



HOUSING NEEDS SURVEY

REPORT

**Worth Parish
MID SUSSEX DISTRICT
2009**

Action in Rural Sussex

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Introduction

Action in rural Sussex was asked by Worth Parish Council to carry out a Housing Needs Survey in Worth. The aim of the survey was to determine the existing and future housing needs of residents in Worth, particularly those on low or modest incomes. This report identifies the affordable housing that is required by local people in Worth and reports on the views of residents regarding an affordable housing development within the parish.

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.

Worth Parish

The parish of Worth is a village and civil parish in the Mid Sussex district within West Sussex. It is located 2.2 miles east of Crawley and 5 miles north west of Turners Hill. According to the 2001 census, the usual population of the parish was 9,888 persons, of whom 4,866 were male and 5,022 were female.

Figure 1 shows that there are a high proportion of detached properties in the Parish followed by semi detached properties, with flats/maisonettes being in lowest supply. The 2001 census data revealed there to be 10 second homes within the village. Table 1 shows that there are a higher number of detached properties within Worth in comparison to district-wide numbers. This table also clearly shows that there are a lower percentage of semi detached houses, flats and maisonettes in the parish when compared with the whole of the Mid Sussex District.

Figure 1.

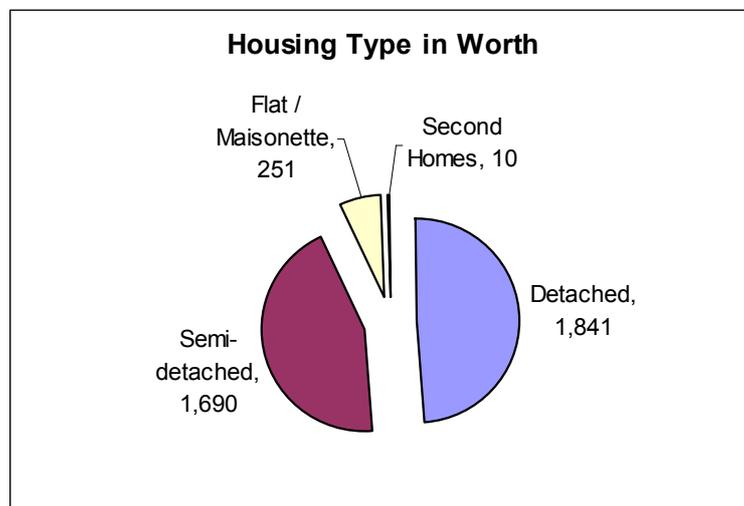


Table 1. Housing Type in the Mid Sussex District and Worth Parish

Housing Type	Mid Sussex District	Worth Parish
Detached	19,648 (36.9%)	1,841 (48.5%)
Semi-detached	25,025 (47%)	1,690 (44.5%)
Flat / Maisonette	8,496 (15.97%)	251 (6.6%)
Second Homes	255 (0.47%)	10 (0.2%)

(Source: Census 2001)

From the 2001 Census data and as seen in Figure 2, the predominant tenure in Worth is owner occupied followed by housing association or council rent and finally private rent.

Figure 2.

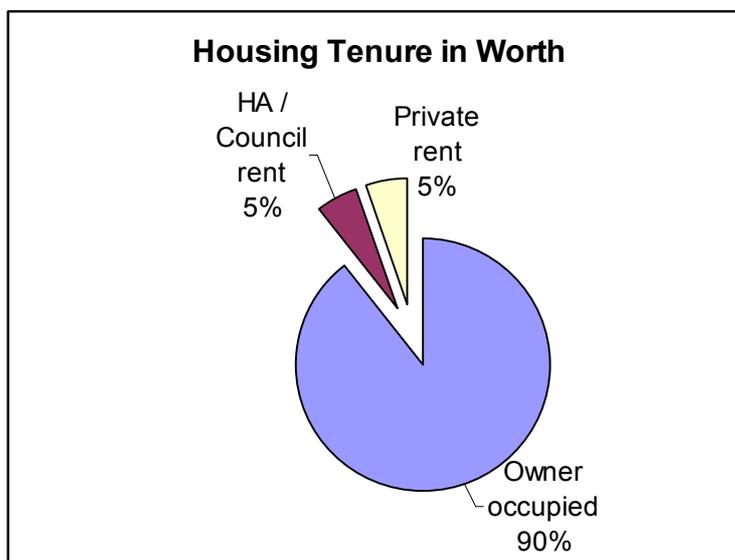


Table 2. Housing Tenure for the UK, Mid Sussex District and Worth parish

Tenure	UK	Mid Sussex	Worth Parish
Owner occupied	70%	81.7%	3,323 (89.5%)
HA / Council rent	19%	10.1%	194 (5.2%)
Private rent	10%	6.7%	200 (5.3%)

(Source: Census 2001)

In comparison with the percentages for the Mid Sussex district in Table 2, Worth has a larger number of owner occupiers and a smaller number of households in private rented or housing association rented properties.

Method

Action in rural Sussex worked with Worth Parish Council and Mid Sussex District Council to agree the method and process by which the housing needs survey would be conducted. The standard Defra Housing Need Survey with amendments was agreed and consisted of two parts, the first part was for all households to fill in and the second was for those who are in housing need to complete. A copy of the covering letter and the housing need survey are included in the appendices.

The survey was delivered by post to the 3,792 households in the parish. A pre-paid envelope was included for residents to return the survey by November 2009 to Action in rural Sussex for analysis.

Response

Overall 3,792 questionnaires were sent out one to each household in the parish. A total of 661 forms were returned, giving a response rate of 17% from the 3,792 households. This is a good response rate for a housing need survey.

From the responses that were received, 619 households were living in their main home and 4 in their second home, 38 households did not respond, however it can be assumed that these are main homes. Therefore the number of respondents analysed for this survey is 657, as the respondents who stated their property was their second home were not required to fill in the questionnaire.

Part 1 – You and Your Household

Second Homes

4 respondents said the property was their second home, 619 respondents said that the property was their main home. 38 respondents did not answer this question.

Description of Current Home (part 1, q1)

The majority of respondents (538) described their homes as a house, this was followed by 73 respondents describing their home as a bungalow, 32 respondents live in a flat/maisonette and can be seen in Table 3 10 respondents described their property as 'other'. 4 respondents did not answer the question.

Table 3. Current property description

Description of Current Home	Number of respondents
House	538
Bungalow	73
Flat / Maisonette	32
Other	10
No Response	4
TOTAL	657

Number of Bedrooms in Current Home (part 1, q2)

Table 4 demonstrates that 23 respondents said that they had a bed-sit or one bedroom, 76 had two bedrooms, 288 respondents had three bedrooms and 265 respondents have 4 or more bedrooms. 5 people did not answer this question.

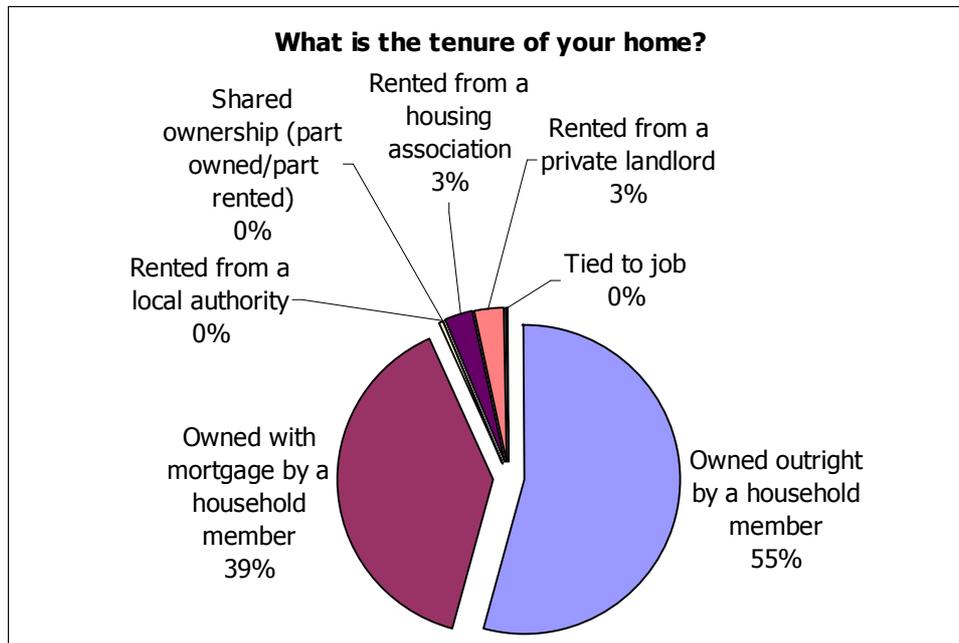
Table 4. Number of bedrooms in current property

Number of bedrooms	Number of respondents
Bed-sit / one bedroom	23
Two bedrooms	76
3 bedrooms	288
4 or more bedrooms	265
No Response	5
TOTAL	657

Tenure of Current Home

As seen in Figure 3, the majority of respondents (352) owned their homes outright, closely followed by owning the property with a mortgage (253). 3 respondents are living in a shared ownership property, 19 are renting from a Housing Association, 20 respondents are renting from a private landlord and 1 respondent said that their property was tied to their job and 10 respondents did not answer the question.

Figure 3. Current Tenure of Home



In summary from Figure 3,

- 55% households are owner occupiers
- 39% own their property with a mortgage
- 3% rent their property from a housing association
- 3% rent their property from a private landlord

Adaptations

25 respondents said that their current home required adaptations to become suitable for the needs of a household member. 612 respondents said that their home did not require any adaptations and 20 households did not respond to this question.

Other Family Members

80 households reported knowing of a family member who has had to move away from the parish in the last 5 years due to difficulties in finding a suitable home locally. Only 44 out of these 80 filled in the second part of the survey.

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

From Table 5, it can be seen that 118 respondents said that a household member will need to move, 74 said it was needed within 5 years and 44 said they needed to move in 5 or more years. 510 respondents said that they did not need to move and 30 households did not answer this question.

Table 5. Does the household need to move

Does the household need to move	Number of households
Yes, within 5 years	74
Yes, in 5 or more years	44
No	510
No Response	30
TOTAL	658

Support for Affordable Housing (part 1, q9)

Out of all the responses to the survey 412 (62%) of households were in favour of a small affordable housing development for local people in Worth if there was a proven need, as seen in Figure 4. 207 respondents (31%) said that they would not support an affordable housing development and the remaining 38 respondents did not answer the question.

Figure 4. Support for an Affordable Housing Development in Worth

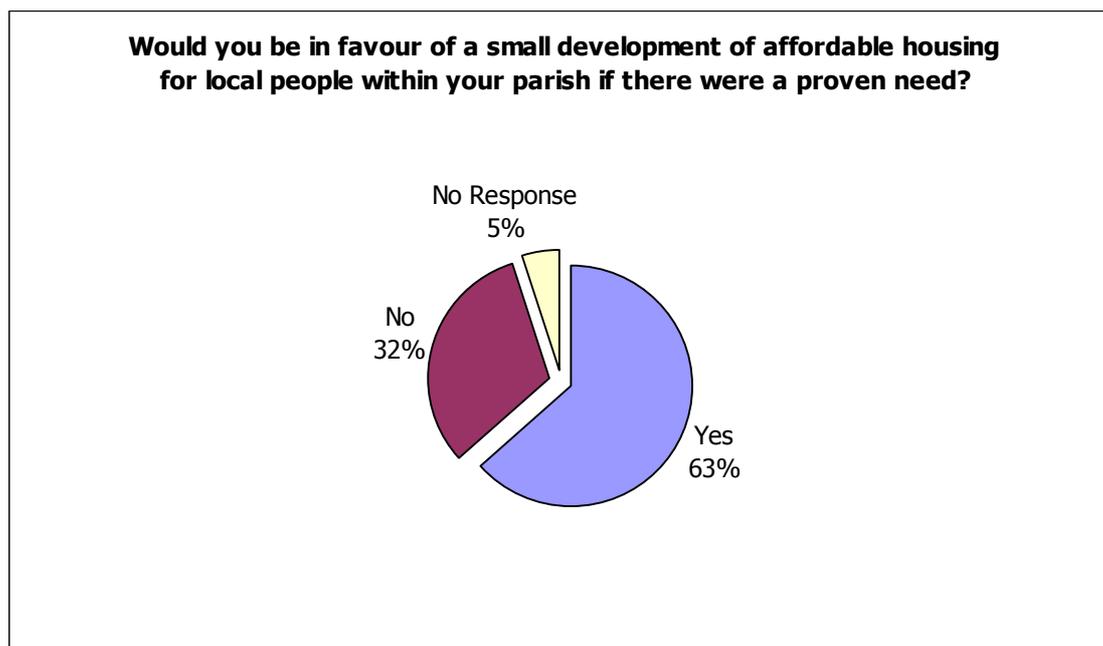


Table 6. Support for Affordable Housing in Worth and length of residency

Number of years of residency	Yes	No	No Response	TOTAL
Less than 3	24	26	2	52
3 – 10	91	58	3	152
11 – 20	67	40	4	111
21 – 30	104	38	10	152
31 – 40	66	22	3	91
41 – 50	32	12	4	48

51 +	20	7	7	34
Did not state length of residency	8	4	5	17
TOTAL	412	207	38	657

Length of Residency

From Table 9 it can be seen that approximately 57% of respondents have lived in the parish for more than 10 years. 137 households have lived in the parish for over 20 years.

Appendix 4 highlights additional comments which respondents made on the survey.

Older Peoples Housing

To help us identify future needs for older people's accommodation and services, a section on older peoples housing was included in this survey. This section specified an age range of 50+ and received a response from 441 residents

Out of the 441 respondents to this part of the questionnaire, 427 gave details of their age. 113 respondents were aged between 51 – 60, 147 respondents were aged between 61 – 70, 109 respondents were aged between 71 – 80, 52 were aged between 80 - 89 and 6 respondents were over 90 years old. The 14 remaining respondents did not indicate their age.

Table 7. Ages of respondents

50 – 59	113
60 – 69	147
70 – 79	109
80 – 89	52
90+	6

Table 8. Current Accommodation

House	331
Bungalow	60
Bedsit	14
Flat	0
Sheltered Housing	4
Other	4
No Response	33

Table 8 shows that the majority of older people responding to this survey (75%) live in houses, 13% live in bungalows, 3% live in bedsits, and less than 1% live in sheltered and other types of housing. 7% of the respondents to this part of the questionnaire did not respond to this question.

Table 9. Current Tenure

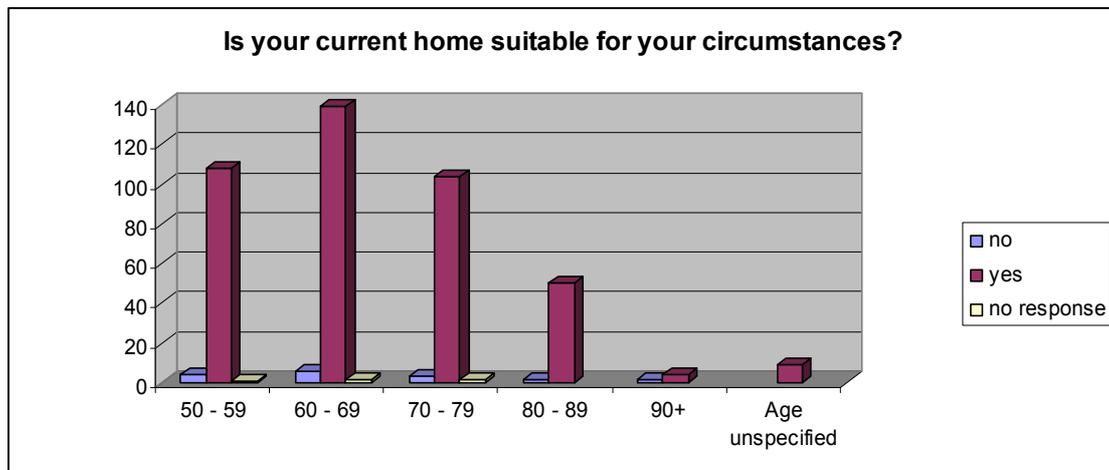
Owned outright by a household member	295
Owned with mortgage by a household member	98
Shared ownership (part owned/part rented)	0
Rented from a local authority	0
Rented from a housing association	11
Rented from a private landlord	5
Tied to job	1
No Response	32

Table 9 shows that the majority of older people who responded to this survey own their homes outright (66%). 22% own their homes with a mortgage, 2% rent from a housing association, 1% rent from a private landlord, and less than 1% live in a home which is tied to their job. 7% did not respond to this question

Is your current home suitable for your circumstances?

17 households claimed that their current home was not suitable for their circumstances 4 of these households were between 50 - 59 years of age, 6 between 60 – 69, 3 aged 70 – 79, 2 aged 80 – 89 and 2 aged over 90. 424 were satisfied that their current home was suitable, the majority of these respondents (139) were aged between 60 - 69, 108 were aged between 50 - 59, 104 were aged 70 - 79, 50 were aged 80 - 89 and 4 were over 90, 9 respondents did not specify their age but all claimed that their home was suitable for their circumstances. 5 respondents to the older persons section of this survey did not respond.

Figure 5. Is your current home suitable for your circumstances?



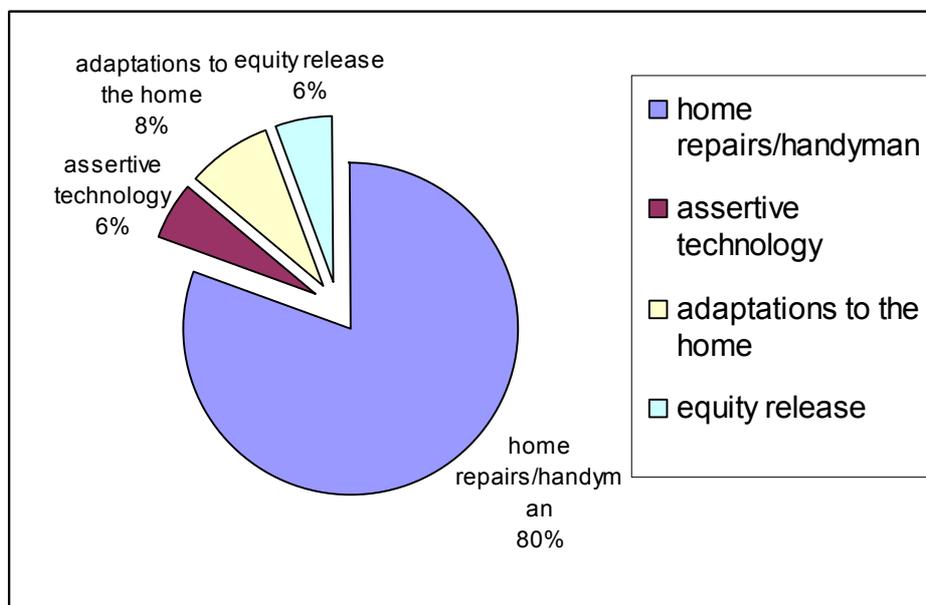
Out of the 17 households who found their current housing unsuitable, 2 responded that it was because their home was too large, 3 could not manage their garden, 3 could not manage their stairs, 2 could not afford repairs and 10 did not explain why their home was unsuitable.

Of these 17 older person households who find their current housing unsuitable, only 2 responded to part two of the survey describing themselves as in housing need.

Would you prefer to remain in your own home?

Of the 424 households who found their current home suitable for their circumstances, 16 respondents would prefer not to remain in their own home and 359 would prefer to remain in their current home, 49 respondents skipped this question. Out of the 359 who would prefer to remain in their current homes, 36 would like assistance within their homes. Figure 6 shows that 29 out of 36 respondents would like home repairs assistance, or a handyman. Assertive technology and equity release were equally popular with 2 respondents saying that these would assist them. 3 respondents said that adaptations to the home would be useful to them.

Figure 6. Would any of the following assist?



Do you feel that you need to move in order to meet your housing needs?

36 respondents claimed that they needed to move to meet their housing needs, 365 did not, 40 respondents skipped this question.

If you expect to move, what type of accommodation do you think you will need?

Of the 36 respondents who need to move in order to meet their housing needs, The majority of respondents (23) described their ideal accommodation as a home which better meets their needs, but not specially built for older people, 18 of these respondents would prefer a bungalow, 3 a house and 2 an apartment. 7 respondents would like a home which is specifically designed for older people but does not come with any support services, the majority of these (6) would prefer a bungalow, whilst 1 would prefer an apartment.

4 respondents would like a home in sheltered housing, 2 would prefer a bungalow, 1 an apartment and 1 a house. 1 respondent would like to move into a residential or nursing home. There was no support for a development for the elderly with an extensive range of support services.

Table 10. Type of Accommodation required.

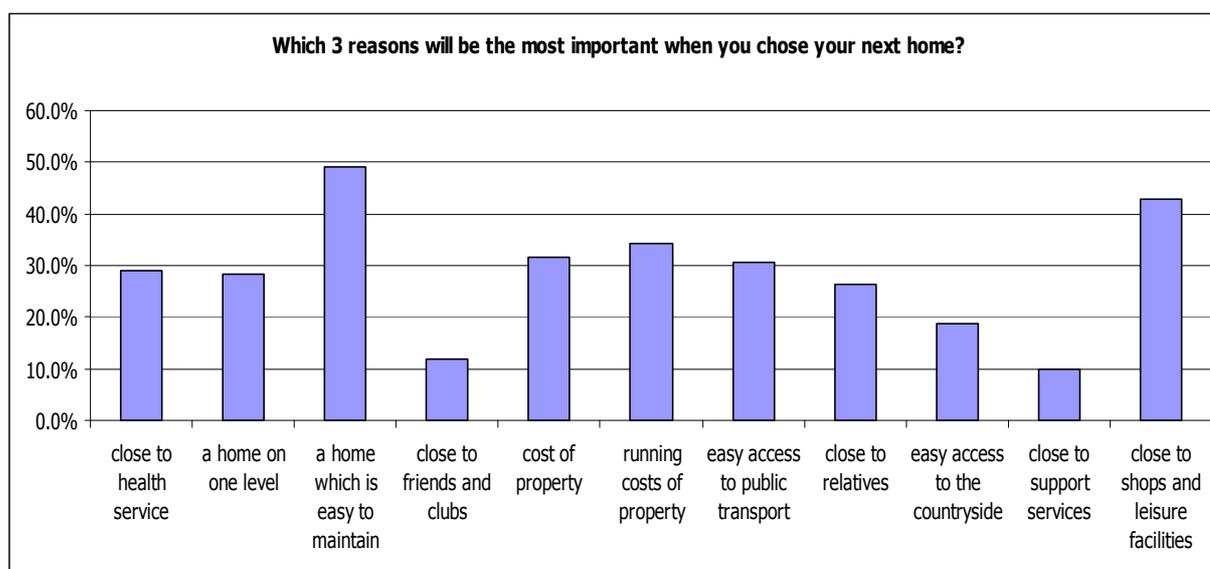
	House	Bungalow	Apartment	Response Count
A home which better meets your needs but is not specially built for older	3	18	2	23

people.				
A home which has been specially designed for older people but does not come with any support devices		6	1	7
A home in a development for older people with some limited support services, (for example a community alarm service) also known as sheltered housing	1	2	1	4
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)				
A residential or nursing home	1			1
Total	5	26	4	35

Important aspects in choosing a prospective home

Households were asked to pick 3 important aspects of choosing a future home. 347 households responded to this question. As can be seen in figure 6, the most important considerations with 170 votes, was a home which is easy to maintain. Close to shops and facilities was the second most important aspect with 149 votes. The third most important considerations (119) were the running costs of the property. Cost of property got 110 votes, easy access to public transport got 106 votes, close to health services got 101 votes, a home on one level got 98 votes, and close to relatives got 92 votes. The least important aspects with under 20% of votes each, were close to friends and clubs, easy access to the countryside and close to support services. 94 households did not respond.

Figure 6. Important considerations when choosing a new home



Part 2 – Housing Needs

There were 93 respondents to part 2 of the questionnaire, out of which a total of 124 households were identified as being in need.

Local Connection

Of these 124, all of the households have a strong local connection, either having or currently living in the parish themselves (87 households), having used to live in the parish (28 households), having relatives living in the parish (6 households) or working in the parish (3 households)

Housing Register

Only 16 of the 124 households with a local connection who indicated a housing need are on the housing register. Of these 16, 2 households are currently renting from a housing association and would like a transfer.

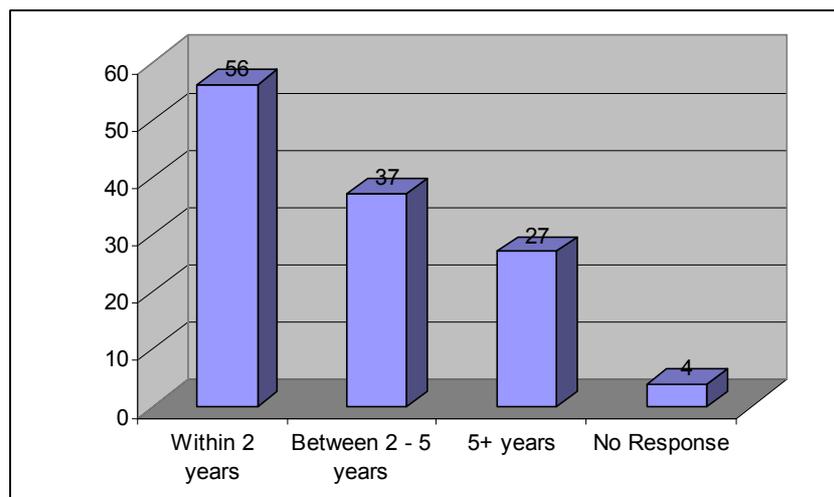
Current place of residence

87 of the 124 households in housing need are a household who are currently in the parish, 43 of these 87 are living in the parish with parents, 7 are within another household within the parish and 30 are currently living outside the parish. 43 households are currently living with their parents.

When accommodation is required

56 households in housing need stated that they would need to move within 2 years, as demonstrated in Figure 5, this was closely followed by within 2 to 5 years. 27 households wished to move in 5 or more years. 4 respondents did not say when they needed to move.

Figure 5. When would you need to move home?



As shown in Table 11 when asked why the household needed to move, 76 respondents said it was to set up an independent home, 11 households wanted a larger home, 6 wanted a cheaper home, 5 wanted a smaller home, 4 wanted a more secure home, 3 wanted to change tenure, 3 wanted a physically adapted home, 1 wanted to be closer to a carer and 1 wanted to avoid harassment. 3 households specified that they wished to return to the village they grew up in. 11 households did not respond.

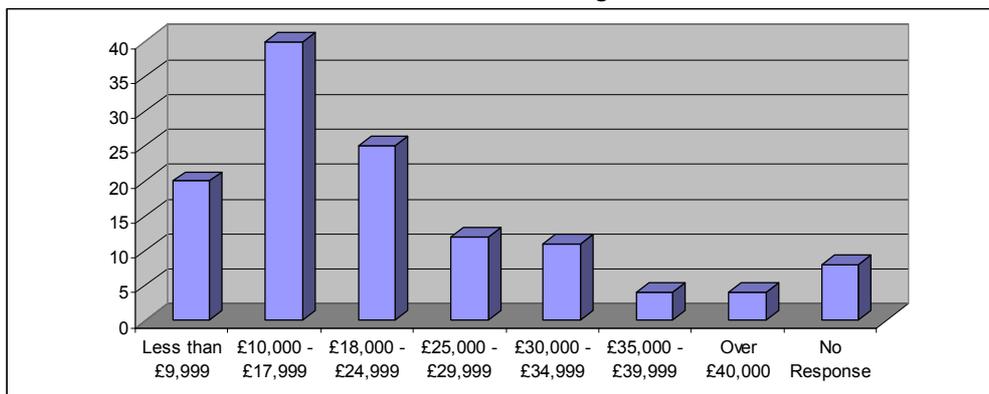
Table 11. Reason for needing to move house

Reason for moving	Number of respondents
Need to set up an independent home	76
Need a smaller home	5
Need a larger home	11
Need a cheaper home	6
Need a more secure home	4
No response	11
Other	3
Need to change tenure	3
Need to be closer to carer	1
Need to avoid harrasment	1
Need physically-adapted home	3
TOTAL	124

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 6 outlines the annual incomes for those in housing need and have a local connection. In Worth, the annual incomes of those who consider themselves to be in housing need is between £9,999 and £40,000.

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

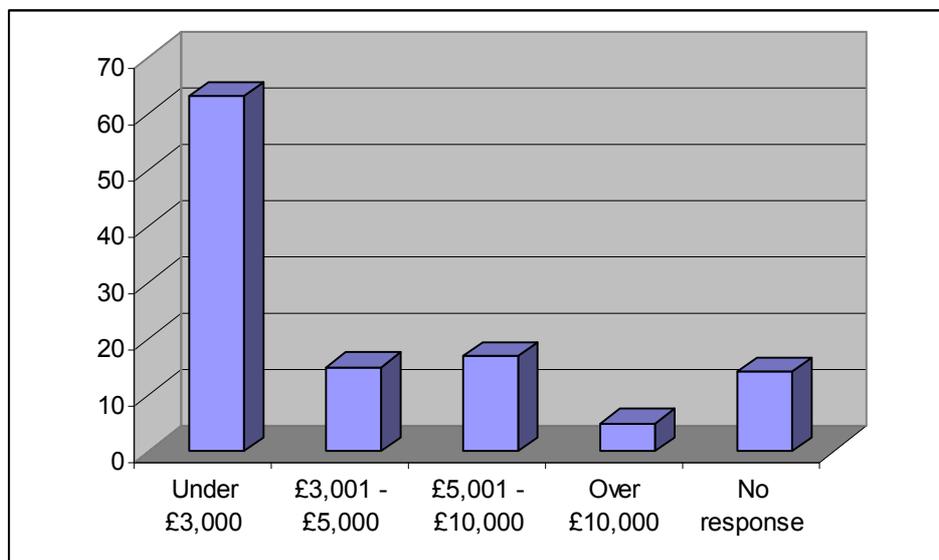


From Figure 6 it can be seen that

- 60 households have an income below £18,000 which is the lowest level income that would be considered for shared ownership housing

- Approximately 68% of households in need have an income of less than £25,000 per annum
- Approximately 87% have an income below £35,000
- 39 households have an income of over £24,999, however, due to the compositions of their households, 38 households would not be able to afford the size of property they require on the open market but could be considered for shared ownership housing. The remaining household is able to satisfy their housing needs on the open market and has therefore been excluded from the total of households in housing need
- 8 respondents did not answer this question and therefore due to insufficient data they have been excluded from the total of households in need.

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



From Figure 7, it can be seen that 63 households out of the 115 that are in housing need have savings below £3,000, 15 households have savings between £3001 and £5,000. 17 households had savings between £5,001 and £10,000 and 6 households had savings of over £10,000. 14 respondents did not answer this question.

Table 12. Average House Prices in Mid Sussex

	Average Price	Income Required
Detached	£400,453	£113,271
Semi-Detached	£254,438	£71,969
Terrace	£200,738	£56,780
Flat	£164,278	£46,467

Table 12 shows the Land Registry's figures for Mid Sussex from April – June 2009. From these figures the cheapest entry levels have been calculated for purchasing a property in the district. On the basis of a 90% mortgage and a 3.5 x gross income lending ratio it can be seen that the lowest income needed to purchase a flat would be £46,467. Even the households with the highest income are unable to afford a flat with a mortgage.

Assessment

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.

115 respondents fulfilled the local connection criteria.

A property search on www.rightmove.co.uk was also carried out to provide an indication of current prices of properties available in Worth. Table 13 shows the lowest prices for properties on sale in Worth and Table 14 shows the lowest prices for renting in the area. From this study undertaken in December 2009, an entry level home (lower quartile of prices) was £152,000 for a 1 bed flat in Worth, this rises to £214,950 for a 2 bed detached house and to £259,950 for a 3 bed detached house.

Table 13. Lowest current property purchase prices in Worth.

Property Type	Location	Lowest Price
1 bed flat	Worth	£152,000
2 bed terraced house	Worth	£214,950
3 bed detached house	Worth	£259,950
4 bed detached house	Worth	£255,000

Table 14. Lowest current property rental prices in Worth.

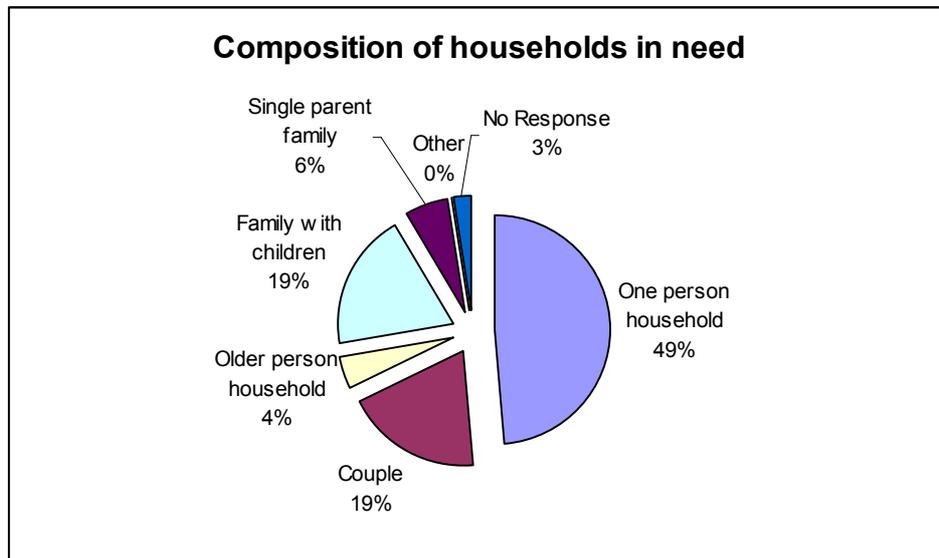
Property Type	Location	Lowest Price
1 bed bungalow	Worth	£875 pcm
2 bed flat	Worth	£850 pcm
3 bed maisonette	*Tilgate	£700 pcm
4 bed house	Worth	£1,200 pcm

*Table 14 indicates that there were no 3 bedroom properties for rent within the parish of Worth at the time of the property search. The nearest property available for rent was found in Tilgate following a search within a 1 mile radius of the parish.

Household composition

The household makeup of the 115 households in housing need with a local connection and who cannot afford to buy or rent on the open market are as follows and are also shown in figure 10.

Figure 8. Composition of Households in Need



As a percentage breakdown this equates to the following:
 49% in housing need are one person households
 19% in housing need falls into the category of families with children
 19% in housing need are couples
 6% in housing need are single parents households
 4% in housing need are older person households

Figure 15. Composition of families in need

Family – 1 child	18
Family – 2 children	8
Family – 3 children	3
Total	29

Summary of Need

There are 115 households in housing need who have a local connection and who cannot afford to either purchase or rent on the open market.

Single person households	56
Couple without children	22
Families with children	29
Older person household	5
No response	3
Total	115

Parish Housing Needs Survey

For Worth

Please use the pre-paid envelope to return this survey to us by November 09.

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 (to be completed by all whether in housing need or not)

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 increase its physical accessibility * because of the disability of someone in your household? Yes 1 No 2

And would you need financial assistance to undertake this Yes 1 No

7. Would you be in favour of a small development of affordable housing for local people within your parish if there were a proven need? Yes 1 No 2

8. Can you suggest any sites where a small development could be built?

9. Do you or does anyone living with you need to move to affordable accommodation within the parish now or in the next five years?
Yes within 5 years 1 Yes, in 5 or more years 2 No 3

10. Has anyone from your family * moved away from the parish in the last 5 years, due to difficulties in finding an affordable home locally?
Yes 1 No 2
** Family means your children, parents, brothers and sisters*

If you answered 'Yes' to this question and the family members wish to move back to parish, please complete part 2 of this form on their behalf.

If you answered 'Yes' to Question 9 and you are looking to remain within the parish then please also complete Part 2 of this questionnaire.

Please be assured that this questionnaire is completely confidential and anonymous.

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.

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

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

13. If not, why not?

- Home too large
- Cannot manage garden
- Cannot manage stairs/access
- Cannot afford repairs
- Other

If 'Other', please specify

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

15. If you answered yes to question 13, would any of the following assist?

- Home repairs assistance / handyman
- Assertive technology
- Adaptations to your home
- Equity release

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

16. If you expect to move, what type of accommodation do you think you will need? (please tick only one box and circle the type of property preferred)

A home which better meets your needs but is not specially built for older people	House Apartment Bungalow
A home which has been specially designed for older people but does not come with any support services.	House Apartment Bungalow
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 Bungalow Apartment
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 Bungalow Apartment
A Residential or Nursing home.	

17. Which 3 reasons listed below will be the most important when you choose your next home?

Close to health services		Easy access to public transport	
A home on one level		Close to relatives	
A home which is easy to maintain		Easy access to the countryside	
Close to friends and clubs		Close to support services	
Cost of Property		Close to shops and leisure facilities	
Running costs of property			

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

There is a glossary of key terms at the end of the survey form

PART 2- HOUSING NEEDS –

Please answer all questions even though you answered some of them in Part 1

Please indicate who you are completing Part 2 on behalf of:

	Relationship to you Eg: Yourself, Son, Daughter 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						
Household 2						
Household 3						

*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 complete your details in the boxes labelled household 1 (H1). If you are referring to other households in need or a concealed household; please refer to them as household 2 (H2) or household 3 (H3) throughout this survey. If there are more than 3 households in need then please contact us for another form (contact details on page 6).

Please ensure that when you complete part 2 you are referring to all households outlined above.

1. Where do those requiring accommodation live?

- Together as a household within this Parish H1 H2 H3
- Within another household in this Parish H1 H2 H3
- Outside the Parish H1 H2 H3
- Living with parents H1 H2 H3

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

- Within the next 2 years H1 H2 H3
- Between 2 to 5 years from now H1 H2 H3
- In 5 or more years H1 H2 H3

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

- Owned H1 H2 H3
- Part bought/part rented under shared ownership arrangement H1 H2 H3
- Rented from a private landlord H1 H2 H3
- Provided with job (Tied) H1 H2 H3
- Renting from a Housing Association H1 H2 H3
- Living with parents H1 H2 H3

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

- Renting from Housing Association H1 H2 H3
- Shared Ownership* H1 H2 H3
- Buying on the open market H1 H2 H3
- Renting from a private landlord H1 H2 H3

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

5. Are you / they on the Mid Sussex Common Housing Register?

- Yes H1 H2 H3
No H1 H2 H3

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

- House H1 H2 H3
Bungalow H1 H2 H3
Flat/maisonette/apartment H1 H2 H3
Sheltered H1 H2 H3
Retirement H1 H2 H3
Other H1 H2 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

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

- Yes H1 H2 H3
No H1 H2 H3

* *Layout and design is 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 ✓)

- Need larger home H1 H2 H3
Need smaller home - present home is difficult to manage H1 H2 H3
Need to set-up independent home H1 H2 H3
Need physically-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 dependent, to give or receive support 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

If there are more than 3 people at this address, please add their details below or on a separate sheet

10. What type of household are you / they?

- One person household H1 H2 H3
- Couple H1 H2 H3
- Older person household H1 H2 H3
- Family with children – please specify number of children H1 H2 H3
- Single parent family H1 H2 H3
- Other H1 H2 H3

If 'Other', please specify

11. In order to make a proper assessment of affordable housing needs in the parish it is essential that we have income (and saving) levels. Please indicate the current GROSS annual household income of the household in need. Couples should indicate a joint income figure. Please note that this information is confidential and will not be shared with any third party (including the parish council) Please estimate or specify the amount 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 amount*
1.....
2.....
3.....

12. Do you / they have savings or other equity which could be used to contribute towards a mortgage? Please estimate or specify the amount for each household.

- Under £3,000 H1 H2 H3
- £3,001- £,5000 H1 H2 H3
- £5,001 - £10,000 H1 H2 H3
- Over £10,000 **Please specify**
1.....
2.....
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 and anonymous.

Details of Local Rural Housing Enabler:

Tom Warder
Action in rural Sussex, Sussex House, 212 High Street, Lewes, East Sussex, BN7 2NH
01273 479008, tom.warder@ruralsussex.org.uk

Thank you for taking the time to complete this questionnaire

Glossary of Key Terms

Affordable Housing – low cost housing for sale or rent, often from a housing association, to meet the needs of local people who cannot afford accommodation through the open market.

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



September 2009

To the Occupier

For some time the Local Authorities concerned have been aware of a need for really up to date information on housing needs in Worth Parish, particularly in view of recent suggestions for the provision of additional affordable housing in the area.

Accordingly it has been decided that a Housing Needs Survey should be carried out in the Parish. The aim of the survey is to find out what type of housing is most needed within the parish and how best it can be provided. To achieve that aim we need information and co-operation from local residents. A questionnaire is enclosed, therefore, which you are requested to complete and return.

PLEASE RETURN YOUR FORM IN THE FREEPOST ENVELOPE PROVIDED BY:

Friday 9th October 2009.

The survey is being carried out on behalf of the local Councils by Action in Rural Sussex. This is an independent organisation that liaises with Parish Councils, District Councils and Housing Associations.

Any information you give will be treated in the strictest confidence (see survey)

In due course the results of the housing survey will be publicised locally.

If you know of anyone who has moved out of the parish and who would like to return: please complete the form on their behalf or contact me for another survey form.

If you have any queries regarding the form, need help filing it in or require a translation please contact me on;

Telephone: 01273 479 008. E-mail: tom.warder@ruralsussex.org.uk

Yours sincerely

Tom Warder

Rural Housing Enabler
Action in rural Sussex
212 High Street
Lewes
East Sussex
BN7 2NH.

Suggestions of sites where a small development of affordable housing could be built

- At any unattractive sites near local villages/towns
- If more houses are built more local facilities are desperately needed.
- There is plenty un used and wasted land east of Crawley, too small or unsuitable for families.
- There are no sites in the parish, it having already been developed for the facilities and services needed
- Crabbet Park, Worth
- My parish does not need any more development; it needs to be left well alone before it is completely spoilt by so called development.
- Rear of Westway towards m23
- Within one of the village, on the site of one/two existing large properties like the site on Brookhill road. partially developed at present
- Fear of houses in Roffey close
- There is no room for further development, parking is impossible now
- We can not suggest any sites. We are already I feel over developed on this area for hospitals, health centres, water needs etc. plus where is the extra traffic on the roads meant to go? Shops can also only cope with so much. Sainsbury's is already at bursting point, Waitrose too dear and therefore doesn't do anything for competition in prices, our country wants to rethink about letting people stay wherever and over crowding it further.
- Crawley Down is currently under siege by developers, 101 houses and 2-3 smaller developments have already taken place. Hard to see where there would be more development without affecting adversely the services levels within the village i.e. doctors, dentists, schools, traffic, parking, shops
- Shipley Bridge Road
- please do not develop Copthorne any further
- opposite old sitting of previous sited post office
- We do not believe that any more housing is needed in Crawley down because we are saturated enough already. Parking is a nightmare; the roads have numerous cars parked up. Just look at hazel way in the evening. Please no more!
- Not at this time, consideration must be given so that any development does not break village boundaries and become part of a creeping merger between Crawley or other areas.
- It is imperative that the chosen site be a brown field location and not be of such a size to become a segregated and isolated self identifying unit which develops its own character and behavior without knowledge of the financial details and conditions of sale two locations seem to fit the criteria.
- Cannot suggest anywhere around Crawley down, do not feel it is needed. The village certainly cannot sustain any more & the services are fully

stretched as it is. Also the wildlife is being pushed further and further away, soon the next generation will not know or see any wild creatures.

- Grange road, but don't squeeze too many in + make sure there are some houses that us singletons can downsize to, as I feel I am being pushed out of the village due to the fact there are no smaller houses + all houses being built are too big encouraging more families and cars and stretching existing services.
- Larchwood Sandy Lane
- site of current church hall
- No, not in Crawley Down, a current development is already in process. The school has been made smaller and now they are oversubscribed! makes no sense
- We still call Crawley Down a village, but in my opinion it has already become too large and it is and will effect the community spirit in an adverse way
- Burleigh Lane, Crawley Down
- not within the Crawley Down - East Grinstead area
- Palmer Autos site, Turner Hill Road
- No not in this area and especially not on the site next to Grange Road Crawley Down
- Opposite old post office on Brookhill Road
- The Crawley Down part of Worth parish is full up. The past 3/4 years every available piece of land has been used for housing infill, we are at saturation point.
- The Turners Hill Road is the only exit road to and from the village and at peak times congested, non peak also getting worse. It is also the only route to the Ardingly show ground. Without major improvement/ extension to the surrounding road network, more housing people and motor vehicles can simply not be absorbed.
- infrastructure in Crawley Down not suitable, we can't even get a 2 year into our preferred time slot for donkey fields school so additional housing would make it even harder with more children
- Not within the village as there is very little land left to build on.
- Site of the old Felbridge nurseries
- Back of Hazel Way between there and Burleigh Lane
- There is already a small development
- At present no but in my opinion there is no suitable land now to build any further properties - without going into strategic gap land on or outside our village boundaries
- Population of Copthorne for example has increased from 1100 to 6500 in time we have lived here.
- Crawley Down has enough strain on roads, facilities and services already. More housing in this area would cause chaos unless public transport and facilities and roads were improved accordingly. I am against more housing in the area.

- not aware of any suitable places in the village
- in our garden
- between Copthorne and Birstow
- Copthorne Village itself would appear to be built up - but sometimes older, larger houses are demolished & then small developments of four or five houses are built, usually by private developers. However, there appear to be fields surrounding Copthorne which are not used for animals or crops, and perhaps one of these could be utilized for housing?
- We would be willing to sell our 0.28 acre property for development if it is near the health centre
- Felbridge nurserys
- The corner of keepers corner
- Larchwood, Sandy Lane, Crawley Down, Rowfant Area.
- None- they have been taken up by the care home and numerous flats which are unsuitable for families. Also the land which is now being used for recycling/cement crushing etc in clay hall lane could have been used instead of ruining the village with Lorries constantly coming through to its site.
- Grange road
- Very little room, perhaps part of the development in grange road
- If a large house had to be knocked down and small flats built, that would be fine. If building on an area which at present doesn't have any buildings then no.
- Along worth way, past new estate
- It depends what you mean as small, the proposed development in Crawley Down off Grange Road is totally inappropriate for the area - 101 houses will cause chaos with traffic, drainage etc. 50 houses my house has been adapted as I am wheelchair bound having lost my right leg in 2005 would be much better so people have space and would cause less disruption
- None. village has been spoilt by recent developments
- Provided the local affordable housing is a 'fill-in' and not expanding the village in any direction.
- There is already a planned development on the south of grange road where 30% are to be affordable.
- Crabbell Park Estate
- WEM properties, Sheppard's lane
- On site of old Crawley Down florists
- Field next to club
- Old rail track near turners hill road + garage road if possible on site where larches care home was situated. brown sites if any still left
- Outskirts of Copthorne near the golf course
- The village is unfortunately over developed I would loathe to see the allotments developed by housing.

- as far away as possible. we have worked long and hard to enjoy a "village" setting. I have witnessed to many friends loose value of life/ enjoyment thanks to affordable housing and the people it attracts.
- the field behind hazel way
- i think you have squeezed enough sites into our vilage - we do not need more houses
- old sewage works Copthorne
- worth church field
- not crawley down allotments
- no crawley down is already struggling to meet the needs of the community which to my mind has already reached its capacity
- it would appear that atleast some of the site in grange road would have been iminiently unsuitable this would have reduced the anticipated volume of cars thus prevening atleast some of the traffic congestion. also less children would reduce over crowding of the school
- No but provision needs to be made for amenities/ schooling and infrastructure as currently the parish is struggling to cope
- the strategic gap is now obsolete and should be reviewd as a policy
- redevelope rujwood where most have very large gardens
- redevelop palmers garage on the Turners Hill Road
- Grange Road
- smarts field
- The reason i have answered no is becasue developers seem to keen to build on any small patch of land thaat becomes available. It is for this reason that we have lost two local pubs and the replacement of very presentable detached houses on copthorne common road by some unsuitable and out of place flats.
- No doubt this will continue untill Worth and particulary Copthorne becomes another scruffy suburb of Crawley.
- I don't really object to the people, but when I came here 50 years ago I thought I was coming to live in a village and now its not a pretty little village anymore. Getting too built up.
- Old sewage works

Additional comments

- We will not be taking part in your survey as we are completely opposed to any housing developments being built in Crawley Down, and the surrounding area. We are a small village and we would like it to stay that way!
- There is a considerable shortage of affordable housing for those people (sons/daughters) who have lived in the parish all their lives and cannot afford a mortgage for a number of reasons, one being divorce.
- My daughter lives with me at the moment but she may need her own property should I decide to downsize.
- Have tried to complete the form on behalf of my son who is 15 so in 5 or more years may wish to move out.
- My husband has been redundant since February 09, I work part time 25 hours a week. My husband has temp work but we are barely surviving. We have no benefits or savings and as private tenants we can be given notice at any time, we will then be homeless as we have no money for a deposit.
- I am in need of a 3 bed property as I have a son and daughter and i currently sleep in the lounge.
- I have completed part 2 but it is not relevant.
- Children living at home can not afford to buy properties and would have to wait years on the housing list - parents home o small for 4 adults
- All my neighbours are from London their influx has pushed up house prices such that my relatives and/or myself are not able to stay in the village they grew up in.
- We are unwilling to provide the information you seek. Your questions are far too intrusive and an invasion of our privacy.
- Household 2, our daughter only recently finished studying and started work. Our son is still studying, presently he has no income. Who knows the details for 2-5 years time? Currently he's at home because he cant afford to do otherwise.
- I have completed this on behalf of my daughter who is 15 years old. She will require her own home in the parish when she finishes university.
- Divorced with debts and son of 18 years. Working abroad.

- We are desperate to own our first home but also want to stay in Copthorne as we love it and want our children to go to the village schools. Some affordable houses or shared ownership here would be fantastic
- I do not wish to see social, affordable or housing association housing within Crawley Down. Increasing population in the village will put more of a strain on local services. Already it is difficult to get an appointment at the Crawley Down health centre without booking an illness in advance.
- Six children failed to get into the Crawley Down school this year so the school would be unable to cope with more residents. I've worked hard to get what I've got and live in the location I do, perhaps others should do the same without expecting to have everything handed to them!
- Currently in full time employment. Wish to retire soon, have a small pension only. Household income will then be greatly reduced.
- The three people on this form are our young children aged 4, and two months who will eventually move out in many years to come.
- Son's had to move away due to the cost of houses in Sussex.
- My children will want to stay in this area when they are older but current rental and buy prices are far too high especially as salaries are getting smaller. Need more smaller, shared ownership, affordable housing, 1,2 + 3 bed but not built like estates.
- Single parent daughter of mine living with two children in Broadbridge Heath, Horsham. Father gives some maintenance for children. Daughter works as a teacher one day a week plus supply teaching. Rented house - she finds very expensive. They need to live in the area they are in because both boys are settled in local schools and they do not need more disruption in their lives.
- Once she completes her degree she would like a job and flat of her own.
- Whoever set these questions I would describe essentially as thick and stupid it does not give correct answers to the planning authority.
- House bungalow or flat would be suitable. Would prefer to own property rather than pay for someone's second property.
- Born & bred in Yorkshire but have lived longer in Sussex. Sussex is a beautiful, happy place and I would like to remain in the area.
- Experience shows that social/affordable housing for rent can bring an area down if occupants do not keep their children under control and do not

keep their properties in good repair for example. If housing is to buy via Housing Associations usually it is a better circumstance.

- I am not religious but I do think we should all be grateful for this earth that we live on, and it is our personally duty to do our utmost to preserve all the plants, trees & creatures that live on it. With 9 billion inhabitants, this earth is well and truly overpopulated. Mankind is on the verge of self-extinction, that is an absolute fact, and man-made climate change is here to stay. No more houses, PLEASE!
- This is an egregious waste of tax payers money and a gross abuse of privacy. Go Away!