

Plaistow and Ifold Housing Information

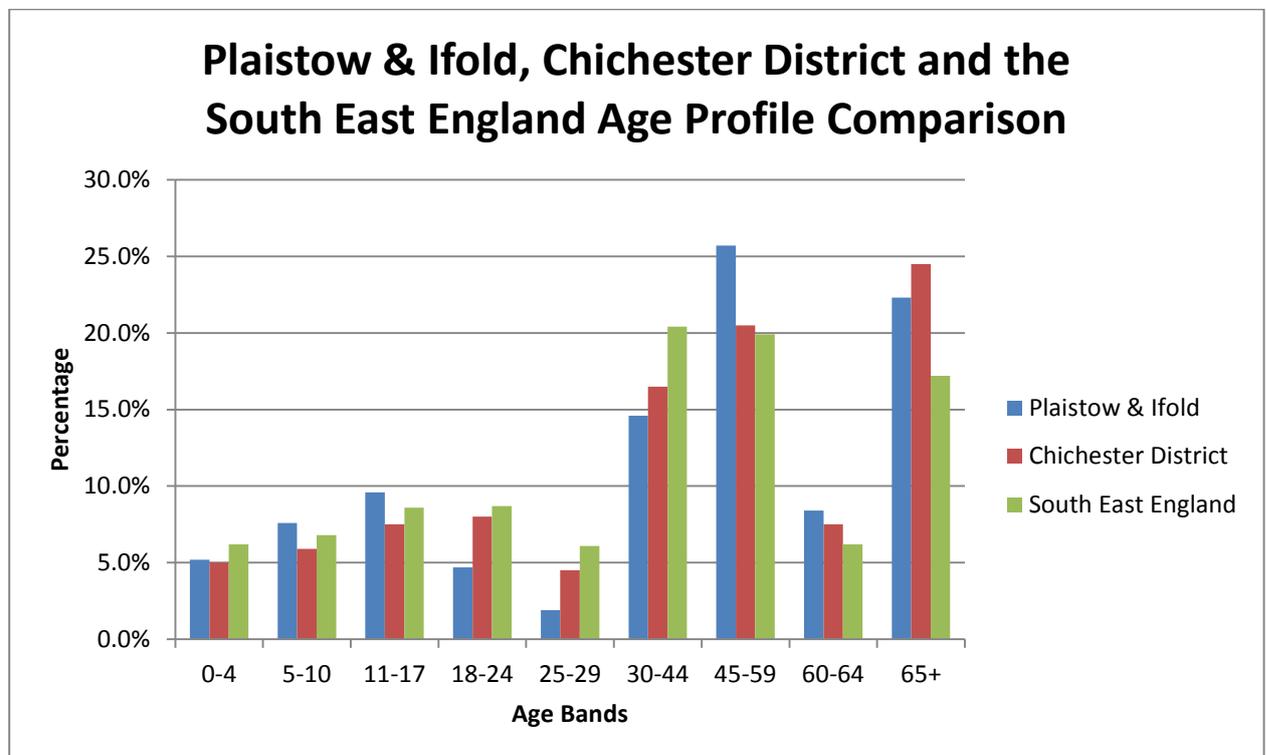
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The following pages provide information on the current housing position in Plaistow and Ifold that may not be easily available from publically accessible sources.

At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development and an expectation that planning authorities use their evidence base to plan and meet the full objectively assessed needs for market and affordable housing. We are expected to deliver a wide choice of high quality homes, wider opportunities for home ownership and create sustainable, inclusive and mixed communities and in doing so *“plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes)”*. This involves identifying the size, types, tenure and range of housing that is required in a particular location and reflects both local need and demand.

1. Census information

Age profile



Source: www.neighbourhood.statistics.gov.uk

The above graph illustrates that there is a significantly low number of people aged 18-44 living within Plaistow and Ifold compared to the rest of the District and South East England; this is likely to be because people within that age band are having to move away for work and are unable to afford to live within the parish. It also shows that there is a significant representation of age groups from 60 onwards within Plaistow and Ifold compared to the Chichester District and the South East.

Chichester is an affluent district however, its population is ageing, the SHMA report and recent neighbourhood plan surveys indicate a very significant need for smaller housing for older people to downsize and starter homes for young couples wishing to set up home for the first time. The District relies heavily on the public sector for jobs and it struggles to retain and attract younger working age households. Its housing stock is biased towards more expensive, detached residences and it has too few well-paid jobs. Despite an overall increase of around 7000 in its resident population, the actual number of 20-39 year old residence fell between 2001-2011. Affluent older people do support a wide range of local jobs, but Chichester is becoming increasingly reliant on a dwindling pool of working age residence and a large number of in-computers to support its economy.

Tenure

The 2011 census information shows that Plaistow and Ifold has a significantly higher proportion of home ownership and a lower proportion of social and private rented accommodation when compared to the rest of the District and the South East.

Plaistow and Ifold, Chichester District, South East Tenure Percentage Comparison			
Tenure type	Plaistow and Ifold	Chichester District	South East England
Owned	88.6%	67.1%	67.6%
Shared ownership	0.1%	0.9%	1.1%
Social rent	5.0%	14.9%	13.7%
Private rent	4.4%	14.9%	16.3%
Living rent free	1.9%	2.2%	1.3%

Source: www.neighbourhood.statistics.gov.uk

Bedroom stock (all tenures)

The below table illustrates the bedroom percentage composition of properties within Plaistow and Ifold compared to the Chichester District and the South East:

Census 2011 - Bedroom numbers, Plaistow and Ifold			
Number of bedrooms	Plaistow and Ifold	Chichester District	South East England
Studio	0.0%	0.1%	0.2%
1 Bedroom property	2.0%	9.4%	11.6%
2 Bedroom property	10.2%	28.0%	26.2%
3 Bedroom property	31.0%	38.0%	38.9%
4+ Bedroom property	56.8%	24.4%	23.0%

Source: www.neighbourhood.statistics.gov.uk

This shows that Plaistow and Ifold have a significantly large proportion of 4+ bedroom properties, which are generally unaffordable for younger households wishing to set up home for the first time. Plaistow and Ifold parish has the largest proportion of 4+ bedroom properties in the whole district.

2. Plaistow and Ifold market housing prices

Plaistow, with an overall average price of £804,375 (July 2015 – July 2016), was more expensive than nearby Petworth (£494,189), Loxwood (£598,186) and Kirdford (£447,600) (www.rightmove.co.uk).

Ifold, with an overall average price of £604,676 (July 2015 – July 2016), was similar in terms of sold prices to nearby Loxwood (£598,186), but was more expensive than Wisborough Green (£525,442) and Kirdford (£447,600) (www.rightmove.co.uk).

3. CDC Planning Policies

In line with Policy 34 of the Chichester Local Plan a 30% affordable housing contribution can be sought on residential schemes where there is a net increase of 11+ residential dwellings. A 30% financial contribution can be sought on schemes with a net increase of 6-10 dwellings in areas designated as rural under Section 157 of the Housing Act 1985 (which Plaistow and Ifold is). Any commuted sum will be calculated in-line with the council's Planning Obligation and Affordable Housing SPD.

Where there are no available and deliverable sites within a settlement affordable housing maybe permitted on exception sites outside of Settlement Boundaries to meet a specific local need. The criteria are set out under Policy 35 of the Chichester Local Plan. It must be noted that an exception site cannot be identified through a neighbourhood plan.

4. The Strategic Housing Market Assessment (SHMA)

In 2012 the West Sussex coastal authorities commissioned a strategic market assessment to establish a strategic vision of housing supply and demand in both the social and market housing sectors. The assessment was undertaken using the government’s practice guidance and provides very important evidence for developing the council’s planning and housing policies. It uses a wide range of data, including census and local housing register. The completed report and its summary can be found on the council’s website at <http://www.chichester.gov.uk/index.cfm?articleid=13613>.

Although the findings are not available on a parish level, many of them are broken down and reported on an area basis i.e. Chichester City, National Park, North East of the District and the South of the District. We would recommend that you would consider both the overall recommendation for Chichester District together with the information that relates to the North East of the district in developing your housing policies.

SHMA Recommendations

It recommends that 70% of the affordable housing is provided as affordable rented homes and that 30% is provided as low cost home ownership. It also recommends that for strategic planning purposes the affordable rented homes are provided in the following mix:

Recommended affordable housing mix by size	
1-bed	10-15%
2-bed	30-35%
3-bed	35-40%
4+ bed	15-20%

The SHMA recognises that when applying these recommendations to individual sites, *“regard should be had to the nature of the development site and character of the area, and up-to-date evidence of needs as well as the existing mix and turnover of properties at local level.”* In terms of the market housing the SHMA recommends the following mix within the Chichester District:

Recommended Market housing mix by size	
1 & 2 bed	35%
3 bed	50%
4+ bed	15%

The district is attractive to well-off incomers moving into the district who can afford large houses. Developments with a disproportionate amount of four-plus bedrooms that do not meet local need are often proposed by developers and will be resisted by the council, though each individual site

is considered in terms of need, existing stock and turnover. The SHMA market mix aims to best meet local needs while still providing an element of larger houses which are attractive to professional/entrepreneurial households who are important to the district's economy.

5. Local housing register information as at 16.08.2016

Chichester District Council and our registered provider (“housing association”) partners operate a choice based letting scheme whereby applicants must bid for homes and the household with the highest need who has been on the register for the longest time will be successful. Applicants wanting a home, or wishing to transfer, are assessed and their connection to the district verified and placed in bands A-D. Bands A-C have priority. A and B bands are assigned to people with acute housing problems. Most priority households are in band C, for instance those experiencing overcrowding. D bands are given to households considered not in housing need and would include adult children, even those living with a partner/spouse, with their own bedroom in the parental home. The full allocation policy can be found at: <http://www.chichester.gov.uk/index.cfm?articleid=22367>

Housing register information is used to assess local need, as households may have stated a local connection to a parish, or indeed several parishes, on their application. Need is however greater than these figures suggest. This is because people often don't state any local connection, more applicants than just those with a stated parish connection are usually eligible to bid, and new developments encourage people not previously on the register to apply.

Plaistow and Ifold currently has 4 households on the housing register who have stated a local connection to the parish, of which 3 (75%) are in bands A-C and are considered to have a priority housing need. 3 of all the households have expressed an interest in shared ownership, but as they have had no financial assessment, this may be an unrealistic aspiration for some. The table below illustrates the households banding in relation to their bedroom needs:

Housing register members' with a local connection to Plaistow and Ifold: banding and bedroom needs as at 16.08.2016				
Bands	1 Bed	2 Bed	3 Bed	Total
A	-	-	-	0
B	1	-	-	1
C	1	-	1	2
D	1	-	0	1
Total	3	0	1	4

It must be noted that these figure are only a current indication of the need now and change is inevitable and it does not take account of a rising need over the period of your plan. All members

are currently resident within the parish and all households in need of a 1 bedroom property are aged between 50 and 60.

6. Current affordable housing stock and turnover

There are some 29 affordable/social rented homes in Plaistow and Ifold (as at March 2016). The table below gives details of the existing affordable housing stock and turnover.

Plaistow and Ifold housing stock and turnover as at March 2016			
	Total	reallocated 2007-2016	reallocated 2015-2016
1 Bedroom	7	8	1
2 Bedroom	13	6	0
3 Bedroom	9	4	0
4 Bedroom	0	0	0
Total	29	18	1

Overall turnover is low for all property types.

7. Housing stock lost to Right to Buy

Due to Right to Buy and Right to Acquire purchases over three decades, considerable numbers of social rented housing have been lost, increasing the demand for both existing and new affordable housing. Often it has been the larger, most attractive properties on larger plots have been sold. It is estimated that Plaistow and Ifold has lost 20 rented homes through Right to Buy.

8. Low cost home ownership

In the U.K. owner occupation is the tenure to which most people aspire, providing security of tenure, self-expression and an appreciating asset. For those who cannot achieve this, social and private renting are the usual options and demand is high in both sectors with resulting high rents. Consequently there are many people who could manage monthly mortgage payments instead of rent, but who have difficulty getting a mortgage due to the lack of cheaper properties, large deposits and inadequate mortgage/salary multipliers. As the District has an average house price to average salary ratio of 13:1 and most mortgage multipliers are usually 3 - 4½ times household income, there is a large affordability gap.

There are several low cost home ownership (also known as intermediate housing) options, the most usual are shared ownership. There are also mortgage guarantee schemes offered through banks. Further details can be found on the council's website:

<http://www.chichester.gov.uk/housingtobuy>

There is limited information on demand, as the presence of a new development always encourages people, who have not previously done so, to register their interest. Experience has shown that shared ownership homes usually sell very well in the district. Two bedroom flats and houses are the most popular and affordable, though there is also limited demand for one bedroom flats and three bedroom houses. Shared ownership values are based on market values. As Plaistow and Ifold has a lower percentage of younger households within the parish, this will help local people, who may otherwise be unable to buy, to invest in a home of their own.

9. Older persons

By 2030 it is estimated that the population of Chichester aged 65 or over will increase to 31.7% (based on 2010-based subnational population projections). Older people are more likely to under-occupy homes and under-occupation is therefore expected to increase. The growing older population will also result in growth in households with specific needs. Many of these needs can be resolved in situ, through adaptations to existing properties. However some of the growing older population will require ground floor specialist housing such as sheltered or extra care provision.

10. Conclusion

Establishing future need for housing is not an exact science. No single approach will provide a definitive answer. The NPPF advises that plan makers should avoid expending significant resources on primary research (information that is collected through surveys, focus groups or interviews etc. and analysed to produce a new set of findings) as this will in many cases be a disproportionate way of establishing an evidence base. Instead you should look to rely predominantly on secondary data (e.g. Census, national surveys) to inform assessment which are identified within the National Planning Practice Guidance <http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-development-needs-assessments/methodology-assessing-housing-need/>. The NPPG states “Local housing need surveys may be appropriate to assess the affordable housing requirements specific to the needs of people in rural areas, given the lack of granularity provided by secondary sources of information”.

We suggest that the main issues you need to consider are:

- The needs of younger workers (18-44) and young families, both in terms of affordable housing (rented and intermediate) and market housing.
- The needs of older people wishing to down size and remain in their community.

It is suggested that the local affordable need could be met through an affordable quota on a market site; comprising a mix of units including mainly but not exclusively 1 and 2 bedroom units' in-line with the SHMA recommendations. It must be noted that for a scheme to achieve an onsite provision a scheme must deliver a net increase of 11 units, unless a developer is willing to provide the units onsite in-lieu of a commuted sum on schemes with a net increase of 6-10 units. Recently we are finding it more difficult to deliver small numbers of affordable unit's on schemes with less than 10 units for a number of reasons, listed below are two of the key issues:

- The requirement to reduce affordable rents by 1% per annum effects the values and consequently effects the Housing Associations business viability;
- There is a lack of government grant available to deliver affordable rented properties

One way to overcome these issues and deliver affordable rented units on a small scheme is by setting up a Community Land Trust (CLT) to enable the disposal of the affordable rented units by using the market units to cross subsidise. Alternatively, it is likely that they will be delivered as intermediate housing such as shared ownership as these are more viable for a housing association to deliver.

We recognise that the local community may feel that our recommendations do not fully reflect the needs and the demands of your community and that there are additional needs we have not identified. If this is the case you may wish to gather your own objectively assessed evidence base by commissioning a Housing Needs Survey.

We know that most parish councils are keen to maintain sustainable communities and recognise the importance of providing housing for a mix of residents, including families, couples and older people. We want to help parish councils identify their local housing need and I would be happy to provide advice on the affordable housing development process. Please contact me should you require further assistance or advice.

Kind regards

Holly Nicol,

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