



Housing Needs Survey Report: Alfriston Parish

**Commissioned by
Alfriston Community Land Trust and Alfriston Parish Council**

Published June 2021

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1 Introduction

1.1 Study Context

- 1.1.1 This research was commissioned by Alfriston Community Land Trust with support from Alfriston Parish Council. Alfriston Community Land Trust is a Community Benefit Society and community led housing organisation set up to provide local needs affordable housing in the Alfriston Parish – the focus of this survey.
- 1.1.2 The study objectively assesses the current scale and nature of the need for affordable housing in the Alfriston Parish. It identifies households whose housing needs were not currently being appropriately met and who could not afford to meet them on the open market within the parish.
- 1.1.3 The Housing Needs Survey also sought to identify any households whose housing needs may be met on the open market within the parish. These households are those not eligible for affordable housing but who have a housing requirement.

1.2 What is 'Affordable' Housing'?

- 1.2.1 Affordable housing is that made available for people who cannot afford to rent or purchase properties on the open market. This occurs due to the gap that exists between the income / savings of individuals or households, and that required to rent or purchase a property that meets their housing requirements in the specified locality.
- 1.2.2 Affordable housing generally comprises of one of a range of housing products. These include: Social rented housing (rented housing provided at rates significantly below market rents – circa 50% of open market rent), Affordable rented housing (generally provided at 80% of open market rent), Shared Ownership (part owned/part rented properties), and Starter Homes (new homes available for purchase at discounted rates). Affordable Housing (other than Starter Homes) is commonly owned and/or operated by Local Authorities and Housing Associations – also more formally known as Registered Providers.
- 1.2.3 Restrictions are generally put in place to govern who can access affordable housing. These typically relate to a household's degree of housing need, the level of income and savings, as well as a household's relationship with a particular location.

This is commonly referred to as a 'Local Connection' and can limit access to those currently living in the same parish as the affordable housing or having done so previously, those with immediate family in the parish or to those who work in the parish.

- 1.2.4 The National Planning Policy Framework¹ (NPPF) (2019) sets out the following definition of Affordable Housing:

“Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions: [Annex 2].”

1.3 How is Affordable Housing Need assessed?

- 1.3.1 An assessment of the levels of affordable housing need can be undertaken through the use of a Housing Need Survey distributed to the households in a parish (or other spatial area). This captures information which may be used to determine whether individual households current housing needs are being met and if not, whether they are ‘in need’ of and eligible for local affordable housing. This type of analysis provides a detailed snapshot of the level and type of need present when the survey was undertaken.
- 1.3.2 A local Housing Needs Survey gathers information on household make-up (e.g. single adult, family with children, older couple, 65+ etc.), current housing type, tenure and circumstance, gross household income and savings and details on a respondent's local connection to the area.
- 1.3.3 Eligibility for affordable housing is based on two main aspects. Firstly, that the current housing in which the individual/household resides is not adequate for their needs e.g. too few bedrooms or requires adaptation. Secondly, that they cannot afford an appropriate property which would meet their needs on the open market within the local area.
- 1.3.4 This is determined by comparing their financial information against the baseline rental or purchase costs for a property that would meet their current requirements.
- 1.3.5 In some cases, such as affordable housing specifically developed for a community and allocated through a local Lettings Policy, a local connection criteria is also applied to govern those who are eligible for it.

In this instance as well as being ‘in need’, a household would need to demonstrate that they possess a clear local connection to the area by either living there currently or having done so in the past, having close relatives (immediate family) who currently reside there, or by working within the area (parish).

¹https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

1.4 How is Affordable Housing delivered?

- 1.4.1 Affordable housing can be delivered either on specific sites or as a proportion of a market development (where Local Planning Policy includes a threshold requiring a proportion of affordable homes to be provided). It can also be delivered through the purchase of existing market housing – including property that's requires renovation, which is subsequently either rented or resold on a shared ownership basis.
- 1.4.2 Traditionally Affordable Housing has been provided by local authorities and housing associations. Alternative methods of delivery can include housing provided via a Community Land Trust (CLT), where the community is much more involved in all aspects of the scheme. This community led approach can mean that the CLT owns and manages the housing itself for long term community benefit. More information can be found on the following websites: National CLT Network: www.communitylandtrusts.org.uk and the Action in rural Sussex Community Housing Hub service: www.sussexcommunityhousinghub.org/.
- 1.4.3 A CLT provides the added benefit of being able to focus delivery on the housing needs of the immediate community where there is a demonstrable local connection. The homes can be retained as affordable housing to meet local needs in perpetuity, given the unique 'asset lock' provided by the CLT legal structure.

1.5 Community Led Housing Enabling

- 1.5.1 Action in rural Sussex is a registered charity (No.1035401) that has provided a housing enabling service in both East and West Sussex for over twenty years.

The role of the housing enabler is to provide independent support, advice and information to Councils and community groups in relation to the provision of affordable housing in their communities.

- 1.6.3 Action in rural Sussex has provided the Sussex Community Housing Hub service since 2017. A team of Community Led Housing Advisors and Enablers is employed who provide technical advice and support to community led housing groups and projects. This enabling work also involves undertaking housing needs surveys.

1.6 Housing Needs Survey Outputs & Recommendations

- 1.6.1 This study and report identifies the households highlighted by the Housing Needs Survey in need of and eligible for affordable housing locally.
- 1.6.2 The report does not make any detailed recommendations regarding the delivery of housing development (numbers, type or tenure) to meet the need identified or their exact location. This is in itself a detailed process that will need to be undertaken separately.

1.7 Report Structure

- 1.7.1 The remainder of this report provides a more detailed explanation of the process through which the assessment of housing need was undertaken, the methodology employed and the levels of housing need identified.
- 1.7.2 **Section 2** provides a brief overview of the study area. This includes an overview of the current structure of the housing stock in the study area and provides a broad context for the remainder of the report.
- 1.7.3 **Section 3** sets out the affordability of properties locally and uses this information to establish the baseline against which households' individual housing needs may be assessed.
- 1.7.4 **Section 4** includes detail on the methodology employed in relation to the Housing Needs Survey. This includes the number of housing needs survey forms distributed, returned and the level of response received.
- 1.7.5 **Sections 5** provides a breakdown of the responses to Part 1 of the survey which gathered views on housing provision.
- 1.7.6 **Section 6** gives an overview of the responses received to Part 2 of the survey. It identifies the number of households assessed as being in-need of affordable housing, as well as those households whose housing requirements are not currently being met, but who are not eligible for affordable housing, together with a summary of the nature and extent of affordable housing need identified in Alfriston.
- 1.7.7 **Section 7** set out the analysis of the responses received to the survey in relation to the households in need of affordable housing, and those who are not eligible, but whose housing requirements are not currently being met.
- 1.7.8 **Section 8** presents the key conclusions from the survey findings.
- 1.7.9 The **Appendices** contain an overall summary of requests for further information and a copy of the Housing Needs Survey form used in the study.

2 Overview of the study area

2.1 Geographic context

- 2.1.1 The civic parish of Alfriston is located in the south east of the Wealden District Council area.
- 2.1.2 It comprises of the main settlement of Alfriston Village, and a number of small scattered settlements in the surrounding area. Alfriston is an historic village which was mentioned in the Domesday Book in 1086, which listed the names of six landholders for *Alfricheston*.
- 2.1.3 Alfriston is a village community surrounded by the Wealden South Downs, located near the eastern end of the South Downs Way.



Figure 1 – Wealden District Council – Ordnance Survey

- 2.1.4 It is situated 6 miles west of Polegate – the nearest urban settlement, 8 miles from Hailsham to the north, 10 miles from Eastbourne to the south and 10 miles from Lewes to the west – the other main urban areas.
- 2.1.5 Alfriston Village is located approximately one mile south of the main East – West A27.
- 2.1.6 The nearest rail connection is at Berwick station (Eastbourne to Lewes / Brighton / Gatwick / London-Victoria lines) – some 2 miles north of Alfriston Village.

East Sussex: Census parishes in 2002/03 (including 2007 Wealden parish amendments)



Figure 2 – Alfriston Parish – East Sussex in Figures

- 2.1.7 Alfriston has been described as “one of England's 27 most beautiful villages” and consequently is a significant tourist attraction.
- 2.1.8 Hailsham is the nearest major Town offering employment in a range of jobs in manufacturing and services, and a local shopping centre for the residents of the surrounding rural area.
- 2.1.9 The sub-regional shopping and employment centres are located in Lewes, Eastbourne and Brighton.

2.2 Local planning context.

- 2.2.1 The Alfriston Parish falls within the South Downs National Park - the authority responsible for local planning policy.
- 2.2.2 South Downs National Park together with the National Planning Policy Framework provide strategic policy on the nature of the new homes that need to be provided.
- 2.2.3 The English National Parks Vision and Circular sets out further important context. It highlights the Government's expectation that new housing will be focused on meeting affordable housing requirements, supporting local employment opportunities and key services².
- 2.2.4 The South Downs Local Plan was adopted in July 2019. In addition, South Downs National Park have produced an Affordable Housing Supplementary Planning Document which provides further guidance to support implementation of the Local Plan policies. It contains detail on key strategic policies namely SD27: Mix of Homes, SD28: Affordable Homes and SD29: Rural Exception Sites.
- 2.2.5 **Policy SD27:** *'Planning permission will be granted for residential development that delivers a balanced mix of housing to meet projected future household needs for the local area. Proposals should provide numbers of dwellings of sizes to accord with the relevant broad mix'.*
- 2.2.6 **Policy SD28:** *'Affordable Homes sets out a requirement for residential developments of 3 or more homes to provide for affordable housing. This provision should be on-site on sites with capacity for 4 or more homes. The level of provision is determined by the overall capacity of the site in terms of potential number of homes, with a minimum 50% of the total to be affordable on sites of 11 or more homes. The policy also sets out how many affordable homes should be provided as rented tenure (as opposed to shared ownership or other forms of low-cost ownership)'.*
- 2.2.7 **Policy SD29:** *'Rural Exception Sites sets a requirement that residential housing sites outside of settlement boundaries should provide 100% affordable housing. The precise mix of homes and tenures should be based on the local needs of the community, and provide specifically for local housing needs'.*
- 2.2.8 The guidance highlights that Rural Exception Sites must address the needs of the local community. Any proposals for a Rural Exception Site are expected to provide an up-to-date local housing needs assessment as part of the evidence in support of the application.

² English National Parks and the Broads: UK government vision and circular 2010 (Defra, 2010), paragraph 78

2.3 Census 2011: Population, Employment and Education

2.3.1 The 2011 Census identified a population of 829 people living in the Alfriston Parish (769 in 2001). This highlights very little change in the overall population in more recent years.

2.3.2 The 2011 Census identified that the largest proportion of the population were aged 16 to 64 (56%), compared to 59% in the Wealden District as a whole.

The second largest proportion were those people of retirement age (65 years plus) 34% - compared to 23% across the District.

The proportion of the population of school age (0 to 15) stood at 10%, compared to 18% for the Wealden District.

2.3.3 In terms of qualifications at Level 4 and above, the census suggests a significantly higher proportion in Alfriston – 42%, compared to 29% for the Wealden District.

Correspondingly, the proportion of the Alfriston population with No qualifications was 15% compared to 20% for the Wealden District.

2.3.4 The Census highlighted the nature of employment in Alfriston comprised of a higher proportion of managers, directors and senior officials - 17%, compared to 14% for the Wealden District.

For elementary occupations the proportions were 13% for Alfriston and 8% for the Wealden District.

2.3.5 The census highlighted that across the Wealden District 65% of the working population were employed (full time / part time / self-employed). This compared to 57% in Alfriston.

2.4 Census 2011: Housing Type in the Alfriston Parish

2.4.1 At the time of the 2011 Census there were 395 properties in Alfriston.

2.4.2 The Census data indicates that in 2011 the greatest proportion of households in Alfriston occupied detached properties - 219 (54%), compared to 45% across the Wealden District. This was followed by semi-detached properties – 81 (21%), which compared to 30% across the district.

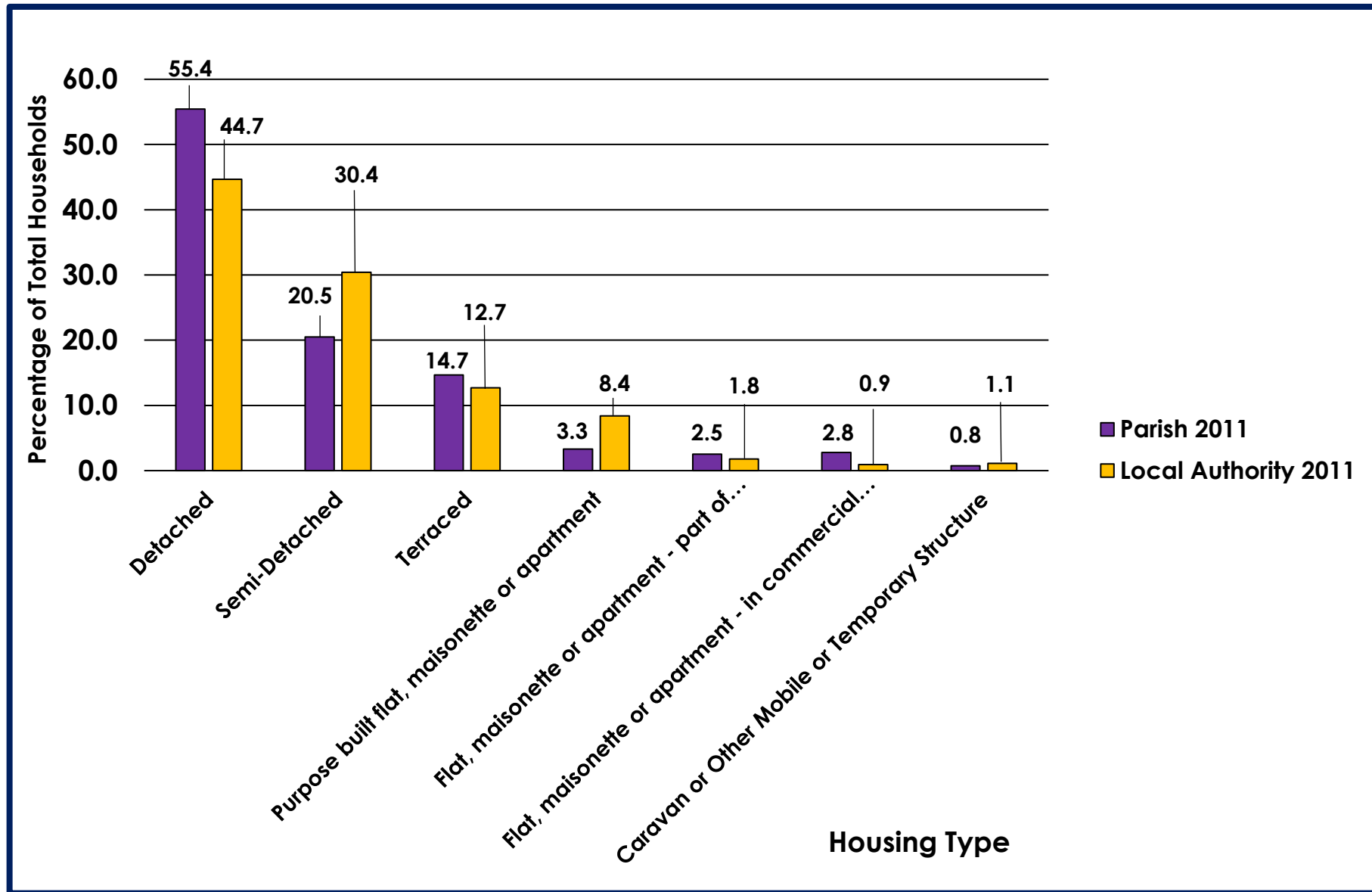
2.4.3 Overall there was a lower proportion of smaller (potentially cheaper) properties in Alfriston. Terraced housing totalled 58 (15%), and flats, maisonettes or apartments – 34 (9%), this is comparable to the proportions for the Wealden District as a whole which were 13% and 11% respectively.

Table 1 - Housing Type comparison between Alfriston and Wealden District

Housing type (QS402EW)	Alfriston Parish		Wealden District	
	Number	%	Number	%
Detached	219	55.4	27,984	45
Semi-Detached	81	20.5	19,042	30
Terraced	58	14.7	7,960	13
Purpose built flat, maisonette or apartment	13	3.3	5,248	8
Flat, maisonette or apartment - part of converted/shared house	10	2.5	1,109	2
Flat, maisonette or apartment - in commercial building	11	2.8	592	1
Caravan or Other Mobile or Temporary Structure	3	0.8	696	1
TOTAL	395	100.0	62,631	100

(Source: Census 2011)

Figure 3 - Comparison of Housing Type between Alfriston Parish and Wealden District (2011 Census)



2.5 Census 2011: Housing Tenure in the Alfriston Parish

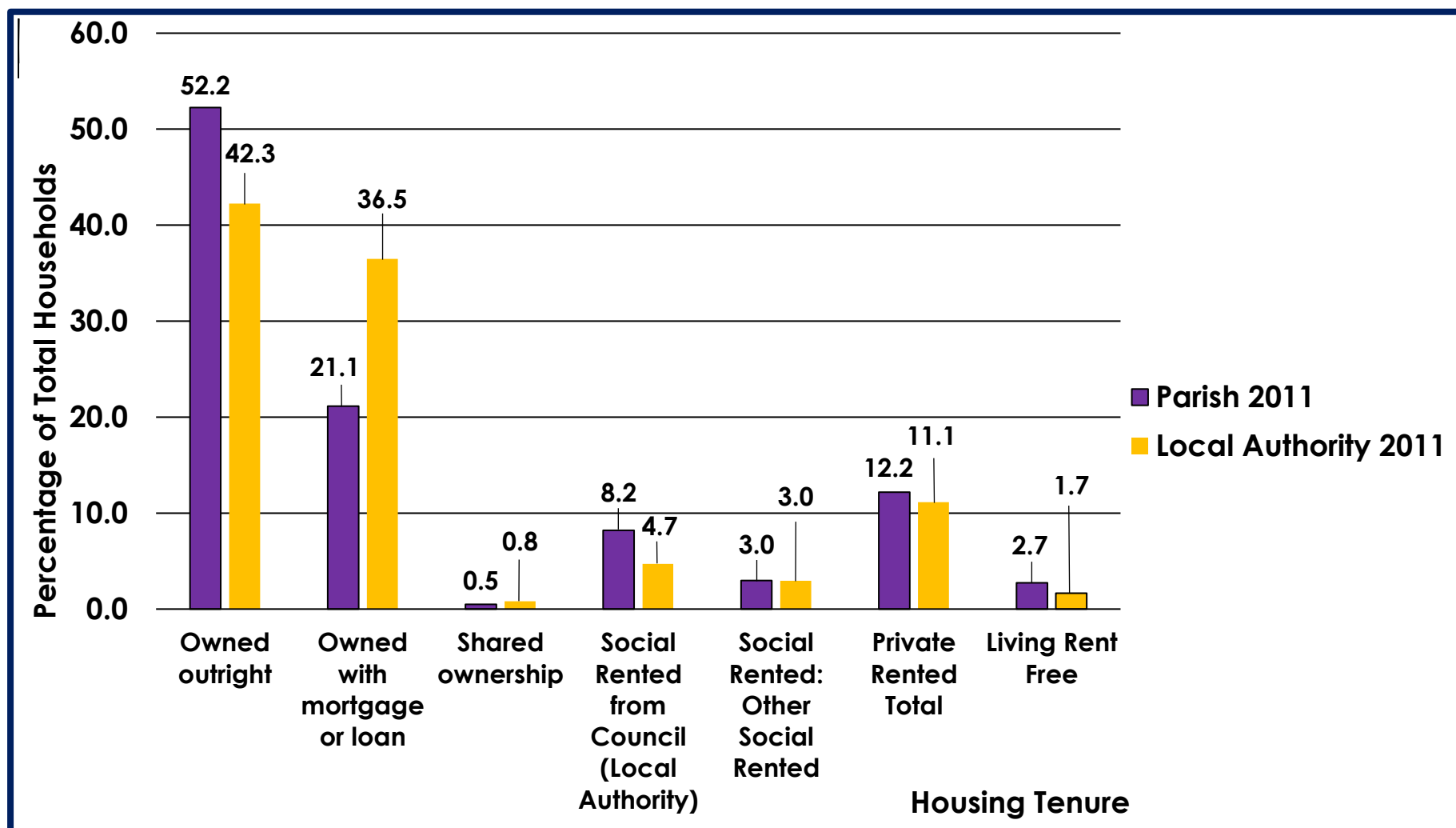
- 2.5.1 At the time of the last census some 73% of the homes in Alfriston were owner occupied, compared to 78% in the district generally.
- 2.5.2 Across the district there was a very low proportion of social housing properties – 8%; with a higher proportion in Alfriston – 45 (11%).
- 2.5.3 The proportion of private rented homes was similar in Alfriston (12%) compared to the rest of the district (11%).

Table 2 - Housing Tenure in Hailsham and the District

Tenure type (KS402EW)	Alfriston Parish		Wealden District	
	Number	%	Number	%
Owned outright	210	52.2	26,483	42
Owned with mortgage or loan	85	21.1	22,872	36
Shared ownership	2	0.5	503	1
Social Rented from Council (Local Authority)	33	8.2	2,956	5
Social Rented: Other Social Rented	12	3.0	1,852	3
Private Rented Total	49	12.2	6,973	11
Living Rent Free	11	2.7	1,037	2
TOTAL	402	100.0	62,676	100

(Source: Census 2011)

Figure 4 - Comparison of Housing Tenure between Alfriston Parish and Wealden District (2011 Census)



3 The Property Market & Housing Affordability

3.1 Current Property Values in the District

- 3.1.1 The table below shows the UK House Price Index's average selling prices for different types of open-market housing across the Wealden District in December 2020. These provide an indication of the levels of house prices within the District that those seeking to purchase a property on the open market can expect to pay, providing an important context for those people seeking housing in Alfriston.

Table 3 - Average House Prices in the Wealden District

Housing Type	Average Price	Deposit Required (10% of total value)	Gross Household Income Required ³
All Housing	£328,296	£32,829.60	£84,418.97
Detached	£531,301	£53,130.06	£136,620.16
Semi-Detached	£322,907	£32,290.70	£83,033.24
Terraced	£274,790	£27,478.95	£70,660.16
Flat	£184,185	£18,418.54	£47,361.96

Source: UK House Price Index (December 2020)

- 3.1.2 From these figures we have calculated the annual gross household income required for a new home buyer to purchase each type of property. This is calculated on the basis of securing a 90% mortgage (i.e. an upfront 10% deposit) with a 3.5 x gross income to lending ratio. From this it can be seen that the lowest income required to purchase the cheapest average priced market property in the District (a flat) would be £47,362.
- 3.1.3 These figures provide an overview of the current status of house prices across the District (based on sale prices). It should be noted that property prices may fluctuate during the course of the year and between different geographical areas. Variations may also exist between properties of similar type or size.
- 3.1.4 Property prices in some locations can be higher than the district-wide averages outlined above, largely due to the limited supply of properties available for sale combined with high levels of demand. Fluctuations may also arise from the limited availability of smaller properties such as flats, maisonettes and properties with fewer bedrooms, which increase the average size and potentially the average costs.

³ Based on 10% deposit and 3.5 times gross household income
Action in rural Sussex © 2021

3.2 Incomes in the District

- 3.2.1 The 2020 Provisional Annual Survey of Hours and Earnings⁴ (Office for National Statistics) identified that the mean gross income in Wealden District was £32,322 and the median gross income was £26,000 per annum.
- 3.2.2 To buy an entry level property (a one bedroom flat) based on the property prices above (assuming a 10% deposit and a 90% mortgage), the income required would be £47,362. This is £15,040 higher than the mean gross income and £21,362 higher than the median gross income. The purchaser would also need to have savings for a deposit of £18,419.

3.3 Current Property Prices in the Alfriston Parish

Property to purchase: Baseline prices

- 3.3.1 In order to develop a baseline of the affordability of property within the parish, sale price information was gathered across the last 24 months for 29 properties sold in the Alfriston area. This information was taken from [rightmove.co.uk](https://www.rightmove.co.uk) and is based on prices paid at the time of sale (provided by the Land Registry).
- 3.3.2 Sale price information was captured based on property size (i.e. number of bedrooms), rather than on the housing type (e.g. detached house or flat) as affordable housing need is generally assessed based on the number of bedrooms required rather than property type. Similarly, the number of bedrooms is generally the single most important feature for those seeking alternative market accommodation.
- 3.3.3 No one bedroom properties that have been sold in the last five years could be identified.
- 3.3.4 In order to make an assessment of affordable housing need, the lower quartile (average of the bottom 25%) of the property sale prices were calculated and used in the assessment as they represent the prices at the lower end of the market.
- 3.3.5 The affordability of properties with different numbers of bedrooms was calculated using a standard 90% (of property value) mortgage, with a 10% upfront deposit contribution. The annual gross household income required was calculated on the basis that the mortgage requirement would represent a 3.5x income to value multiplier.

4

<https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/earningsandworkinghours/datasets/placeofresidencebylocalauthorityashetable8.7a>

Table 4 - Average Property Sale Costs in Alfriston

Housing Size	Lower Quartile Price	Deposit Required (10% of total value)	Gross Household Income Required
1 bed	£0.00	£0.00	£0.00
2 bed	£309,075	£30,907.50	£79,476.43
3 bed	£486,125	£48,612.50	£125,003.57
4 bed	£562,500	£56,250.00	£144,642.86
5+ bed	£775,000	£77,500.00	£199,285.71

Source: Rightmove/Land Registry (2021)

Property to rent: Baseline prices

3.3.6 Rental costs were calculated by identifying the cheapest property of each bedroom size being marketed for rent within 3 miles of Alfriston at the time of compiling this report.

3.3.7 The annual gross household income required for rental costs are determined, based on the assumption that the proportion of the income spent on direct housing costs should not exceed 30% of the annual gross household income.

3.3.8 There were no 5 bedroom or larger properties for rent at the time of the assessment.

Table 5 - Average Property Rental Costs in the Alfriston area

Housing Size	Baseline monthly rental (per calendar month)	Gross Household Income Required
1 bed	£725	£29,000.00
2 bed	£825	£33,000.00
3 bed	£1,150	£46,000.00
4 bed	£1,900	£76,000.00
5+ bed*	£0	£0.00

Source: Rightmove (2021). Note: *All figures are based on properties on the market at the time of writing the report, which accounts for some variation.

Key conclusions on market prices

3.3.9 Overall, property costs indicate an entry level gross annual household income requirement of some £29,000 to rent, and utilising the district wide income calculation above, an income of £47,362 requirement to buy a one bedroom property.

3.3.10 We have used the calculations in table 4 and 5 above, of gross household income and savings required to purchase, to determine which households need affordable housing to rent / shared ownership, and those able to afford a market solution to meet their housing requirements.

4 The Alfriston Housing Needs Survey

- 4.1.1 The Housing Needs Survey was posted to all households in the Alfriston Parish and promoted locally.

The surveys were distributed in November with a completion deadline for survey responses stated as 7th December 2020. However, additional time was required in order to capture late entries in the light of the impact of the Coronavirus Pandemic.

4.1.2 **Survey Response Rate**

- 4.1.3 A total of 101 responses were received from the 418 homes in the Alfriston Parish. This represents an overall response rate of 24%.

5 Key Findings from the Survey: Part 1 Responses

5.1.1 This section of the report provides an overview of the responses that were received to Part 1 of the Housing Needs Survey, which was open to completion by all recipients of the survey.

5.1.2 It is followed in the next section by the results of the analysis of those respondents that completed Part 2 of the form, and were assessed as meeting the local connection, income and circumstantial criteria required to be classified as in need of affordable housing.

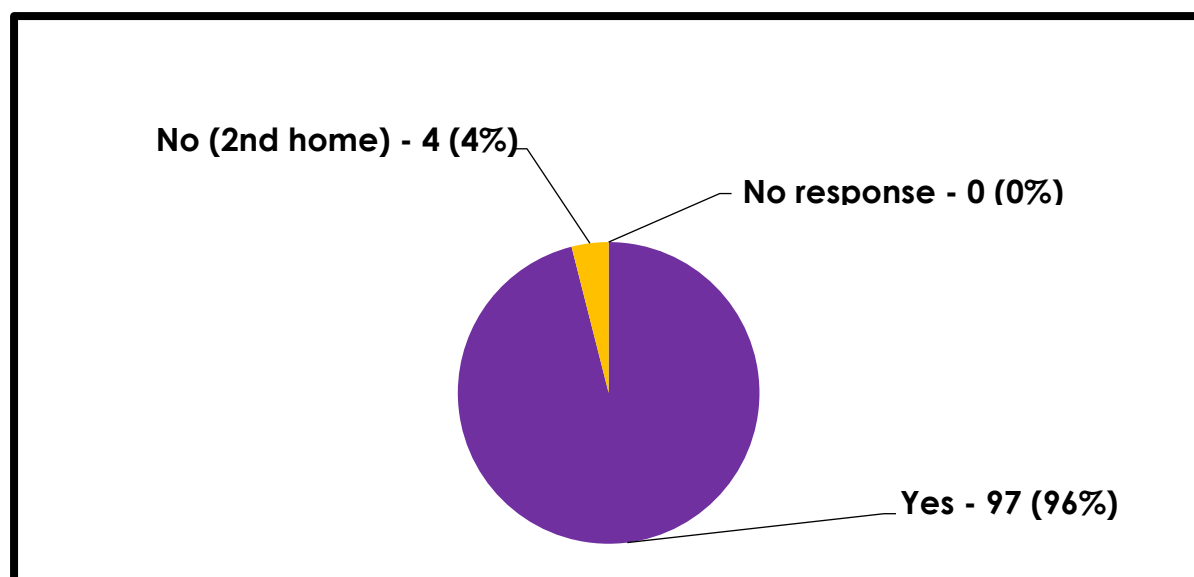
5.1.3 The responses to the six questions in Part 1 were as follows:

Q.1 Is this property your main place of residence?

Respondents were asked to confirm if the Alfriston address is their main residence.

Yes	No	No response
97 (96%)	4 (4%)	0 (0%)

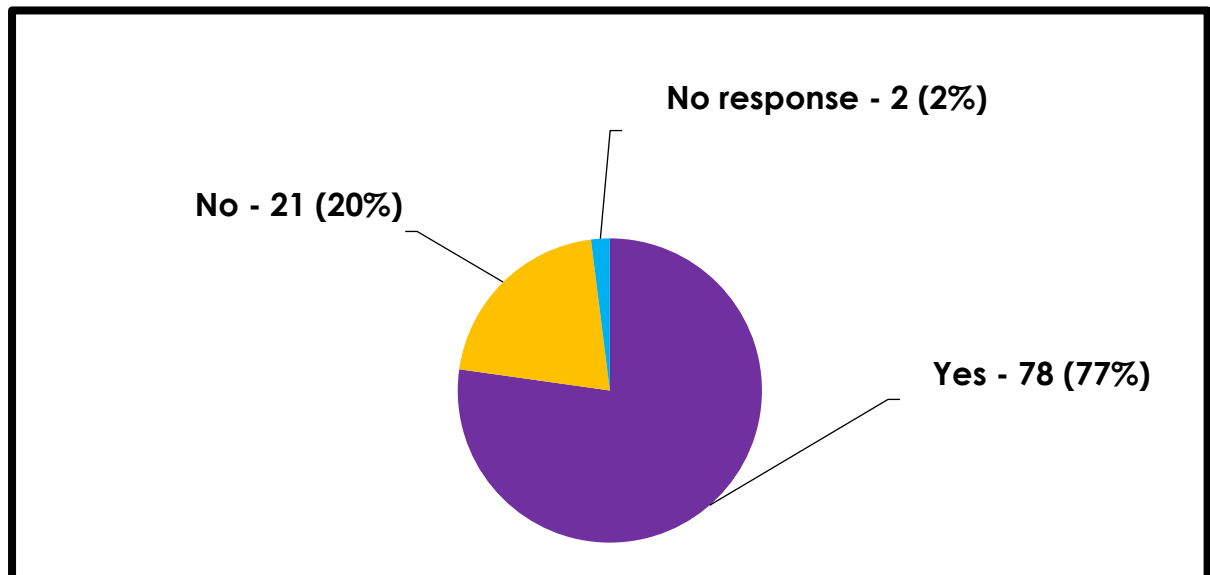
Figure 5 – Proportion of respondents where the property is their main place of residence



Q.2 Would you be in favour of a development of affordable housing specifically for local people within the parish if there were a proven need?

Yes	No	No response
78 (77%)	21 (20%)	2 (2%)

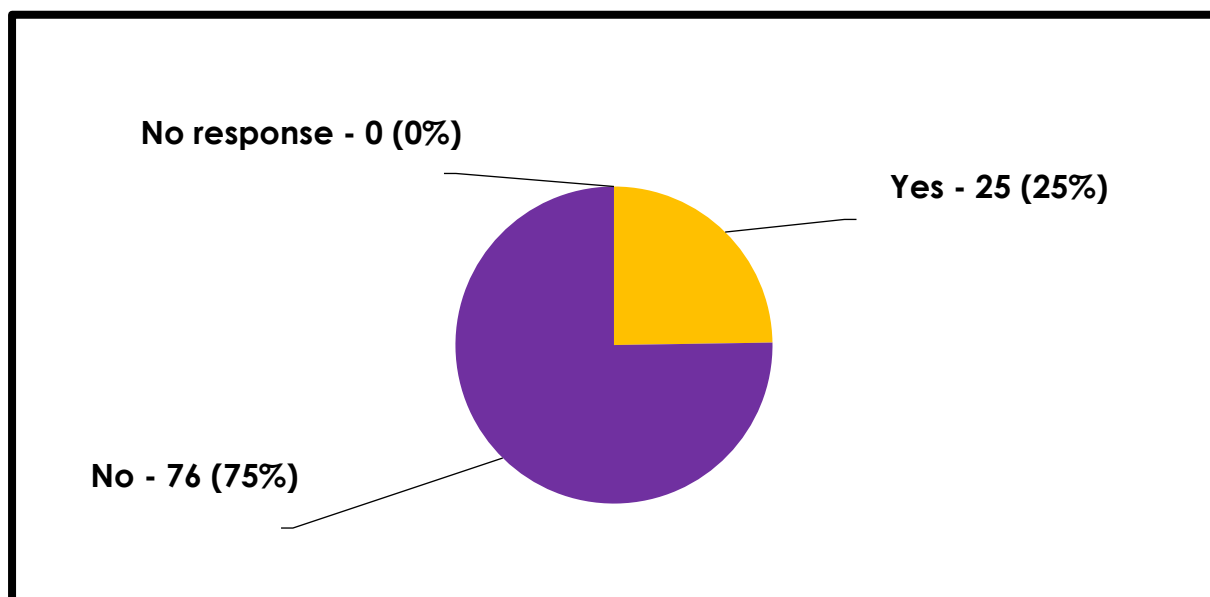
Figure 6 – Proportion of responses in favour of a development of affordable housing specifically for local people within the parish if there were a proven need



Q.3 Would you be in favour of a development of market housing within the parish if there were a proven need?

Yes	No	No response
25 (25%)	76 (75%)	0 (0%)

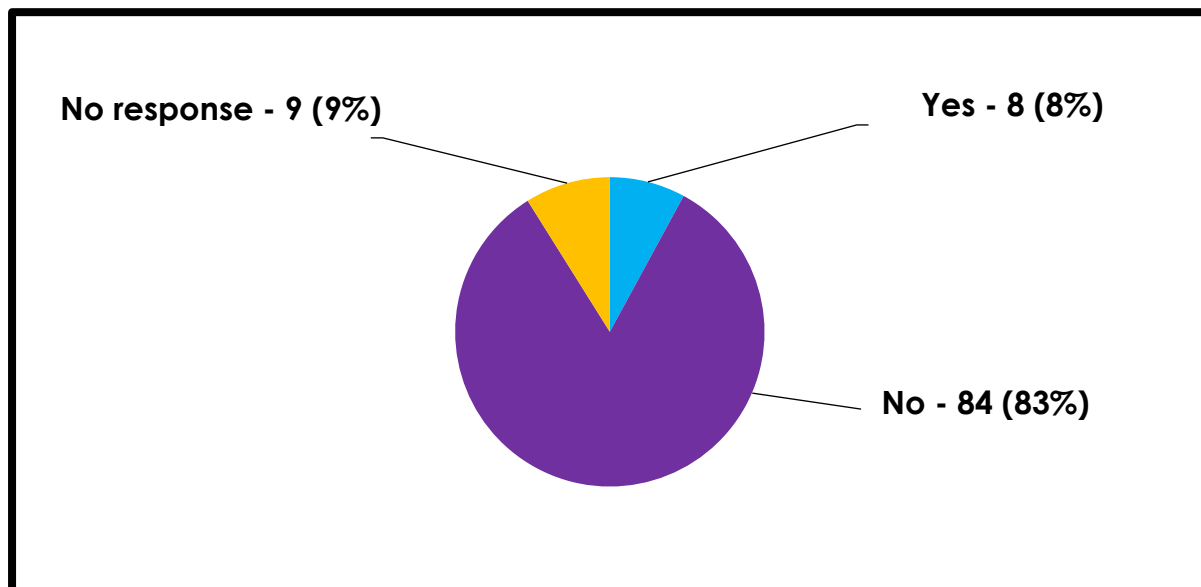
Figure 7 - Proportion of responses in favour of a development of market housing within the parish area if there were a proven need



Q.4 Has any member of your family left the parish area in the last few years due to difficulty in finding an affordable home locally?

Yes	No	No response
8 (8%)	84 (83%)	9 (9%)

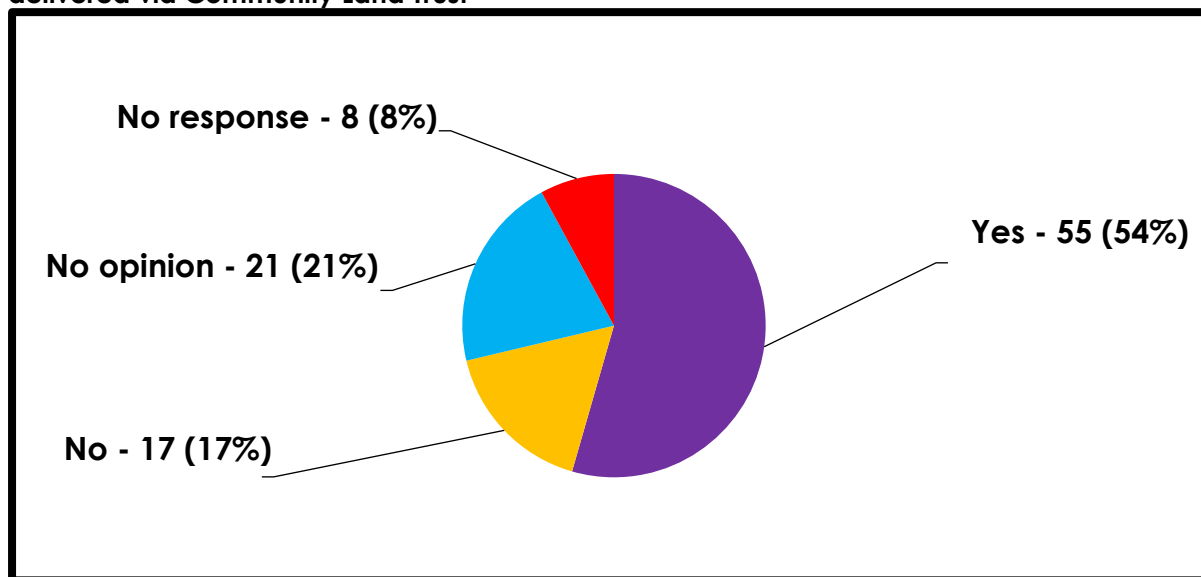
Figure 8 – Proportion of responses with experience of a member of their family leaving the parish in the last few years due to difficulty in finding an affordable home locally



Q.5 Would you like to see housing and other community assets delivered via Community Land Trust?

Yes	No	No opinion	No response
55 (54%)	17 (17%)	21 (21%)	8 (8%)

Figure 9 – Proportion of responses who would like to see housing and other community assets delivered via Community Land Trust



6 Key Findings from the Survey: Part 2 responses

6.1.1 Part 2 of the survey was completed by those respondents who indicated that their current home was unsuitable for their household's needs.

6.1.2 A total of 15 completed responses were received and assessed in relation to Part 2 of the Housing Needs Survey.

6.1.3 Of the 15 completed responses:

All 15 households were identified as being in need of affordable housing. This was due to their current housing requirements not being met, their local connection, and because their income and personal circumstances meant that they could not afford a suitable market property in the Alfriston Parish.

In assessing the need for affordable housing, consideration was given to whether or not a household's income/savings were deemed adequate to purchase or rent on the open market.

6.1.4 Section 7 provides an overview of the responses received from the households identified as being in need of affordable housing within Alfriston. This information represents responses to the Housing Needs Survey and does not include information directly relating to the Local Authority or any Housing Association Housing Register.

6.1.5 Section 8 summarises the key findings from the survey.

7 Summary of Affordable Housing Need

7.1 Households in need

- 7.1.1 A total of 15 households were identified as being in need of affordable housing on the basis that their current housing does not meet their requirements, they cannot adequately afford to either purchase or rent a suitable market property that meets their current requirements (based on bedrooms required), and have an appropriate local connection to the parishes.
- 7.1.2 The greatest number of households in need of affordable housing were single adults (aged 18+) / other (a single household) – 9 (60%), followed by adult / family with children (aged under 18) – 5 (33%). There was one adult couple (aged 18 to 64 – with no children).

Table 6 - Breakdown of the make-up of households in affordable housing need

Household type	Number	Percentage
A single adult (aged 18+)	8	53%
A single older person (aged over 65)	0	0%
An adult/family with children (aged under 18)	5	33%
An adult couple (aged 18 - 64 - no children)	1	7%
An older couple (aged over 65)	0	0%
Other	1	7%
No response	0	0
Total	15	100%

- 7.1.3 Six of the households had children aged under 18. Of these households, two had one child, two had two children, and two had three children.

Table 7 – Breakdown of children numbers in households in affordable housing need

Number of children	Number of responses	Percentage
1	2	25%
2	2	25%
3	2	50%
4	0	0%
5+	0	0%
No response	0	0.0
TOTAL	6	100%

7.2 Housing Register

- 7.2.1 None of the 15 households identified as being in need of and eligible for affordable housing indicated that they were currently on a Local Authority or Housing Association register or waiting list for a home to rent. Thirteen respondents (87%) indicated they were not on a register or waiting list, and two responded 'Don't Know'.

7.3 Reasons for moving

- 7.3.1 The most common reason identified in the survey for households seeking to move was the need to set up an independent home, which was identified by 7 households (47% of responses). This largely reflects the proportion of single adults identified as being in need of affordable housing and typically living with parents/friends/family.
- 7.3.2 Five households (33%) identified a need to move because their current home is expensive to run/maintain or the current rent / mortgage is unaffordable.
- 7.3.3 Two households required a more secure form of tenure.

Table 8 - Breakdown of reasons for moving by households in need of affordable housing

Reason for moving	Number of responses	Percentage
Need to set-up independent home	7	47%
Need a larger home (i.e. more bedrooms)	0	0%
Need to be closer to carer or dependent	0	0%
Current home expensive to run/maintain	3	20%
Changing circumstances (e.g. divorce)	1	7%
Need to be closer to employment	0	0%
Current rent / mortgage is unaffordable	2	13%
Need an adapted home	0	0%
Need a more manageable home	0	0%
Need better access to public transport	0	0%
Need a smaller home	0	0%
Want a more secure form of tenure	2	13%
Other (Please specify)	0	0%
No response	0	0%
Total	15	100%

7.4 Local Connection

- 7.4.1 Of those households identified as being in need of affordable housing, all respondents identified at least one local connection.
- 7.4.2 Eight respondents currently live in the parish.
- 7.4.3 Eight households have relatives living in the parish.
- 7.4.4 All of the responses for households that do not currently live in the parish identified links via their employment, relatives or as a previous resident.

Table 9 – Local Connection of households identified as in need of affordable housing

Local Connection	Number of responses	Percentage of responses
Live in the parish	8	33%
Work in the parish	2	9%
Have relatives in the parish	8	33%
Previously lived in the parish	6	25%

Please note respondents often indicate more than one connection and so the number and percentages reflect the number of responses to the question, rather than as a proportion of the households responding overall (15).

7.5 Income and Savings

- 7.5.1 The majority (86%) of the households in need had gross annual household incomes of less than £29,000 per annum. As identified in section 3 of this document, this is below the level required to be able to rent a one bedroom property within Alfriston on the open market (based on their household circumstances).

Table 10 – Gross annual income of households identified as in need of affordable housing

Gross Annual Household Income	Number of responses	Percentage
Less than £9,999	4	27%
£10,000 to £14,999	2	13%
£15,000 to £19,999	2	13%
£20,000 to £24,999	2	13%
£25,000 to £29,999	3	20%
£30,000 to £34,999	1	7%
£35,000 to £39,999	0	0%
£40,000 to £44,999	1	7%
£45,000 to £49,999	0	0%
£50,000 to £54,999	0	0%
£55,000 to £60,000	0	0%
£60,000+	0	0%
No response	0	0%
Total	15	100%

7.5.2 Ten of the households (66%) in need of affordable housing had less than £10,000 in savings.

7.5.3 Of those with higher levels of savings, these were either still insufficient to meet the deposit/finance required to purchase a property, or the household had an income below the level necessary to purchase or rent the size of property they require on the open market.

Table 11 – Savings of households identified as in need of affordable housing

Savings	Number of responses	Percentage
No savings	3	20%
Less than £3,000	4	26%
£3,001 - £5,000	2	13%
£5,001 - £10,000	1	7%
£10,001 - £15,000	1	7%
£15,001 - £20,000	1	7%
£20,001 - £25,000	0	0%
£25,001 - £30,000	0	0%
£30,001 - £35,000	0	0%
Over £35,001	2	13%
No response	1	7%
Total	15	100%

7.6 Current Tenure

7.6.1 The current tenure of those households identified as in need of affordable housing largely consisted of those who lived in private rented accommodation – 10 (67%), followed by those living with parents/friends/family - 5 (33% of all households).

Table 1212 – Current form of tenure of those in affordable housing need

Tenure	Number of responses	Percentage
Live with parents/friends/family	5	33%
Owns a property with a mortgage	0	0%
Owns a property with no mortgage	0	0%
Lives in Tied Accommodation	0	0%
Lives in a shared ownership property	0	0%
Rent privately	10	67%
Rent it from a Housing Association	0	0%
Rent it from a Local Authority	0	0%
Other	0	0%
No response	0	0%
Total	15	100%

7.7 Preferred Tenure

7.7.1 The survey offered respondents the opportunity to identify their preferred housing tenure to occupy. Of the 15 households in need of affordable housing, eight (53%) indicated a preference for shared ownership, six (40%) indicated a preference for renting from a housing association or local authority, and one household would prefer to buy on the open market.

7.7.2 Two households might be eligible for shared ownership based on their income / savings (assuming a 10% deposit and a 90% mortgage), and a 50% equity purchase.

Table 13 - Preferred tenure of households identified as in need of affordable housing

Tenure	Number of responses	Percentage of responses
Renting from a housing association or a local authority	6	40%
Shared Ownership	8	53%
Renting from a private landlord	0	0%
Buying on the Open Market	1	7%
Other	0	0%
Total	15	100%

7.8 Preferred accommodation

7.8.1 The survey asked respondents to identify their preferred type of accommodation. Of the 15 households in need of affordable housing, the greatest proportion of those responding to the question - 11 (73%) indicated a preference for a house. The remaining 4 (27%) would prefer a Flat / Bedsit / Maisonette.

Table 14 - Preferred accommodation of households identified as in need of affordable housing

Tenure	Number of responses	Percentage of responses
House	11	73%
Bungalow	0	0%
Flat / Bedsit / Maisonette	4	27%
Sheltered / Retirement housing	0	0%
Total	15	100%

7.9 Bedrooms required

7.9.1 The table below identifies the preferences amongst households in-need of affordable housing as to the number of bedrooms they would like to have in their next property. In part, this can reflect their wider aspirations in addition to their needs. For example, securing properties with additional space or scope for expansion i.e. more bedrooms than are required.

7.9.2 The majority (80%) of the households identified as 'in need' of affordable housing required one or two bedroom properties. This reflects the proportion of smaller households identified in the assessment. The requirement for properties with three or more bedrooms is from those households made up of families with children.

Table 15 - Number of bedrooms sought by households in affordable housing need

Number of bedrooms	Number of responses	Percentage
1 bed	6	40%
2 bed	6	40%
3 bed	2	13%
4 bed	1	7%
5+ bed	0	0%
Total	15	100%

7.9.3 The number of bedrooms required (see table 16 below) represents those needed to adequately accommodate the households identified as being in need of affordable housing. This is based on the make-up of each individual household and an assessment of their requirements based on their current circumstances, rather than their preferences indicated on the survey form.

7.9.4 A majority (60%) of the households identified as in need of affordable housing required one bedroom properties. This reflects the high proportion of single individuals and couples identified in the assessment. The requirement for properties with more bedrooms is from those households made up of families with children.

Table 16 - Number of bedrooms required by households in affordable housing need

Number of bedrooms	Number of responses	Percentage
1 bed	9	60%
2 bed	2	13.3%
3 bed	2	13.3%
4 bed	2	13.3%
5+ bed	0	0%
Total	15	100%

7.10 Timeframe for move

- 7.10.1 Whilst the assessment of need was based on the current circumstances of the identified households, an opportunity was provided to specify a preferred timeframe for any move. As shown below, the majority of responses (67%) indicated that this would be required immediately or within the next two years, followed by 27% indicating a need between 2 and 5 years from now. One household identified a need to move in ten or more years.
- 7.10.2 These timeframes reflect respondents' answers, which are a combination of when they would like to move as well as a realistic recognition of when they feel that they are likely to be able to facilitate a move.

Table 17 - Preferred timeframe for move by households in affordable housing need

Timeframe	Number of responses	Percentage
Now or within the next 2 years	10	67%
Between 2 to 5 years from now	4	27%
In 6 to 10 years from now	0	0%
In 10 years or more from now	1	6%
Total	15	100%

7.11 Specialist Requirements

- 7.11.1 Respondents were invited to comment if they had any requirement for accommodation on the ground floor, sheltered housing with support services, residential care, or other support services.
- 7.11.2 One household was identified as requiring support services.

8 Key Findings & Recommendations

8.1 Survey response

- 8.1.1 There were 101 responses to the survey representing an overall response rate of 24%. In our experience, this is a good sample and is an average response rate for this type of survey.
- 8.1.2 This Housing Needs Survey has sought to identify those households in the Alfriston Parish who currently have a need for affordable housing. This represents a snapshot of the scale and make-up of the affordable need at a particular point in time (when the survey was undertaken).
- 8.1.3 Responses to Part 1 of the survey indicate strong support for the development of affordable housing for local people within Alfriston Parish where there is a proven need – with 78 responses (77%) in favour.
- 8.1.4 There is a good level of support for the delivery of housing and other community assets via a Community Land Trust – with 55 (54%) of respondents to Part 1 in favour.
- 8.1.5 Eight respondents had experienced a member of their family being unable to buy or rent an affordable home in the parish in the last few years.
- 8.1.6 The extent and nature of the affordable need is based on an analysis of each of the responses received to Part 2 of the Housing Needs Survey form (see Appendix 2) where this was completed appropriately.

8.2 Affordable Need identified

- 8.2.1 The key findings identified from this Housing Needs Survey are:
 - 15 households were identified as being in need of affordable housing due to the inadequacy of their current housing in meeting their needs, and their inability to afford to rent or purchase a suitable property on the open market within the immediate area. All the households have a local connection to Alfriston.
 - Of those in need, ten households (67%) were living in private rented accommodation and five (33%) were households living with parents / family / friends.
 - The largest household types were single adults (aged between 18 and 64) / other (single household) 9 (60%) – predominantly those living with parents/friends/family and seeking to set-up an independent home. This was followed by 5 (33%) households comprising of adult / family with children (aged under 18) – mainly living in private rented accommodation, and experiencing difficulty with affordability.

- The most preferred tenure identified by households in need of affordable housing was shared ownership - 8 (53%), followed by renting from a housing association or local authority - 6 (40%). One household would prefer to buy on the open market.
- A majority of households in affordable need require one bedroom properties – 9 (60%). Two households required two bedrooms, two required three bedrooms, and two required four bedrooms. This reflects the high proportion of single and couple households identified as being in-need.
- Based on their income, savings and circumstances, two of the households in need of affordable housing may be eligible for shared ownership, but this would depend on the particular model of shared ownership or shared equity that might be available. This would need to be determined separately on a scheme by scheme basis.
- Housing need is pressing for most of the respondents to the survey with 10 households (67%) stating a need to move either now or within two years. Four households (27%) need to move between two and five years from now.
- One household identified a need for supported housing services.
- None of households in need of affordable housing identified that they are on a local authority or housing association housing register for rent.

9 Appendices

Appendix 1 – Requests for further information

Question 6 of Part 1 of the survey invited respondents to indicate if they would like to receive more information. Respondents were invited to highlight one or more of five options and to provide their contact details.

34 respondents gave the following replies to the question:

More about how a Community Land Trust could benefit you and your community?	27
Would you consider becoming a member of Alfriston Community Land Trust?	13
Are you able to offer practical help to the Alfriston Community Land Trust?	10*
Would you like to attend a meeting to find out about Alfriston Community Land Trust	22
Other? (Please specify)	*Included above

Appendix 2 – Housing Needs Survey Form



Housing Needs Survey for Alfriston Parish – November 2020

Please help us to help the community!

Dear Resident

Alfriston Community Land Trust, with support from Alfriston Parish Council, has commissioned a Housing Needs Survey to assess the affordable housing need in the parish. Affordable homes are properties for rent or part-purchase (shared ownership) made available for those who are unable to meet their housing needs on the open market.

Alfriston Community Land Trust needs your help to determine what kind of housing may be required. If you would like to know more about the Trust and what community benefits it could bring to Alfriston, please leave your contact details at Question 6 overleaf. Community Land Trusts are community-led organisations that serve the needs of their community. For more information on community land trusts please see: www.communitylandtrusts.org.uk

Copies of the survey are being distributed to each household. The questionnaire consists of 2 parts. **Part 1** is seeking views from every household about housing. **Part 2** is for completion by or for households or individuals who consider themselves to be in need of affordable housing.

The survey is being administered by Action in rural Sussex - www.ruralsussex.org.uk - an independent charity that works to support rural communities across East and West Sussex.

The survey forms will be collected and analysed independently by Action in rural Sussex who will provide a summary report of the overall findings of the survey to the Community Land Trust, Parish Council and Wealden District Council. All personal information will be kept completely confidential. No personal information will be shared with the Community Land Trust, Parish Council or Wealden District Council, or any other third party – unless you request this.

Please return the questionnaire using the pre-paid envelope provided before the **deadline date of 7th December 2020**.

If you require any assistance in completing the enclosed survey form then please contact: Graham Maunders – Community Led Housing Advisor, Action in rural Sussex on **07824 900092** or via email: graham.maunders@ruralsussex.org.uk

Many thanks for your time and co-operation.

Julian Masini - Chair
Alfriston Community Land Trust

Cllr Jen Watkins - Chair
Alfriston Parish Council

Part 1: Views on Housing – for completion by ALL households

The information provided on this form will be treated in the strictest of confidence. All survey forms will be securely stored and destroyed 5 years from receipt.

Q1 – Is this property your main place of residence?

Yes	No

Q2 – Would you be in favour of a development of affordable housing specifically for local people within the parish if there were a proven need?

Yes	No

Q3 – Would you be in favour of a development of market housing* within the parish if there were a proven need?

Yes	No

*That is available on the open market with no restrictions on who may rent or purchase it.

Q4 – Has any member of your family left the parish in the last few years due to a difficulty in finding an affordable home locally?

Yes	No

Q5 – Would you like to see housing and other community assets delivered via a Community Land Trust?

(These are community led organisations that develop and manage housing and other assets for long term community benefit) – Please see www.sussexcommunityhousinghub.org or www.communitylandtrusts.org.uk for more details.

Yes	No	No opinion

Q6 – Would you like more information? (Please tick all that are applicable)

More about how a Community Land Trust could benefit you and your community?	
Would you consider becoming a member of Alfriston Community Land Trust?	
Are you able to offer practical help to the Alfriston Community Land Trust?	
Would you like to attend a meeting to find out about Alfriston Community Land Trust?	
Other? (Please specify)	

For further information please provide your name and contact details here:

Name	
Address	
Telephone number	
Email address	

Part 2: Housing Needs – Household 1 Housing Requirements (Confidential)

Please complete this section (**Questions 7 to 21**) if you or someone you know is in need of affordable housing in Alfriston, giving only the details of those with a housing need.

If you know of another household who considers themselves to be in need of affordable housing in Alfriston, please complete **Part 2 Household 2 (Questions 22 to 36)**.

Q7 – Please identify who is in housing need (i.e. who the form is being completed on behalf of)

Myself and all of my current household	A member or members of my household who live with me (e.g. child, direct relative)	Another household 'in need' who currently live elsewhere in the parish	Another household 'in need' who currently live outside the parish	Other (Please specify)

Q8 – What is the current make-up of the household in need? (Please tick one box only)

A single adult (aged 18+ - no children)		An adult couple (18-64 – no children)	
A single older person (Over 65)		An older couple (aged over 65)	
Adult/family with children (aged under 18)		Please specify the number of children	
Other (please specify):			

Q9 - Please identify the characteristics of all those identified above (in Q7):

	Person 1	Person 2	Person 3	Person 4	Person 5	Person 6
Male						
Female						
Age						
Relationship to you						

Q10 - Please identify the current local connection(s) of those in housing need to the parish:
(Please tick **all** boxes that apply)

Currently lives in the parish?	Currently works in the parish?	Currently have relatives in the parish?	Have previously lived in the parish?

Q11 - What is the primary reason for those in need in requiring alternative accommodation?
(Please tick **one** box only)

To set-up an independent home		Current rent/mortgage is unaffordable	
Need a larger home (i.e. more bedrooms)		Need an adapted home	
To be closer to a carer/dependent		Need a more manageable home	
Current home expensive to run/maintain		Need better access to public transport	
Changing circumstances (e.g. divorce)		Need a smaller home	
Need to be closer to employer		Want a more secure form of tenure	
Other (please specify):			

Q12 – Are any members of the household in need of affordable housing currently on the Local Authority or Housing Association register or waiting list?

Yes	No	Don't Know

Q13 - What are the current living arrangements of those in need of affordable housing?
(Please tick **one** box only)

Living with parents/family/friends		Lives in a Shared Ownership Property	
Owens a property with a mortgage		Renting privately	
Owens a property with no mortgage		Renting from a Housing Association	
Lives in Tied accommodation		Renting from a Local Authority	
Other (please specify):			

Q14 - Which housing tenure would those in need prefer? (Please tick **one** box only)
Please base your answer on what the household in need can currently afford

Renting from a Housing Association or Local Authority	Shared Ownership (Part own/part rent)	Renting from a private landlord	Buying on the open market	Other (Please specify)

Q15 - What type and size of property does the household in need currently occupy?
(Please tick **one** box only)

Type	1 bed	2 bed	3 bed	4 bed	5+ bed
House					
Bungalow					
Flat/Bedsit/Maisonette/Apartment					
Sheltered/Retirement Housing					
Caravan/Mobile Home/Temporary structure					
Other (please specify):					

Q16 - When would those in need of affordable housing prefer to move from their current accommodation? (Please tick **one** box only)

Now or within the next 2 years	Between 2 and 5 years from now	In 6 to 10 years from now	In 10 years or more years from now

Q17 - What type and size of property would best meet the requirements of the household currently in need? (Please tick **one** box only)

Type	1 bed	2 bed	3 bed	4 bed	5+ bed
House					
Bungalow					
Flat/Bedsit/Maisonette					
Sheltered/Retirement Housing					
Caravan/Mobile Home/Temporary structure					
Other (please specify):					

Q18 – Does any household member need any of the following? (Please tick all that apply)

Accommodation on the ground floor	Sheltered housing with support services provided	Residential; care provided	Other housing with support services

To assess the affordability of local housing, we need information on the **current gross annual income** and **level of savings** of the household in housing need. Please be assured that this information is kept completely confidential.

Q19 – What is the Annual Gross Income* of the in need household? (Please tick one box only)

Less than £9,999		£35,000 - £39,999	
£10,000 - £14,999		£40,000 - £44,999	
£15,000 - £19,999		£45,000 - £49,999	
£20,000 - £24,999		£50,000 - £54,999	
£25,000 - £29,999		£55,000 - £60,000	
£30,000 - £34,999		£60,001+ please specify a figure:	

**Total combined annual income of all those seeking to move to affordable housing*

Q20 – What is the level of savings* of the household in need (Please tick one box only)

No Savings		£15,001 - £20,000	
Under £3,000		£20,001 - £25,000	
£3,001 - £5,000		£25,001 - £30,000	
£5,001 - £10,000		£30,001 - £35,000	
£10,001 - £15,000		Over £35,001 - please state a figure:	

**Total combined savings of all those seeking to move to affordable housing*

Q21 - Please provide any other information which will assist in understanding the circumstances of the household in housing need:

The First Household: Contact Details

Please provide your contact details. This information will be treated in the strictest confidence and only be used to contact you to clarify the details provided – *if necessary*. If somethings not clear and we can't contact you to check, we might struggle to complete the analysis and have to exclude the form.

Personal details will not be given to any 3rd party, will be securely stored and destroyed 5 years from receipt.

Name	
Address	
Telephone number	
Email address	

Thank you for completing this survey. Please return it via the freepost envelope before the deadline date on the front page of the survey

Part 2: Housing Needs – Household 2

If you know of another household in need of affordable housing please continue to complete the following section for Household 2.

This section should be completed by or on behalf of the person or household requiring affordable housing. Additional forms are available on request.

Q22 - Please identify who is in housing need (i.e. who the form is being completed on behalf of)

Myself and all of my current household	A member or members of my household who live with me (e.g. child, direct relative)	Another household 'in need' who currently live elsewhere in the parish	Another household 'in need' who currently live outside the parish	Other (Please specify)

Q23 – What is the current make-up of the household in need? (Please tick *one* box only)

A single adult (aged 18+ - no children)		An adult couple (18-64 – no children)	
A single older person (Over 65)		An older couple (aged over 65)	
Adult/family with children (aged under 18)		Please specify the number of children	
Other (please specify):			

Q24 - Please identify the characteristics of all those identified above (in Q7):

	Person 1	Person 2	Person 3	Person 4	Person 5	Person 6
Male						
Female						
Age						
Relationship to you						

Q25 - Please identify the current local connection(s) of those in housing need to the parish:
(Please tick *all* boxes that apply)

Currently lives in the parish?	Currently works in the parish?	Currently have relatives in the parish?	Have previously lived in the parish?

Q26 - What is the primary reason for those in need in requiring alternative accommodation?
(Please tick *one* box only)

To set-up an independent home		Current rent/mortgage is unaffordable	
Need a larger home (i.e. more bedrooms)		Need an adapted home	
To be closer to a carer/dependent		Need a more manageable home	
Current home expensive to run/maintain		Need better access to public transport	
Changing circumstances (e.g. divorce)		Need a smaller home	
Need to be closer to employer		Want a more secure form of tenure	
Other (please specify):			

Q27 – Are any members of the household in need of affordable housing currently on the Local Authority or Housing Association register or waiting list?

Yes	No	Don't Know

Q28- What are the current living arrangements of those in need of affordable housing?
(Please tick **one** box only)

Living with parents/family/friends		Lives in a Shared Ownership Property	
Owns a property with a mortgage		Renting privately	
Owns a property with no mortgage		Renting from a Housing Association	
Lives in Tied accommodation		Renting from a Local Authority	
Other (please specify):			

Q29 - Which housing tenure would those in need prefer? (Please tick **one box only)**
Please base your answer on what the household in need can currently afford

Renting from a Housing Association or Local Authority	Shared Ownership (Part own/part rent)	Renting from a private landlord	Buying on the open market	Other (Please specify)

Q30 - What type and size of property does the household in need currently occupy?
(Please tick **one** box only)

Type	1 bed	2 bed	3 bed	4 bed	5+ bed
House					
Bungalow					
Flat/Bedsit/Maisonette/Apartment					
Sheltered/Retirement Housing					
Caravan/Mobile Home/Temporary structure					
Other (please specify):					

Q31 - When would those in need of affordable housing prefer to move from their current accommodation? (Please tick **one box only)**

Now or within the next 2 years	Between 2 and 5 years from now	In 6 to 10 years from now	In 10 years or more years from now

Q32 - What type and size of property would best meet the requirements of the household currently in need? (Please tick **one box only)**

Type	1 bed	2 bed	3 bed	4 bed	5+ bed
House					
Bungalow					
Flat/Bedsit/Maisonette					
Sheltered/Retirement Housing					
Caravan/Mobile Home/Temporary structure					
Other (please specify):					

Q33 – Does any household member need any of the following? (Please tick all that apply)

Accommodation on the ground floor	Sheltered housing with support services provided	Residential; care provided	Other housing with support services
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

To assess the affordability of local housing, we need information on the **current gross annual income** and **level of savings** of the household in housing need. Please be assured that this information is kept completely confidential.

Q34 – What is the Annual Gross Income* of the in need household? (Please tick one box only)

Less than £9,999	<input type="checkbox"/>	£35,000 - £39,999	<input type="checkbox"/>
£10,000 - £14,999	<input type="checkbox"/>	£40,000 - £44,999	<input type="checkbox"/>
£15,000 - £19,999	<input type="checkbox"/>	£45,000 - £49,999	<input type="checkbox"/>
£20,000 - £24,999	<input type="checkbox"/>	£50,000 - £54,999	<input type="checkbox"/>
£25,000 - £29,999	<input type="checkbox"/>	£55,000 - £60,000	<input type="checkbox"/>
£30,000 - £34,999	<input type="checkbox"/>	£60,001+ please specify a figure:	<input type="text"/>

*Total combined annual income of all those seeking to move to affordable housing

Q35 – What is the level of savings* of the household in need (Please tick one box only)

No Savings	<input type="checkbox"/>	£15,001 - £20,000	<input type="checkbox"/>
Under £3,000	<input type="checkbox"/>	£20,001 - £25,000	<input type="checkbox"/>
£3,001 - £5,000	<input type="checkbox"/>	£25,001 - £30,000	<input type="checkbox"/>
£5,001 - £10,000	<input type="checkbox"/>	£30,001 - £35,000	<input type="checkbox"/>
£10,001 - £15,000	<input type="checkbox"/>	Over £35,001 - please state a figure:	<input type="text"/>

*Total combined savings of all those seeking to move to affordable housing

Q36 - Please provide any other information which will assist in understanding the circumstances of the household in housing need:

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The Second Household: Contact Details

Please provide your contact details. This information will be treated in the strictest confidence and only be used to contact you in relation to clarify the details provided – *if necessary*. If somethings not clear and we can't contact you to check we might struggle to complete the analysis and have to exclude the form.

Personal details will not be given to any 3rd party, will be securely stored and destroyed 5 years from receipt.

Name	
Address	
Telephone number	
Email address	

Thank you for completing this survey. Please return it via the freepost envelope before the deadline date on the front page of the survey. **Additional forms are available on request.**