

Key Findings Summary

The research was commissioned by Horsted Keynes Community Land Trust with support from Horsted Keynes Parish Council and Mid Sussex District Council.

The study objectively assessed the current scale and nature of the need for affordable housing¹ in Horsted Keynes Parish, through the use of a Housing Needs Survey. It identified those 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. It also identified households that are seeking to meet their housing needs on the open market within the Parish.

The Survey forms were delivered by post to all 645 households in Horsted Keynes Parish in April 2019. A total of 167 were returned - an overall response rate of 25.9%.

The following key findings were identified from the Housing Needs Survey:

General

- The responses to the survey clearly indicated support for a small development of affordable housing specifically for local people within the parish if there was a proven need, with 86.8% in favour.
- Just over half of those responding to the survey (52.1%) indicated that they would be in favour of a development of market housing within the parish if there were a proven need, with 43.1% indicating that they would not and 4.8% providing no response.
- A total of 25 households (15.0% of respondents to the survey) identified that a member of their family had left the Parish in the last few years due to a difficulty in finding an affordable home locally.
- Just over half of the respondents to the survey (57.5%) identified that they would like to see housing and other community assets delivered via Community Land Trust, whilst 16.2% indicated that they would not, 22.8% had no opinion and 3.6% provided no response.

Affordable Housing Need

- 24 households were identified 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 of these households had a local connection to the parish.
- Of those in need, three-quarters (75%) were single adults aged between 18 and 64. The vast majority of these were living with parents/friends/family and were seeking to set-up an independent home.
- The preferred (and most suitable) tenure for a majority of the households identified as being in need of affordable housing was renting from a housing

¹ Affordable housing is social rented, affordable rented and intermediate housing, provided to eligible households 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) – National Planning Policy Framework 2019

association or a local authority.

- Whilst six of the households in affordable housing need expressed a preference for shared ownership, eligibility will depend upon the particular model of shared ownership or shared equity that might be available on a scheme by scheme basis.
- An overwhelming majority of households in affordable need (87.5%) require one bedroom properties. This reflects the high proportion of single adult and adult couple households who represent the vast bulk of those identified as being in-need.
- Housing need is a pressing one for most of the respondents to the survey with just over half of the in-need households identifying a need to move now or within two years, with three-quarters (of all in-need households) identifying a need to move within the next 5 years.
- Four respondents identified that they have specialist housing requirements, with some indicating a need for more than one.
- Only one in five (20%) of those households identified as being in need of affordable housing are currently on the local authority housing register.
- Seven households completing the housing need section were identified who could not be categorised as in need of affordable housing due to their income and savings, or because they were currently housed in a way that met their requirements. Of these
 - Just over half (57.1%) were single adults aged between 18 and 64. Two households were adult couples (aged between 18 and 64) and one household was an adult/family with children. The vast majority of these were living with parents/friends/family and are seeking to set-up an independent home.
 - All of these households possess a local connection to the parish, with 6 of the 7 currently having relatives in the parish. Some households possessed multiple forms of local connection.
 - All of the 7 households identified a preference for either purchasing a property on the open market (85.7%) or for renting from a private landlord (14.3%).
 - A majority (85.7%) had a preference for two and three bedroom properties, the remainder were seeking one bedroom.
 - All indicated a desire to move in the near future, with 71.4% seeking to do so either now or in the next 2 years, 28.6% between 2 and 5 years from now.

More information?

For a copy of the full survey report please email: Horstedkeynesclt@gmail.com