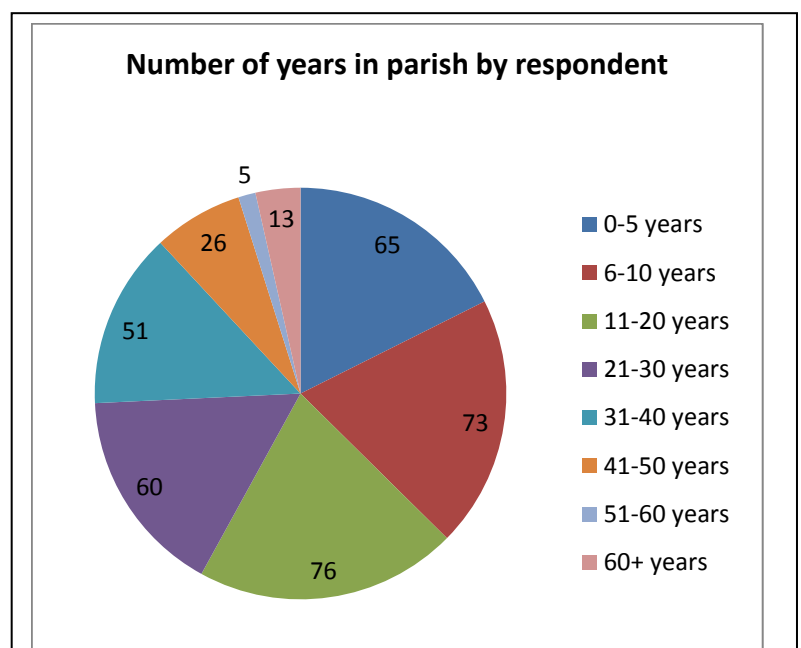
Respondents were asked to provide details of occupation for self and other householders aged from 19. The chart and table below show that the highest figure was for those retired, making up 263 (38%) of the responses with working outside home locally being the next highest 123 (18%) followed by commute 114 (16%). The definition of commute is open to interpretation as some respondents were not sure if going to Lewes, for example, constituted commute or working outside home locally.



Occupations	No of responses
commute	114
homemaker	58
retired	263
self employed	82
unemployed	9
work from home	50
work outside home locally	123
student	5

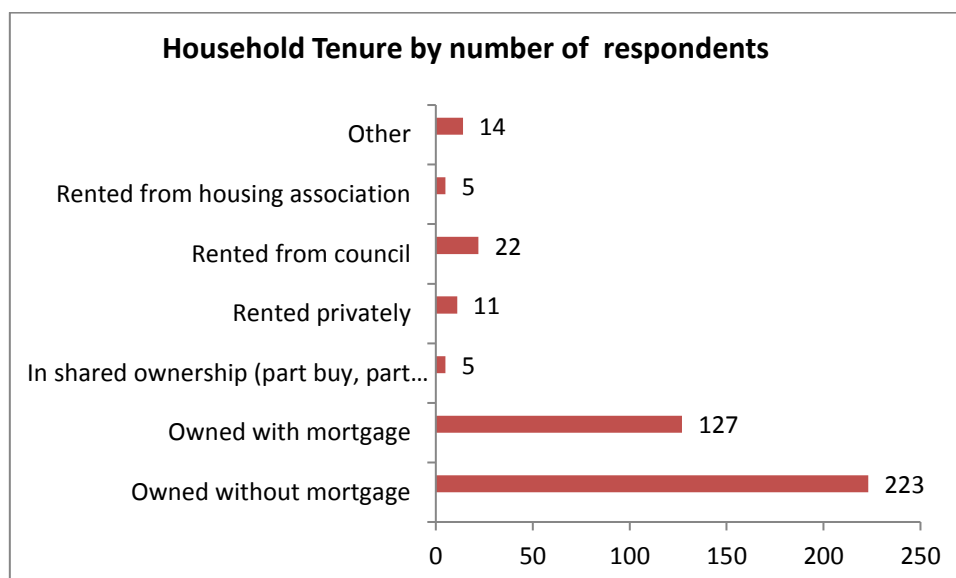
### Number of years in parish

Residents were asked how many years they had lived in the parish. The chart shows proportions fairly evenly divided between 0-5 up to 21-30, with the 41+ years showing lower numbers of respondents.



## Household tenure

Respondents were asked the nature of their tenure. The chart below shows that a majority of respondents (55%) own property without a mortgage.

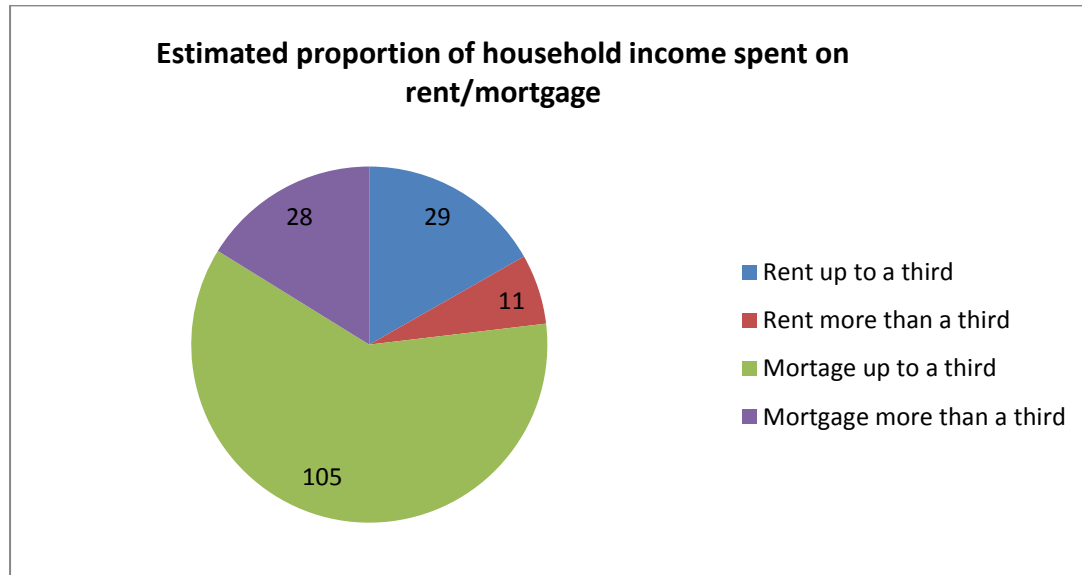


If we cross reference tenure against occupation it is clear that a majority of respondents (63%) who own their own homes without a mortgage are retired. Also that owning a property with a mortgage is more prevalent amongst those who identify as commuting (38% of mortgage holders) as compared to other categories, (for example those who identify working locally make up 20% of mortgage holders).

	homemaker	work outside home locally	work from home	commute	unemployed	self employed	retired
Owned without mortgage	5	22	12	17	0	22	123
Owned with mortgage	8	23	13	42	1	19	13
In shared ownership	0	4	1	0	0	0	0
Rented privately	1	2	0	1	1	3	3
Rented from council	3	3	0	2	2	0	7
Rented from housing association	1	1	0	0	1	0	2
Other	0	0	0	0	0	3	5

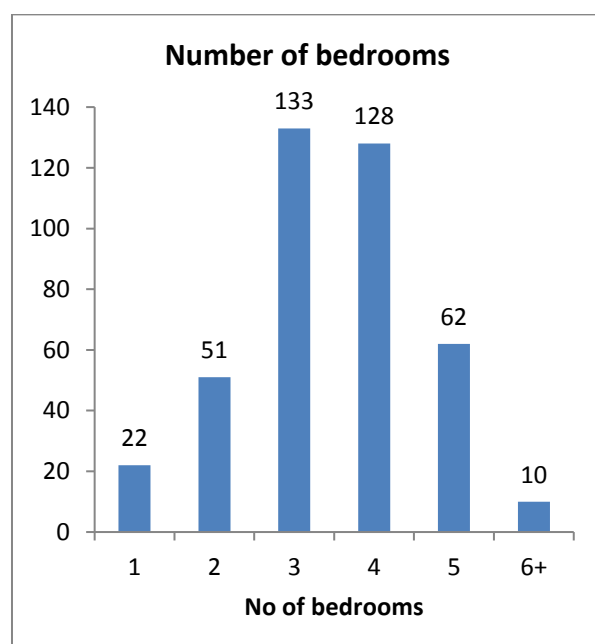
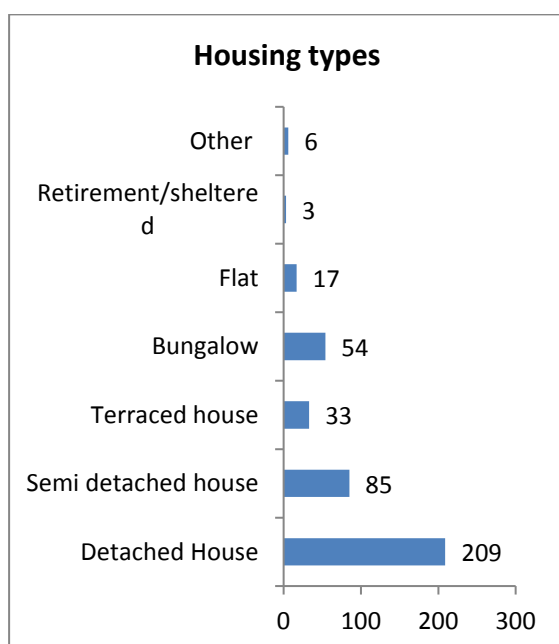
### Proportion of income spent on rent or mortgage.

Residents who did not own without a mortgage were asked to estimate the proportion of income spent on rent or mortgage. More than one third of income being spent is an indication of unaffordable housing. It can be seen that 28 households spend more than a third on mortgages and 11 more than a third on rent. The majority (77%) estimate spending up to a third.



### Housing type and number of bedrooms

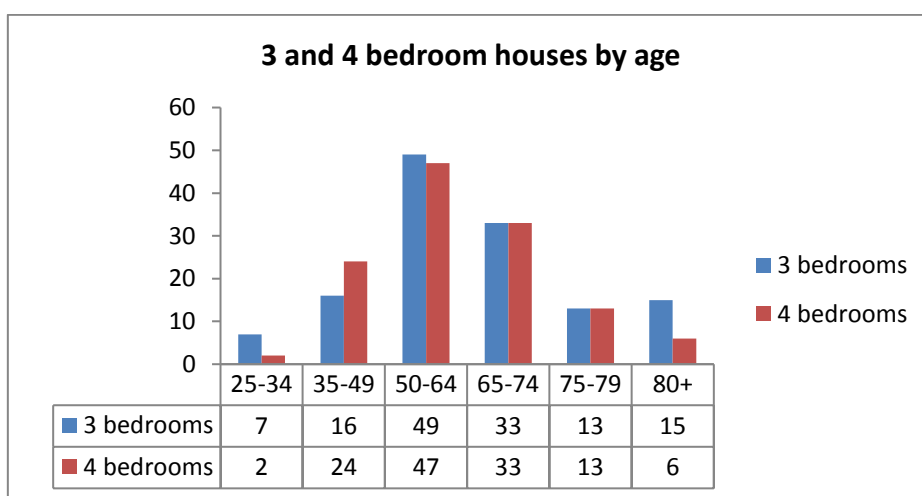
Respondents were asked what type of dwelling they currently live in. As can be seen from the chart below the majority (72%) live in detached or semi-detached houses. Very few residents were living in sheltered/retirement housing but a few commented on living in alms houses. The majority of respondents said they were living in 3 or 4 bedroom houses (33 and 32% respectively making up a total percentage of 65% for these)



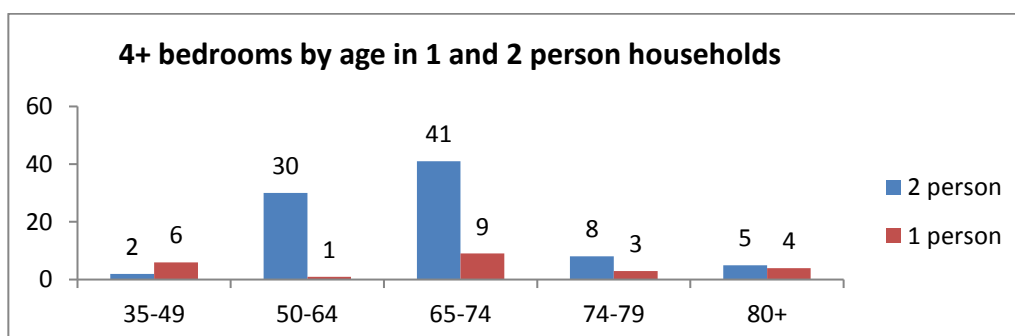


Looking more closely at numbers of bedrooms and the nature of the household we find that the highest figures are concentrated in the 3-4 bedroom properties in the 50+ age groups. Looking at smaller household size in larger houses (under occupancy) these are concentrated in the 50-74 age bracket.

no of bedrooms	25-34	35-49	50-64	65-74	75-79	80+
1	0	3	5	5	2	7
2	5	9	11	11	6	7
3	7	16	49	33	13	15
4	2	24	47	33	13	6
5	1	14	20	20	4	2
6+	0	1	3	2	1	1

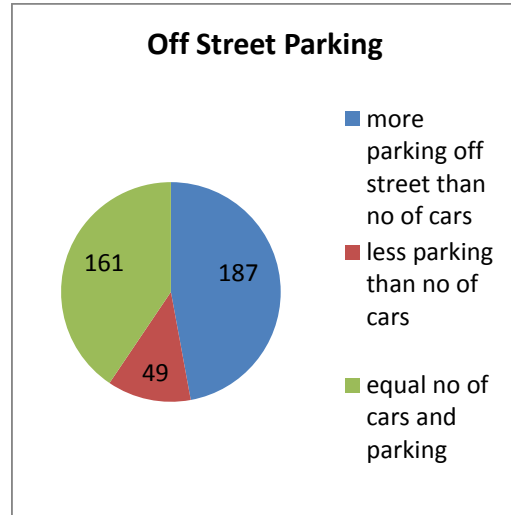


Household size	Bedrooms					
	1	2	3	4	5	6+
1	3	14	45	19	5	1
2	12	22	59	41	38	6
3	3	13	10	23	6	0
4	4	0	3	31	11	0
5	0	0	9	9	1	1
6	0	1	6	2	0	0
7	0	0	1	0	0	0



### Off street parking

In order to ascertain the current availability of adequate parking, residents were asked how many cars they owned and how many they were able to park off street. The results show that 49 households had less parking off street than number of cars owned.

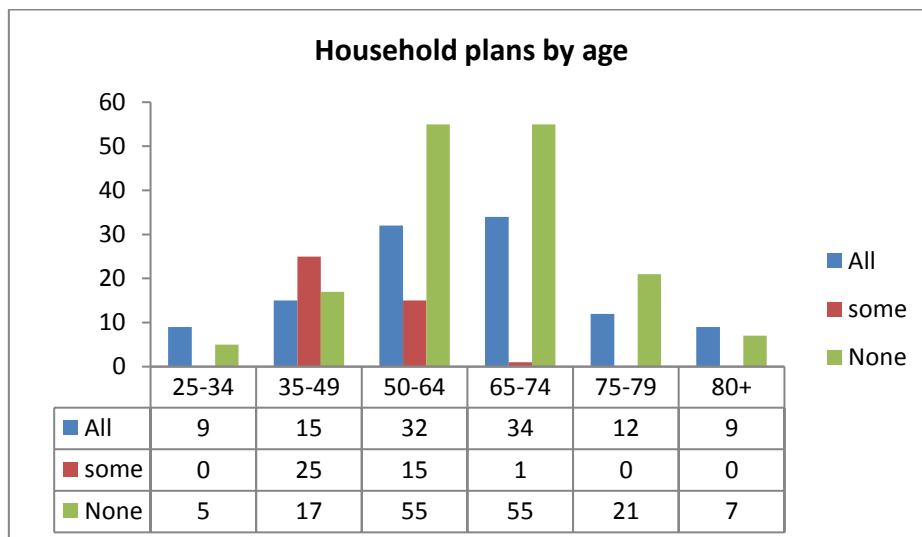


### Section 2 Household plans

This next section of the survey looked at predictions for housing needs into the future. 356 respondents completed the question about members of the household wanting or needing to move out of the property in future. Of those that skipped the question there were a number who planned to move and this includes those where everyone planned to move but to more than one household. Their data was included in the subsequent questions.

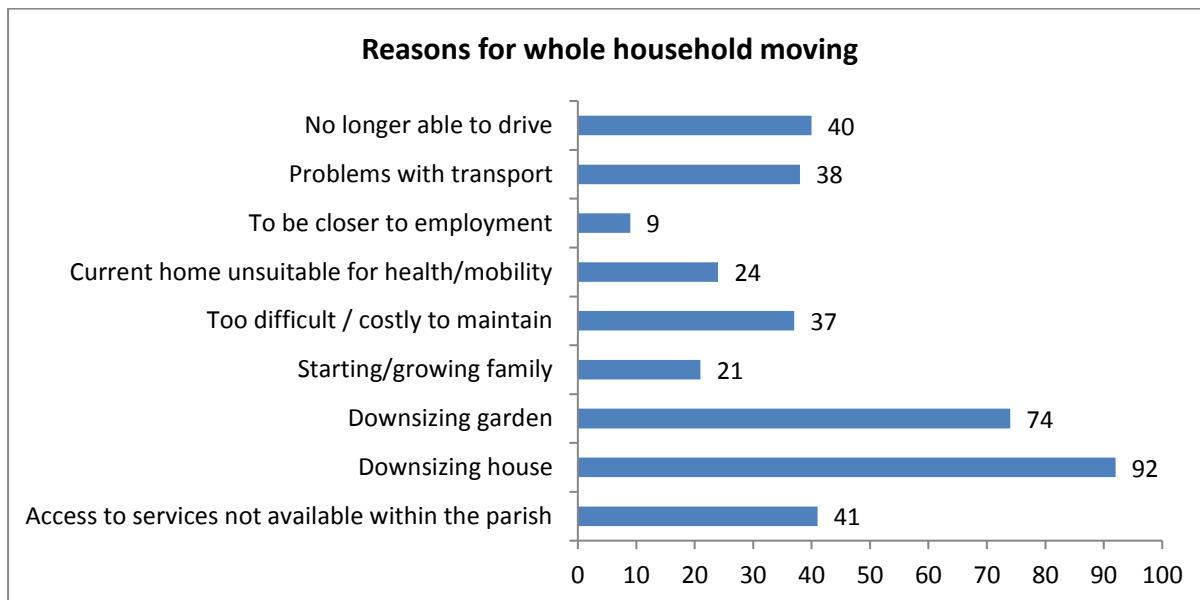
All members of the household will want or need to move house together	113
Some members of the household will want or need to move out to form a new household	63
Nobody is likely to move	180
Skipped	60

The chart below shows moving plans according to age which shows the highest concentration for everyone wanting to move is in the 50-74 age group and the highest concentration for some householders moving is in the 35-49 age group – possibly due to young adult children in the household.



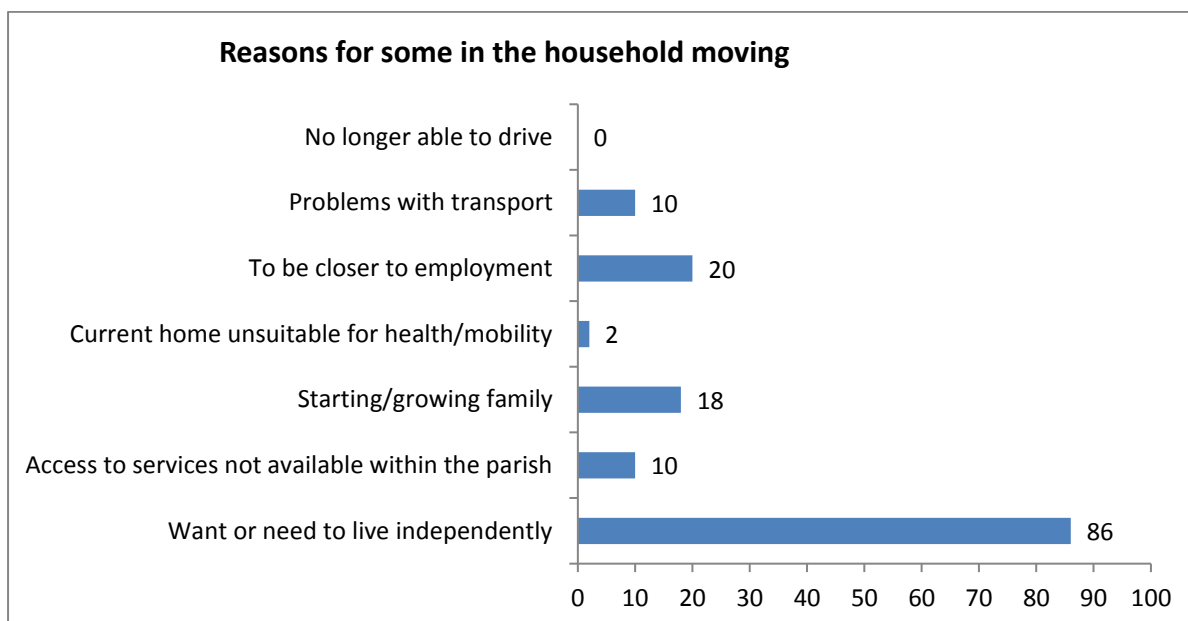
### Reasons for whole household moving together

The chart below shows the breakdown of reasons for those who may wish to move as one household. The respondents could choose more than one reason so this does not represent numbers of residents but rather proportions of responses. The main reason for moving is to downsize housing and/or garden with 24 and 20 % respectively, followed by access to services and no longer able to drive both at around 11% of responses



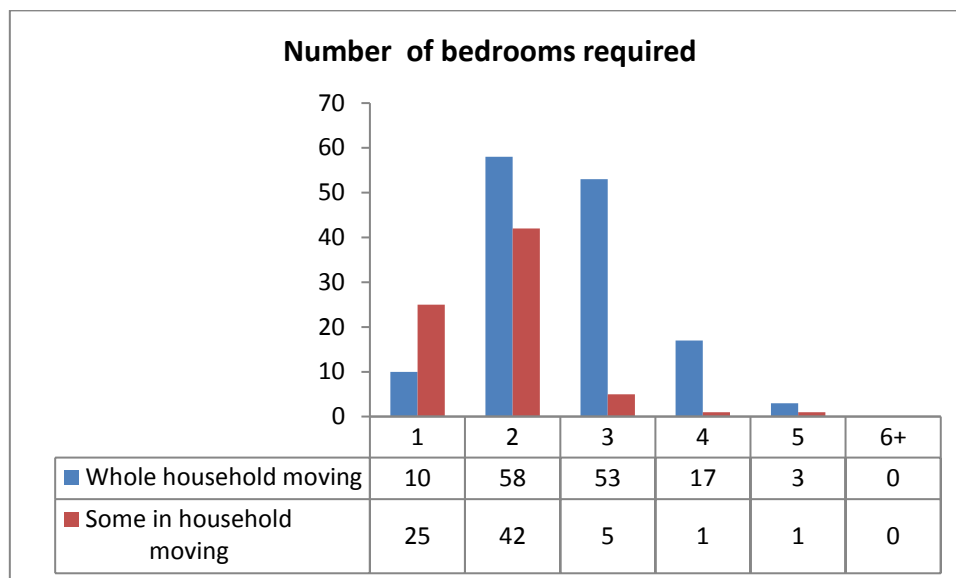
### Reasons for some of the household moving to form new households

The chart below shows the breakdown of reasons why some people may want to move from a household to form a new household. The main reason for wishing to move is to live independently at 59% of responses followed by being closer to employment at 14% and starting/growing a family at 12%



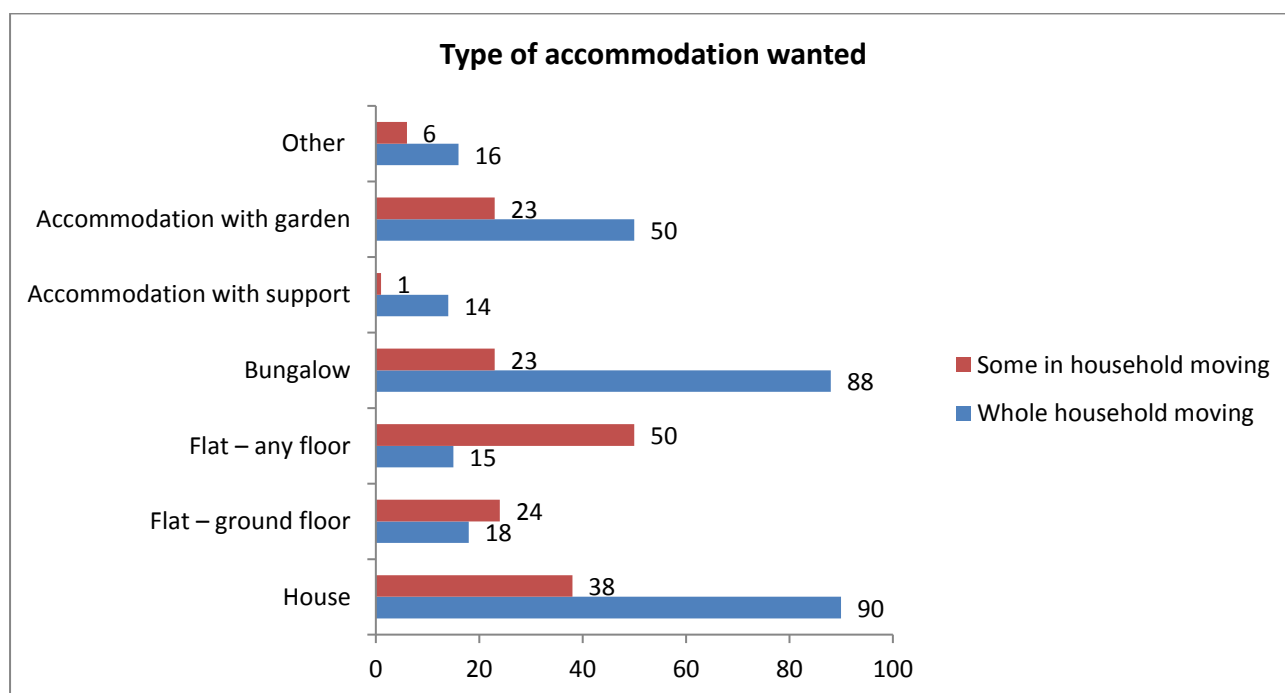
## Number of bedrooms needed

The chart below indicates the number of bedrooms those thinking of moving may need in future. The main concentration is in the 2 and 3 bedroom range. 79% of those with the whole household moving want 2 or 3 bedrooms. 57% of those with some moving require 2 bedrooms and also 34% want 1 bedroom.



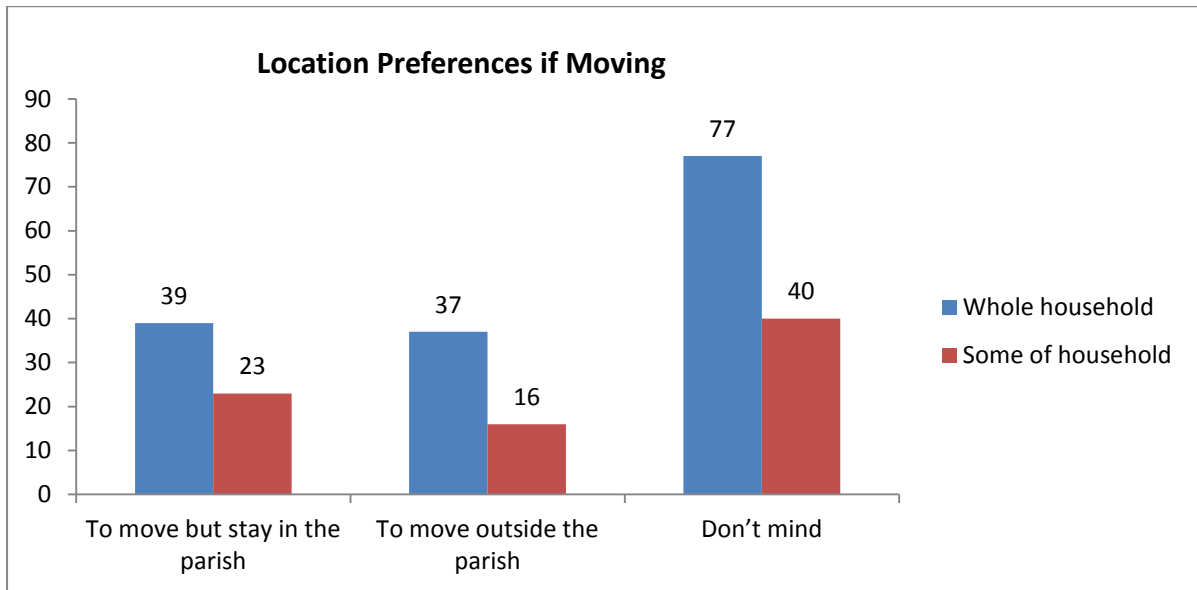
## Type of accommodation required

The chart below identifies the type of accommodation residents said would be wanted if they were to move. Whole households moving mainly wanted houses or bungalows with gardens. Those forming new households were more evenly divided between flats and houses.



### Location preferences for those considering moving

Those considering moving were asked their preferences for staying in the parish, moving outside the parish or not minding either way. The responses below show a high number of those where the whole household is moving do not have strong preferences for staying in the parish.



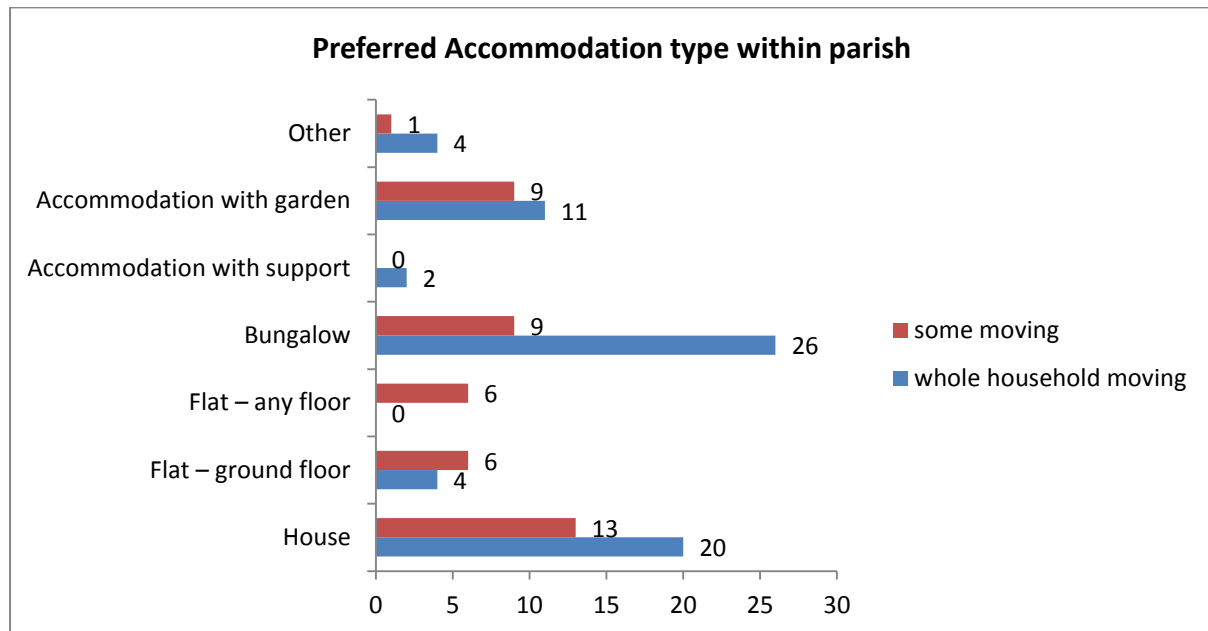
### Bedrooms required for those wanting to move within parish

By cross referencing the number of those wanting to move but stay in the parish against number of bedrooms needed we can obtain an indication of house size that would be needed. The highest need is for 2 bedrooms followed by 3 bedrooms as shown in the chart below.



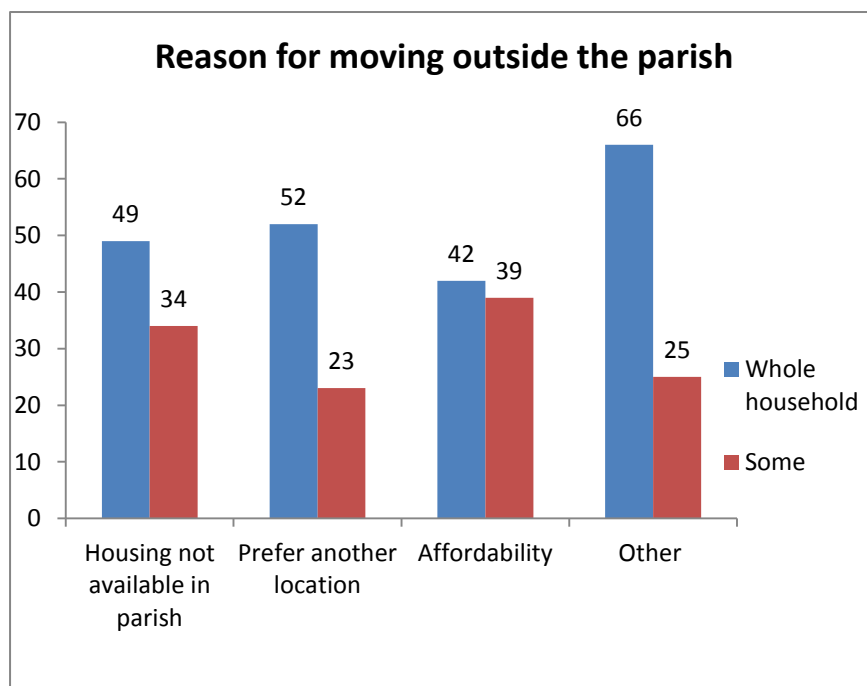
### Accommodation type for those preferring to move within the parish

By cross referencing those who wish to move but stay in the parish against the type of housing preferred we see that the preference for whole household moving is mainly for bungalows and houses. For some in the household moving it is more evenly divided with the highest requirement being for houses.



### Reasons for moving outside the parish

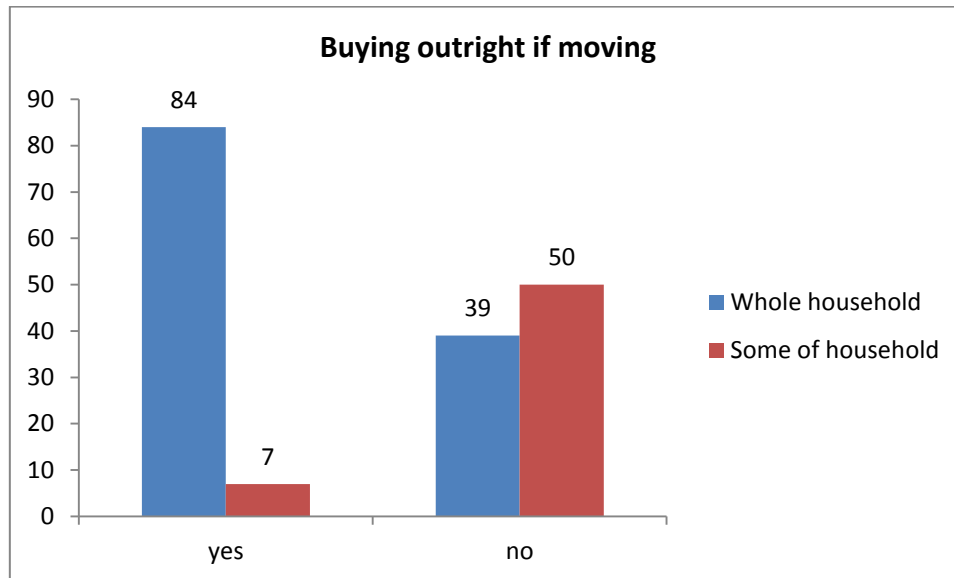
Respondents considering moving where asked why they might move outside the parish. The responses are shown in the chart below. There is a high number in the ‘whole household moving’ group indicating ‘other’ as a reason and therefore a text analysis of this response is also included. This indicates wanting to be closer to amenities would be one of the main reasons for leaving the parish



'Other' reasons for moving	
Health	2
Family	10
Amenities	24
Affordability	4
Travel/transport	13
Employment	2

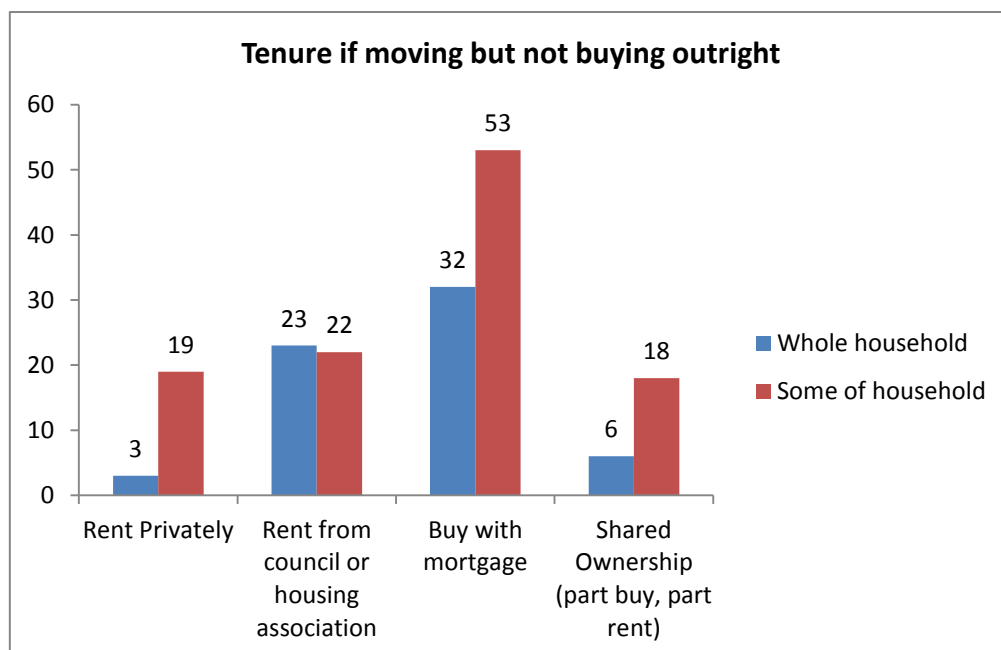
## Tenure of those who may move

Residents were asked if they would buy outright if moving. The responses below show that a majority (68%) of those who responded where the whole household is moving would buy outright. The reverse is the case for those where some in the household is moving (only 12% would buy outright).



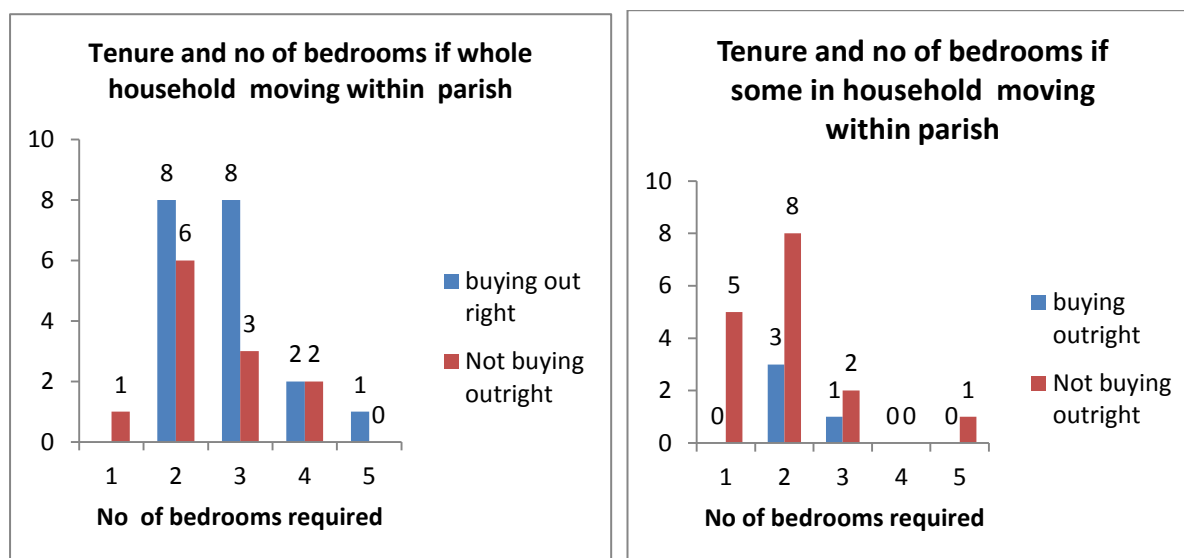
## Tenure of those not buying outright

Those who indicated they would not buy outright were asked what tenure they would need or prefer. The highest figures are for buying with a mortgage, followed by renting from the council or a housing association.



## Tenure and no of bedrooms required if moving within parish

Those who wish to move within the parish where the whole household is moving are more likely to buy outright. Those where only part of the household is moving are more likely not to be buying outright. Both groups show high demand for 2 bedroom properties.



## Demand for rented accommodation

Requirement for lower priced social housing within the parish is indicated by the number of those who expressed a wish to move and stay in the parish who would prefer or need to rent from the council or a housing association. 12 households appear to be in this situation with room requirements as below.

no of bedrooms	all moving	some moving	total
1	1	1	2
2	6	3	9
3	0	1	1

## Section 3 any comments section

The final section of the survey asked for comments from residents on housing in Chailey. There were large numbers of comments with 136 (32%) of the respondents filling in the section. Key themes and concerns expressed include:

- Younger people's ability to afford homes, the need for homes for first time buyers.
- The need for infrastructure to be considered alongside any development
- Public transport difficulties
- The need to preserve the rural nature of the village

Although a majority of respondents were in the older age brackets, there were fewer comments referring to the needs of older people as compared to those of younger people. There appears to be real concern for the needs of first time buyers who might buy starter homes.



## Summary

The responses to the survey reveal:

- The parish has a high number of older residents in smaller household sizes. There are a high number of retired people owning homes without a mortgage.
- There are a large number of 3 and 4 bedroom houses. A high number of these are occupied by 1 or 2 person households in older age brackets. A majority of dwellings are detached houses.
- There are a number of young adults living in 'extended' families.
- People mainly wanted to move either to downsize or to live independently from current household.
- A significant number of people did not mind if they moved outside the parish or within.
- The main demand within the parish is for 2 and 3 bedroom properties
- Houses and bungalows are mainly preferred to other types of dwelling.
- There are 12 households who wish to move within the parish who have expressed a need for council or housing association properties. The main demand is for 2 bedroom properties
- It is possible that if 2 bedroom properties are built in the parish, downsizing older households with equity in large houses could be competing with younger people needing mortgages for the same housing (2 bedroom properties).

### Word Cloud of Comments

