

Housing Needs Survey  
Pulborough  
West Sussex  
July 2004

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## INTRODUCTION

The Parish Council of Pulborough, in partnership with the Rural Housing Trust, undertook a Housing Needs Survey of their Parish. Councillors felt that there was unmet or hidden housing need in the village and wanted to quantify its extent and to identify what type and size of housing, if any, was needed which the private market would not necessarily provide.

This report is a summary of the information gathered through that Survey.

## SURVEY PROCESS

Survey forms were provided by the Rural Housing Trust, using a format which has been in use since 1990 and gradually refined over the years. In February 2004, these forms were posted or hand delivered by the Parish Council to every household in Pulborough, with a deadline of 31 March for replies to be posted. Pre-paid envelopes addressed to the Rural Housing Trust were provided for their return.

## RESPONSE

It is to be expected that the majority of people living in the area are well housed and would not necessarily respond to any questionnaire seeking information about housing needs.

In the experience of the Rural Housing Trust, the majority of responses in any Survey of this kind come from:

- Ø people who feel themselves to be in need of housing now or in the near future;
- Ø their relatives;
- Ø people involved in some way in community affairs who probably have an appreciation of the problems affecting the community as a whole, even if they are not in housing need;
- Ø people who feel strongly that there should be no more development in the village.

A total of around 2097 forms were sent out and 681 completed or partially completed forms were returned, giving a response rate of 32%. This is a very good response – the average response, in our experience, is 25%.

## THE PARISH

Pulborough sits in the lee of the South Downs, 52 miles from central London in the north and 14 miles from the south coast, and has a population of just under 5,000. It covers an area of 20 sq km (8 sq miles) and is one of the larger villages within the County of West Sussex, situated at the southern most boundary of the area covered by Horsham District Council.

The village includes 4 churches, 23 shops, 2 public houses and a wine bar.

There is a main line rail link to London Victoria which takes approximately 75 minutes, and daytime bus services.

Gatwick Airport is accessible by car in 40 minutes or direct by rail from Pulborough Station in approximately 20 minutes.

Whilst the rural nature of Pulborough attracts many to retire here, others choose to live here and commute to other areas to work. In the Village Appraisal of 2000, this amounted to three quarters of those in work.

## HOUSEHOLD CHARACTERISTICS OF RESPONDENTS

Four respondents in housing need had lived in Pulborough for less than two years; ten had lived in the village for between two and five years; eleven had lived there for between five and ten years and forty eight had lived in Pulborough for more than ten years. Sixty one respondents said that members of their family had moved away from Pulborough but wished to return.

## SUPPORT & OPPOSITION

Respondents' perception of the housing required revealed 66% wanted to see additional housing. Most felt housing for young people would be appropriate although there was support for both housing for older people and families. The majority of these preferred housing for rent as opposed to housing for shared ownership or for sale. Twenty eight percent of respondents felt that no more housing should be provided and 6% did not answer the question. (It should be noted the survey form allows respondents to tick more than one property type/tenure.)

### Ø *Comments:*

Many households used the additional space provided to give comments on the issue of additional housing provision. The following is a selection of those comments: -

*"More housing needed for the young starting out not housing that local people can't afford, and that is what's happening."*

*"They keep building private houses and not enough houses to rent, not everyone can afford to buy houses because the mortgage rates keep going up and wages stay the same."*

*"We need more bungalows for elderly and disabled people in Pulborough."*

*"We do not want any more big homes to buy as this only brings more people in from other parts not local people."*

*"We cannot build too much as our village will become a town and more people will leave the village to get away from the sprawl."*

SUPPLY OF AFFORDABLE HOUSING

a) *Public Sector Housing Stock - Supply*

There are no properties owned by Horsham District Council in Pulborough.

b) *Housing Association rented and shared ownership properties*

1 bed houses	0
2 bed houses	39
3 bed houses	127
Bungalows	40
Flats	106

<i>Stock Turnover</i>	
2001-2002	4 x 3 bed houses 1 bungalow 11 flats
2002-2003	2 x 2 bed houses 5 x 3 bed houses 4 bungalows 9 flats
2003-2004	2 x 2 bed houses 6 x 3 bed houses 1 bungalow 12 flats

*Waiting List and transfer Figures*

At 8 July 2004, there were 261 applicants on the Pulborough Register held by Horsham District Council. Applicants are not restricted on areas of choice. However, Pulborough is a large Parish and historically many applicants either live in the Parish or have strong local connections.

c) *Private market*

Land Registry average prices for recent (updated May 2004) house sales in the area are as follows:

<i>House type</i>	Terraced	Semi-detached	Detached	Flat/Maisonette
<i>Average price</i>	0	176833	385488	148333
<i>Number of sales</i>	0	3	17	3

## HOUSING NEEDS

In 84% of responding households a *current* housing need was indicated; and in 16%, a *future* (within five years) housing need was recorded.

## ANALYSIS OF NEED

The analysis on page 7 is a summary of the household characteristics and housing needs of those 79 households indicating that they need re-housing now or within five years.

The Survey form asks for details of why respondents consider themselves to be in need, but these statements are self-assessed and have not been verified in any further research. It is our experience that these Surveys are relatively accurate because people do not bother to reply if they feel they could satisfy their housing needs in any other way.

## MAIN POINTS TO NOTE:

- Ø Most respondents indicating a housing need require *subsidised* housing, although not all require rented housing. Those who hope to buy in the private market would probably not reply to a Survey of this kind.
- Ø Some households aspire to shared ownership (or outright purchase), but it does not appear that they could all afford even shared ownership offered at anything more than 50% of current values.
- Ø The greatest demand/need is for first homes for young single people with a considerable number of requests from couples, families and older people.

The following analysis of the information given shows the breakdown of households looking for, or considering themselves to need subsidised affordable housing. (It must be noted that not all respondents indicated their household size.)

Single people	Couples without children	Couples with children	Single parent families
11	5	10	8

*Reasons for rehousing:*

(More than one option could be chosen)

Present home too large	Present home too small	To leave parental home	Planning to get married	Need to be closer to work	Need to be closer to family	Relationship breakdown	Advancing age	Medical or disability	Insecurity of tenure
9	14	34	6	3	1	2	13	6	4

*Local connection:*

Born in the village	Living in the village now	Close family in the village	Lived in the village in the past
19	49	2	1

*Household income of respondents:*

Below £7,000	£7,500 to £9,000	£9,001 to £11,000	£11,001 to £13,000	£13,001 to £15,000	£15,001 to £17,000	£17,001 to £19,000	£19,001 to £24,000	£24,001 to £30,000	Above £30,000
6	7	6	7	8	7	7	7	6	6

(25 respondents stated they had savings or expected capital from the sale of their existing property.)

*Current housing situation of respondents:*

Living with parents	Lodging	Renting privately	Renting from a Housing Association	In tied accommodation	Owner occupier
35	2	8	11	1	18

*Current accommodation of respondents:*

House	Flat	Bungalow
54	12	9

*Housing requirements of respondents:*

House	Bungalow	Flat	Property without a garden	Property with a garden	Adapted for limited mobility	No preference
43	23	21	14	14	3	3

## RURAL HOUSING TRUST COMMENTS

The response level in this Survey is good and acceptable as an indicator of the needs and attitudes toward further housing development in the locality.

There was space on the form for comments to be added and these showed both support and opposition toward the provision of housing for local people, although slightly more people who commented were supportive.

To forecast the number of homes required in a parish to meet local housing need in perpetuity, the indicator used by many local authorities as that the need must be at least twice the number of properties built. This is to ensure sufficient demand in future years. Using this formula the survey has identified a need for over 30 properties, the majority of which should be for rent.

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