Housing Needs Assessment

Wealden District Council



Housing Needs Assessment

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fordham RESEARCH

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Executive Summary

Introduction

S1 This study provides a detailed analysis of the extent of housing need in the parishes of Wealden, following the approach set out in the Strategic Housing Market Assessment (SHMA) Practice Guidance. The results from the study will provide evidence to support the development of affordable housing across the District.

Data collection

S2 This report is primarily based on data collected via a postal survey obtaining responses from 8,005 households. The survey data was weighted by a wide range of economic and social household characteristics, estimated from a variety of secondary data sources, so as to be as representative as possible of all households in Wealden.

Background information

S3 The household survey collected a significant amount of data about the resident household population. Some 82.8% of households in Wealden are owner-occupiers, with 9.7% private rented and 7.4% social rented. Some villages contained very high levels of owner-occupation (over 90%) while most rented accommodation was found in urban parishes.

S4 Almost half of households in the study area reside in a detached property, much higher than the national average[1] of 20%. The proportion of detached properties is particularly high in smaller parishes, and lowest in Polegate. Unusually for an urban area, Crowborough contains more than 50% detached houses.

S5 Overall 33.7% of households contain older persons only and 24.4% contain children. In some parishes in the south of the District about half of households contain only pensioners. Uckfield contains a particularly large proportion of families.

[1] Unless otherwise stated, in this report the 'average' refers to the mean. The mean is obtained by adding together the total of all values in a distribution, and then dividing by the number of values. For example the mean household income in the District would be the total income of everyone in the District, divided by the number of households.

S6 The largest proportions of households containing at least one employed person are in Uckfield, East Hoathly with Halland and Hadlow Down parishes. These are also the parishes with, on average, the youngest household heads. Although unemployment overall was low, Hailsham has the highest level at 2.1%. More than half of the households in some parishes in the south of the District, for example East Dean and Friston, were retired.

S7 Overcrowding in Wealden is very low, at 1.3%, compared to the regional average of 2.4%. Conversely under-occupation is higher than the regional figure (43.6% compared to 36.6%)

S8 Some 14.2% of households in the study area have moved to their current home in the last two years, with rural addresses having lower turnover rates than urban parishes. Heathfield with Waldron showed the highest levels of turnover with property, although even here 60.8% of residents had not moved in the last five years.

Local housing market

S9 Land Registry data indicates that average property prices in Wealden are well above the national average, and also above the county and regional averages. A survey of the properties on sale in the area revealed some geographical variation; generally prices were higher in the north of the District than in the south.

S10 The average sale price of a dwelling in Wealden was £266,001 in the second quarter of 2009. Although prices have not yet recorded a large decrease in response to the economic downturn, the number of dwellings sold has decreased to its lowest level for many years, at just 309 in the first quarter of 2009.

S11 It was found that entry-level prices ranged from £76,500 for a one bedroom property up to £282,100 for four bedrooms. Entry-level rents in the private sector varied from £460 (one bed) to £1,500 (four beds) per calendar month. Social rents were significantly lower than this at an average of £269 per calendar month for a one bedroom property rising to £385 for a property with three or more bedrooms.

Financial information

S12 Median[2] annual gross household income (including non-housing benefits) in Wealden was found to be £26,035, rising to £35,821 when considering only households containing at least one employed person. The average conceals wide variation, with 13.3% of households having a total income of less than £10,000. Savings vary similarly, although the median level of savings in Wealden is £7,964, a third of households have more than £25,000 in savings available to them.

Housing need

S13 Following the steps of the needs assessment model specified by the SHMA Practice, which takes into account incomes, affordability and the availability of affordable housing, the survey has identified an annual affordable housing need of 812 in Wealden.

S14 An analysis of gross need for affordable housing by household type suggests that 4.7% of households with children are in housing need compared to 0.8% of older person households. Households with children account for over half of all households in need.

S15 In terms of the type of affordable accommodation required, further analysis suggests that 17.3% could be intermediate (priced at the mid-point between entry-level market and social rents) and the remaining 82.7% social rented. Most of the intermediate requirement is for intermediate-rented housing rather than an equity-based product such as shared ownership.

Expected future moves

S16 An estimated 29.4% of existing households state a need or likelihood of moving home over the next five years (17,900 households). Some 58.4% of these households would like to remain in the Wealden Council area and a similar proportion would expect to do so. Of those households expressing a preference to remain in the area, just over a third (34.6%) wished to stay in the same parish, although more expected to do so (36.5%).

S17 The vast majority of moving households prefer owner-occupation (83.8%), with 76.1% expecting to achieve this. However, private renting was much less popular, with more than twice as many households expecting to move to such accommodation than would like to (13.5% compared to 5.2%). Detached housing was preferred by far more households than expected it.

S18 The survey estimates that there are 4,315 households needing or likely to form from households in Wealden over the next two years. These households had a much lesser preference (35.9%) for

[2] The median is the middle value of a distribution; for example the median income is the level of income for which exactly 50% of the households earn more and 50% of the households earn less

remaining in Wealden than existing households, although those that did want to remain in the same parish were less likely to expect to be able to do so than existing households. Many more newly forming households than existing households wanted to move to London (17.9% compared to 1.4%).

S19 In total an estimated 67.6% of newly forming households would like to move to owner-occupied accommodation; however, only 26.6% expect to secure this type of accommodation. Many more newly forming than existing households would prefer to live in flats (41.5% compared to 8.5%), however more newly forming expect to live in flats than would like to (66.3% compared to 41.5%).

The needs of particular groups

S20 The study collected furthter information on particular sub-groups of the population:

Support needs households

- There are an estimated 8,934 households (14.7%) in Wealden where one or more members have identified themselves as having a support need
- The most common category of support need was as a result of having a medical condition, recorded by 7.4% of all households
- The most requested housing improvements were for handrails/grabrails (1,666 households), general accessibility alterations (1,597), and other bathroom alterations (1,625)
- In terms of support services, the most frequently requested services were help with maintaining the home (2,352 households) followed by help with managing the home (1,139 households) and Telecare (1,131)
- Overall this requirement indicates that the Counci may have to help fund a large number of services and adaptations for support needs households
- In total, 732 households felt that their needs for either physical adaptations to their dwelling or additional support services meant that they needed to move to specialist accommodation
- A total of 6,417 support needs households received some form of care provision; the most common sources of support were from family or household members
- 31.8% of support needs households received care from an official or voluntary body, compared to 57.6% receiving help from friends or family

Key Workers

- The survey estimates that 17.2% of households in Wealden are headed by a key worker, and 24.6% contain a key worker. Key worker households have average household incomes almost the same as other employed households and only marginally lower savings levels. Key workers therefore do not require a separate housing policy as their financial circumstances are not substantially different to the remainder of the employed population in Wealden.

Older Person Households

- Overall, 33.7% of households in Wealden contain only older people[3] and a further 10.1% contain both older and non-older people. They are much less likely than average to live in private rented housing; those that live in owner-occupation usually no longer have a mortgage. 40% of social rented accommodation in Wealden is occupied by older people.

BME Housholds

- Overall, 3.9% of households in Wealden are headed by someone White but not White British, while 2.4% are headed by someone of a different ethnicity. Ethnic minorities are more likely to live in urban areas.

Issues relating to Wealden

S21 A total of 59.9% of the existing housholds and 64.3% of the newly forming housholds preferring or expecting to move into a property in a rural parish in Wealden had a local connection to the area. For existing housholds, the most common reason for having a local connection was existing residence in the parish for at least two years (34.5%), while for newly forming housholds, the key reason was having close relatives living in the parish for the last five years (50.4%).

S22 Overall, 1,447 of households indicated that a member of their family had to move out of the parish to find a suitable home, which represents 5.2% of all households in the rural parishes of Wealden. There was no clear geographical pattern to this in most of the District; however it was less of an issue in the area immediately surrounding Eastbourne.

[3] Older people are defined as those of pensionable age or above (60 and over for women, 65 and over for men)

1. Introduction

Background

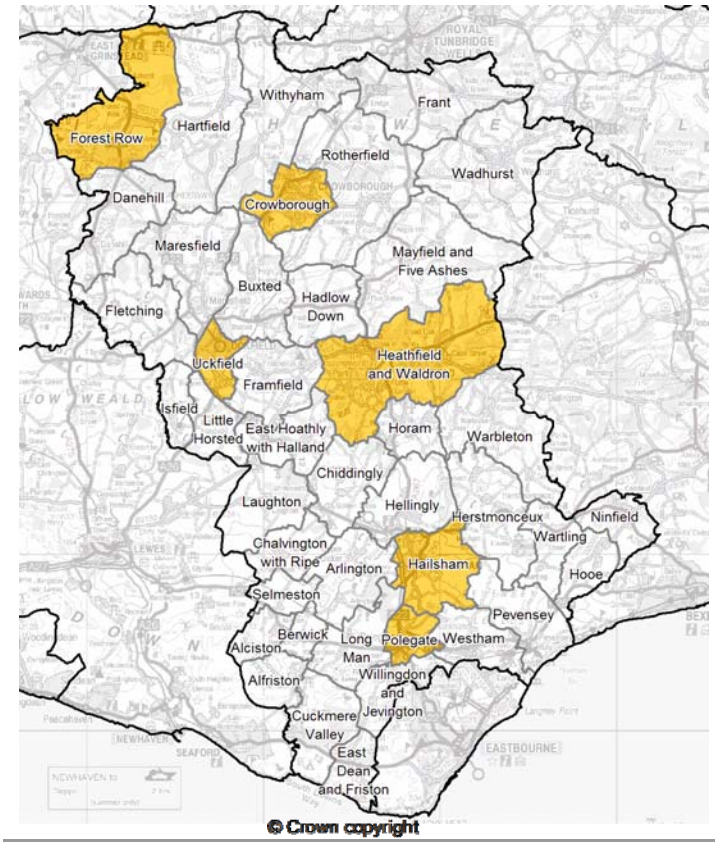
1.1 This Housing Needs Assessment for Wealden District Council details the housing needs of households living in the District, with a particular focus on rural parishes, including a full assessment of the need for affordable housing broken down to a parish level.

1.2 This is the third housing needs assessment carried out in Wealden. The previous two were carried out in 1999 and 2004/5. The research for this current study was carried out during a period of recession in the economy in which there has been rising unemployment. This period also witnessed a signficant downturn in the housing market with property sales having reduced notably over the last year and the lending crietria to achieve a mortgage having been made more strict. This has caused a reduction in the number of households moving into home ownership, particulaltly fiirst-time buyers, with a consequent growth in the private rented sector.

1.3 Wealden is estimated to have a population of about 139,070 people resident in 60,822 households currently, including 27,754 households in rural parishes. This figure takes account that not all of the 63,759 properties in the District are occupied; some are either short term or long-term vacant, whilst others are second homes. The major towns in the District include Crowborough, Uckfield and Hailsham. The large town of Eastbourne, while outside Wealden, is entirely surrounded by the District and therefore has a substantial influence on the area, particularly on the neighbouring parishes such as Polegate.

1.4 Throughout this report, information is presented at parish level; a map of the parishes in the District is shown below. The majority of parishes in the District are rural, with the six urban parishes highlighted. These are the main towns of Crowborough, Uckfield and Hailsham, along with Heathfield and Waldron, Polegate and Forest Row, which contain smaller towns or large villages.

Figure 1.1 Parishes included in survey



Source: Fordham Research (2009), ONS Boundary Data

The report

1.5 Whilst this work will be produced in accordance with the Strategic Housing Market Assessment Practice Guidance published by the CLG in August 2007, it will principally focus on the housing needs requirements of the Practice Guidance. This is because the Strategic Housing Market Assessments already carried out in Wealden provide detail on the wider housing market.

1.6 The following chapter describes the methodology used to collect the primary data on which the results in this report are based. The report goes on in the following three chapters to outline some background data on the characteristics of the housing stock and resident population in each of the parishes in Wealden, including the financial profile of households, and to consider the cost of housing across the District.

1.7 Chapter 6 uses the information in the two preceding chapters to calculate the extent of housing need in each parish following the methodology set out in the Practice Guidance. Chapter 7 looks more broadly at the patterns of movement of households between tenures, housing types and geographical areas. Chapter 8 presents information on the situation of particular groups of the population, considering, for example, the needs of older people. Finally Chapter 9 considers the importance of locality in the parishes of Wealden.

1.8 Throughout the report, data is presented at parish level. Within these tables, parish names in italics (e.g. *Crowborough*) are urban parishes. Those with an asterisk (e.g. Cuckmere Valley*) are rural parishes which have a particularly small sample size (because they have a small population), and so these parish-level results should be treated with caution.

Summary

1.9 This report will provide a detailed analysis of the extent of housing need in Wealden, with a particular emphasis on rural parishes, following the approach set out in the Strategic Housing Market Assessment Practice Guidance. The results from this study will provide evidence to support the development of housing, including affordable housing, across the District and policies within the emerging Local Development Framework (LDF).

2. Data collection

Introduction

2.1 The primary data was collected through a postal survey, sent to addresses across the study area. A copy of the questionnaire is provided in Appendix A2. The sample for the survey was drawn at random from the Council Tax Register covering all tenure groups.

2.2 The sample was stratified[4] to try to ensure a representative response from all areas and maximise the response from the smaller parishes. In order to increase the statistical reliability of results for the rural areas of the District, all households resident in the rural parishes were sent a survey form.

2.3 In total 8,005 responses to the survey were obtained. This number of responses provides ample data to allow complete, accurate and detailed analysis of needs across Wealden. Overall 11.7% of all households in the study area responded, a much higher figure than is generally achieved for this form of study (around 5%). Despite the high proportion of households that responded it is necessary to caveat the results from some of the very small parishes due to the small overall sample achieved there (even where this constitutes a large proportion of the total population).

2.4 The parishes for which the results should be treated with caution are Alciston, Cuckmere Valley, Little Horsted and Selmeston, as these have a very small sample size[5]. These parishes are indicated by an asterisk in each table and figure in the report. Further detail on the number of responses achieved in each parish is found in Appendix A1.

2.5 Prior to analysis, the data as a whole must be weighted in order to take account of any measurable bias. The procedure for doing this is presented in the following section.

Base household figures and weighting procedures

2.6 Firstly, the total number of households is derived from household records. Using this information, the responses to the survey are scaled up to represent the entire household population of the District, so that the figures given relate to the number of households in the District, rather than the number of responses to the survey. The Council Tax Register for the District indicated that there are approximately 60,822 households currently permanently resident[6] in Wealden.

[4] Sorted into a number of groups (in this instance parish)

[5] This is because statistical reliability is more a product of total sample than of the proportion of the population sampled

[6] The figure excludes households with a second home in the District, and does not include vacant properties

2.7 The table below shows an estimate of the current tenure split in Wealden along with the sample achieved in each group. The table shows that the great majority of households in the study area own their home currently with just 7.4% resident in the social rented sector and 9.7% living in private rented accommodation. This figure of 9.7% of households resident in the private rented sector represents a notable increase from 6.6% at the time of the Census.

Table 2.1 Number of households in each tenure group

Tenure	*Total number of households*	*% of households*	*Number of returns*	*% of returns*
Owner-occupied (no mortgage)	28,118	46.2%	4,288	53.6%
Owner-occupied (with mortgage)	22,273	36.6%	2,656	33.2%
Social rented	4,529	7.4%	462	5.8%
Private rented	5,902	9.7%	599	7.5%
Total	**60,822**	**100.0%**	**8,005**	**100.0%**

Source: Wealden household survey, Fordham Research (2009)

2.8 As a result of the differences between these distributions it is necessary to 'rebalance' the data to correctly represent the population being analysed via 'weighting'. Weighting is a method of compensating for lower response rates amongst certain groups, significantly reducing bias. It is widely recognised as a valid statistical method, and is recommended by CLG for household surveys.

2.9 In this study, the data has been weighted to be in line with the estimated distribution of households for each of the following criteria:

- Dwelling type (e.g. detached, terraced houses)
- Car ownership
- Household type
- Parish
- Age of resident population
- Tenure (as shown in the table above)

2.10 Further information on this process is presented in Appendix A1.

Summary

2.11 This report is primarily based on survey data collected via a postal survey which obtained responses from 8,005 households, with all households in the rural areas of the District receiving a survey form. The survey data was weighted to an estimated total of 60,822 households across Wealden.

2.12 The data was also weighted by a wide range of economic and social household characteristics, estimated from a variety of secondary data sources, so as to be as representative as possible of the households in Wealden. Full details of these are provided in Appendix A1.

2.13 It is estimated that 82.8% of households in Wealden own their home currently with 7.4% resident in the social rented sector and 9.7% living in private rented accommodation. This figure of 9.7% of households resident in the private rented sector represents a notable increase from 6.6% at the time of the Census. This growth in the sector is likely to continue during the market downturn as households continue to be wary of selling their home and would be first-time buyers continue to be unable to afford the large deposits required to acquire a mortgage. Once property prices return to the levels recorded before the market downturn, it would be expected that the growth in the private rented sector will slow, or possibly fall.

3. Background information

Introduction

3.1 This chapter presents some of the basic outputs of the survey, for the District as a whole, each parish and for the rural and urban parts in total. Some comparisons are made with regional averages[7] from the Survey of English Housing (SEH) where available. Parish maps are also provided for some key variables.

Tenure

3.2 The overall proportion of owner-occupation in the study area is high, at 82.8%, compared to the regional average of 74.5% (SEH 2006/07). Tenure patterns varied across the study area, from village to village, as can be seen in the table overleaf. Some were dominated by owner-occupation without a mortgage, for example in East Dean and Friston (on the coast), where more than two thirds of households (67.2%) own their home outright, and 91.7% are owner-occupied overall. Less than a tenth (8.4%) of households in this parish reside in rented accommodation.

3.3 Hailsham records the highest proportion of social rented accommodation at 16.4%. Comparing the overall statistics for the rural and urban areas shows a higher proportion of owner-occupation without a mortgage in the rural part of the District and lower proportion of rented property of all types.

Accommodation type

3.4 Almost half of all households in Wealden reside in a detached property compared to a regional average of 28.6% (SEH 2006/07). Just 13.5% of properties in the District are flats, compared to a regional average of 16.2% (SEH 2006/07). In urban parishes the proportion of detached property is closer to the SEH average, at 39.3%.

3.5 Of the parishes where a reasonable sample was achieved, Chalvington with Ripe has the highest proportion of detached properties, at more than 94%. Other parishes with high proportions in this category include East Dean and Friston, Warbleton, and Arlington, whilst the smallest proportion of detached property in a rural parish is in Pevensey, which contains an unusually high proportion of flats (21.6%), higher than many urban parishes. Among the urban parishes, Polegate shows a similar

[7] Unless otherwise stated, in this report the 'average' refers to the mean. The mean is obtained by adding together the total of all values in a distribution, and then dividing by the number of values. For example the mean household income in the District would be the total income of everyone in the District, divided by the number of households.

pattern to nearby Pevensey, with more flats and far fewer detached properties than average (just 20.1%), while in Crowborough, unusually for an urban area, more than half of properties are detached.

3.6 It is worth noting that, overall, smaller villages tend to be more likely to contain high proportions of detached properties.

Table 3.1 Tenure

	Owner-occ'd (no mortgage)	*Owner-occ'd (w/ mortgage)*	*Social rented*	*Private rented*	*Total*	
					%	*no.*
Crowborough	48.1%	40.1%	6.1%	5.7%	100%	8,156
Forest Row	44.9%	31.5%	8.8%	14.7%	100%	1,970
Hailsham	36.7%	35.5%	16.4%	11.4%	100%	8,530
Heathfield with Waldron	45.3%	39.5%	4.9%	10.3%	100%	4,930
Polegate	42.6%	34.2%	8.0%	15.2%	100%	3,612
Uckfield	33.5%	46.1%	9.1%	11.3%	100%	5,870
Alciston*	69.3%	13.4%	8.5%	8.8%	100%	48
Alfriston	63.4%	19.1%	5.0%	12.4%	100%	375
Arlington	62.6%	32.6%	0.0%	4.8%	100%	246
Berwick	33.8%	37.9%	3.3%	25.1%	100%	108
Buxted	50.8%	35.2%	7.8%	6.1%	100%	1,279
Chalvington with Ripe	82.7%	14.1%	0.0%	3.3%	100%	528
Chiddingly	49.0%	33.7%	8.0%	9.3%	100%	362
Cuckmere Valley*	62.2%	22.4%	0.0%	15.4%	100%	83
Danehill	55.8%	29.6%	4.8%	9.8%	100%	697
East Dean and Friston	67.2%	24.5%	1.9%	6.5%	100%	755
East Hoathly with Halland	37.8%	37.9%	9.0%	15.4%	100%	544
Fletching	54.7%	32.4%	5.9%	7.0%	100%	422
Framfield	45.1%	41.4%	6.0%	7.5%	100%	778
Frant	50.0%	32.1%	9.4%	8.6%	100%	625
Hadlow Down	49.7%	30.5%	8.4%	11.4%	100%	299
Hartfield	48.0%	35.9%	8.2%	7.9%	100%	833
Hellingly	53.0%	37.3%	3.3%	6.4%	100%	593
Herstmonceux	48.3%	38.4%	5.6%	7.8%	100%	1,103
Hooe	58.4%	32.0%	3.1%	6.6%	100%	176
Horam	42.3%	40.9%	6.6%	10.3%	100%	1,108
Isfield	59.7%	23.6%	9.4%	7.3%	100%	225
Laughton	43.1%	38.4%	2.3%	16.2%	100%	221
Little Horsted*	57.7%	28.3%	0.0%	14.0%	100%	75
Long Man	58.2%	24.5%	2.4%	14.8%	100%	178
Maresfield	58.4%	33.9%	3.9%	3.8%	100%	1,405
Mayfield and Five Ashes	50.8%	33.1%	4.4%	11.7%	100%	1,488
Ninfield	48.7%	35.7%	10.5%	5.1%	100%	637
Pevensey	53.0%	29.5%	0.9%	16.6%	100%	1,583
Rotherfield	52.1%	32.8%	7.5%	7.6%	100%	1,266
Selmeston*	43.5%	25.5%	0.0%	31.1%	100%	71
Wadhurst	47.5%	32.1%	7.0%	13.4%	100%	1,969
Warbleton	62.5%	29.1%	1.9%	6.4%	100%	537
Wartling	45.9%	40.0%	2.6%	11.5%	100%	151

Westham	41.4%	45.3%	4.8%	8.6%	100%	2,448
Willingdon and Jevington	58.9%	34.1%	2.6%	4.5%	100%	3,442
Withyham	48.4%	33.5%	6.6%	11.5%	100%	1,092
Total	46.2%	36.6%	7.4%	9.7%	100%	60,822
Urban	41.4%	38.7%	9.5%	10.4%	100%	33,068
Rural	52.0%	34.1%	5.0%	8.9%	100%	27,754

Source: Wealden household survey, Fordham Research (2009)

Table 3.2 Accommodation type

	Detached	*Semi-detached*	*Terraced*	*Flat or maisonette*	*Total*	
					%	*number*
Crowborough	53.8%	20.2%	10.4%	15.6%	100%	8,156
Forest Row	47.3%	25.6%	9.0%	18.0%	100%	1,970
Hailsham	30.4%	31.8%	21.0%	16.8%	100%	8,530
Heathfield with Waldron	49.3%	23.7%	6.8%	20.2%	100%	4,930
Polegate	20.1%	42.2%	9.8%	27.9%	100%	3,612
Uckfield	32.9%	25.3%	26.9%	14.8%	100%	5,870
Alciston	72.6%	27.4%	0.0%	0.0%	100%	48
Alfriston	66.0%	20.4%	10.1%	3.5%	100%	375
Arlington	75.6%	10.7%	13.7%	0.0%	100%	246
Berwick	49.0%	38.9%	7.1%	5.0%	100%	108
Buxted	66.1%	22.2%	3.8%	7.9%	100%	1,279
Chalvington with Ripe	94.1%	5.9%	0.0%	0.0%	100%	528
Chiddingly	73.2%	22.0%	3.4%	1.4%	100%	362
Cuckmere Valley	80.4%	5.5%	14.1%	0.0%	100%	83
Danehill	69.2%	19.8%	6.5%	4.5%	100%	697
East Dean and Friston	77.6%	15.7%	4.2%	2.5%	100%	755
East Hoathly with Halland	46.9%	29.4%	13.2%	10.5%	100%	544
Fletching	63.6%	18.4%	10.2%	7.9%	100%	422
Framfield	63.6%	29.3%	3.7%	3.5%	100%	778
Frant	48.0%	30.7%	12.4%	8.8%	100%	625
Hadlow Down	73.0%	16.7%	6.9%	3.4%	100%	299
Hartfield	55.4%	20.8%	11.0%	12.8%	100%	833
Hellingly	59.2%	32.6%	7.6%	0.6%	100%	593
Herstmonceux	52.4%	28.8%	10.1%	8.6%	100%	1,103
Hooe	72.8%	26.4%	0.8%	0.0%	100%	176
Horam	45.7%	28.8%	9.1%	16.5%	100%	1,108
Isfield	69.1%	27.8%	0.8%	2.3%	100%	225
Laughton	49.5%	28.7%	9.8%	12.0%	100%	221
Little Horsted	91.5%	8.5%	0.0%	0.0%	100%	75
Long Man	67.3%	27.1%	3.2%	2.4%	100%	178
Maresfield	73.5%	17.9%	4.4%	4.2%	100%	1,405
Mayfield and Five Ashes	54.6%	23.3%	9.9%	12.2%	100%	1,488
Ninfield	56.9%	37.0%	3.2%	2.9%	100%	637
Pevensey	32.2%	34.3%	11.9%	21.6%	100%	1,583
Rotherfield	55.0%	25.6%	9.0%	10.4%	100%	1,266
Selmeston	52.0%	32.5%	15.5%	0.0%	100%	71
Wadhurst	47.9%	26.9%	13.5%	11.6%	100%	1,969
Warbleton	76.8%	16.3%	2.5%	4.4%	100%	537
Wartling	72.6%	12.9%	8.3%	6.2%	100%	151

Westham	65.7%	20.6%	9.3%	4.5%	100%	2,448
Willingdon and Jevington	47.8%	35.2%	7.0%	9.9%	100%	3,442
Withyham	59.6%	29.9%	4.7%	5.8%	100%	1092
Total	47.9%	26.6%	12.0%	13.5%	100%	60,822
Urban	39.3%	27.3%	15.4%	17.9%	100%	33,068
Rural	58.0%	25.8%	7.9%	8.3%	100%	27,754

Source: Wealden household survey, Fordham Research (2009)

Accommodation size

3.7 Some 35.2% of households in the study area live in a three bedroom home with a further 27.3% living in a two bedroom dwelling. The rural areas generally contained significantly larger properties than the urban areas, with an average size of 3.12 bedrooms per dwelling compared to 2.86 in the urban part of the District.

3.8 There were exceptions to this pattern, however. Pevensey, and Willingdon and Jevington, both close to Eastbourne and the coast, contained much smaller dwellings than the District average at 2.45 and 2.62 bedrooms per dwelling respectively. The largest dwellings (3.63 bedrooms) were found in Fletching with similar results in Chiddingly, Hadlow Down and Laughton. All of these are relatively small villages.

Household type

3.9 More than a third (33.7%) of households contain only pensioners, rising to 37.2% in rural areas, whilst considerably fewer, just 24.4%, contain children. About half of all households in many parishes in the south of the District are pensioners, including Chalvington with Ripe (64.1%), Alfriston (52.2%), Willingdon and Jevington (50.9%), East Dean and Friston (49.7%) and Pevensey (46.6%). Together with the findings showing high levels of owner-occupation without mortgages in these areas, this suggests a particularly large retirement market in these areas.

3.10 Although some villages do contain large proportions of households with children (e.g. Laughton, 40.8%, or Hadlow Down, 40.6%), the clearest concentration of such households is in the town of Uckfield (35.7%). Here nearly a third of all households contain children. Single non-pensioners tend to be concentrated in urban areas, most notably in Hailsham (14.5%).

Household size

3.11 The average household size in Wealden is 2.29 persons, with no significant difference between the urban and rural areas overall. The largest households are found in Hadlow Down, with an average household size of 2.82 people, while the smallest are in Long Man (1.83 people), Chalvington with

Ripe (1.84 people) and Pevensey (1.88 people), all in the south of the District. Of the urban parishes, Uckfield has the largest household sizes, and Polegate the smallest.

Table 3.3 Accommodation size of current households

	Average	1 bed	2 bed	3 bed	4 bed	5+ bed	Total	
							%	number
Crowborough	3.14	5.5%	20.9%	35.9%	30.8%	6.9%	100%	8,156
Forest Row	3.21	12.2%	16.9%	32.5%	25.1%	13.2%	100%	1,970
Hailsham	2.56	11.2%	37.1%	37.9%	12.2%	1.6%	100%	8,530
Heathfield with Waldron	2.85	12.2%	28.3%	32.6%	18.4%	8.5%	100%	4,930
Polegate	2.30	15.9%	45.1%	33.1%	4.9%	0.9%	100%	3,612
Uckfield	2.90	11.4%	20.8%	36.4%	29.3%	2.0%	100%	5,870
Alciston*	2.91	0.0%	36.2%	45.2%	10.5%	8.2%	100%	48
Alfriston	3.11	2.4%	24.6%	41.3%	24.9%	6.8%	100%	375
Arlington	3.26	2.7%	17.6%	39.8%	31.1%	8.8%	100%	246
Berwick	3.25	3.1%	13.4%	44.5%	33.5%	5.5%	100%	108
Buxted	3.41	8.2%	9.9%	33.4%	33.2%	15.3%	100%	1,279
Chalvington with Ripe	2.65	10.2%	54.0%	16.3%	7.7%	11.7%	100%	528
Chiddingly	3.60	2.1%	15.5%	22.9%	43.6%	15.9%	100%	362
Cuckmere Valley*	3.90	0.0%	15.5%	23.7%	41.1%	19.8%	100%	83
Danehill	3.48	2.6%	15.3%	35.2%	29.6%	17.2%	100%	697
East Dean and Friston	3.14	2.8%	20.3%	50.2%	19.0%	7.7%	100%	755
East Hoathly with Halland	3.09	9.9%	21.0%	31.8%	26.8%	10.5%	100%	544
Fletching	3.63	5.1%	11.2%	30.7%	30.2%	22.8%	100%	422
Framfield	3.13	4.5%	23.3%	40.2%	22.5%	9.5%	100%	778
Frant	3.39	4.0%	18.8%	33.9%	24.1%	19.2%	100%	625
Hadlow Down	3.59	5.8%	13.9%	25.1%	29.2%	26.0%	100%	299
Hartfield	3.49	8.6%	14.6%	25.6%	33.5%	17.8%	100%	833
Hellingly	3.08	0.8%	25.5%	45.3%	22.7%	5.7%	100%	593
Herstmonceux	2.97	7.1%	25.7%	39.2%	20.8%	7.2%	100%	1,103
Hooe	3.53	0.0%	22.3%	21.2%	41.6%	14.8%	100%	176
Horam	2.90	7.8%	24.6%	45.4%	17.3%	4.9%	100%	1,108
Isfield	3.34	2.1%	17.9%	34.0%	36.0%	9.9%	100%	225
Laughton	3.60	0.0%	26.0%	20.3%	26.1%	27.7%	100%	221
Little Horsted*	4.25	0.0%	0.0%	45.3%	0.0%	54.7%	100%	75
Long Man	3.15	2.4%	19.5%	47.7%	21.8%	8.6%	100%	178
Maresfield	3.54	3.1%	13.5%	31.3%	36.3%	15.7%	100%	1,405
Mayfield and Five Ashes	3.14	8.0%	26.0%	31.6%	20.1%	14.3%	100%	1,488
Ninfield	2.86	5.5%	25.9%	49.9%	13.9%	4.7%	100%	637
Pevensey	2.45	5.5%	55.5%	29.4%	8.1%	1.5%	100%	1,583
Rotherfield	3.34	5.7%	23.3%	25.7%	30.3%	15.0%	100%	1,266
Selmeston*	3.66	0.0%	13.9%	45.6%	21.4%	19.1%	100%	71
Wadhurst	3.28	6.5%	23.3%	29.5%	27.0%	13.7%	100%	1,969
Warbleton	3.26	5.7%	14.1%	44.8%	21.4%	13.9%	100%	537
Wartling	3.49	6.2%	11.7%	31.0%	36.9%	14.2%	100%	151
Westham	3.12	4.2%	19.4%	39.9%	34.1%	2.4%	100%	2,448
Willingdon and Jevington	2.62	3.8%	46.5%	36.2%	11.7%	1.8%	100%	3,442

Withyham	3.40	4.0%	19.5%	32.1%	30.2%	14.2%	100%	1,092
Total	2.96	8.1%	27.3%	35.2%	22.3%	7.1%	100%	60,822
Urban	2.82	10.6%	28.6%	35.5%	20.7%	4.6%	100%	33,068
Rural	3.12	5.2%	25.9%	34.8%	24.1%	10.1%	100%	27,754

Source: Wealden household survey, Fordham Research (2009)

Table 3.4 Household type of current households

	Single pensioner	*2+ pensioners*	*Single non-pensioner*	*2+ adults, no children*	*Lone parent family*	*2+ adults, 1 child*	*2+ adults, 2+ children*	*Total*	
								%	*number*
Crowborough	14.9%	15.3%	11.5%	34.2%	5.9%	7.3%	10.8%	100%	8,156
Forest Row	17.2%	12.5%	11.2%	27.5%	7.7%	11.1%	12.8%	100%	1,970
Hailsham	19.7%	14.2%	14.5%	23.6%	6.9%	9.4%	11.7%	100%	8,530
Heathfield with Waldron	20.0%	12.9%	12.0%	33.5%	3.5%	8.5%	9.7%	100%	4,930
Polegate	25.1%	12.2%	12.7%	33.8%	2.4%	7.8%	6.0%	100%	3,612
Uckfield	12.9%	9.1%	12.4%	29.9%	5.9%	14.6%	15.2%	100%	5,870
Alciston*	29.0%	5.8%	9.4%	37.2%	18.6%	0.0%	0.0%	100%	48
Alfriston	30.9%	21.3%	6.0%	28.4%	5.5%	3.8%	4.1%	100%	375
Arlington	18.6%	20.4%	7.5%	43.2%	0.0%	5.1%	5.3%	100%	246
Berwick	5.8%	16.7%	10.0%	40.9%	0.0%	16.8%	9.7%	100%	108
Buxted	19.6%	17.2%	6.0%	32.6%	3.1%	11.0%	10.5%	100%	1,279
Chalvington with Ripe	33.7%	30.4%	5.4%	22.1%	3.5%	3.7%	1.3%	100%	528
Chiddingly	16.8%	12.2%	5.4%	40.5%	3.4%	9.9%	11.9%	100%	362
Cuckmere Valley*	9.5%	21.0%	9.1%	35.1%	0.0%	4.4%	20.9%	100%	83
Danehill	15.6%	16.9%	9.4%	35.5%	1.7%	3.4%	17.5%	100%	697
East Dean and Friston	21.5%	28.2%	7.4%	26.3%	2.9%	5.0%	8.7%	100%	755
East Hoathly with Halland	10.2%	10.4%	14.5%	44.3%	3.6%	6.6%	10.5%	100%	544
Fletching	14.2%	22.7%	10.0%	23.5%	1.3%	6.5%	21.8%	100%	422
Framfield	13.6%	14.5%	11.5%	33.6%	4.9%	11.3%	10.6%	100%	778
Frant	14.7%	17.4%	4.8%	37.8%	4.3%	3.6%	17.5%	100%	625
Hadlow Down	2.8%	10.4%	10.0%	36.2%	10.8%	12.7%	17.1%	100%	299
Hartfield	11.1%	20.9%	12.8%	32.3%	2.6%	6.9%	13.3%	100%	833
Hellingly	16.4%	14.5%	10.3%	39.7%	1.7%	8.1%	9.3%	100%	593
Herstmonceux	15.9%	16.7%	14.2%	31.4%	0.4%	8.3%	13.0%	100%	1,103
Hooe	7.1%	22.0%	6.2%	36.6%	6.6%	10.5%	11.0%	100%	176
Horam	16.9%	12.9%	16.1%	31.8%	2.1%	10.9%	9.2%	100%	1,108
Isfield	14.4%	16.6%	7.7%	30.1%	3.5%	13.1%	14.7%	100%	225
Laughton	16.3%	13.1%	6.6%	23.1%	8.4%	12.1%	20.3%	100%	221
Little Horsted*	0.0%	31.3%	0.0%	26.4%	0.0%	29.3%	13.0%	100%	75
Long Man	22.8%	12.8%	21.3%	36.2%	0.0%	4.4%	2.6%	100%	178
Maresfield	14.7%	22.2%	5.0%	34.6%	3.4%	7.6%	12.5%	100%	1,405
Mayfield and Five Ashes	17.4%	16.0%	15.2%	29.9%	2.2%	8.7%	10.6%	100%	1,488
Ninfield	16.3%	15.5%	5.8%	35.1%	4.4%	8.7%	14.2%	100%	637
Pevensey	29.3%	17.3%	11.4%	29.4%	3.4%	4.1%	5.0%	100%	1,583
Rotherfield	20.5%	19.6%	5.5%	31.7%	2.1%	9.8%	10.8%	100%	1,266
Selmeston*	0.0%	25.2%	23.8%	23.8%	6.0%	10.3%	10.8%	100%	71
Wadhurst	20.0%	14.7%	8.9%	30.3%	4.3%	9.8%	12.1%	100%	1,969
Warbleton	13.0%	16.4%	6.3%	38.9%	4.1%	6.9%	14.4%	100%	537
Wartling	17.0%	21.7%	14.6%	33.8%	0.0%	2.7%	10.3%	100%	151
Westham	16.9%	16.3%	7.5%	31.8%	4.5%	11.3%	11.6%	100%	2,448
Willingdon and Jevington	29.3%	21.6%	8.2%	25.0%	3.4%	5.8%	6.7%	100%	3,442

Withyham	15.2%	17.7%	9.9%	33.3%	2.6%	6.7%	14.6%	100%	1,092
Total	18.4%	15.3%	11.1%	30.8%	4.5%	8.9%	11.0%	100%	60,822
Urban	17.8%	13.1%	12.6%	30.1%	5.5%	9.6%	11.2%	100%	33,068
Rural	19.2%	18.0%	9.3%	31.5%	3.3%	8.0%	10.8%	100%	27,754

Source: Wealden household survey, Fordham Research (2009)

Table 3.5 Household size of current households

	Average	*1 person*	*2 people*	*3 people*	*4 people*	*5 people*	*6 or more people*	*Total*	
								%	*number*
Crowborough	2.35	26.4%	40.5%	14.0%	11.9%	5.2%	1.9%	100%	8,156
Forest Row	2.44	28.4%	33.0%	19.6%	13.6%	2.9%	2.5%	100%	1,970
Hailsham	2.24	34.1%	36.2%	10.7%	12.4%	4.3%	2.3%	100%	8,530
Heathfield with Waldron	2.17	31.9%	39.1%	11.4%	14.8%	2.7%	0.0%	100%	4,930
Polegate	1.94	37.8%	39.3%	15.0%	6.7%	1.2%	0.0%	100%	3,612
Uckfield	2.51	25.4%	30.6%	20.8%	16.3%	5.2%	1.8%	100%	5,870
Alciston*	1.89	38.4%	34.3%	27.3%	0.0%	0.0%	0.0%	100%	48
Alfriston	1.91	36.9%	47.2%	7.1%	5.3%	3.5%	0.0%	100%	375
Arlington	2.00	26.0%	60.8%	2.4%	8.4%	2.4%	0.0%	100%	246
Berwick	2.63	15.8%	51.6%	8.1%	14.4%	6.4%	3.7%	100%	108
Buxted	2.36	25.6%	39.0%	15.3%	13.9%	5.8%	0.4%	100%	1,279
Chalvington with Ripe	1.84	39.0%	44.8%	11.5%	2.3%	2.3%	0.0%	100%	528
Chiddingly	2.60	22.2%	33.3%	16.8%	18.9%	7.8%	1.0%	100%	362
Cuckmere Valley*	2.69	18.6%	43.1%	11.1%	11.9%	8.3%	7.0%	100%	83
Danehill	2.43	25.0%	43.1%	6.4%	17.6%	5.6%	2.3%	100%	697
East Dean and Friston	2.20	28.9%	49.0%	7.9%	6.1%	4.8%	3.2%	100%	755
East Hoathly with Halland	2.44	24.7%	37.5%	13.7%	18.8%	3.7%	1.6%	100%	544
Fletching	2.57	24.2%	39.8%	6.8%	14.5%	13.3%	1.4%	100%	422
Framfield	2.40	25.1%	38.2%	13.3%	19.4%	2.3%	1.7%	100%	778
Frant	2.55	19.5%	43.3%	9.7%	19.0%	7.6%	0.9%	100%	625
Hadlow Down	2.82	12.8%	39.7%	12.3%	23.6%	11.6%	0.0%	100%	299
Hartfield	2.50	23.9%	39.0%	14.5%	13.3%	7.4%	2.0%	100%	833
Hellingly	2.33	26.7%	38.8%	16.3%	13.5%	2.7%	1.9%	100%	593
Herstmonceux	2.31	30.1%	36.8%	14.1%	11.7%	5.3%	2.0%	100%	1,103
Hooe	2.74	13.3%	48.3%	10.3%	10.4%	13.9%	3.7%	100%	176
Horam	2.29	33.1%	32.7%	12.8%	16.2%	4.3%	0.8%	100%	1,108
Isfield	2.60	22.0%	33.0%	14.9%	24.9%	3.4%	1.8%	100%	225
Laughton	2.75	22.9%	29.5%	14.2%	16.5%	17.0%	0.0%	100%	221
Little Horsted*	3.52	0.0%	31.3%	14.0%	26.4%	28.3%	0.0%	100%	75
Long Man	1.83	44.0%	41.8%	4.1%	7.5%	2.5%	0.0%	100%	178
Maresfield	2.51	19.7%	42.4%	12.9%	18.0%	6.1%	0.8%	100%	1,405
Mayfield and Five Ashes	2.24	32.6%	37.2%	12.3%	11.3%	5.0%	1.5%	100%	1,488
Ninfield	2.44	22.2%	41.4%	15.9%	12.9%	6.0%	1.6%	100%	637
Pevensey	1.88	40.7%	41.8%	8.2%	7.6%	1.2%	0.4%	100%	1,583
Rotherfield	2.47	26.0%	39.5%	12.1%	16.3%	4.2%	1.9%	100%	1,266
Selmeston*	2.20	23.8%	51.5%	9.7%	10.8%	4.1%	0.0%	100%	71
Wadhurst	2.34	28.9%	35.1%	17.5%	11.9%	5.3%	1.3%	100%	1,969
Warbleton	2.55	19.3%	43.6%	11.1%	16.7%	7.7%	1.7%	100%	537
Wartling	2.20	31.5%	42.4%	11.8%	10.6%	0.0%	3.7%	100%	151
Westham	2.38	24.4%	39.0%	17.9%	13.6%	3.7%	1.5%	100%	2,448
Willingdon and Jevington	1.99	37.5%	42.3%	8.6%	8.1%	2.6%	0.9%	100%	3,442

Withyham	2.44	25.0%	40.0%	10.8%	17.1%	5.4%	1.7%	100%	1,092
Total	2.29	29.5%	38.3%	13.5%	12.9%	4.4%	1.4%	100%	60,822
Urban	2.28	30.4%	36.8%	14.4%	12.8%	4.0%	1.5%	100%	33,068
Rural	2.30	28.4%	40.0%	12.4%	13.0%	4.8%	1.3%	100%	27,754

Source: Wealden household survey, Fordham Research (2009)

Age band of household head

3.12 The average age of household heads in the study area is 57 and and only 9.1% of households overall are headed by someone under 35, falling to just 6.1% in rural areas. Chalvington with Ripe had the highest average age of household heads, at 68, reflecting the large proportion of pensioners surveyed in this small parish. The youngest household heads are found in Hadlow Down (52), Uckfield (53), East Hoathly with Halland (53) and Hailsham (55).

Employment

3.13 The classification scheme used to determine the employment status of households is shown in the table below. Overall, around 62% of households are employed, 34% retired, and about 1% unemployed, with the remainder (about 3%) in the 'other' category.

Table 3.6 Employment status – classification of households

Classified as	Description of household
Employed	At least one employed person.
Retired	No employed people, but at least one retired person.
Unemployed	No employed or retired people, but at least one unemployed person.
Other	No employed, retired or unemployed people. An example of this could be a household containing only students, or those with a long-term limiting illness.

Source: Fordham Research

3.14 The largest proportions of employed residents are found in East Hoathly with Halland, Hadlow Down and Uckfield, which were also the parishes with the lowest average ages; meanwhile retired households make up a majority in parts of the south of the District. The sample size (and small proportion of the population involved) means that the proportions of unemployed households in individual parishes should be treated with caution, especially for smaller parishes; however, the town with the highest level of unemployment was found to be Hailsham, at 2.1%.

Table 3.7 Age of household head of current households

	Average age	*16-25*	*25-35*	*35-45*	*45-55*	*55-65*	*65-75*	*75+*	*Total*	
									%	*number*
Crowborough	56.8	1.7%	9.2%	14.5%	22.1%	19.7%	14.8%	18.0%	100%	8,156
Forest Row	57.0	0.7%	6.9%	17.4%	21.3%	22.2%	15.0%	16.5%	100%	1,970

Hailsham	55.0	3.8%	11.3%	16.4%	19.2%	16.8%	16.2%	16.3%	100%	8,530
Heathfield with Waldron	56.7	0.0%	6.9%	18.5%	17.8%	24.7%	17.6%	14.6%	100%	4,930
Polegate	57.2	0.7%	13.7%	20.2%	11.2%	15.4%	19.6%	19.3%	100%	3,612
Uckfield	52.5	1.3%	10.4%	25.0%	20.9%	19.8%	11.9%	10.7%	100%	5,870
Alciston*	60.2	0.0%	0.0%	17.3%	32.0%	15.9%	5.8%	29.0%	100%	48
Alfriston	63.2	0.0%	3.3%	11.9%	13.8%	21.1%	23.9%	26.1%	100%	375
Arlington	60.5	0.0%	6.4%	6.1%	16.3%	29.7%	27.3%	14.1%	100%	246
Berwick	56.0	0.0%	9.3%	17.5%	28.2%	16.1%	13.3%	15.8%	100%	108
Buxted	58.7	0.8%	5.5%	14.1%	19.2%	23.7%	17.8%	19.0%	100%	1,279
Chalvington with Ripe	68.0	0.0%	4.8%	4.3%	4.3%	23.1%	26.8%	36.6%	100%	528
Chiddingly	58.1	0.0%	4.7%	9.6%	32.5%	23.6%	16.8%	12.9%	100%	362
Cuckmere Valley*	58.5	0.0%	0.0%	14.7%	32.1%	16.4%	23.1%	13.8%	100%	83
Danehill	59.7	0.9%	4.6%	16.2%	18.0%	24.2%	15.2%	20.9%	100%	697
East Dean and Friston	64.1	0.0%	1.3%	12.6%	14.8%	20.8%	18.7%	31.8%	100%	755
East Hoathly with Halland	53.3	0.0%	7.0%	18.6%	32.7%	21.4%	12.1%	8.2%	100%	544
Fletching	60.5	0.0%	4.4%	14.8%	24.5%	17.7%	12.7%	25.9%	100%	422
Framfield	57.0	1.6%	4.2%	14.1%	28.8%	20.5%	15.9%	15.0%	100%	778
Frant	58.2	0.9%	3.4%	15.8%	25.7%	18.5%	18.6%	17.1%	100%	625
Hadlow Down	52.2	1.5%	11.1%	16.5%	27.9%	23.1%	16.5%	3.3%	100%	299
Hartfield	58.6	0.0%	5.2%	16.3%	20.7%	18.5%	23.9%	15.4%	100%	833
Hellingly	56.5	0.0%	8.0%	12.8%	26.2%	24.2%	16.5%	12.2%	100%	593
Herstmonceux	57.4	0.8%	7.8%	14.0%	22.4%	20.8%	16.2%	18.1%	100%	1,103
Hooe	58.3	0.0%	0.0%	25.1%	14.0%	36.9%	9.7%	14.2%	100%	176
Horam	57.1	0.5%	8.3%	17.6%	21.4%	16.9%	17.2%	18.1%	100%	1,108
Isfield	57.2	0.0%	7.1%	14.5%	29.8%	17.8%	14.7%	16.2%	100%	225
Laughton	56.6	0.0%	5.9%	18.2%	26.4%	18.6%	15.0%	16.0%	100%	221
Little Horsted*	59.0	0.0%	0.0%	0.0%	68.7%	0.0%	8.5%	22.8%	100%	75
Long Man	60.1	0.0%	2.6%	7.3%	25.5%	29.0%	19.3%	16.2%	100%	178
Maresfield	59.0	0.3%	6.0%	13.6%	19.6%	20.9%	20.2%	19.3%	100%	1,405
Mayfield and Five Ashes	58.3	0.0%	6.5%	16.4%	20.4%	21.4%	15.8%	19.5%	100%	1,488
Ninfield	55.6	0.0%	9.9%	19.1%	14.2%	26.5%	18.9%	11.3%	100%	637
Pevensey	62.2	1.3%	4.6%	10.9%	15.5%	22.3%	18.9%	26.6%	100%	1,583
Rotherfield	60.3	1.0%	3.2%	18.0%	17.0%	17.7%	20.5%	22.5%	100%	1,266
Selmeston*	56.2	0.0%	12.1%	11.1%	27.8%	17.4%	19.4%	12.3%	100%	71
Wadhurst	57.6	2.0%	4.8%	15.9%	23.3%	18.4%	17.9%	17.7%	100%	1,969
Warbleton	59.6	0.0%	1.7%	12.1%	26.7%	25.8%	16.5%	17.2%	100%	537
Wartling	61.5	0.0%	4.0%	16.5%	14.6%	17.1%	23.2%	24.6%	100%	151
Westham	56.4	1.0%	6.9%	21.6%	19.8%	18.0%	14.5%	18.2%	100%	2,448
Willingdon and Jevington	63.4	0.0%	5.3%	12.0%	14.7%	17.2%	19.2%	31.6%	100%	3,442
Withyham	57.7	1.1%	4.4%	18.7%	24.1%	18.1%	14.6%	19.0%	100%	1,092
Total	57.3	1.2%	7.9%	16.8%	19.7%	19.8%	16.6%	18.0%	100%	60,822
Urban	56.8	1.7%	10.0%	18.3%	19.3%	19.4%	15.6%	15.8%	100%	33,068
Rural	57.0	0.6%	5.5%	15.0%	20.3%	20.2%	17.8%	20.7%	100%	27,754

Source: Wealden household survey, Fordham Research (2009)

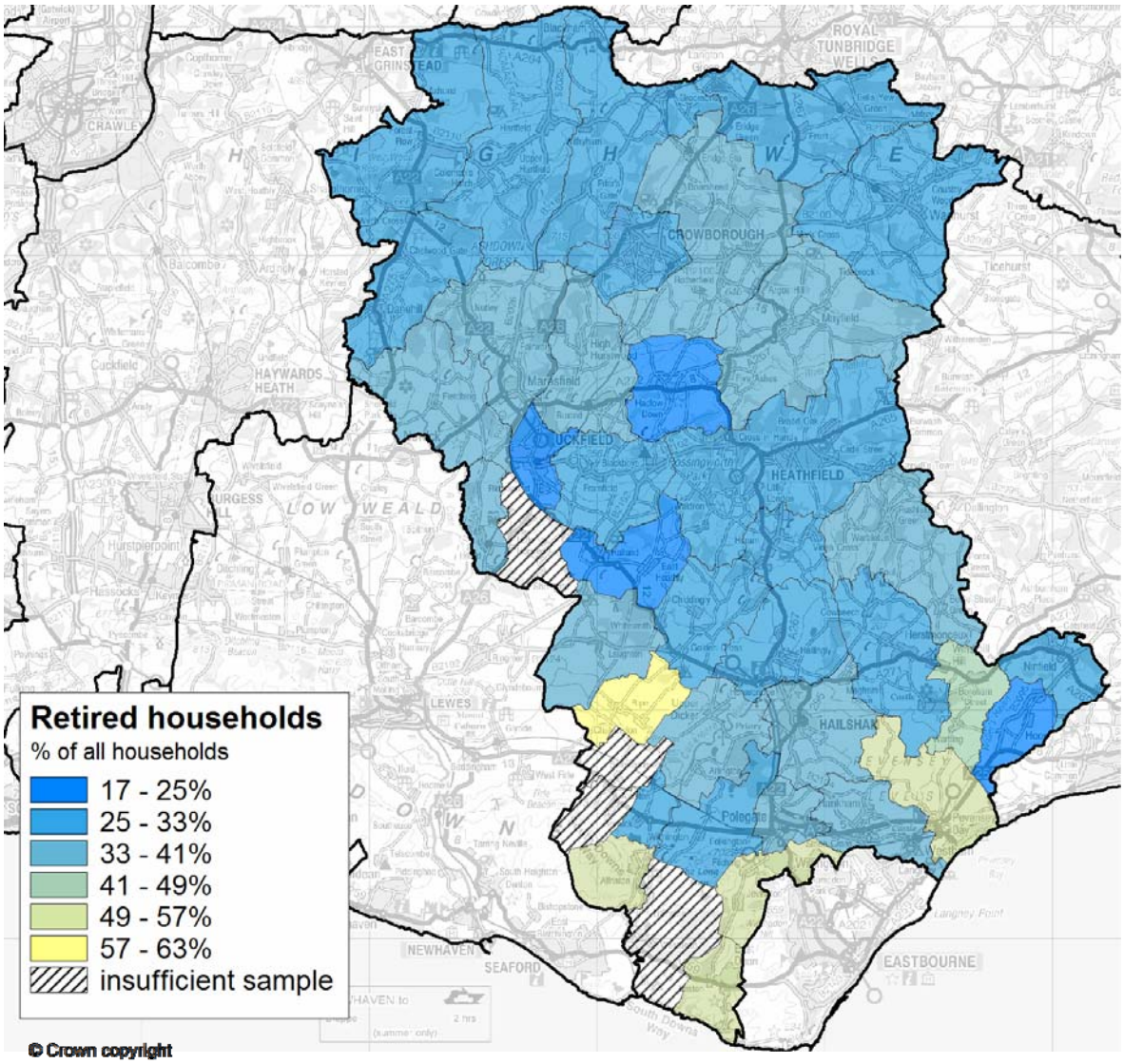
Table 3.8 Household employment status

	Employed	*Retired*	*Unemployed*	*Other*	*Total*	
					%	*number*
Crowborough	64.1%	31.4%	1.1%	3.5%	100%	8,156
Forest Row	66.8%	28.0%	0.7%	4.6%	100%	1,970

Hailsham	58.2%	36.1%	2.1%	3.5%	100%	8,530
Heathfield with Waldron	66.4%	32.6%	0.0%	1.0%	100%	4,930
Polegate	57.4%	39.2%	0.5%	2.9%	100%	3,612
Uckfield	73.9%	22.4%	1.7%	2.0%	100%	5,870
Alciston*	65.1%	34.9%	0.0%	0.0%	100%	48
Alfriston	43.6%	53.2%	1.1%	2.1%	100%	375
Arlington	64.9%	35.1%	0.0%	0.0%	100%	246
Berwick	71.2%	28.8%	0.0%	0.0%	100%	108
Buxted	58.0%	38.8%	1.1%	2.1%	100%	1,279
Chalvington with Ripe	35.2%	62.3%	1.3%	1.2%	100%	528
Chiddingly	67.3%	28.3%	1.4%	3.0%	100%	362
Cuckmere Valley*	78.4%	21.6%	0.0%	0.0%	100%	83
Danehill	63.6%	32.9%	2.8%	0.8%	100%	697
East Dean and Friston	43.0%	52.7%	2.3%	2.0%	100%	755
East Hoathly with Halland	76.4%	20.8%	2.7%	0.0%	100%	544
Fletching	60.5%	36.9%	2.6%	0.0%	100%	422
Framfield	67.1%	29.8%	0.0%	3.1%	100%	778
Frant	62.2%	30.5%	1.7%	5.5%	100%	625
Hadlow Down	76.4%	17.5%	0.0%	6.1%	100%	299
Hartfield	65.0%	30.0%	0.7%	4.3%	100%	833
Hellingly	68.3%	27.9%	1.2%	2.6%	100%	593
Herstmonceux	64.5%	32.7%	0.8%	2.1%	100%	1,103
Hooe	70.3%	24.8%	0.0%	4.9%	100%	176
Horam	68.2%	30.0%	1.0%	0.8%	100%	1,108
Isfield	60.2%	33.0%	2.4%	4.4%	100%	225
Laughton	65.1%	34.9%	0.0%	0.0%	100%	221
Little Horsted*	68.7%	31.3%	0.0%	0.0%	100%	75
Long Man	66.0%	32.2%	1.8%	0.0%	100%	178
Maresfield	64.3%	35.0%	0.0%	0.7%	100%	1,405
Mayfield and Five Ashes	63.0%	34.5%	1.1%	1.4%	100%	1,488
Ninfield	69.3%	30.7%	0.0%	0.0%	100%	637
Pevensey	44.9%	51.1%	0.9%	3.1%	100%	1,583
Rotherfield	59.0%	38.2%	1.0%	1.8%	100%	1,266
Selmeston*	72.7%	27.3%	0.0%	0.0%	100%	71
Wadhurst	63.3%	32.7%	1.6%	2.4%	100%	1,969
Warbleton	64.3%	35.7%	0.0%	0.0%	100%	537
Wartling	55.7%	41.9%	2.4%	0.0%	100%	151
Westham	63.2%	34.4%	0.7%	1.7%	100%	2,448
Willingdon and Jevington	46.7%	50.6%	0.4%	2.3%	100%	3,442
Withyham	63.0%	31.7%	1.1%	4.2%	100%	1,092
Total	62.1%	34.4%	1.1%	2.5%	100%	60,822
Urban	64.1%	31.8%	1.2%	2.9%	100%	33,068
Rural	59.6%	37.4%	1.0%	2.0%	100%	27,754

Source: Wealden household survey, Fordham Research (2009)

Figure 3.1 Proportion of retired households



Source: Wealden household survey, Fordham Research (2009)

3.15 The table below shows a breakdown of the types of employment in Wealden, split for comparison between the urban and rural areas. The table only includes respondents where the head of household is in either part-time or full-time employment, or self employed.

3.16 The largest single groupings were ‘education’ and ‘health and social work’, more so in the rural areas than the urban areas. In the urban areas, employment in the ‘wholesale and retail trade’ was also a large category of employment. Those working in ‘agriculture and fishing’ were found overwhelmingly in the rural areas. Just over a quarter (27.8%) of all employed household heads in Wealden had jobs which did not fall into any of the categories provided.

Table 3.9 Employment groups, heads of household in employment			
Employment category	*Urban*	*Rural*	*Whole District*
Agriculture & fishing	0.9%	4.7%	2.6%
Mining & quarrying	0.6%	0.5%	0.6%
Energy & water	0.5%	1.3%	0.9%
Manufacturing	4.1%	3.3%	3.8%
Construction	5.2%	6.2%	5.6%
Wholesale & retail trade	12.0%	6.3%	9.5%
Hotels & catering	3.2%	2.6%	2.9%
Transport, storage & communications	3.5%	3.4%	3.5%
Banking, finance & insurance	8.7%	8.1%	8.4%
Real estate, renting & business	2.0%	2.5%	2.2%
Public administration & defence	7.1%	6.4%	6.8%
Education	9.9%	11.8%	10.7%
Health & social work	13.8%	15.8%	14.7%
Other	28.4%	27.1%	27.8%
Total	100.0%	100.0%	100.0%
	18,508	14,063	32,571

Source: Wealden household survey, Fordham Research (2009)

3.17 Information on the commuting patterns of households can be found in Chapter 9.

Overcrowding and under-occupation

3.18 For this measure, households were classified according to the bedroom standard, endorsed by CLG. Overall overcrowding in the study area is very low, at just 1.5%, compared to the regional average of 2.4% (SEH 2006/07). Due to the small proportion of overcrowded households, clear trends were difficult to discern at a parish level, although the highest proportions (at about 3-4%) are in the urban parishes of Uckfield and Polegate.

3.19 A larger proportion of households are classified as under-occupied in Wealden than the regional average according to the SEH (43.6% compared to 36.6%). In some rural parishes (e.g. Long Man, Fletching) about two thirds of households are classed as under-occupying their properties, compared to just 21.4% in Polegate and 29.0% in Hailsham. Crowborough had an unusually high level of under-occupation for an urban area, at 53.7%.

3.20 The highest level of overcrowding occurs in the private rented sector, with 7.0% in private rented housing compared to an average of 1.5%. The vast majority of social rented housing (just under 90%) is neither under nor over-occupeid. Owner-occupied homes have the highest levels of under-occupation – 58.9% of homes that are owned outright, and 39.5% of homes owned with a mortgage, are under-occupied.

Table 3.10 Overcrowding and under-occupation of current households

	Overcrowded	*Neither overcrowded nor under-occupied*	*Under-occupied*	*Total*	
				%	*number*
Crowborough	0.0%	46.3%	53.7%	100%	8,156
Forest Row	2.4%	49.4%	48.2%	100%	1,970
Hailsham	1.7%	69.3%	29.0%	100%	8,530
Heathfield with Waldron	1.6%	60.3%	38.1%	100%	4,930
Polegate	3.9%	74.7%	21.4%	100%	3,612
Uckfield	4.3%	54.1%	41.6%	100%	5,870
Alciston*	0.0%	72.0%	28.0%	100%	48
Alfriston	0.0%	38.6%	61.4%	100%	375
Arlington	2.7%	31.8%	65.4%	100%	246
Berwick	3.7%	42.0%	54.3%	100%	108
Buxted	1.7%	37.0%	61.3%	100%	1,279
Chalvington with Ripe	1.8%	67.9%	30.3%	100%	528
Chiddingly	0.9%	41.1%	58.0%	100%	362
Cuckmere Valley*	0.0%	26.2%	73.8%	100%	83
Danehill	0.0%	36.0%	64.0%	100%	697
East Dean and Friston	3.4%	32.5%	64.1%	100%	755
East Hoathly with Halland	2.3%	49.9%	47.8%	100%	544
Fletching	0.0%	34.3%	65.7%	100%	422
Framfield	1.9%	53.3%	44.8%	100%	778
Frant	0.6%	42.5%	56.9%	100%	625
Hadlow Down	2.7%	39.5%	57.8%	100%	299
Hartfield	0.4%	42.5%	57.0%	100%	833
Hellingly	0.0%	52.0%	48.0%	100%	593
Herstmonceux	0.5%	55.8%	43.7%	100%	1,103
Hooe	0.0%	46.1%	53.9%	100%	176
Horam	1.3%	54.3%	44.4%	100%	1,108
Isfield	0.0%	43.4%	56.6%	100%	225
Laughton	0.0%	39.2%	60.8%	100%	221
Little Horsted*	0.0%	14.0%	86.0%	100%	75
Long Man	2.1%	28.6%	69.3%	100%	178
Maresfield	0.8%	36.9%	62.4%	100%	1,405
Mayfield and Five Ashes	0.3%	51.9%	47.8%	100%	1,488
Ninfield	1.4%	63.1%	35.5%	100%	637
Pevensey	0.0%	73.8%	26.2%	100%	1,583
Rotherfield	1.1%	45.1%	53.9%	100%	1,266
Selmeston*	0.0%	28.5%	71.5%	100%	71
Wadhurst	1.1%	49.3%	49.5%	100%	1,969

Warbleton	1.9%	40.6%	57.5%	100%	537
Wartling	0.0%	36.0%	64.0%	100%	151
Westham	0.2%	49.0%	50.8%	100%	2,448
Willingdon and Jevington	0.8%	65.7%	33.6%	100%	3,442
Withyham	2.2%	42.2%	55.6%	100%	1,092
Total	1.5%	54.8%	43.6%	100%	60,822
Urban	2.0%	59.0%	39.0%	100%	33,068
Rural	0.9%	49.9%	49.2%	100%	27,754

Source: Wealden household survey, Fordham Research (2009)

Table 3.11 Overcrowding and under-occupation by tenure

	Overcrowded	*Neither overcrowded nor under-occupied*	*Under-occupied*	*Total*	
				%	*number*
Owner-occupied (no mortgage)	0.5%	40.6%	58.9%	100%	28,118
Owner-occupied (with mortgage)	0.7%	59.8%	39.5%	100%	22,273
Social rented	4.5%	89.1%	6.4%	100%	4,529
Private rented	7.0%	77.8%	15.1%	100%	5,902
Total	**1.5%**	**54.8%**	**43.6%**	**100%**	**60,822**

Source: Wealden household survey, Fordham Research (2009)

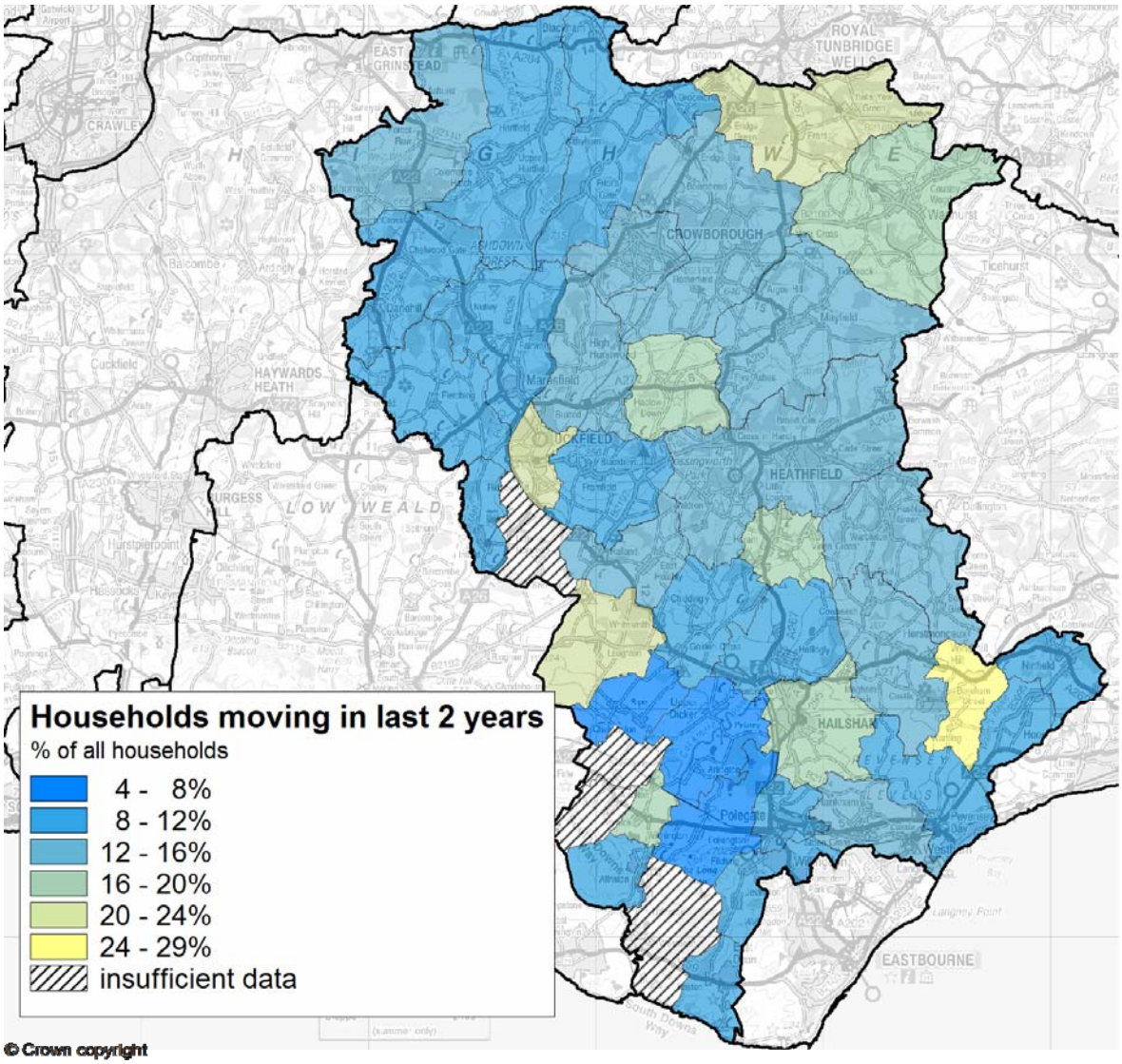
Household mobility

3.21 Overall, 14.2% of residents in Wealden have moved to their current home in the last two years, while about two thirds (66.5%) have stayed in the same property for more than five years.

3.22 Households in urban areas are considerably more mobile, with 15.9% having moved in the last two years compared with 12.1% in rural areas. The parish with the least mobile residents was Chiddingly, where 82.3% of households had not moved in the last five years. Heathfield with Waldron had the most mobile residents; although it was still the case that a majority, 60.8%, had not moved in the last five years.

3.23 The map below shows the proportion of households which moved within the past two years across the District.

Figure 3.2 Turnover of property: proportion of households moving in the last two years



Source: Wealden household survey, Fordham Research (2009)

Table 3.12 Mobility: Time since last move

	Less than two years	*Two to five years*	*More than five years*	*Total %*	*number*
Crowborough	15.9%	17.6%	66.6%	100%	8,156
Forest Row	15.2%	22.4%	62.4%	100%	1,970
Hailsham	16.1%	21.5%	62.4%	100%	8,530
Heathfield with Waldron	15.3%	23.8%	60.8%	100%	4,930
Polegate	9.7%	29.0%	61.3%	100%	3,612
Uckfield	20.3%	18.3%	61.4%	100%	5,870
Alciston*	8.8%	11.1%	80.1%	100%	48
Alfriston	8.1%	15.3%	76.6%	100%	375
Arlington	6.3%	13.4%	80.2%	100%	246
Berwick	17.0%	20.7%	62.4%	100%	108

Buxted	12.1%	18.3%	69.6%	100%	1,279
Chalvington with Ripe	7.0%	30.5%	62.5%	100%	528
Chiddingly	8.1%	9.6%	82.3%	100%	362
Cuckmere Valley*	9.7%	28.2%	62.1%	100%	83
Danehill	11.5%	16.5%	72.0%	100%	697
East Dean and Friston	8.4%	14.5%	77.1%	100%	755
East Hoathly with Halland	13.6%	15.9%	70.5%	100%	544
Fletching	8.7%	14.4%	76.9%	100%	422
Framfield	11.4%	19.2%	69.4%	100%	778
Frant	23.8%	14.2%	62.0%	100%	625
Hadlow Down	16.4%	17.3%	66.3%	100%	299
Hartfield	9.6%	13.9%	76.5%	100%	833
Hellingly	11.2%	20.0%	68.8%	100%	593
Herstmonceux	12.7%	17.5%	69.8%	100%	1,103
Hooe	9.9%	15.5%	74.6%	100%	176
Horam	18.8%	16.7%	64.5%	100%	1,108
Isfield	11.1%	8.5%	80.4%	100%	225
Laughton	21.3%	12.2%	66.4%	100%	221
Little Horsted*	14.0%	15.3%	70.7%	100%	75
Long Man	4.7%	17.1%	78.2%	100%	178
Maresfield	8.6%	12.8%	78.5%	100%	1,405
Mayfield and Five Ashes	13.4%	23.4%	63.2%	100%	1,488
Ninfield	11.8%	15.3%	72.8%	100%	637
Pevensey	11.4%	18.5%	70.1%	100%	1,583
Rotherfield	13.8%	13.8%	72.5%	100%	1,266
Selmeston*	16.6%	10.8%	72.5%	100%	71
Wadhurst	16.2%	18.3%	65.4%	100%	1,969
Warbleton	12.2%	19.9%	67.9%	100%	537
Wartling	28.6%	8.4%	63.0%	100%	151
Westham	12.5%	17.8%	69.7%	100%	2,448
Willingdon and Jevington	9.0%	17.7%	73.3%	100%	3,442
Withyham	10.9%	12.6%	76.5%	100%	1,092
Total	14.2%	19.3%	66.5%	100%	60,822
Urban	15.9%	21.2%	62.9%	100%	33,068
Rural	12.1%	17.0%	70.8%	100%	27,754

Source: Wealden household survey, Fordham Research (2009)

3.24 Further analysis of past household moves is only possible at a District-wide level, due to the reduced sample of moving households. As can be seen in the table below, a total of 72.7% of all private renters had moved in the past five years; this compares to just 28.5% of all owner-occupiers.

Table 3.13 Length of residence of household by tenure					
Tenure	*Length of residence*				*Total*
	Less than a year	*1 to 2 years*	*2 to 5 years*	*Over 5 years*	
Owner-occupied (no mortgage)	3.1%	4.0%	12.3%	80.6%	100.0%
Owner-occupied (with mortgage)	4.7%	10.3%	24.8%	60.1%	100.0%
Social rented	9.2%	8.2%	20.8%	61.8%	100.0%
Private rented	22.0%	20.2%	30.5%	27.4%	100.0%
Total	6.0%	8.2%	19.3%	66.5%	100.0%
	3,645	4,982	11,733	40,462	60,822

Source: Wealden household survey, Fordham Research (2009)

3.25 In terms of tenure, by far the most common type of move was from one owner-occupied property to another (4,315 households in the last two years). There was also a fair degree of movement within the private rented sector (1,243 households in the last two years). Overall, movement within sectors was more common than movement between them.

3.26 Nearly two fifths (37.4%) of all moves in the past two years involved the private rented sector – households moving into it, out of it or within it – showing how important the sector is in providing mobility in the housing market. This is particularly clear when it is considered that only 9.7% of the occupied dwellings in Wealden are estimated to be private rented.

3.27 Importantly, moves out of the social rented sector into other sectors are rare, although a significant number move into the sector from private renting. Newly forming households were most likely to move into the private rented sector (49.4%), with a slightly smaller proportion (41.6%) buying their own home, and only 9.0% social renting.

Table 3.14 Cross-tenure moves from households moving in the past two years*					
Current Tenure	*Previous tenure*				*Total*
	Owner-occupied	*Social rented*	*Private rented*	*Newly forming*	
Owner-occ. (no mortgage)	**1,832**	3	75	90	1,999
Owner-occ. (w/ mortgage)	**2,483**	4	484	379	3,350
Social rented	0	**503**	183	102	789
Private rented	593	96	**1,243**	557	2,489
Total	4,908	607	1,985	1,128	8,627

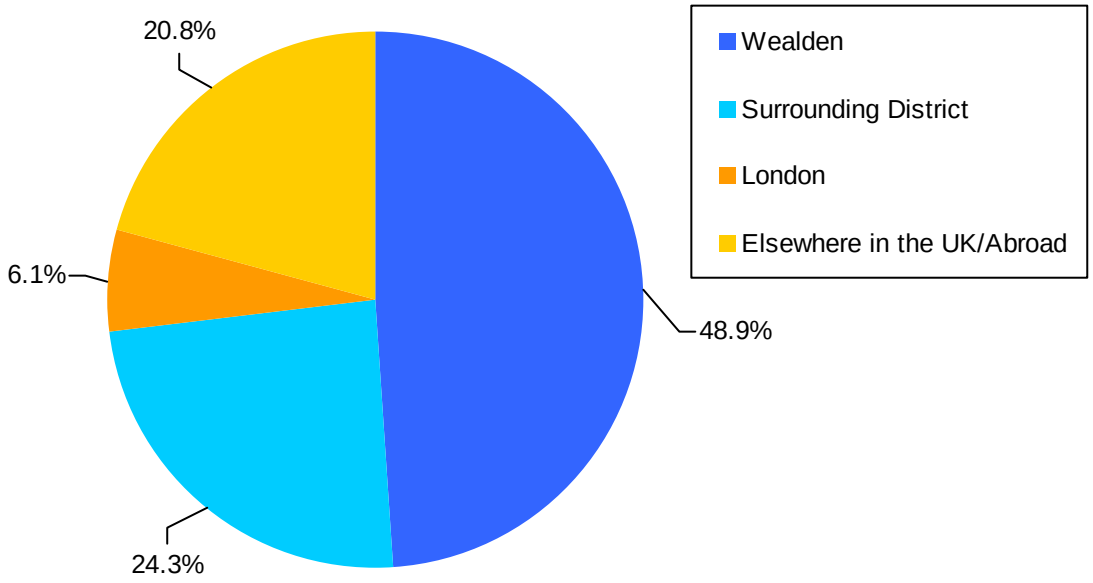
Source: Wealden household survey, Fordham Research (2009)

*Includes households moving both into and within Wealden

n.b. Households moving within the same broad sector are shown in bold

3.28 It is also possible to look at the previous locations of households who have moved home in the past two years – this is shown in the figure below. In total 48.9% of household moves were from within the District, showing a reasonable level of self-containment, 24.3% of movers previously resided in the surrounding Districts and only 6.1% moved from London.

Figure 3.3 Location of previous home of movers in past two years



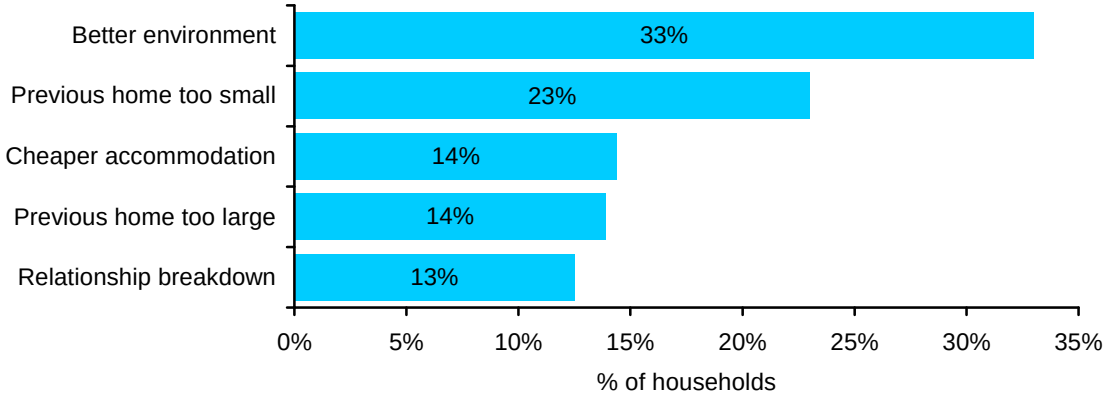
Source: Wealden household survey, Fordham Research (2009)

3.29 When considering the reasons households moved into a part of the District, it is useful to split the results for the urban and rural areas. The charts below show the reasons households that moved into a parish from elsewhere (including within the District) in the last two years gave for making their decision to move.

3.30 For those households moving into rural parishes, the quality of the environment was very important, cited by 33% of movers. Other issues included looking for larger or smaller accommodation, or relationship breakdown. Searching for cheaper accommodation was a significant driver of moves, but not as much so as in the urban areas.

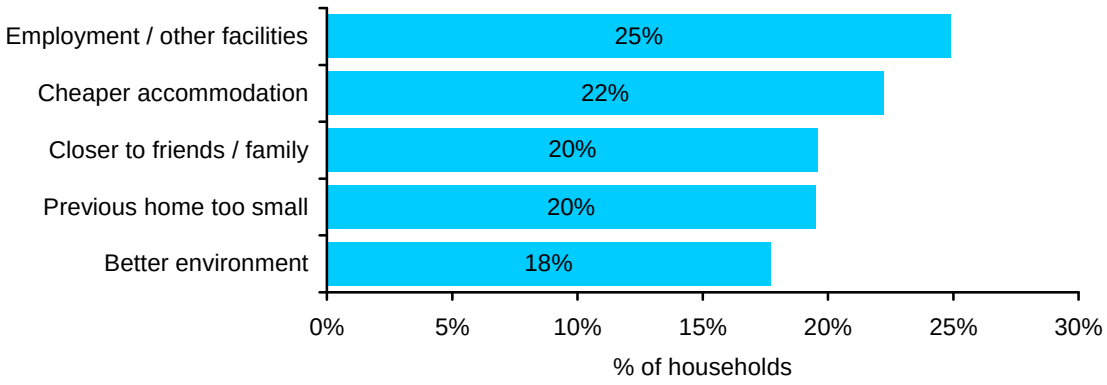
3.31 Among those moving into urban parishes, employment was much more important as a driver for moves. A quarter cited this as a reason for their move, compared to only 10% of those moving into rural parishes. Seeking cheaper accommodation and finding housing closer to friends or family were also more important than in the rural areas. Searching for larger accommodation or a better environment were important, but not as much so as for those moving into rural parishes.

Figure 3.4 Reasons for moves into parishes in rural areas of the District, of those that have moved in the past two years



Source: Wealden household survey, Fordham Research (2009)

Figure 3.5 Reasons for moves into parishes in urban areas of the District, of those that have moved in the past two years



Source: Wealden household survey, Fordham Research (2009)

Summary

3.32 The household survey collected a significant amount of data about the resident household population. Some of the main findings are:

- Some 82% of households in Wealden are owner-occupiers, well above the regional average. Some villages contained very high levels of owner-occupation (over 90%), whilst most rented accommodation was found in urban parishes
- Almost half of households in the study area reside in a detached property, much higher than the national average of 20%. The proportion of detached property is particularly high in

smaller parishes, and lowest in Polegate, near Eastbourne. Unusually for an urban area, Crowborough contains more than 50% detached houses

- Overall 33.7% of households contain only pensioners and just 24.4% contain children. About half of households in some parishes in the south of the District contain only pensioners. Uckfield was identified as an area containing a particularly large proportion of families
- The largest proportions of households containing at least one employed person are in Uckfield, East Hoathly with Halland, and Hadlow Down parishes, which were also the parishes with, on average, the youngest household heads. Although unemployment overall was low, at around 1%, the highest level of unemployment was in Hailsham, at 2.1%. More than half of the households in some parishes in the south of the District, for example East Dean and Friston, were retired. The large proportion of retired households is likely to have implications for the Council in terms of services required and economic activity of the population
- Health and social work and education were the largest single employment sectors in rural areas, while in urban areas the wholesale and retail trade was a larger employer than education
- Overcrowding in Wealden is very low, at 1.5%, compared to the regional average of 2.4%. Conversely under-occupation is higher than the regional figure (43.6% compared to 36.6%). There is however notable overcrowding in the private rented sector which needs to be addressed as a priority. Similarly the Council should try to reduce under-occupation in the social rented stock
- Households in the private rented sector were much more mobile than those in owner-occupation. About 37.4% of all moves involved the private rented sector, despite comprising only 9.7% of the occupied stock. Nearly half (49.4%) of newly forming households moved into this tenure, while 41.4% moved into owner-occupation. Very few households moved out of social renting to other tenures
- Some 14.2% of households in the study area have moved to their current home in the last two years, with rural parishes having lower turnover rates than urban parishes. Heathfield with Waldron showed the highest levels of turnover of property, although even here 60.8% of residents had not moved in the last five years
- About half of households (48.9%) moving in the last two years moved within the District. The most frequently expressed reason for moving into a rural parish was to move to a better environment or to find a larger property, while for those moving into an urban parish employment and cost of housing tended to be more important

4. Local housing market

Introduction

4.1 This chapter uses data from the Land Registry to compare prices in Wealden with the national and regional situation. The chapter also summarises information from an online search of estate and letting agents on the entry-level costs of housing in Wealden.

Sub-regional market position

4.2 The table below shows average property prices in the second quarter of 2009 for Wealden compared with other areas. The table shows that average prices in the area are significantly higher than the national average, and also higher than the regional and county averages.

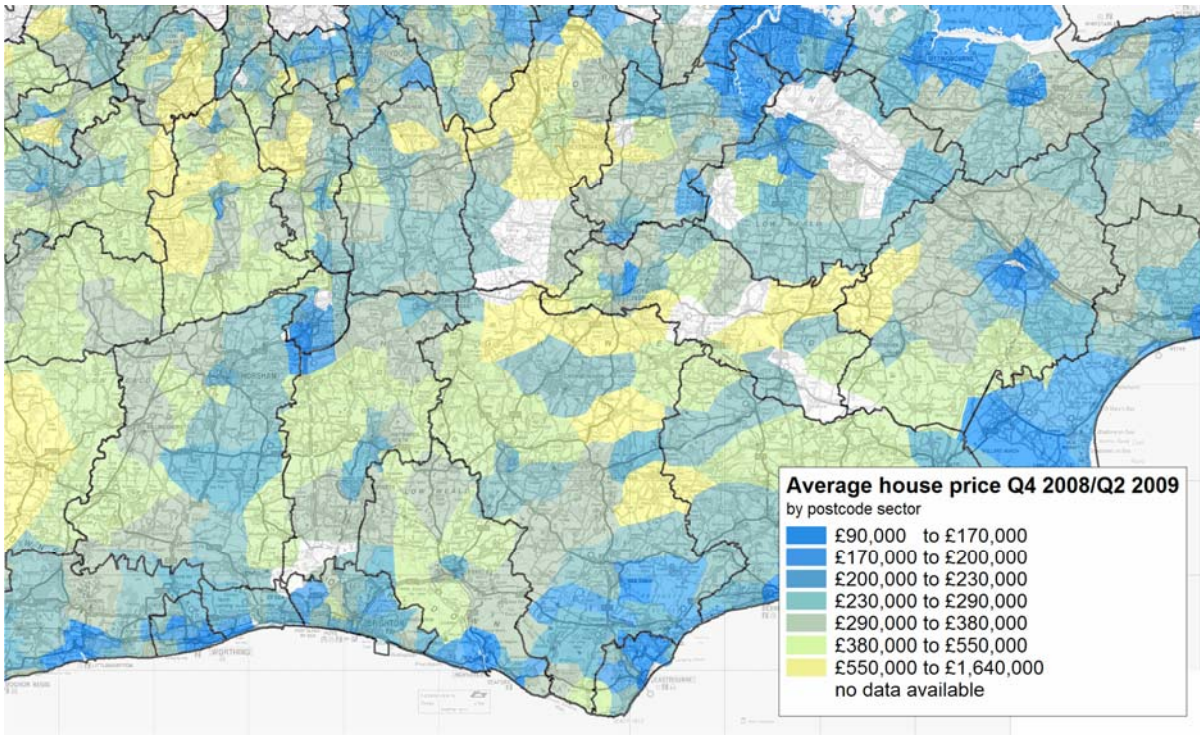
Table 4.1 Land Registry average prices (2nd quarter 2009)

Area	*Average price*	*Comparison with England and Wales*
England and Wales	£203,344	n/a
South East	£240,633	18.3%
East Sussex	£215,227	5.8%
Wealden	£266,001	30.8%

Source: Land Registry / CLG (Q2 2009)

4.3 The figure below shows the variation in average property prices in the surrounding region, using Land Registry data from the last quarter of 2008 to the second quarter of 2009.

Figure 4.1 Average house prices in the wider region

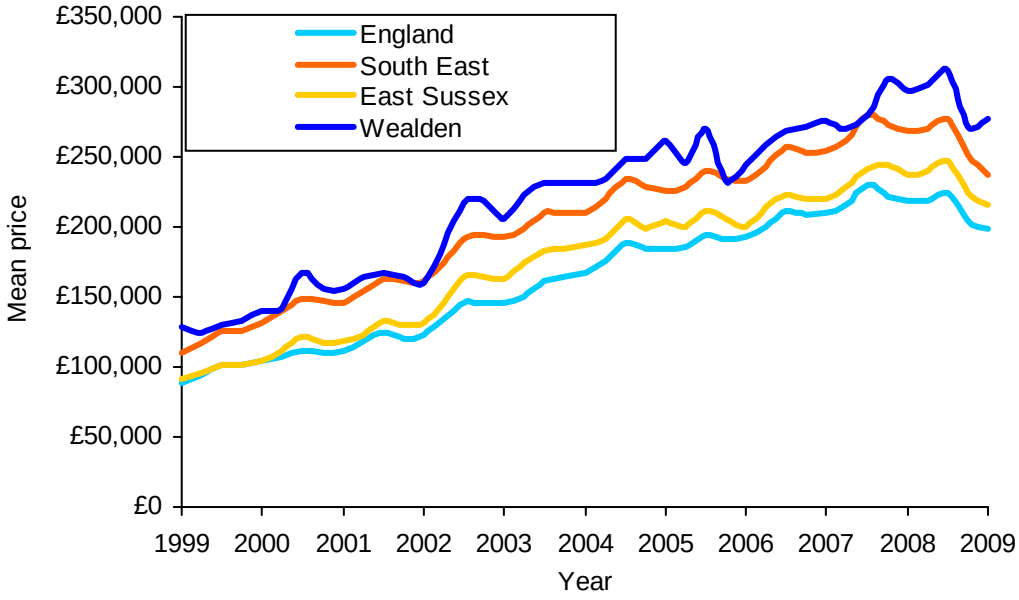


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Source: Land Registry ONS Boundary Data

4.4 The figure below shows the change in property prices in Wealden since 1999 compared with the changes taking place in other areas. As of the first quarter of 2009, the decline in house prices associated with the economic downturn was starting to be seen in Land Registry statistics. Wealden however saw a slight increase in the last quarter. The overall decline has not yet been enough to offset the recent large increase in prices, an increase of 116% over the last ten years (Q1 1999 – Q1 2009).

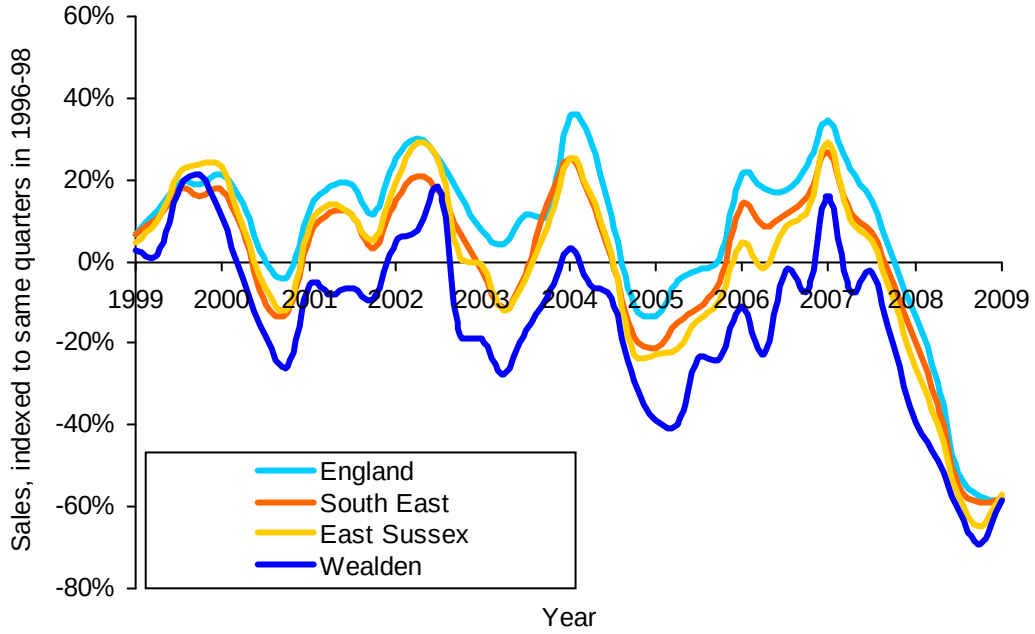
Figure 4.2 Changes in mean[8] residential property prices: Q1 1999 – Q1 2009



Source: Land Registry / CLG (Q1 1999-Q1 2009)

4.5 However it is worth noting that the number of dwellings sold in the Wealden Council area in the first quarter of 2009 was estimated at just 309, compared to 861 in the first quarter of 2007.

Figure 4.3 Changes in residential property sales: Q1 1999 – Q1 2009



Source: Land Registry / CLG (Q1 1999-Q1 2009)

[8] The mean is obtained by adding together the total of all values in a distribution, and then dividing by the number of values. For example the mean household income in the District would be the total income of everyone in the District, divided by the number of households.

Entry-level market costs

4.6 Entry level market costs for Wealden were derived from an online survey of estate agents, carried out across the study area. Insufficient data was available to produce reliable prices for each individual parish, and therefore they were aggregated across the District.

4.7 For the purposes of this study, and as suggested by Guidance, the lower quartile of properties available on the market was taken to represent the entry-level price. The cost of private renting was also assessed across Wealden using the same method.

Table 4.2 Entry-level market costs in Wealden[9]

Property size	*Home to purchase (resale)*	*Cost to rent privately (per calendar month)*
1 bedroom	£76,500	£460
2 bedrooms	£140,000	£650
3 bedrooms	£191,500	£810
4 bedrooms	£282,100	£1,500

Source: rightmove.co.uk (August 2009), Fordham Research (2009)

Affordable housing

4.8 To complete the housing cost profile in the local market it is appropriate to present information on the cost of social rented housing. Social housing in Wealden is provided by both Registered Social Landlords (RSLs) and the Local Authority. Data about rents charged is provided by CORE, as shown below.

Table 4.3 Social rented costs in Wealden

Property size	*Cost per month*
1 bedroom	£269
2 bedrooms	£331
3+ bedrooms	£385

Source: CORE area report for Wealden (2008/09)

[9] These costs are used in the affordability test, see pages 43-45, 51-52, 55-58 and 73-74

Comparison of prices

4.9 The table below allows comparison of the entry level costs of buying and renting in Wealden, by presenting the cost as a weekly figure. For owner-occupation this is the calculated typical weekly cost of a repayment mortgage on a house valued at the entry-level in question. The interest rate used was 6.1%, based upon products with a 15% deposit offered by leading banks and building societies in August 2009.

4.10 The cost of intermediate housing is presented here as the mid-point between the market and social rents. For one to three bedroom properties, this is closely equivalent to the measure of 80% of private rents used locally. It should be noted that the table is intended only to show a comparison of weekly costs, and cannot show the impact on affordability of the need for a large deposit when buying as opposed to renting a property. It is not used as the basis for the affordability model later in the report.

Table 4.4 Weekly entry-level costs of housing in Wealden

	Social rent	*Intermediate*	*Private rent*	*Buy (resale)*
1 bedroom	£62	£84	£106	£97
2 bedrooms	£76	£113	£149	£178
3 bedrooms	£89	£138	£186	£244
4 bedrooms	£89	£217	£345	£359

Sources: Social rent: CORE area report for Wealden (2008/09) Private rent & buy: rightmove.co.uk (August 2009), Fordham Research (2009)

Summary

4.11 Information from the Land Registry indicates that average property prices in Wealden are well above the national average, and also above the county and regional averages. A survey of the properties on sale in the area revealed some geographical variation; generally prices were higher in the north of the District than in the south.

4.12 The average sale price of a dwelling in Wealden was £266,001 in the second quarter of 2009. Although prices have not yet recorded a large decrease in response to the economic downturn, the number of dwellings sold has decreased to its lowest level for many years, at just 309 in the first quarter of 2009.

4.13 It was found that entry-level prices ranged from £76,500 for a one bedroom property up to £282,100 for four bedrooms. Entry-level rents in the private sector varied from £460 (one bed) to £1,500 (four beds) per calendar month. Social rents were significantly lower than this at an average of £269 per calendar month for a one bedroom property rising to £385 for a property with three or more bedrooms.

4.14 The difference between the cost of social rented housing and the cost of entry-level market accommodation is large. This represents the gap in which intermediate housing as defined by PPS3 (see glossary) can be provided. The large size of this gap suggests there is potential for a range of intermediate products to be introduced in the District.

5. Financial information

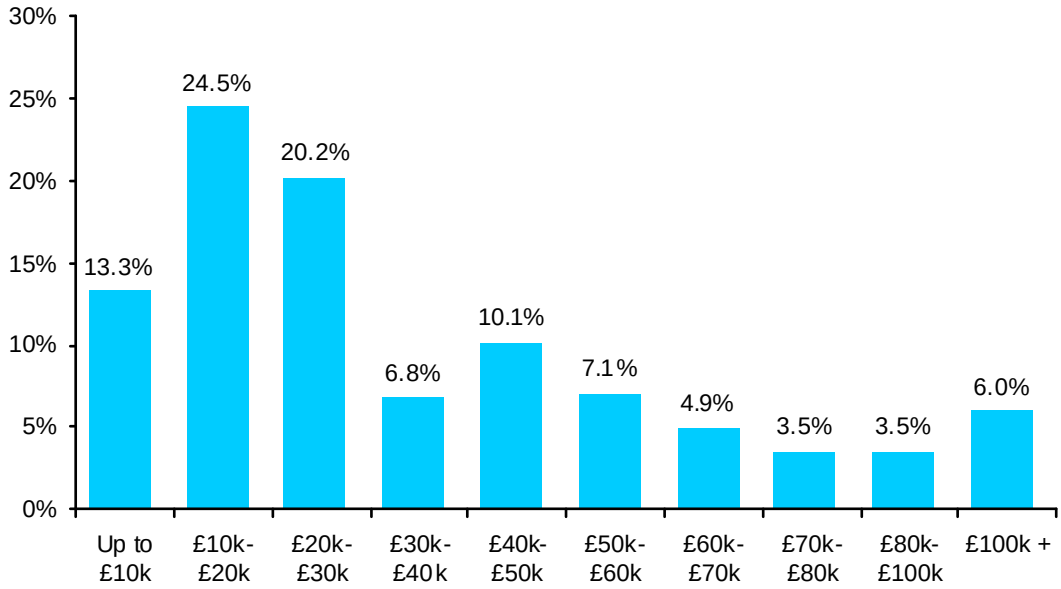
Introduction

5.1 A key component of the housing needs assessment model is a detailed profile of the financial situation of households. Data was therefore collected in the survey looking at a range of financial information. This chapter contains the analysis of the survey results with regard to households' financial situation.

Household income

5.2 The response to the survey income question was good with 80.6% of respondents answering this question. Survey results for household income in Wealden estimate the median[10] annual household income to be £26,035 per annum, excluding any housing related benefits; the mean[11] figure is £36,126. It is worth noting that households containing at least one person in current employment have a median income of £35,821. The figure below shows the distribution of income among households in the study area.

Figure 5.1 Distribution of gross household income



Source: Wealden household survey, Fordham Research (2009)

[10] The median is the middle value of a distribution; for example the median income is the level of income for which exactly 50% of the households earn more and 50% of the households earn less

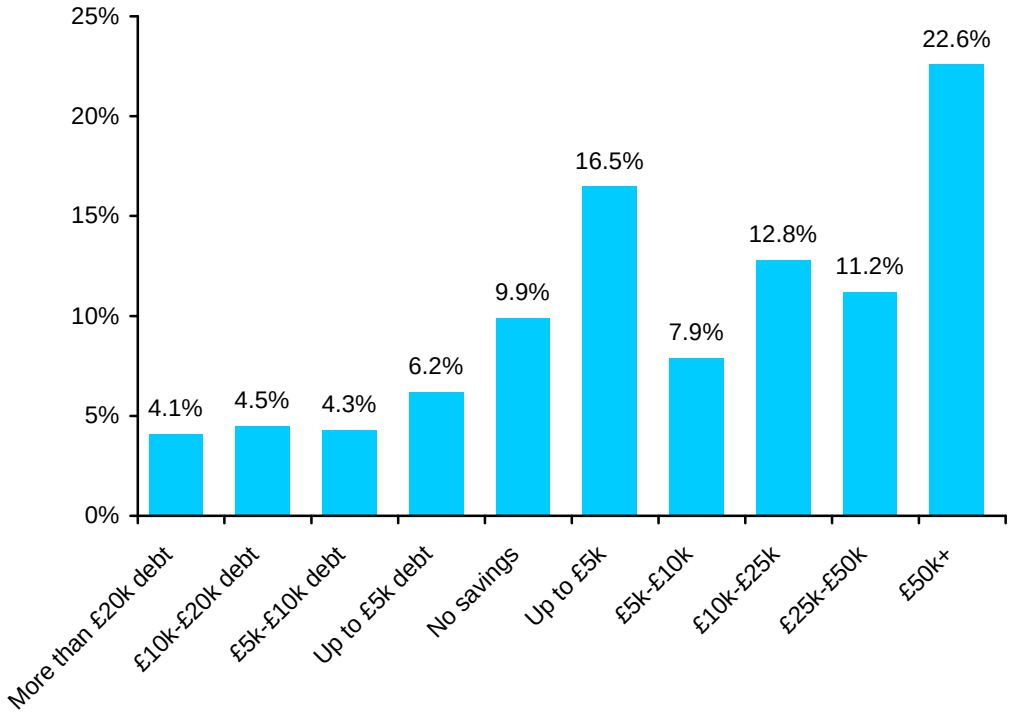
[11] The mean is obtained by adding together the total of all values in a distribution, and then dividing by the number of values. For example the mean household income in the District would be the total income of everyone in the District, divided by the number of households.

Household savings and equity

5.3 The response to the survey savings question was also good with 76.4% of respondents answering this question. The median level of household savings is £7,964, with the mean figure much higher at £47,043. The figure below shows the distribution of savings in Wealden.

5.4 It can be seen that a large number of households have no savings or are in debt, but of those that have savings many have access to a significant amount.

Figure 5.2 Distribution of household savings



Source: Wealden household survey, Fordham Research (2009)

5.5 The survey also collected information about the amount of equity owner-occupiers have in their property. The median amount of equity that all owner-occupiers (both those with and without mortgages) have is estimated to be £208,200. The mean value is £325,312. Among owner-occupied households in Wealden about 1.9% (949) were found to be in negative equity.

Household characteristics and income

5.6 The table below shows median income, savings and equity by tenure. Households in the social rented sector record the lowest median incomes and the lowest median savings. Whilst owner-occupiers with no mortgage have a median household income considerably lower than those with a mortgage, this group contains many older people who are not working but have paid off their mortgages. These households therefore have much higher levels of savings and equity.

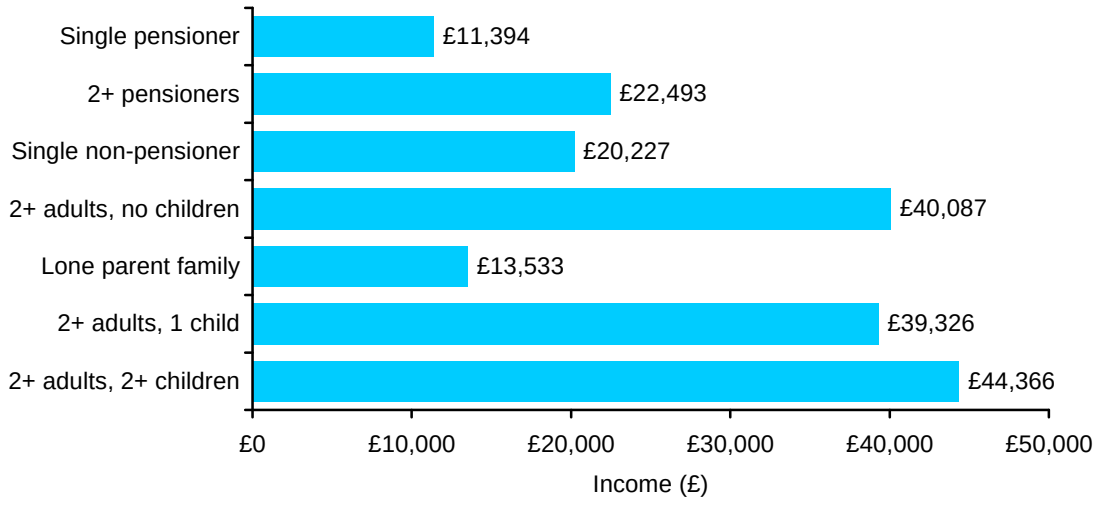
Table 5.1 Household financial information by tenure

Tenure	*Median income*	*Median savings*	*Median equity*
Owner-occupied (no mortgage)	£22,158	£34,651	£271,280
Owner-occupied (with mortgage)	£42,290	£1,914	£128,931
Social rented	£9,584	£410	-
Private rented	£17,861	£522	-
All households	£26,035	£7,964	£208,200

Source: Wealden household survey, Fordham Research (2009)

5.7 The figure below looks at median incomes by household type. As might be expected, households containing two or more adults of working age have by far the highest incomes. Single pensioner households have the lowest incomes, although lone parent households also have lower incomes than average.

Figure 5.3 Median incomes by household type



Source: Wealden household survey, Fordham Research (2009)

Geographical variation in financial situation

5.8 The table below shows how median household income, savings and equity (of owner-occupiers) vary by parish within the study area. The subsequent figures show this information on a map. The data shows that the parishes of Hadlow Down (£43,197), Berwick (£41,653) and Frant (£40,631) record the highest median household incomes. Generally the north of the District is more affluent, with the exception of Crowborough.

5.9 The highest median savings are recorded in the parishes of Arlington, East Dean and Friston, and Warbleton, despite this there is a clear area of relatively low savings and income in the south of the District. Owner-occupiers in the parishes of Hadlow Down and Fletching recorded the highest median equity, whilst those in Polegate recorded the lowest.

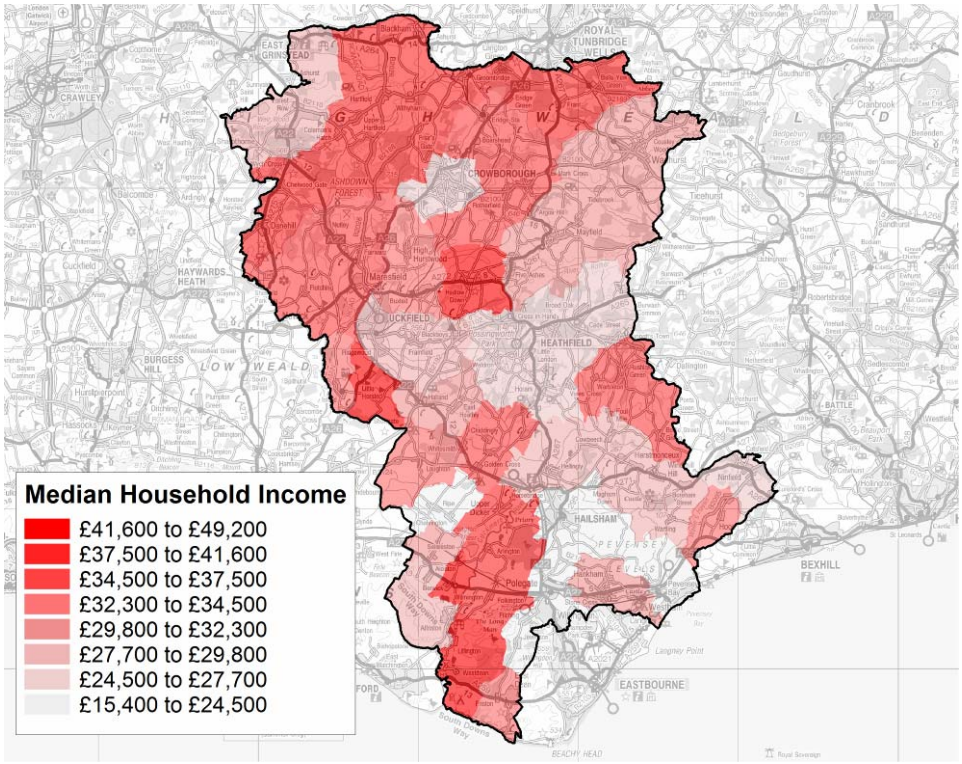
Table 5.2 Household financial information by parish

Parish	*Median income*	*Median savings*	*Median equity of owner-occupiers*
Crowborough	£24,554	£8,363	£211,291
Forest Row	£28,500	£12,138	£301,671
Hailsham	£20,553	£2,105	£134,864
Heathfield with Waldron	£26,061	£11,580	£212,589
Polegate	£18,769	£2,938	£133,042
Uckfield	£28,884	£3,729	£158,247
Alciston	£28,172	£7,356	£341,598
Alfriston	£29,639	£26,123	£382,445
Arlington	£39,490	£42,068	£318,913
Berwick	£41,653	£1,659	£247,321
Buxted	£32,680	£26,493	£350,821
Chalvington with Ripe	£15,431	£17,274	£189,461
Chiddingly	£36,691	£20,018	£412,290
Cuckmere Valley	£49,138	£87,858	£765,846
Danehill	£37,539	£28,536	£425,781
East Dean and Friston	£33,483	£35,404	£346,358
East Hoathly with Halland	£30,691	£13,687	£285,006
Fletching	£34,518	£22,694	£475,186
Framfield	£29,408	£10,058	£246,363
Frant	£40,631	£26,489	£411,172
Hadlow Down	£43,197	£8,759	£488,130
Hartfield	£38,483	£15,866	£458,366
Hellingly	£27,719	£12,366	£231,436
Herstmonceux	£29,313	£9,384	£211,991
Hooe	£32,305	£23,708	£236,886
Horam	£25,997	£5,693	£212,141
Isfield	£32,955	£13,350	£380,013
Laughton	£33,131	£18,435	£391,883
Little Horsted	£42,450	£25,179	£447,035
Long Man	£37,628	£32,221	£416,094
Maresfield	£35,254	£29,030	£360,769

Mayfield and Five Ashes	£30,703	£24,986	£359,188
Ninfield	£27,196	£5,714	£213,437
Pevensey	£16,971	£5,356	£156,166
Rotherfield	£36,618	£25,709	£328,928
Selmeston	£30,436	£5,421	£378,131
Wadhurst	£31,149	£17,405	£333,210
Warbleton	£36,328	£32,848	£451,131
Wartling	£28,739	£15,898	£324,112
Westham	£29,878	£6,772	£174,913
Willingdon and Jevington	£20,129	£8,821	£170,588
Withyham	£37,836	£20,348	£347,298
All households	£26,035	£7,964	£208,200
Urban	£24,192	£4,688	£172,663
Rural	£29,082	£14,456	£260,738

Source: Wealden household survey, Fordham Research (2009)

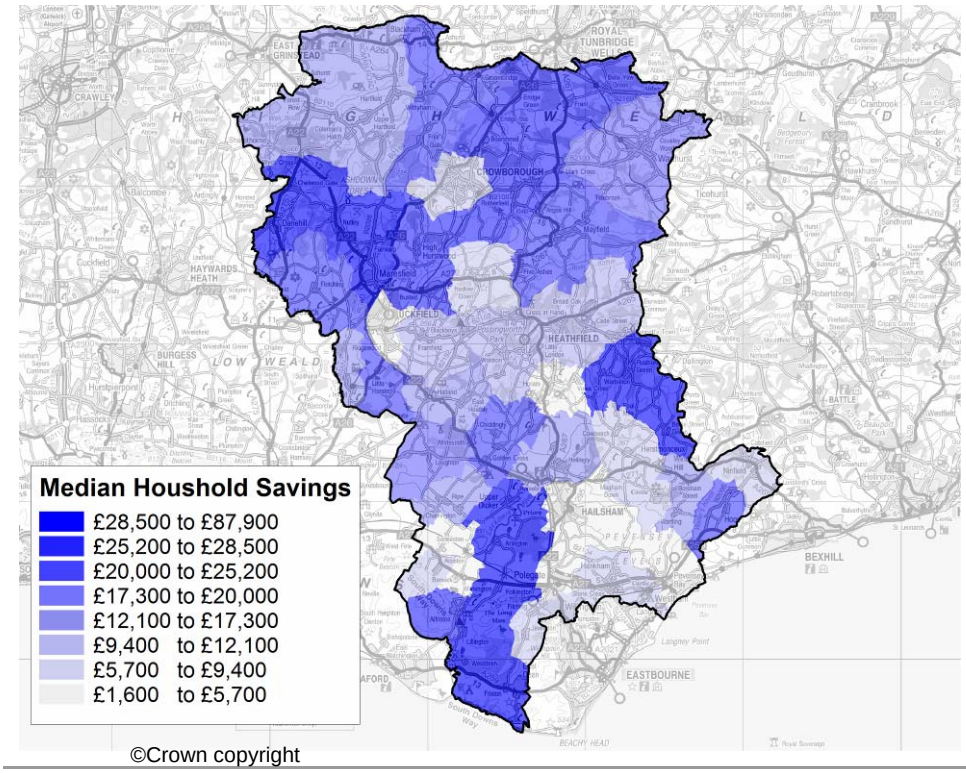
Figure 5.4 Median household income in Wealden



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Source: Wealden household survey, Fordham Research (2009)

Figure 5.5 Median household savings in Wealden



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Source: Wealden household survey, Fordham Research (2009)

Other financial information

5.10 In addition to the information collected about income, savings and equity, the survey form asked households whether they have access to any other financial resources which might be able to be used towards a deposit on a property (and, if so, how much?). The great majority of households (89.2%) stated that they had no further access to financial resources other than those already analysed.

5.11 Despite the majority having no access to financial resources, the minority that do, have access to a median level of £18,203 from sources other than savings and equity (e.g. borrowing from relatives), and about 2,112 households have more than £40,000 available. It is therefore possible that such additional funds will be able to help a small number of households to afford suitable market housing without the need for any subsidy.

Assessing the ability to afford housing

5.12 This information on the full financial situation of households is necessary to accurately assess the ability of households to afford market accommodation in Wealden. This financial information is used alongside data on the cost of entry-level housing in the study area (presented in the previous chapter) to examine the ability of households to afford an appropriately sized market dwelling in Wealden. The

size of the home required is determined by looking at the structure of the household and determining the number of bedrooms required according to the bedroom standard (described in the glossary).

5.13 The affordability test is based on that set out in the Practice Guidance (pg 42). It considers a household able to afford to purchase a home if the household income multiplied by 3.5 is greater than the cost to purchase the home once any savings and equity available to the household have been subtracted from the price[12]. A household is considered able to afford private rented accommodation if the cost of private renting is no more than a quarter of the households' gross income. These two measures are then combined to estimate the number of households unable to afford either form of private sector housing. Based on the above affordability test it is estimated that 16.4% of households within Wealden would be unable to afford market accommodation if they were to move now.

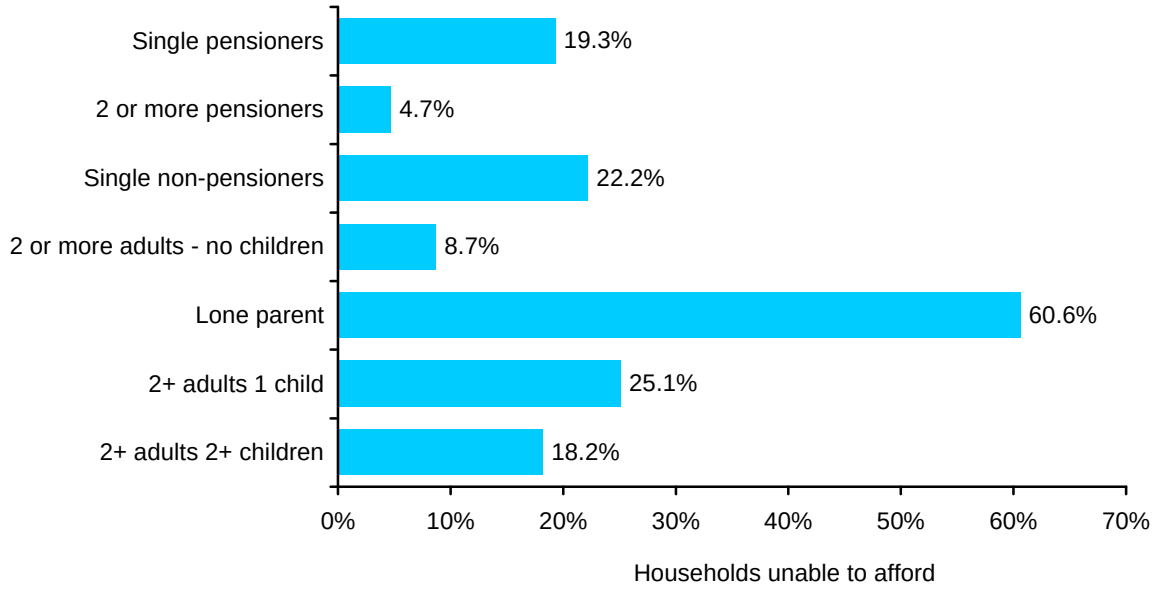
5.14 The figure below shows the current affordability of households by household type and location of employment of household head. This is the theoretical affordability of households as the analysis considers all households in the study area and does not take into account their intention of moving.

5.15 The data indicates that 60.6% of lone parent households in Wealden would be unable to afford market housing[13] (if they were to move home now). Single person households and families with one child are also relatively unlikely to be able to afford market housing. Households that contain two or more pensioners are most likely to be able to afford market housing in the study area.

[12] For example, if a household requires a £100,000 property and has £12,500 in savings and no equity they need a household income of at least £25,000 to be able to afford to buy the home. The savings of £12,500 are deducted from the price of the home (£100,000) and the remaining mortgage requirement is £87,500. As the mortgage mulitple is 3.5 times the household income, the mimimum income required is £87,500 divided by 3.5 which equals £25,000.

[13] "Market housing" refers to both private rented housing and housing purchased on the open market.

Figure 5.6 Theoretical affordability of market housing in Wealden



Source: Wealden household survey, Fordham Research (2009)

5.16 The table below shows the current affordability of households by parish. The data indicates that households in Arlington and East Dean and Friston are most likely to be able to afford market housing in Wealden were they to move now, with households in Hailsham, Selmeston and Polegate least likely to be able to afford market housing.

Table 5.3 Theoretical affordability of market housing by parish

Parish	*Number of households unable to afford market housing*	*All households*	*Proportion unable to afford market housing*
Crowborough	1,102	8,156	13.5%
Forest Row	311	1,970	15.8%
Hailsham	2,549	8,530	29.9%
Heathfield with Waldron	619	4,930	12.6%
Polegate	883	3,612	24.5%
Uckfield	1,208	5,870	20.6%
Alciston	4	48	8.5%
Alfriston	37	375	9.9%
Arlington	11	246	4.3%
Berwick	12	108	11.1%
Buxted	170	1,279	13.3%
Chalvington with Ripe	50	528	9.4%
Chiddingly	41	362	11.2%
Cuckmere Valley	0	83	0.0%
Danehill	75	697	10.8%
East Dean and Friston	41	755	5.5%
East Hoathly with Halland	90	544	16.5%
Fletching	40	422	9.4%
Framfield	126	778	16.2%

Frant	99	625	15.9%
Hadlow Down	50	299	16.9%
Hartfield	126	833	15.2%
Hellingly	69	593	11.6%
Herstmonceux	130	1,103	11.8%
Hooe	17	176	9.7%
Horam	165	1,108	14.9%
Isfield	37	225	16.3%
Laughton	14	221	6.3%
Little Horsted	10	75	14.0%
Long Man	11	178	6.2%
Maresfield	96	1,405	6.8%
Mayfield and Five Ashes	161	1,488	10.8%
Ninfield	125	637	19.6%
Pevensey	248	1,583	15.6%
Rotherfield	138	1,266	10.9%
Selmeston	18	71	24.9%
Wadhurst	315	1,969	16.0%
Warbleton	47	537	8.8%
Wartling	13	151	8.8%
Westham	271	2,448	11.1%
Willingdon and Jevington	282	3,442	8.2%
Withyham	162	1,092	14.8%
Total	9,973	60,822	16.4%
Urban	6,673	33,068	20.2%
Rural	3,300	27,754	11.9%

Source: Wealden household survey, Fordham Research (2009)

Summary

5.17 Median annual gross household income (including non-housing benefits) in Wealden was found to be £26,035, rising to £35,821 when considering only households containing at least one employed person. The average conceals wide variation, with 13.3% of households having a total income of less than £10,000. The low income levels in the social rented sector (median of £9,584) represent a real challenge for social mobility.

5.18 Savings vary similarly; although the median level of savings in Wealden is £7,964, a third of households have more than £25,000 in savings available to them. The low median level of savings in the private rented sector (£522) will limit the flow of these households into owner-occupation, once the deposit that is required to access the sector is taken into account

5.19 Financial information is used alongside data on the cost of entry-level housing to assess the ability of households to afford an appropriately sized market dwelling, either with a mortgage or private rented housing.

5.20 Overall it was estimated that 16.4% of households within Wealden would be unable to afford market accommodation if they were to move now.

5.21 This figure is highest among lone parents – 60.6% would be unable to afford market housing if they were to move now. Households containing one or more pensioners are most likely to be able to afford market housing. The affordability for lone parent households is a concern as it is important to have mixed and balanced communities within all tenures.

6. Housing need

Introduction

6.1 Housing need is a term created in the mid-1990s to help provide a means-tested estimate of the requirement for affordable housing in an area. It is defined in PPS3 as *"the number of households who lack their own housing or who live in unsuitable housing and who cannot afford to meet their housing needs in the market"*. This chapter will calculate the size of the housing need in Wealden, as well as considering the types of households in need and their ability to afford intermediate housing. Where possible, information is presented at parish level.

6.2 The Practice Guidance[14] outlines the 16 steps that must be completed to obtain all of the information required to calculate the annual estimate of housing need. The first part of this chapter contains a detailed explanation of how the figures for each step were calculated.

Current need

6.3 This section considers Current Need: the first stage of the needs assessment model. This begins with an assessment of housing suitability and affordability and also considers homeless households before arriving at a total current need estimate (gross). An assessment of the stock available to offset this need follows, which then enables the net current need estimate to be calculated.

Unsuitable housing

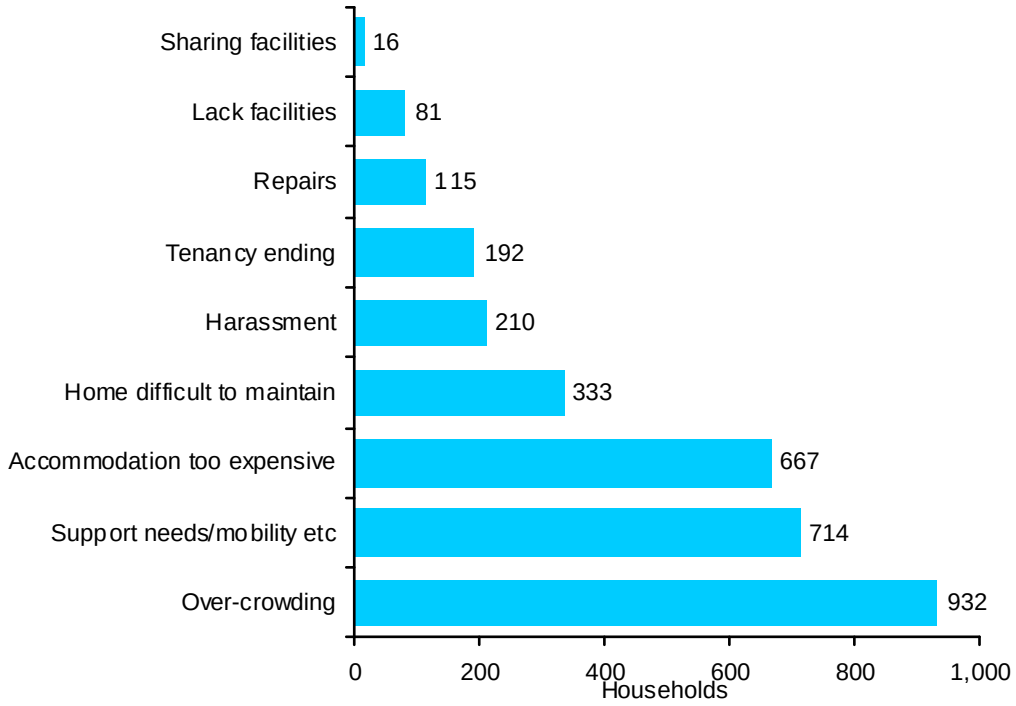
6.4 A key element of housing need is an assessment of the suitability of a household's current housing. The CLG guide sets out a series of nine criteria for unsuitable housing – which has been followed in this report. In Wealden it is estimated that a total of 2,771 households are living in unsuitable housing (this represents 4.6% of all households in the study area).

6.5 The figure below shows a summary of the numbers of households living in unsuitable housing (ordered by the number of households in each category). It should be noted that the overall total of reasons for unsuitability shown in the figure is greater than the total number of households with unsuitability, as some households have more than one reason for unsuitability.

6.6 The main reason for housing being unsuitable is overcrowding, followed by support needs/mobility and the cost of the accommodation.

[14] Strategic Housing Market Assessments Practice Guidance Version 2, CLG (2007) , pages 43 - 53

Figure 6.1 Summary of unsuitable housing categories



Source: Wealden household survey, Fordham Research (2009)

6.7 The tables below show the number of households in each parish in each of the nine unsuitable housing categories, followed by the total number and percentage of unsuitably housed households. The parishes with the highest number of unsuitably housed households were Hailsham (377), Uckfield (369) and Polegate (287). There were very few or no unsuitably housed households in the parishes of Alfriston, Long Man, Laughton, Hooe and Wartling.

Table 6.1 Unsuitable housing and parish[15]												
Parish	*Tenancy ending etc*	*Too expensive*	*Over-crowding*	*Difficult to maintain*	*Sharing facilities*	*Support needs*	*Lack facilities*	*Repairs*	*Harassment*	*No. unsuitably housed*	*Total no. of households*	*% unsuitably housed*
Crowborough	25	135	0	118	0	81	0	0	25	283	8156	3.5%
Forest Row	26	56	47	26	0	26	9	0	7	175	1970	8.9%
Hailsham	0	56	147	59	0	114	0	36	0	377	8530	4.4%
Heathfield with Waldron	44	67	79	0	0	0	0	0	0	146	4930	3.0%
Polegate	47	50	142	0	0	73	27	0	47	287	3612	7.9%
Uckfield	0	26	254	0	0	49	20	0	20	369	5870	6.3%
Alciston*	0	0	0	0	0	0	0	0	0	0	48	0.0%
Alfriston	4	0	0	0	4	4	4	4	4	4	375	0.9%
Arlington	0	0	7	0	0	0	0	0	0	7	246	2.7%
Berwick	0	9	4	0	0	0	0	0	0	9	108	8.0%
Buxted	0	5	22	3	0	10	0	3	3	37	1279	2.9%
Chalvington with Ripe	0	0	10	0	0	4	0	5	0	19	528	3.6%
Chiddingly	0	0	3	0	0	10	0	0	0	13	362	3.6%
Cuckmere Valley*	0	13	0	0	0	5	0	0	0	18	83	21.6%
Danehill	4	8	0	9	0	3	0	0	0	15	697	2.1%
East Dean and Friston	0	5	25	2	0	8	0	0	0	38	755	5.1%
East Hoathly with Halland	3	14	13	0	0	0	0	0	0	30	544	5.5%
Fletching	3	0	0	0	0	7	0	0	0	10	422	2.4%
Framfield	0	6	15	0	0	2	0	3	5	31	778	4.0%
Frant	0	5	4	2	0	19	5	8	7	33	625	5.3%
Hadlow Down	0	11	8	3	0	11	0	3	0	34	299	11.2%
Hartfield	5	13	4	0	12	34	12	0	3	59	833	7.1%
Hellingly	0	7	0	12	0	4	0	0	21	44	593	7.5%
Herstmonceux	0	10	6	2	0	21	0	3	3	42	1103	3.8%

[15] This shows need by the current parish of residence – it does not take into account where households would prefer to live.

Table 6.1 Unsuitable housing and parish[15]

Parish	*Tenancy ending etc*	*Too expensive*	*Over-crowding*	*Difficult to maintain*	*Sharing facilities*	*Support needs*	*Lack facilities*	*Repairs*	*Harassment*	*No. unsuitably housed*	*Total no. of households*	*% unsuitably housed*
Hooe	0	0	0	0	0	1	0	0	0	1	176	0.8%
Horam	0	0	14	0	0	17	0	0	0	32	1108	2.9%
Isfield	0	0	0	2	0	2	0	2	4	7	225	2.9%
Laughton	0	0	0	0	0	4	0	0	0	4	221	1.6%
Little Horsted*	0	0	0	0	0	0	0	0	0	0	75	0.0%
Long Man	0	0	4	0	0	4	0	0	0	4	178	2.1%
Maresfield	7	12	11	14	0	20	0	8	16	79	1405	5.6%
Mayfield and Five Ashes	0	25	4	0	0	6	0	0	2	35	1488	2.4%
Ninfield	5	11	9	0	0	8	0	0	0	27	637	4.3%
Pevensey	9	9	0	29	0	74	0	13	16	119	1583	7.5%
Rotherfield	0	0	13	7	0	11	0	3	0	34	1266	2.7%
Selmeston*	0	4	0	0	0	0	0	0	0	4	71	5.0%
Wadhurst	6	46	23	8	0	34	4	6	14	104	1969	5.3%
Warbleton	0	0	10	0	0	0	0	0	0	10	537	1.9%
Wartling	0	0	0	0	0	0	0	0	0	0	151	0.0%
Westham	5	44	4	9	0	16	0	8	8	91	2448	3.7%
Willingdon and Jevington	0	8	27	27	0	19	0	10	0	87	3442	2.5%
Withyham	0	12	24	0	0	14	0	0	6	55	1092	5.1%
Total	192	667	932	333	16	714	81	115	210	2771	60822	4.6%
Urban	141	390	669	202	0	344	56	36	99	1636	33068	4.9%
Rural	51	278	263	131	16	370	25	79	111	1135	27754	4.1%

Source: Wealden household survey, Fordham Research (2009)

'In situ' solutions

6.8 The survey has highlighted that 2,771 households are in unsuitable housing. However it is most probable that some of the unsuitability can be resolved in the households' current accommodation. Where this is the case, households are deemed to have an in situ solution. Households living in housing deemed unsuitable for the following reasons were not considered to have an in situ solution: end of tenancy, accommodation too expensive, overcrowding, sharing facilities or harassment.

6.9 The survey data therefore estimates that of the 2,771 households in unsuitable housing, 1,867 (or 67.4%) do not have an in situ solution and therefore require a move to alternative accommodation.

Affordability

6.10 These 1,867 households in unsuitable housing and requiring a move to alternative accommodation are tested for their ability to afford market housing in the area. Overall, 64.2% of these households are unable to afford market housing. It is therefore estimated that there are 1,200 existing households that cannot afford market housing and are living in unsuitable housing (and require a move to alternative accommodation). This represents 2.0% of all existing households in Wealden – these households are considered to be in housing need.

6.11 For the purposes of the housing needs assessment, the number of households considered to be in housing need who are current occupiers of affordable housing (this includes occupiers of social rented and shared ownership accommodation) is required for use in step 3.1 of the model (discussed later in the chapter). It is estimated that some 298 households in need currently live in affordable housing.

6.12 The table below shows the number of households in each parish for each of the steps outlined above. Uckfield and Polegate parishes have the largest proportion of households in current need, with urban parishes on average having more households in need. In 13 of the 42 parishes, there were no households in current need.

Table 6.2 Households in current need by parish

Parish	*No. unsuit-ably housed*	*No. without in situ sol'n*	*No. in need*	*No. in need in affordable h'ing**	*Total no. of households*	*% in need*
Crowborough	283	160	84	0	8156	1.0%
Forest Row	175	129	77	18	1970	3.9%
Hailsham	377	203	165	53	8530	1.9%
Heathfield with Waldron	146	146	44	0	4930	0.9%
Polegate	287	241	151	13	3612	4.2%
Uckfield	369	300	274	100	5870	4.7%
Alciston*	0	0	0	0	48	0.0%
Alfriston	4	4	0	0	375	0.0%
Arlington	7	7	0	0	246	0.0%
Berwick	9	9	4	0	108	3.7%
Buxted	37	30	21	12	1279	1.6%
Chalvington with Ripe	19	10	0	0	528	0.0%
Chiddingly	13	3	0	0	362	0.0%
Cuckmere Valley*	18	13	0	0	83	0.0%
Danehill	15	12	8	0	697	1.2%

East Dean and Friston	38	31	20	11	755	2.6%
East Hoathly with Halland	30	30	13	0	544	2.3%
Fletching	10	3	3	0	422	0.8%
Framfield	31	26	12	0	778	1.5%
Frant	33	16	9	4	625	1.4%
Hadlow Down	34	20	11	0	299	3.8%
Hartfield	59	37	13	0	833	1.6%
Hellingly	44	28	22	7	593	3.8%
Herstmonceux	42	19	3	3	1103	0.3%
Hooe	1	0	0	0	176	0.0%
Horam	32	14	14	4	1108	1.3%
Isfield	7	4	0	0	225	0.0%
Laughton	4	0	0	0	221	0.0%
Little Horsted*	0	0	0	0	75	0.0%
Long Man	4	4	0	0	178	0.0%
Maresfield	79	46	41	30	1405	2.9%
Mayfield and Five Ashes	35	31	16	2	1488	1.1%
Ninfield	27	20	6	0	637	1.0%
Pevensey	119	29	19	0	1583	1.2%
Rotherfield	34	13	9	5	1266	0.7%
Selmeston*	4	4	4	0	71	5.0%
Wadhurst	104	79	63	20	1969	3.2%
Warbleton	10	10	0	0	537	0.0%
Wartling	0	0	0	0	151	0.0%
Westham	91	61	33	3	2448	1.4%
Willingdon and Jevington	87	35	28	0	3442	0.8%
Withyham	55	42	32	11	1092	2.9%
Total	2771	1867	1200	298	60822	2.0%
Urban	1636	1179	794	184	33068	2.4%
Rural	1135	688	406	114	27754	1.5%

Source: Wealden household survey, Fordham Research (2009) *Required for step 3.1 of the model

NB.Table shows current need by where households are currently residing; it may not necessarily be where they would prefer to live. Therefore need may be higher in some parishes because more households would prefer to live there.

Homeless households

6.13 The assessment of housing need is a 'snapshot' that assesses housing need at a particular point in time. There will, in addition to the existing households in need, be some homeless households who were in need at the time of the survey and should also be included in any assessment of backlog need.

6.14 To assess the number of homeless households we have used information contained in the Councils' P1E return[16]. The main source of information used is Section E6 which shows the number of households accommodated by the authority at the end of the quarter. The important point about this information is the note underneath: *"This should be a 'snapshot' of the numbers in accommodation on the last day of the quarter, not the numbers placed in accommodation during the quarter."* This is important given the snapshot nature of the survey.

6.15 Data from the Council's P1E return from the first quarter of 2009 indicates that there were 15 households in bed and breakfast or hostel accommodation in the Wealden Council area at the end of the quarter.

Total current need (gross)

6.16 The table below summarises the first stage of the overall assessment of housing need as set out by the CLG. The data shows that there are an estimated 1,215 households in need in Wealden.

Table 6.3 Backlog of housing need

Step	*Notes*	*Number*
1.1 Homeless households and those in temporary accommodation		15
1.2 Overcrowding and concealed households 1.3 Other groups	Two steps taken together	1,200
1.4 equals Total current housing need (gross)	1.1+1.2+1.3	1215

Source: Wealden household survey, Fordham Research (2009)

Available stock to offset current need

6.17 The next stage in the backlog considers the stock available to offset the current need at the time of the housing needs assessment. This includes stock from current occupiers of affordable housing in need, surplus stock from vacant properties and committed supply of new affordable units. Units to be taken out of management are removed from the calculation.

Affordable dwellings occupied by households in need

6.18 Firstly, it is important when considering net need levels to discount households already living in affordable housing. This is because the movement of such households within affordable housing will have an overall nil effect in terms of housing need. As stated in paragraph 6.11, there are currently 298 households in need already living in affordable housing. (The number of households in need in affordable housing in each parish is provided in Table 6.3).

[16] The quarterly **P1E** return is titled *Local Authority activity under homelessness provisions of the 1996 Housing Act* and it is the Government's primary source of data on statutorily homeless households. Completion of these returns is not mandatory for Local Authorities but the final response rate is currently around 99%.

Surplus stock

6.19 A certain level of vacant dwellings is normal as this allows for transfers and for work on properties to be carried out. The CLG Guidance suggests that if the vacancy rate in the affordable stock is in excess of 3% then some of the vacant units should be considered as surplus stock which can be included within the supply to offset needs. Since Wealden records a vacancy rate in the social rented sector of 2.4%, there is little scope for bringing vacant units back into use.

Committed supply of new affordable units

6.20 The CLG Guidance recommends that this part of the assessment includes 'new social rented and intermediate housing which are committed to be built over the period of the assessment'. For the purposes of analysis we have taken 2008/09 HSSA data showing the number of planned and proposed affordable units for the period 2009/10 as a guide to new provision.

6.21 In total, the HSSA data suggests that there are 68 affordable dwellings planned or proposed for 2009/2010 across the Wealden Council area.

Units to be taken out of management

6.22 The Guidance states that this stage 'involves estimating the numbers of social rented or intermediate units that will be taken out of management'. The main component of this step will be properties which are expected to be demolished (or replacement schemes that lead to net losses of stock) at the time of the housing needs assessment. At the time of reporting the proposed number of affordable dwellings expected to be 'taken out of management' in the future was 41.

Total available stock to offset current need

6.23 The table below brings together the information from the above stages; the data shows that in total there are an estimated 325 properties available to offset the current need in Wealden.

Table 6.4 Current supply of affordable housing

Step	*Notes*	*Number*
3.1 Affordable dwellings occupied by households in need		298
3.2 Surplus stock		0
3.3 Committed supply of affordable housing		68
3.4 Units to be taken out of management		41
3.5 Total affordable housing stock available	3.1+3.2+3.3-3.4	325

Source: Wealden household survey, Fordham Research (2009)

Total current need

6.24 It is estimated that there are currently 1,215 households in need of affordable housing. There is an estimated 325 properties available to offset this current need.

Future need

6.25 In addition to Current Need, there will also be Future Need. This is split, as per CLG Guidance, into two main categories. These are as follows:

- New household formation (× proportion unable to buy or rent in market)
- Existing households falling into need

New household formation

6.26 The estimate of the number of newly forming households in need of affordable housing is based on an assessment of households that have formed over the past two years. Such an approach is preferred to studying households stating likely future intentions as it provides more detailed information on the characteristics of these households contributing to this element of newly arising need.

6.27 An estimated 8,626 households moved in Wealden within the last two years (4,313 per annum), of which 458 (per annum) were newly forming households. Of these it is estimated that 152 per annum (33.3%) are unable to afford market housing without some form of subsidy – this represents the annual estimate of the number of newly forming households falling into need. This information is shown at parish level in the table below. Crowborough and Heathfield have the largest number of newly forming households in need. In 25 of the 42 parishes, there were no newly forming households in need.

Table 6.5 Future need from newly forming households (per annum) by parish

Parish	*No. of moving households*	*No. who were newly-forming households*	*% unable to afford*	*No. in need*
Crowborough	646	90	34.0%	31
Forest Row	150	2	0.0%	0
Hailsham	687	67	37.3%	25
Heathfield with Waldron	378	63	48.8%	31
Polegate	175	18	26.7%	5
Uckfield	595	37	0.0%	0
Alciston*	2	0	0.0%	0
Alfriston	15	0	0.0%	0
Arlington	8	0	0.0%	0
Berwick	9	0	0.0%	0
Buxted	77	14	36.9%	5
Chalvington with Ripe	18	0	0.0%	0
Chiddingly	15	1	0.0%	0
Cuckmere Valley*	4	0	0.0%	0
Danehill	40	4	0.0%	0
East Dean and Friston	32	3	90.9%	3
East Hoathly with Halland	37	3	0.0%	0
Fletching	18	0	0.0%	0
Framfield	44	6	104.6%	6
Frant	74	0	0.0%	0
Hadlow Down	25	7	62.4%	4

Hartfield	40	4	0.0%	0
Hellingly	33	0	0.0%	0
Herstmonceux	70	10	0.0%	0
Hooe	9	0	0.0%	0
Horam	104	12	42.3%	5
Isfield	12	0	0.0%	0
Laughton	24	4	0.0%	0
Little Horsted*	5	0	0.0%	0
Long Man	4	0	0.0%	0
Maresfield	60	6	48.7%	3
Mayfield and Five Ashes	99	14	23.1%	3
Ninfield	38	0	0.0%	0
Pevensey	90	4	102.2%	4
Rotherfield	87	3	0.0%	0
Selmeston*	6	0	0.0%	0
Wadhurst	160	25	31.9%	8
Warbleton	33	7	35.1%	2
Wartling	22	5	93.2%	5
Westham	153	23	32.6%	8
Willingdon and Jevington	154	22	22.2%	5
Withyham	60	2	0.0%	0
Total	4313	458	33.3%	152
Urban	*2631*	*278*	32.8%	91
Rural	1683	180	34.1%	61

Source: Wealden household survey, Fordham Research (2009)

Existing households falling into need

6.28 This is an estimate of the number of existing households who move home each year that technically are in need of affordable housing. This is calculated from survey information on the characteristics of households who have moved to their current home within the last two years (which is then annualised). Initially all households that moved to their home in the last two years are considered, however, those that were newly forming households are excluded as these are assessed in the previous step. Households transferring within the affordable sector are also excluded as they create no net need, as although they require a new affordable property they make their current property available for a different household.

6.29 The remaining households are then tested for their ability to afford an appropriately sized market home in the District using the information on their financial situation and following the affordability test decribed in the previous chapter (para 5.13). If the household is unable to afford either entry-level owner-occupied or private rented accommodation then it is defined as in need of affordable housing.

6.30 Analysis of the dataset shows that some 8,626 households in Wealden moved to their current home within the last two years (4,313 per annum). Of these households 3,855 (per annum) were existing households. Removing households who transferred between affordable dwellings leaves 3,673 households potentially in need per annum. Using the affordability test described above it is estimated that 22.6% of these households cannot afford market housing. Therefore our estimate of the number of households falling into need excluding transfers is 831 households per annum.

6.31 Further analysis of these 831 households reveals that almost three-quarters (74.8%) moved to a home in the private rented sector (principally from another private rented home). Of those moving to the private rented sector 43.1% (269 households) are in receipt of Housing Benefit. The remaining 56.9% of households in need living in the private rented sector (349 households) have to spend more than a quarter of their gross income on the cost of private rented housing without the aid of Housing Benefit, this includes 207 households with children and 103 single person households. Anaysis of these 831 households also reveals that some 72.4% were previously resident in Wealden and just 27.6% moved from outside of the District.

6.32 The Practice Guidance sets out the procedure for the estimation of each element of the calculation of housing need. The reason for the inclusion of the above groups of people as being in housing need is that whilst some households may choose (or be forced) to spend more than a quarter of their income on accessing private rented accommodation this may not be sustainable over the long-term and it is therefore important to quantify this group of households as being technically in need of affordable housing.

6.33 This information is shown at parish level in the table below. Hailsham and Uckfield have the largest number of exisitng households in newly arising need. Levels of need are generally much higher in urban parishes, on average 25.6% of existing households are in need compared to 18.6 in the rural parishes. In 12 of the 42 parishes, there were no existing households in need.

Table 6.6 Future need from existing households (per annum) by parish

Parish	*No. of moving households*	*No. who were existing h'holds*	*No. not transferring**	*% unable to afford*	*No. in need*
Crowborough	646	556	497	14.6%	73
Forest Row	150	147	145	8.5%	12
Hailsham	687	620	569	36.3%	207
Heathfield with Waldron	378	315	308	15.9%	49
Polegate	175	156	156	56.1%	88
Uckfield	595	558	548	24.3%	133
Alciston*	2	2	2	0.0%	0
Alfriston	15	15	15	32.5%	5
Arlington	8	8	8	0.0%	0
Berwick	9	9	9	0.0%	0
Buxted	77	63	60	22.0%	13
Chalvington with Ripe	18	18	18	19.3%	4
Chiddingly	15	13	13	0.0%	0
Cuckmere Valley*	4	4	4	0.0%	0
Danehill	40	36	31	17.5%	5
East Dean and Friston	32	29	29	0.0%	0
East Hoathly with Halland	37	34	31	7.3%	2
Fletching	18	18	18	0.0%	0
Framfield	44	38	38	33.7%	13
Frant	74	74	66	19.2%	13
Hadlow Down	25	18	18	31.8%	6
Hartfield	40	36	36	23.6%	8
Hellingly	33	33	33	15.4%	5
Herstmonceux	70	60	60	4.5%	3
Hooe	9	9	9	66.7%	6
Horam	104	93	90	12.4%	11

Isfield	12	12	7	0.0%	0
Laughton	24	20	20	9.2%	2
Little Horsted*	5	5	5	0.0%	0
Long Man	4	4	4	0.0%	0
Maresfield	60	54	54	21.8%	12
Mayfield and Five Ashes	99	85	77	9.5%	7
Ninfield	38	38	36	32.2%	12
Pevensey	90	86	86	33.4%	29
Rotherfield	87	84	82	10.3%	8
Selmeston*	6	6	6	37.3%	2
Wadhurst	160	135	127	32.4%	41
Warbleton	33	26	26	0.0%	0
Wartling	22	17	17	0.0%	0
Westham	153	131	128	24.3%	31
Willingdon and Jevington	154	132	130	17.3%	22
Withyham	60	57	57	17.2%	10
Total	4313	3855	3673	22.6%	831
Urban	2631	2352	2224	25.2%	561
Rural	1683	1503	1449	18.6%	270

Source: Wealden household survey, Fordham Research (2009)

*This figure is the number of existing households moving, excluding those transferring between social rented properties within Wealden

Total future need (gross)

6.34 The data from each of the above sources can now be put into the needs assessment table below. It indicates that additional need will arise from a total of 983 households per annum.

Table 6.7 Future need (per annum)

Step	*Notes*	*Number*
2.1 New household formation (gross per year)		458
2.2 Proportion of new households unable to buy or rent in the market		33.3%
Number of new housholds unable to buy or rent in the market		*152*
2.3 Existing households falling into need (per annum)		831
2.4 Total newly arising housing need (gross per year)	(2.1x2.2)+2.3	983

Source: Wealden household survey, Fordham Research (2009)

6.35 The total number and proportion of households in future need in each parish is shown in the table below. Hailsham and Uckfield contain the highest number of households in future need, while Hooe and Hadlow Down have the largest proportion of households in need. Urban parishes generally have higher levels of future need, with an average of 2.0% compared to 1.2% in rural parishes. In nine of the 52 parishes, there were no households found to be in future need.

Table 6.8 Total future need (per annum) by parish

Parish	*No. of households in Future Need*	*Total no. of households*	*% in Future Need*
Crowborough	103	8156	1.3%
Forest Row	13	1970	0.6%
Hailsham	232	8530	2.7%

Heathfield with Waldron	80	4930	1.6%
Polegate	93	3612	2.6%
Uckfield	133	5870	2.3%
Alciston*	0	48	0.0%
Alfriston	5	375	1.3%
Arlington	0	246	0.0%
Berwick	0	108	0.0%
Buxted	18	1279	1.4%
Chalvington with Ripe	4	528	0.7%
Chiddingly	0	362	0.0%
Cuckmere Valley*	0	83	0.0%
Danehill	6	697	0.8%
East Dean and Friston	3	755	0.3%
East Hoathly with Halland	2	544	0.4%
Fletching	0	422	0.0%
Framfield	19	778	2.4%
Frant	13	625	2.0%
Hadlow Down	10	299	3.3%
Hartfield	9	833	1.0%
Hellingly	5	593	0.8%
Herstmonceux	3	1103	0.2%
Hooe	6	176	3.4%
Horam	17	1108	1.5%
Isfield	0	225	0.0%
Laughton	2	221	0.9%
Little Horsted*	0	75	0.0%
Long Man	0	178	0.0%
Maresfield	15	1405	1.0%
Mayfield and Five Ashes	11	1488	0.7%
Ninfield	12	637	1.8%
Pevensey	33	1583	2.1%
Rotherfield	9	1266	0.7%
Selmeston*	2	71	2.8%
Wadhurst	49	1969	2.5%
Warbleton	3	537	0.5%
Wartling	5	151	3.0%
Westham	39	2448	1.6%
Willingdon and Jevington	28	3442	0.8%
Withyham	10	1092	0.9%
Total	983	60822	1.6%
Urban	652	33068	2.0%
Rural	331	27754	1.2%

Source: Wealden household survey, Fordham Research (2009)

Future supply of affordable housing

6.36 There will be a flow of affordable housing from relets of current stock to meet this need; this consists of the annual supply of relets from both social rented and intermediate housing.

The future supply of social rented housing

6.37 The guidance suggest that Step 3.6, the estimate of likely future relets from the social rented stock, should be based on past trend data which can be taken as a prediction for the future. Information from

the Council suggests that there were 327 lettings of social rented dwellings in Wealden during 2008/09.

6.38 The table below shows the number of social relets per annum by parish. The majority of these were in urban parishes.

Table 6.9 Relets of social rented dwellings (per annum) by parish

Parish	*Relets*
Crowborough	43
Forest Row	8
Hailsham	98
Heathfield with Waldron	16
Polegate	14
Uckfield	49
Alciston*	0
Alfriston	5
Arlington	0
Berwick	0
Buxted	5
Chalvington with Ripe	0
Chiddingly	1
Cuckmere Valley*	0
Danehill	1
East Dean and Friston	0
East Hoathly with Halland	1
Fletching	3
Framfield	10
Frant	17
Hadlow Down	3
Hartfield	2
Hellingly	0
Herstmonceux	2
Hooe	0
Horam	15
Isfield	1
Laughton	0
Little Horsted*	0
Long Man	0
Maresfield	2
Mayfield and Five Ashes	7
Ninfield	3
Pevensey	3
Rotherfield	2
Selmeston	0
Wadhurst	9
Warbleton	0
Wartling	0
Westham	5
Willingdon and Jevington	0
Withyham	2
Total	327
Urban	228
Rural	99

Source: Wealden household survey, Fordham Research (2009)

Intermediate supply

6.39 In most local authorities the amount of intermediate housing (mostly shared ownership) available in the stock is fairly limited (as is the case in Wealden). However, it is still important to consider to what extent the current supply may be able to help those in need of affordable housing.

6.40 Therefore we include an estimate of the number of shared ownership units that become available each year. Applying the relet rate for social rented housing (7.2%) to the estimated stock of shared ownership housing in Wealden (310) it is estimated that around 22 units of shared ownership housing will become available to meet housing needs from the existing stock of such housing.

Total future supply

6.41 The total future supply is estimated to be 349, comprised of 327 units of social rented accommodation and 22 units of intermediate housing (shared ownership).

Table 6.10 Future supply of affordable housing (per annum)

Step	*Notes*	*Number*
3.6 Annual supply of social relets (net)		327
3.7 Annual supply of intermediate housing available for relet or resale at sub-market levels		22
3.8 Annual supply of affordable housing	4.1+4.2	349

Source: Wealden household survey, Fordham Research (2009)

Total future need

6.42 The data suggests that on an annual basis there will be 152 newly forming households requiring affordable housing and a further 831 existing households. The total future need for affordable housing is therefore estimated to be 983 units per annum.

6.43 The supply of affordable housing to meet this need has also been estimated from past trend data. This data suggests that the current stock of affordable housing is likely to provide around 349 units per year.

Estimate of net annual housing need

6.44 The table below presents the results for each of the 16 steps of the housing needs assessment model (collating the information presented thus far in the chapter).

Table 6.11 Housing needs assessment model for Wealden			
Stage and step in calculation	*Source*	*Notes*	*Number*
STAGE 1: CURRENT NEED (Gross)			
1.1 Homeless households and those in temporary accommodation			15
1.2 Overcrowding and concealed households		Two steps taken together	1,200
1.3 Other groups			
1.4 Total current housing need (gross)	Table 6.4	1.1+1.2+1.3	1,215
STAGE 2: FUTURE NEED			
2.1 New household formation (gross per year)			458
2.2 Proportion of new households unable to buy or rent in the market			33.3%
2.3 Existing households falling into need			831
2.4 Total newly arising housing need (gross per year)	Table 6.8	2.1x2.2+2.3	983
STAGE 3: AFFORDABLE HOUSING SUPPLY			
Current supply			
3.1 Affordable dwellings occupied by households in need			298
3.2 Surplus stock (vacant)			0
3.3 Committed supply of affordable housing			68
3.4 Units to be taken out of management			41
3.5 Total affordable housing stock available	Table 6.5	3.1+3.2+3.3-3.4	325
Future supply			
3.6 Annual supply of social relets (net)			327
3.7 Annual supply of intermediate housing available for relet or resale at sub-market levels			22
3.8 Annual supply of affordable housing	Table 6.11	3.6+3.7	349
TOTAL NEED		**((1.4-3.5)/5)+2.4-3.8**	**812**

Source: Wealden household survey, Fordham Research (2009); various secondary sources

6.45 In accordance with the the Practice Guidance, these figures need to be annualised to establish an overall estimate of net annual housing need. The first step in this process is to calculate the net current need. This is derived by subtracting the estimated total stock of affordable housing available (step 3.5) from the gross current need (step 1.4). This produces a net current need figure of 890 (1,215-325).

6.46 The second step is to convert this net backlog need figure into an annual flow. The Practice Guidance acknowledges that this backlog can be addressed over any length of time although a period of less than five years should be avoided. For the purposes of this study the quota of five years proposed in the Practice Guidance will be used. Therefore to annualise the net current need figure, it will be divided by five. This calculation results in a net annual quota of 178 (890/5) households who should have their needs addressed.

6.47 The final step is to sum the net annual quota of households who should have their needs addressed with the total newly arising housing need (step 2.4) and subtract the future annual supply of affordable housing (step 3.8). This leads to an annual need estimate of 812 (178+983-349). These figures are summarised in the table below. The figure of 812 households in need is significantly lower than the number of households registered on the Council's housing waiting list of 2,260 as at May 2009.

Table 6.12 Summary of housing needs assessment model

Element		*Number*
Current need	(Step 1.4)/5	243
Current supply	(Step 3.5)/5	65
Net current need	(243-65)	178
Future need	(Step 2.4)	983
Future supply	(Step 3.8)	349
Net future need	(983-349)	634
Total net annual need	**(178+634)**	**812**
Total gross annual need		1,226
Total gross annual supply		414
Total net annual need	**(1,226-414)**	**812**

Source: Wealden household survey, Fordham Research (2009), various secondary sources

6.48 The table below shows gross housing need by parish. Hailsham has the highest number of households in need (266), representing 3.1% of all its households, and 21.7% of all households in need in Wealden. The six urban parishes account for two thirds of (gross) housing need in Wealden.

6.49 Table 6.15 shows total housing need by the parish to which households have a local connection.

Table 6.13 Gross need (per annum) by parish

Parish	*No. of h'holds in need (gross)*	*Total no. of households*	*% of h'holds in need*	*As a % of all h'holds in need*
Crowborough	120	8,156	1.5%	9.8%
Forest Row	28	1,970	1.4%	2.3%
Hailsham	266	8,530	3.1%	21.7%
Heathfield with Waldron	88	4,930	1.8%	7.2%
Polegate	124	3,612	3.4%	10.1%
Uckfield	189	5,870	3.2%	15.4%
Alciston*	0	48	0.0%	0.0%
Alfriston	5	375	1.3%	0.4%
Arlington	0	246	0.0%	0.0%
Berwick	1	108	0.7%	0.1%
Buxted	22	1,279	1.7%	1.8%
Chalvington with Ripe	4	528	0.7%	0.3%
Chiddingly	0	362	0.0%	0.0%
Cuckmere Valley*	0	83	0.0%	0.0%
Danehill	7	697	1.0%	0.6%
East Dean and Friston	7	755	0.9%	0.5%
East Hoathly with Halland	5	544	0.8%	0.4%
Fletching	1	422	0.1%	0.0%

Framfield	21	778	2.8%	1.7%
Frant	14	625	2.3%	1.2%
Hadlow Down	12	299	4.1%	1.0%
Hartfield	11	833	1.3%	0.9%
Hellingly	9	593	1.6%	0.8%
Herstmonceux	3	1,103	0.3%	0.3%
Hooe	6	176	3.4%	0.5%
Horam	19	1,108	1.7%	1.6%
Isfield	0	225	0.0%	0.0%
Laughton	2	221	0.9%	0.2%
Little Horsted*	0	75	0.0%	0.0%
Long Man	0	178	0.0%	0.0%
Maresfield	23	1,405	1.6%	1.9%
Mayfield and Five Ashes	14	1,488	0.9%	1.1%
Ninfield	13	637	2.0%	1.0%
Pevensey	37	1,583	2.3%	3.0%
Rotherfield	10	1,266	0.8%	0.8%
Selmeston*	3	71	3.9%	0.2%
Wadhurst	62	1,969	3.1%	5.0%
Warbleton	3	537	0.5%	0.2%
Wartling	5	151	3.0%	0.4%
Westham	45	2,448	1.8%	3.7%
Willingdon and Jevington	33	3,442	1.0%	2.7%
Withyham	16	1,092	1.5%	1.3%
Total	1,226	60,822	2.0%	100.0%
Urban	815	33,068	2.5%	66.4%
Rural	411	27,754	1.5%	33.6%

Source: Wealden household survey, Fordham Research (2009)

Table 6.14 Gross need (per annum) by parish to which households have a local connection

Parish	*No. of h'holds in need (gross)*	*Total no. of households*	*% of h'holds in need*	*As a % of all h'holds in need*
Crowborough	120	8,156	1.5%	9.8%
Forest Row	28	1,970	1.4%	2.3%
Hailsham	226	8,530	2.8%	18.4%
Heathfield with Waldron	88	4,930	1.8%	7.2%
Polegate	123	3,612	3.5%	10.0%
Uckfield	188	5,870	3.3%	15.4%
Alciston*	0	48	0.0%	0.0%
Alfriston	5	375	1.3%	0.4%
Arlington	0	246	0.0%	0.0%
Berwick	1	108	0.7%	0.1%
Buxted	22	1,279	1.7%	1.8%
Chalvington with Ripe	4	528	0.7%	0.3%
Chiddingly	0	362	0.0%	0.0%
Cuckmere Valley*	0	83	0.0%	0.0%
Danehill	7	697	1.0%	0.6%
East Dean and Friston	10	755	1.2%	0.8%
East Hoathly with Halland	9	544	1.6%	0.7%
Fletching	3	422	0.8%	0.3%
Framfield	18	778	2.3%	1.4%
Frant	15	625	2.3%	1.2%
Hadlow Down	12	299	4.0%	1.0%
Hartfield	11	833	1.2%	0.9%
Hellingly	51	593	6.8%	4.2%
Herstmonceux	3	1,103	0.3%	0.3%

Hooe	6	176	3.3%	0.5%
Horam	17	1,108	1.5%	1.3%
Isfield	1	225	0.3%	0.1%
Laughton	2	221	0.7%	0.1%
Little Horsted*	0	75	0.0%	0.0%
Long Man	0	178	0.0%	0.0%
Maresfield	20	1,405	1.4%	1.7%
Mayfield and Five Ashes	14	1,488	0.9%	1.1%
Ninfield	13	637	2.0%	1.0%
Pevensey	38	1,583	2.3%	3.1%
Rotherfield	20	1,266	1.5%	1.6%
Selmeston*	3	71	4.4%	0.2%
Wadhurst	62	1,969	3.1%	5.0%
Warbleton	2	537	0.4%	0.2%
Wartling	5	151	3.0%	0.4%
Westham	40	2,448	1.7%	3.3%
Willingdon and Jevington	33	3,442	0.9%	2.7%
Withyham	7	1,092	0.6%	0.6%
Total	1,226	60,822	2.0%	100.0%

Source: Wealden household survey, Fordham Research (2009)

Types of households in need

6.50 The table below gives a breakdown of households in gross need, by household type. The table shows that 4.7% of households with children are in housing need compared to 0.8% of older person households. Households with children account for more than half of all households in need.

Table 6.15 Gross need requirement by household type

	No. of h'holds in need (gross)	*Total no. of households*	*% of h'holds in need*	*As a % of all h'holds in need*
Older person	162	20,524	0.8%	13.2%
Single (non-pensioner)	247	6,743	3.7%	20.2%
Multi-adult (no children)	123	18,709	0.7%	10.0%
Household with children	694	14,845	4.7%	56.6%
Total	1,226	60,822	2.0%	100.0%

Source: Wealden household survey, Fordham Research (2009)

6.51 This information is broken down by parish in the table below. Uckfield has the highest number of older person households in gross need (25 households). Polegate has the highest number of single (non-pensioner) households and multi-adult (no children) households in gross need (51 and 326 households respectively). Hailsham the highest number of households with children in gross need (200 households). Urban parishes have almost twice as many households in need as rural parishes (815 households compared to 411 households).

Table 6.16 Gross need (per annum) – household type by parish

Parish	*Older person*	*Single (non-*	*Multi-adult*	*Household*	*Total no. of*

		pensioner)	(no children)	with children	h'holds in need
Crowborough	18	45	17	40	120
Forest Row	6	1	6	15	28
Hailsham	8	49	10	200	266
Heathfield with Waldron	20	18	0	50	88
Polegate	22	51	26	25	124
Uckfield	25	4	4	155	189
Alciston*	0	0	0	0	0
Alfriston	2	0	0	4	5
Arlington	0	0	0	0	0
Berwick	0	0	0	1	1
Buxted	7	2	0	13	22
Chalvington with Ripe	0	0	0	4	4
Chiddingly	0	0	0	0	0
Cuckmere Valley*	0	0	0	0	0
Danehill	2	4	2	0	7
East Dean and Friston	0	3	0	4	7
East Hoathly with Halland	0	0	1	4	5
Fletching	0	0	1	0	1
Framfield	1	8	4	8	21
Frant	2	1	9	4	14
Hadlow Down	0	0	0	12	12
Hartfield	2	4	5	0	11
Hellingly	0	0	2	7	9
Herstmonceux	3	0	1	0	3
Hooe	0	0	0	6	6
Horam	5	5	3	6	19
Isfield	0	0	0	0	0
Laughton	0	0	2	0	2
Little Horsted*	0	0	0	0	0
Long Man	0	0	0	0	0
Maresfield	2	3	7	11	23
Mayfield and Five Ashes	2	3	3	6	14
Ninfield	3	0	0	10	13
Pevensey	6	11	12	8	37
Rotherfield	1	3	0	7	10
Selmeston*	0	1	0	2	3
Wadhurst	6	20	2	34	62
Warbleton	3	0	0	0	3
Wartling	0	5	0	0	5
Westham	5	0	6	35	45
Willingdon and Jevington	11	8	3	12	33
Withyham	3	3	0	11	16
Total	161	246	123	694	1,226
Urban	98	168	62	486	815
Rural	64	79	61	208	411

Source: Wealden household survey, Fordham Research (2009)

Table 6.17 Gross need (per annum) – household type by parish to which households have a local connection

Parish	*Older person*	*Single (non-pensioner)*	*Multi-adult (no children)*	*Household with children*	*Total no. of h'holds in need*
Crowborough	18	45	17	40	120
Forest Row	6	1	6	15	28
Hailsham	8	10	9	199	226
Heathfield with Waldron	20	18	0	51	88
Polegate	22	50	26	25	123

Uckfield	25	4	4	155	188
Alciston*	0	0	0	0	0
Alfriston	2	0	0	3	5
Arlington	0	0	0	0	0
Berwick	0	0	0	1	1
Buxted	7	2	0	14	22
Chalvington with Ripe	0	0	0	4	4
Chiddingly	0	0	0	0	0
Cuckmere Valley*	0	0	0	0	0
Danehill	1	4	2	0	7
East Dean and Friston	0	3	4	3	10
East Hoathly with Halland	0	0	1	8	9
Fletching	0	3	1	0	3
Framfield	1	8	4	4	18
Frant	2	1	8	4	15
Hadlow Down	0	0	0	12	12
Hartfield	2	4	5	0	11
Hellingly	3	39	2	7	51
Herstmonceux	3	0	1	0	3
Hooe	0	0	0	6	6
Horam	2	5	3	6	17
Isfield	0	0	0	1	1
Laughton	0	0	2	0	2
Little Horsted*	0	0	0	0	0
Long Man	0	0	0	0	0
Maresfield	2	0	7	11	20
Mayfield and Five Ashes	2	3	3	6	14
Ninfield	3	0	0	10	13
Pevensey	6	11	8	13	38
Rotherfield	1	3	0	16	20
Selmeston*	0	1	0	2	3
Wadhurst	6	20	2	35	62
Warbleton	2	0	0	0	2
Wartling	0	5	0	0	5
Westham	5	0	6	30	40
Willingdon and Jevington	11	7	3	12	33
Withyham	3	3	0	1	7
Total	**162**	**246**	**124**	**695**	**1,226**

Source: Wealden household survey, Fordham Research (2009)

Table 6.18 Gross need (per annum) – size of accommodation required by parish

Parish	*1 bedroom*	*2 bedrooms*	*3 bedrooms*	*4+ bedrooms*	*Total no. of h'holds in need*
Crowborough	68	12	40	0	120
Forest Row	8	16	1	3	28
Hailsham	66	149	40	11	265
Heathfield with Waldron	38	33	17	0	88
Polegate	76	42	5	0	123
Uckfield	29	128	9	22	188
Alciston*	0	0	0	0	0
Alfriston	0	0	0	0	0
Arlington	0	0	0	0	0
Berwick	0	0	0	0	0
Buxted	9	9	0	5	22
Chalvington with Ripe	0	0	0	0	0
Chiddingly	0	0	0	0	0
Cuckmere Valley*	0	0	0	0	0
Danehill	7	0	0	0	7
East Dean and Friston	3	0	1	3	7
East Hoathly with Halland	0	0	4	1	5
Fletching	0	0	0	0	0

Framfield	9	12	0	0	21
Frant	3	6	6	0	15
Hadlow Down	0	12	0	0	12
Hartfield	6	0	5	0	11
Hellingly	1	9	0	0	10
Herstmonceux	3	0	0	0	3
Hooe	0	0	0	0	0
Horam	10	6	1	2	19
Isfield	0	0	0	0	0
Laughton	0	0	0	0	0
Little Horsted*	0	0	0	0	0
Long Man	0	0	0	0	0
Maresfield	9	7	7	0	23
Mayfield and Five Ashes	6	6	2	0	14
Ninfield	3	5	4	0	13
Pevensey	14	23	0	0	37
Rotherfield	3	7	1	0	10
Selmeston*	1	2	0	0	3
Wadhurst	26	22	13	1	62
Warbleton	0	0	0	0	0
Wartling	0	0	0	0	0
Westham	10	18	17	0	45
Willingdon and Jevington	18	12	3	0	33
Withyham	5	11	0	1	16
Total	442	561	176	48	1,226

Source: Wealden household survey, Fordham Research (2009)

Table 6.19 Gross need (per annum) – size of accommodation required by parish to which housholds have a local connection

Parish	*1 bedroom*	*2 bedrooms*	*3 bedrooms*	*4+ bedrooms*	*Total no. of h'holds in need*
Crowborough	68	12	40	0	120
Forest Row	8	16	1	3	28
Hailsham	27	149	40	11	226
Heathfield with Waldron	38	33	17	0	88
Polegate	76	42	5	0	123
Uckfield	29	128	9	22	188
Alciston*	0	0	0	0	0
Alfriston	2	3	0	0	5
Arlington	0	0	0	0	0
Berwick	0	0	0	1	1
Buxted	9	9	0	5	22
Chalvington with Ripe	0	4	0	0	4
Chiddingly	0	0	0	0	0
Cuckmere Valley*	0	0	0	0	0
Danehill	7	0	0	0	7
East Dean and Friston	3	4	0	3	10
East Hoathly with Halland	0	4	4	1	9
Fletching	3	1	0	0	3
Framfield	9	9	0	0	18
Frant	3	6	6	0	15
Hadlow Down	0	12	0	0	12
Hartfield	6	0	5	0	11
Hellingly	43	9	0	0	51
Herstmonceux	3	0	0	0	3
Hooe	0	6	0	0	6

Horam	7	6	1	2	17
Isfield	0	0	1	0	1
Laughton	2	0	0	0	2
Little Horsted*	0	0	0	0	0
Long Man	0	0	0	0	0
Maresfield	7	7	7	0	20
Mayfield and Five Ashes	6	6	2	0	14
Ninfield	3	5	4	0	13
Pevensey	14	24	0	0	38
Rotherfield	3	16	1	0	20
Selmeston*	1	2	0	0	3
Wadhurst	26	22	13	1	62
Warbleton	2	0	0	0	2
Wartling	5	0	0	0	5
Westham	10	13	17	0	40
Willingdon and Jevington	18	12	3	0	33
Withyham	5	1	0	1	7
Total	442	561	176	48	1,226

Source: Wealden household survey, Fordham Research (2009)

Type of affordable accommodation required

6.52 The type of affordable products available to meet this housing need can be grouped into three broad categories – social rented housing, intermediate rent and intermediate products based on an equity share (and requiring a capital sum).

6.53 Households were tested for their ability to afford intermediate housing (priced at the mid-point between entry-level market and social rents, as described in Chapter 4). Households were deemed able to afford intermediate housing where the intermediate housing cost was less than a quarter of their gross household income (the test for rental affordability). Any household able to afford intermediate housing that also has access to £10,000 or more in capital is assumed to be eligible for an equity-based product. The remainder are assumed to be eligible for intermediate rent. Any household that is unable to afford intermediate housing is assumed to require social rented accommodation.

6.54 A range of households[17] were tested for their ability to afford these products, in order to obtain the most robust profile of their suitability for households in (gross) need. It was estimated that only 1.8% of households could afford an equity-based intermediate housing product and 15.5% intermediate rented accommodation; therefore social rented housing was required by the remainder (82.7% of households). Applying these proportions to the 1,226 households in (gross) need in Wealden suggests that 22 households would be suitable for an equity-based intermediate product such as shared ownership, 190 households intermediate rented housing and 1,014 households social rented housing.

[17] The groups tested were all households unable to afford market housing, future moving households unable to afford market housing, households in current need and households in future need. A crude average was taken across these groups, in order to compensate for the small sample sizes involved when considering intermediate affordability of households in need.

Table 6.20 Social rented and intermediate housing requirements				
	Equity-based intermediate products	*Intermediate rent*	*Social rented*	*Total*
% able to afford	1.8%	15.5%	82.7%	100.0%
Total gross annual need	22	190	1,014	1,226

Source: Wealden household survey, Fordham Research (2009)

6.55 The table below shows the gross requirement for social rented and intermediate housing products within each parish, following the same methodology described above. Equity-based intermediate products would be suitable for one or more households in need in only six of the 42 parishes and intermediate rent for one or more households in need in 22 parishes. In many parishes, social rented housing would be the only type of affordable housing suitable for the majority of households in need.

Table 6.21 Social rented and intermediate housing requirements by parish				
Parish	*Equity-based intermediate*	*Intermediate rent*	*Social rented*	*Total*
Crowborough	0	20	100	120
Forest Row	2	2	24	28
Hailsham	8	50	208	266
Heathfield with Waldron	0	1	87	88
Polegate	0	18	106	124
Uckfield	2	46	140	189
Alciston*	0	0	0	0
Alfriston	0	2	2	4
Arlington	0	0	0	0
Berwick	0	0	0	1
Buxted	0	0	22	22
Chalvington with Ripe	0	0	3	3
Chiddingly	0	0	0	0
Cuckmere Valley*	0	0	0	0
Danehill	0	2	5	7
East Dean and Friston	0	2	5	7
East Hoathly with Halland	0	2	3	5
Fletching	0	0	0	1
Framfield	0	5	16	21
Frant	0	1	13	14
Hadlow Down	0	2	10	12
Hartfield	0	5	6	11
Hellingly	0	0	9	9
Herstmonceux	0	0	3	3
Hooe	0	0	3	3
Horam	0	2	17	19
Isfield	0	0	0	0
Laughton	0	0	2	2
Little Horsted*	0	0	0	0
Long Man	0	0	0	0
Maresfield	0	5	18	23
Mayfield and Five Ashes	0	1	13	14
Ninfield	0	0	12	13
Pevensey	1	8	28	37
Rotherfield	3	1	6	10

Selmeston*	0	0	3	3
Wadhurst	0	0	61	62
Warbleton	0	0	2	2
Wartling	0	0	4	4
Westham	2	13	30	45
Willingdon and Jevington	0	2	31	33
Withyham	0	2	14	16
Total	22	190	1,014	1,226
Urban	14	133	668	815
Rural	10	58	346	411

Source: Wealden household survey, Fordham Research (2009)

The private rented sector

6.56 The Practice Guidance requires the extent of the private rented sector (through the Housing Benefit (HB) system) to meet the needs of households in need to be estimated. We have therefore used survey data to look at the number of new HB supported private rented housing lets over the past two years. In Wealden it is estimated that over the past two years 634 HB supported lettings have been made (317 per annum).

Implications of the findings

6.57 The requirement for 812 affordable homes per year identified within the housing needs assessment model exceeds the total number of dwellings (550) planned to be built in the District each year, set in the Regional Saptial Strategy (RSS). It is noted that whilst the SE Plan provides overall targets for the provision of affordable housing (as a percentage of total housing). Authorities are encouraged to develop bespoke policies to achieve different percentage figures where local evidence supports this. The Council will therefore need to carefully consider the evidence before setting targets for the Wealden Local Devlopment Framework. This could include the possibility that higher targets could be set in some parts of the District.

6.58 This recommendation however should be viewed alongside the latest information on the viability of housing development when determining policy. PPS3 paragraph 29 states that any affordable housing targets can only be set following an informed assessment of the economic viability of any thresholds and proportions of affordable housing proposed, including their likely impact upon overall levels of housing delivery and creating mixed communities.

Flowchart of Housing Needs Model

Stage 1: Current Need

(1.1) Homeless households from P1E return = 15

(1.2) Those in unsuitable housing = 2,771



less those whose existing property can be adapted to overcome this unsuitability

= 1,867



Test of affordability is then applied = 1,200 cannot afford market housing

Stage 1 Total = 15 (1.1) + 1,200 (1.2) = 1,215

Stage 2: Future Need

(2.1) Newly forming households per annum (based upon the last two years)

= 458 per annum



(2.2) The affordability test is then applied = 152 cannot afford market housing

(2.3) Existing households falling into need:

Households who moved in the past 2 years = 8,626 which equates to

= 4,313 per year



Within this figure we then need to remove those that formed within the previous move (i.e. were previously concealed households rather than existing households) which results in

= 3,855



Within this figure we then need to remove those that moved between affordable homes, which leaves

= 3,673



The affordability test is then applied to these 3,673 households – 22.6% cannot afford market housing, or 831 households falling into need per annum

Stage 2 Total = 152 (2.2) + 831 (2.3) = 983

Stage 3: Affordable Housing Supply

Current Supply

(3.1) Affordable dwellings occupied by those in need of alternative affordable housing

= 298

(3.2) Vacant surplus stock = 0

(3.3) Based on HSSA return for 2008/09 committed supply of new housing

= 68

(3.4) Units to be taken out of management (e.g. Towermill Place)

= 41

(3.5) Total affordable housing stock available = 325

298 (3.1) + 0 (3.2) + 68 (3.3) – 41 = 325

Future Supply

(3.6) Annual supply of re-lets = 327 (based upon Council records)

(3.7) Annual supply of intermediate market housing or shared ownership (using 7.2% turnover rate as per social rented levels) = 22

(3.8) Annual supply of affordable housing = 327 (3.6) + 22 (3.7) = 349

Final Calculation to achieve an annual Housing Needs figure

Current Need less Current Supply:

(4.1) 1,215 (1.4) = 325 (3.5) = 890 (or current need less current supply)

(4.2) 890 divided by 5 (as per the Practice Guidance as this is a 5 year survey so the current need needs to be addressed over a 5 year period) = 178 per annum

Future Need less Future Supply:

(4.3) 983 (2.4) – 349 (3.8) = 634 (future need less future supply – these are already annual figures so there is no need to divide this total)

Final Figure

Total net annual need = 178 (4.2) + 634 (4.3) = 812

Summary

6.59 Following the steps of the needs assessment model specified by the SHMA Practice, which takes into account incomes, affordability and the availability of affordable housing, the survey has identified an annual affordable housing need of 812 in Wealden.

6.60 An analysis of gross need for affordable housing by household type suggests that 4.7% of households with children are in housing need compared to 0.8% of older person households. Households with children account for over half of all households in need.

6.61 In terms of the type of affordable accommodation required, further analysis suggests that 17.3% could be intermediate (priced at the mid-point between entry-level market and social rents) and the remaining 82.7% social rented. Most of the intermediate requirement is for intermediate-rented housing rather than an equity-based product.

7. Expected future movers

Introduction

7.1 The survey questionnaire collected information about households' expectations and aspirations for future moves in the housing market. Information was collected about both existing households and newly forming households.

7.2 It is important to distinguish aspiration from expectation ('what would you like' versus 'what would you expect'). The results of such questions show a remarkably rational difference between aspiration and the much more realistic expectations.

Future moves – existing households

7.3 The table below shows estimates of the number and proportion of households who would consider themselves to need or expect to move home over the next five years by tenure. The data shows that around 29.4% of households state a need or likelihood of moving home over the next five years. Households in the private rented sector are far more likely to move than those in other tenures.

Table 7.1 Households who need or are likely to move in next five years by tenure

Tenure	*Number who need/likely to move*	*Total number of households*	*% need/likely to move*
Owner-occupied (no mortgage)	5,452	28,118	19.4%
Owner-occupied (with mortgage)	7,446	22,273	33.4%
Social rented	1,168	4,529	25.8%
Private rented	3,833	5,902	64.9%
Total	17,900	60,822	29.4%

Source: Wealden household survey, Fordham Research (2009)

7.4 The following table shows the proportion of households needing or likely to move within the next two and five years for each parish. Overall households in the urban areas are more mobile; however, some rural parishes show the highest levels of mobility as measured by likelihood of moving within five years, in particular Berwick and East Hoathly. The lowest levels of mobility were found in Chalvington with Ripe and Long Man. Of the urban areas, the least mobile was Heathfield with Waldron, and the most mobile was Uckfield.

Table 7.2 Households who need or are likely to move in next five years by parish

	Within two years	*Within five years*	*Not moving*	*Total*	
				%	*number*
Crowborough	13.9%	30.3%	69.7%	100%	8,156
Forest Row	18.2%	34.3%	65.7%	100%	1,970
Hailsham	14.5%	30.8%	69.2%	100%	8,530
Heathfield with Waldron	14.3%	29.8%	70.2%	100%	4,930
Polegate	19.2%	34.3%	65.7%	100%	3,612
Uckfield	17.2%	36.0%	64.0%	100%	5,870
Alciston*	0.0%	14.0%	86.0%	100%	48
Alfriston	16.0%	26.3%	73.7%	100%	375
Arlington	3.8%	24.7%	75.3%	100%	246
Berwick	21.5%	46.3%	53.7%	100%	108
Buxted	12.9%	30.6%	69.4%	100%	1,279
Chalvington with Ripe	9.9%	14.9%	85.1%	100%	528
Chiddingly	10.0%	27.5%	72.5%	100%	362
Cuckmere Valley*	21.0%	27.0%	73.0%	100%	83
Danehill	9.4%	24.4%	75.6%	100%	697
East Dean and Friston	9.7%	23.8%	76.2%	100%	755
East Hoathly with Halland	20.6%	36.8%	63.2%	100%	544
Fletching	7.5%	22.8%	77.2%	100%	422
Framfield	10.2%	23.5%	76.5%	100%	778
Frant	11.0%	27.5%	72.5%	100%	625
Hadlow Down	17.1%	34.4%	65.6%	100%	299
Hartfield	11.1%	20.1%	79.9%	100%	833
Hellingly	12.3%	27.0%	73.0%	100%	593
Herstmonceux	19.7%	32.3%	67.7%	100%	1,103
Hooe	14.0%	33.5%	66.5%	100%	176
Horam	14.5%	30.4%	69.6%	100%	1,108
Isfield	10.6%	22.1%	77.9%	100%	225
Laughton	12.7%	25.7%	74.3%	100%	221
Little Horsted*	10.4%	10.4%	89.6%	100%	75
Long Man	10.6%	17.6%	82.4%	100%	178
Maresfield	13.0%	26.5%	73.5%	100%	1,405
Mayfield and Five Ashes	11.4%	31.1%	68.9%	100%	1,488
Ninfield	12.2%	19.2%	80.8%	100%	637
Pevensey	13.9%	24.3%	75.7%	100%	1,583
Rotherfield	13.9%	31.2%	68.8%	100%	1,266
Selmeston*	14.1%	28.5%	71.5%	100%	71
Wadhurst	14.9%	28.9%	71.1%	100%	1,969
Warbleton	10.1%	23.5%	76.5%	100%	537
Wartling	23.4%	33.0%	67.0%	100%	151
Westham	12.5%	28.3%	71.7%	100%	2,448
Willingdon and Jevington	8.9%	19.7%	80.3%	100%	3,442
Withyham	12.7%	26.2%	73.8%	100%	1,092
Total	14.1%	29.4%	70.6%	100%	60,822
Urban	15.5%	32.1%	67.9%	100%	33,068
Rural	12.5%	26.3%	73.7%	100%	27,754

Source: Wealden household survey, Fordham Research (2009)

7.5 The chapter now considers the preferences and expectation of all households in the District that intend to move over the next five years. The survey moved on to look at where households would both like and expect to move. The table below suggests that a narrow majority of moving households (58.4%) would like to remain in Wealden District. A very similar proportion would expect to remain in the District (59.1%). Of those households expressing a preference to remain in the area, just more than a third (34.6%) wished to stay in the same parish.

Table 7.3 Where households would like and expect to move

Location of next home	*Like*	*Expect*
In Wealden District – same parish	34.6%	36.5%
In Wealden District – different parish	23.8%	22.6%
In a neighbouring local authority area	18.2%	18.3%
London	1.4%	0.8%
Elsewhere in UK or abroad	22.0%	21.7%
Total	100.0%	100.0%

Source: Wealden household survey, Fordham Research (2009)

7.6 Looking more closely at households expecting to move to another parish but wishing to remain in the same parish, the most common reason for moving was 'to move to cheaper accommodation' (39.4% of these households). This group is a relatively small subset of the population therefore these results should be viewed with caution. The most common reason for moving amongst households who expect to move to a different parish (regardless of their preference) was 'home too big' (24.3% of these households) followed by 'to move to cheaper accommodation' (22.0%).

7.7 Households were similarly asked about what tenure they would both like and expect to move to; the results are shown below. The results suggest that the vast majority (83.8%) of moving households would like to move to owner-occupation, however, slightly fewer (76.1%) expect to secure this type of accommodation. Conversely, more than twice as many households expect to live in private rented sector than would like to (13.0% compared with 5.2%). About a tenth of households would like to live in social rented accommodation (10.9%), the same as the proportion who would expect to.

Table 7.4 Housing tenure aspirations and expectations

Tenure	*Like*	*Expect*
Buy own home	83.8%	76.1%
Social rented	10.9%	10.9%
Private rented	5.2%	13.0%
Total	100.0%	100.0%

Source: Wealden household survey, Fordham Research (2009)

7.8 The tables below show cross-tabulations between current tenure and future tenure preference as well as future tenure expectations. The first table shows that generally households moving in the next five years would like to remain in the same tenure as they currently live. The exception to this is the private rented sector. The vast majority of households in this sector want to move to either owner-occupation or the social rented sector.

Table 7.5 Current tenure and future tenure preference

Current tenure	*Tenure preference*			
	Owner-occupied	*Social rented*	*Private rented*	*Total*
Owner-occupied (no mortgage)	**4,805**	165	483	5,452
Owner-occupied (with mortgage)	**7,064**	172	210	7,446
Social rented	329	**801**	38	1,168
Private rented	2,325	1,266	**241**	3,833
Total	14,523	2,404	973	17,900

Source: Wealden household survey, Fordham Research (2009)

7.9 In terms of expectations of households moving in the next five years, we find that the main difference is the greater number of private tenants who expect to remain in the sector when they would prefer owner-occupation. In total, only 6.3% of private tenant movers would like to remain in the sector but 40.6% expect to do so.

Table 7.6 Current tenure and future tenure expectations

Current tenure	*Tenure expectation*			
	Owner-occupied	*Social rented*	*Private rented*	*Total*
Owner-occupied (no mortgage)	**4,667**	154	632	5,452
Owner-occupied (with mortgage)	**6,801**	152	493	7,446
Social rented	152	**920**	96	1,168
Private rented	1,201	1,076	**1,556**	3,833
Total	12,821	2,302	2,777	17,900

Source: Wealden household survey, Fordham Research (2009)

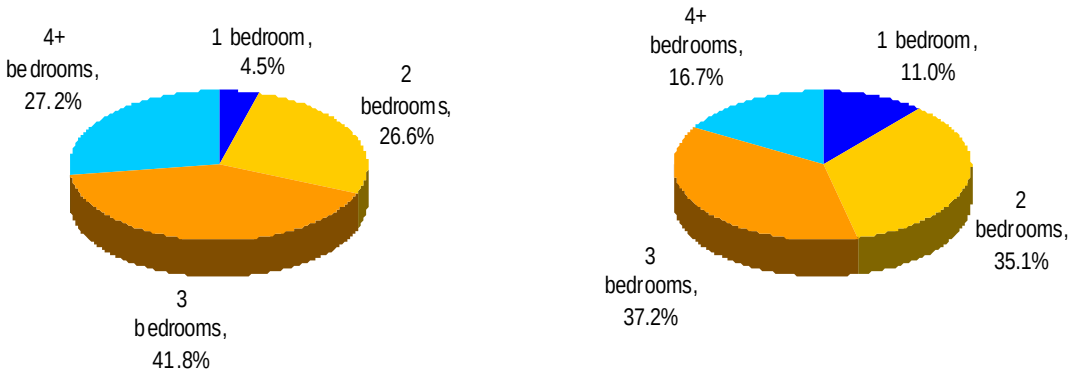
7.10 The table below shows the type of dwellings households would like and expect to move to. Unsurprisingly a large proportion of households would like detached houses (74.6%) but a smaller proportion would expect to move to such accommodation (41.9%). Overall more households expect to move to a flat/maisonette, terraced house or semi-detached house than is their preference.

Table 7.7 Housing type aspirations and expectations		
Type of home	*Like*	*Expect*
Detached house	74.6%	41.9%
Semi-detached house	15.2%	30.8%
Terraced house	1.6%	11.0%
Flat/maisonette	8.5%	16.3%
Total	100.0%	100.0%

Source: Wealden household survey, Fordham Research (2009)

7.11 In terms of the sizes of accommodation required, the main difference between preferences and expectations is found amongst four bedroom properties; more than a quarter (27.2%) would like to move to this size accommodation but only 16.7% expect to do so. The reverse is true of one and two bedroom dwellings – only 4.5% of households would like one bedroom accommodation, whilst 11.0% expect it and similarly 26.6% of households would like two bedroom accommodation, whilst 35.1% expect it.

Figure 7.1 Size of accommodation preferred and expected



Source: Wealden household survey, Fordham Research (2009)

7.12 Most households surveyed (92.7%) expressed a preference for ordinary/general needs (i.e. non-sheltered) accommodation. However, whilst 7.3% of existing households intending to move preferred to move to sheltered or other specialist accommodation, some 8.0% expected to do so.

Future moves – newly forming households

7.13 A similar analysis can be carried out for newly forming households. The survey estimates that there are 4,315 households who need or are likely to form from households in Wealden over the next two years.

7.14 The table below shows how the rate of household formation varies by parish. The parish with the highest rate of household formation was Hadlow Down (10.2%), with the lowest rate (0.3%) in Alfriston and Long Man. Further information at parish level on planned moves by newly forming households cannot be provided due to the small sample of such households in many parishes.

Table 7.8 Household formation rate by parish

Parish	New households needing or likely to form in next two years	Total households	Annual household formation rate
Crowborough	693	8,156	4.2%
Forest Row	191	1,970	4.8%
Hailsham	320	8,530	1.9%
Heathfield with Waldron	478	4,930	4.8%
Polegate	248	3,612	3.4%
Uckfield	377	5,870	3.2%
Alciston*	4	48	4.2%
Alfriston	2	375	0.3%
Arlington	7	246	1.4%
Berwick	16	108	7.4%
Buxted	91	1,279	3.6%
Chalvington with Ripe	24	528	2.3%
Chiddingly	56	362	7.7%
Cuckmere Valley*	8	83	4.8%
Danehill	56	697	4.0%
East Dean and Friston	28	755	1.9%
East Hoathly with Halland	58	544	5.3%
Fletching	20	422	2.4%
Framfield	47	778	3.0%
Frant	37	625	3.0%
Hadlow Down	61	299	10.2%
Hartfield	81	833	4.9%
Hellingly	99	593	8.3%
Herstmonceux	77	1,103	3.5%
Hooe	8	176	2.3%
Horam	70	1,108	3.2%
Isfield	34	225	7.6%
Laughton	9	221	2.0%
Little Horsted*	0	75	0.0%
Long Man	1	178	0.3%
Maresfield	151	1,405	5.4%
Mayfield and Five Ashes	144	1,488	4.8%
Ninfield	55	637	4.3%

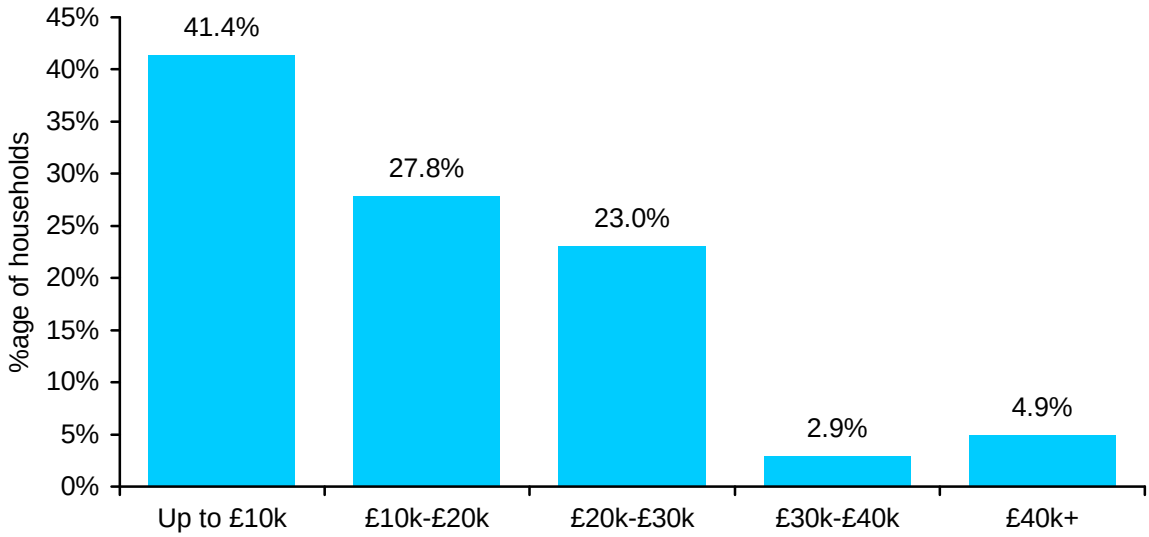
Pevensey	47	1,583	1.5%
Rotherfield	102	1,266	4.0%
Selmeston*	10	71	7.0%
Wadhurst	120	1,969	3.0%
Warbleton	41	537	3.8%
Wartling	4	151	1.3%
Westham	167	2,448	3.4%
Willingdon and Jevington	171	3,442	2.5%
Withyham	100	1,092	4.6%
Total	4,315	60,822	3.5%
Urban	2,308	33,068	3.5%
Rural	2,007	27,754	3.6%

Source: Wealden household survey, Fordham Research (2009)

Newly forming households' financial situation

7.15 The figure below shows the estimated income levels of newly forming households. The table shows that income distribution is heavily concentrated in the lower income brackets with 41.4% having an income of below £10,000. The median income is estimated at just £11,809.

Figure 7.2 Distribution of household income* of newly forming households



Source: Wealden household survey, Fordham Research (2009)

* gross annual household income including non-housing benefits

7.16 In addition, newly forming households were asked about any other financial resources which might be available for a deposit/bond when buying or renting a home. The median amount of funds available for newly forming households in Wealden is £1,915. There is however significant variation between different households in terms of likely financial resources available with 45.4% stating that they have no money to use as a deposit/bond and 17.1% having more than £15,000.

7.17 Given the level of income and savings shown for newly forming households from the survey data it is clear that many will have difficulty accessing the housing market without some form of subsidy. However, as recognised by guidance[18], this group of households can have rapidly changing financial situations and therefore to rely solely on the information provided here may not properly reflect the ability to afford of this important group.

7.18 Therefore the survey form also asked a 'subjective' question about future affordability. In response to this question 63.2% of newly forming households stated that they would not be able to afford market housing without some sort of subsidy (e.g. Housing Benefit).

Newly forming households' moving preferences and expectations

7.19 The table below suggests that newly forming households are less likely to want or expect to remain in the Wealden Council area than existing households. In total just 35.9% of newly forming households would like to remain in the area and 32.5% expect to do so (these figures compare with 58.4% and 59.1% respectively for existing households). Overall, 25.0% wished to stay in the same parish. However, unlike for existing households, the proportion expecting to be able to remain in the same parish was lower, at 19.3%. The most dramatic difference from existing households was the far higher proportion wanting (and expecting) to move to London; in total 17.9% of newly forming households wanted to move to London, compared to just 1.4% of existing households.

Table 7.9 Where newly forming households would like and expect to move

Location of next home	*Like*	*Expect*
In Wealden District – same parish	25.0%	19.3%
In Wealden District – different parish	10.9%	13.2%
In a neighbouring local authority area	25.7%	27.2%
London	17.9%	15.1%
Elsewhere in UK or abroad	20.5%	25.3%
Total	100.0%	100.0%

Source: Wealden household survey, Fordham Research (2009)

7.20 In terms of tenure preferences and expectations, the table below shows some interesting results. In total an estimated 67.6% of newly forming households would like to move to owner-occupied accommodation, however around a quarter expect to secure such accommodation (26.6%). In total only 22.4% want to move to private rented accommodation but well over half (58.3%) expect to do so.

[18] DETR (2000) Local Housing Needs Assessment: A Guide to Good Practice, p.62

Table 7.10 Housing tenure aspirations and expectations – newly forming households

Tenure	*Like*	*Expect*
Buy own home	67.6%	26.6%
Social rented	10.0%	15.1%
Private rented	22.4%	58.3%
Total	100.0%	100.0%

Source: Wealden household survey, Fordham Research (2009)

7.21 The table below shows the type of dwellings newly forming households would like and expect to move to. Compared with the results for existing households the figures show that there is a greater preference for flatted accommodation amongst newly forming households (41.5%), although it is still the case that more households expected to live in flats (66.3%) than want to do so. While many newly forming households would like a detached or semi-detached house (45.9%), relatively few expected this to be possible (17.6%).

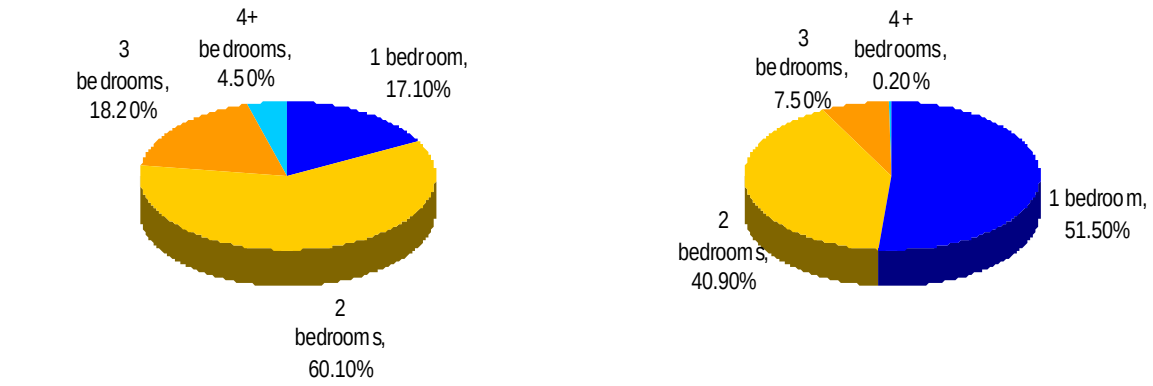
Table 7.11 Housing type aspirations and expectations of newly forming households

Type of home	*Like*	*Expect*
Detached house	23.1%	5.4%
Semi-detached house	22.8%	12.2%
Terraced house	12.7%	16.2%
Flat/maisonette	41.5%	66.3%
Total	100.0%	100.0%

Source: Wealden household survey, Fordham Research (2009)

7.22 In terms of the sizes of accommodation required, the largest proportion of households would like two-bedroom accommodation (60.1%). Some 18.2% would like a three-bedroom home, but only 7.5% expect to secure this. More than half of newly forming households (51.5%) expect to move to a one bedroom home; only 17.1% expressed this as a preference.

Figure 7.3 Size of accommodation preferred and expected



Source: Wealden household survey, Fordham Research (2009)

7.23 Newly forming households were also asked about what type of accommodation they preferred to move to. The vast majority (97.2%) preferred to move to ordinary/general needs (non-sheltered) accommodation. 141 newly forming households, or 1.6%, expressed a preference for specialist accommodation for 16 to 25 year olds, with 322 (3.6%) expecting to move to this type of accommodation.

Summary

7.24 An estimated 29.4% of existing households state a need or likelihood of moving home over the next five years (17,900 households). Some 58.4% of these households would like to remain in the Wealden Council area and a similar proportion would expect to do so. Of those households expressing a preference to remain in the area, just over a third (34.6%) wished to stay in the same parish, although more expected to do so (36.5%).

7.25 The vast majority of moving households prefer owner-occupation (83.8%), with 76.1% expecting to achieve this; however, private renting was much less popular, with more than twice as many households expecting to move to such accommodation than would like to (13.5% compared to 5.2%). Detached housing was preferred by far more households than expected it.

7.26 Overall the findings of the analysis of the preferences and expectations of existing households suggest that there is not easy enough to access owner-occupation in Wealden and not enough cheap detached properties.

7.27 The survey estimates that there are 4,315 households needing or likely to form from households in Wealden over the next two years. These households had a much lesser preference (35.9%) for remaining in Wealden than existing households, although those that did want to remain in the same

parish were less likely to expect to be able to do so than existing households. Many more newly forming than existing households wanted to move to London (17.9% compared to 1.4%).

7.28 In total an estimated 67.6% of newly forming households would like to move to owner-occupied accommodation; however, only 26.6% expect to secure this type of accommodation. Many more newly forming than existing households would prefer to live in flats, but still not as many as expect to do so.

7.29 Overall the findings of the analysis of the preferences and expectations of newly forming households suggest that there the Council should promote initiatives that allow more newly forming households to remain in the District.

8. The needs of particular groups

Introduction

8.1 This section addresses particular client groups that may have specific housing requirements. Although such groups do not necessarily represent households in need as defined by the Guidance, it is important for the Council to have information on them in order to inform specific policies and service provision.

8.2 For example, the frail elderly may not be in housing need in the sense of not being able to afford market housing, but many of them are liable to require extra care in the future or may require aids and adaptations to their current home.

8.3 This section covers the following groups:

- Households with support needs
- Older person households
- Key workers
- Black and Minority Ethnic (BME) groups

Support needs

8.4 Information collected through the survey enables us to identify whether any household members have a particular support need. The survey looked at whether household members who fell into one or more of a range of groups. Whilst these represent the larger client groups covered in a Supporting People Strategy, they are not exhaustive.

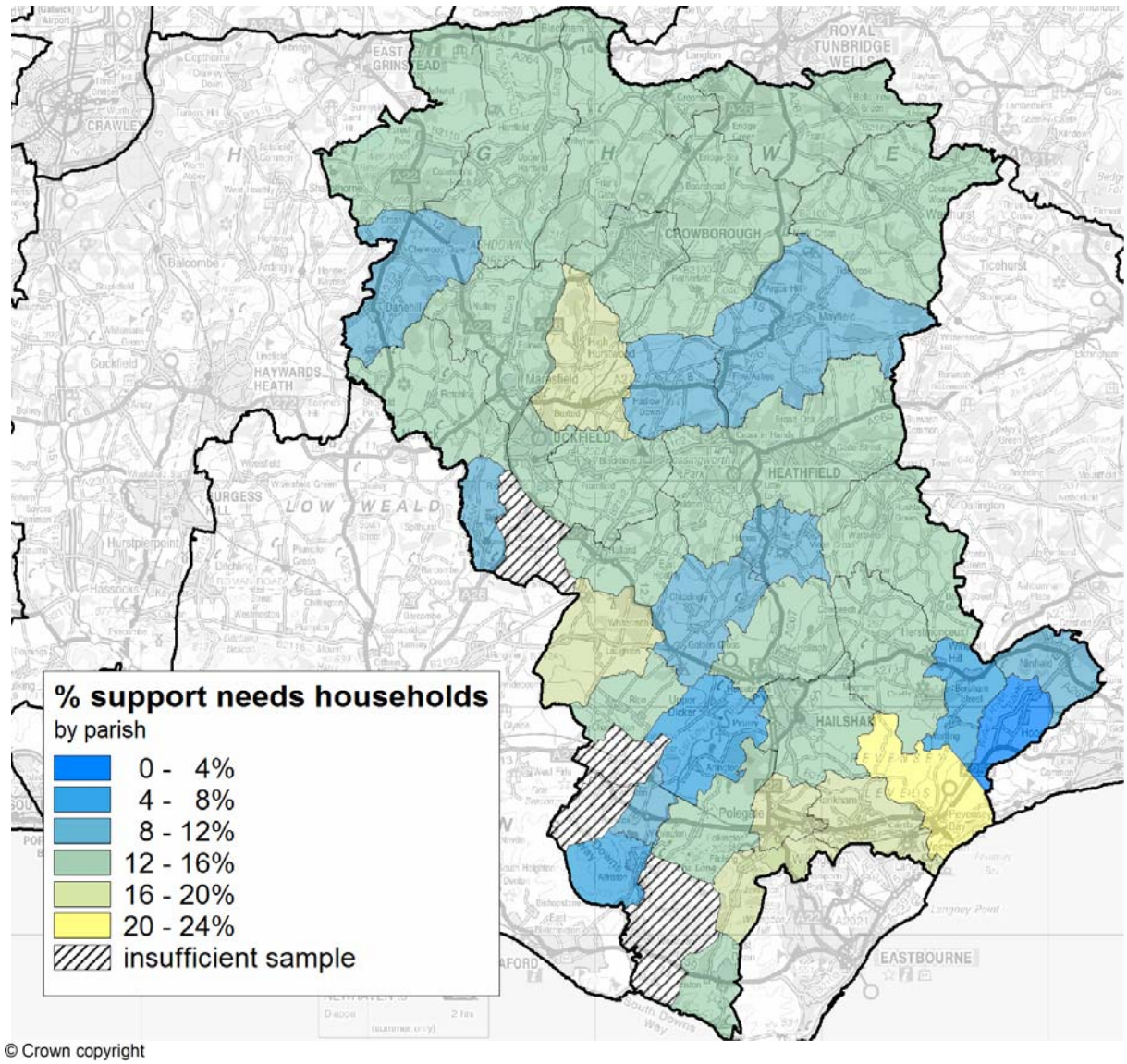
8.5 The groups covered were:

- Frail elderly
- Persons with a medical condition
- Persons with a physical disability
- Persons with a learning disability
- Persons with a mental health problem
- Persons with a severe sensory disability
- Other

8.6 Overall there are an estimated 8,934 households in Wealden with one or more members in an identified support needs group – this represents 14.7% of all households. The most commonly reported reason for having a support need was having a 'medical condition', reported by 7.4% of households.

8.7 Pevensey, on the south coast, had the highest proportion of households containing someone with a support need, at 23.7%, compared to just 0.8% in nearby Hooe. Other parishes close to Eastbourne showed above average levels of support needs, such as Polegate (19.1%) and Willingdon and Jevington (18.7%). In general, rural areas showed higher proportions of people with support needs, in particular the 'frail elderly' and 'medical condition' categories. These represent 4.7% and 8.3% of all households respectively, across all rural parishes.

Figure 8.1 Proportion of households containing someone with a support need



Source: Wealden household survey, Fordham Research (2009)

* urban areas and parishes with small samples

Table 8.1 Households containing one or more people with a support need					
	Containing people with support needs	*Containing people with multiple needs*	*Containing 2+ people with support needs*	*Total*	
				%	*number*
Crowborough	14.7%	7.0%	2.1%	100%	8,156
Forest Row	13.5%	4.6%	1.0%	100%	1,970
Hailsham	14.0%	4.5%	1.0%	100%	8,530
Heathfield with Waldron	12.4%	3.3%	0.4%	100%	4,930
Polegate	19.1%	9.0%	2.1%	100%	3,612
Uckfield	13.6%	5.2%	0.4%	100%	5,870
Alciston*	8.5%	0.0%	0.0%	100%	48
Alfriston	7.1%	3.4%	1.7%	100%	375
Arlington	7.9%	5.9%	0.0%	100%	246
Berwick	10.1%	0.0%	3.1%	100%	108
Buxted	16.4%	4.5%	1.4%	100%	1,279
Chalvington with Ripe	14.0%	6.0%	4.3%	100%	528
Chiddingly	11.4%	3.1%	0.6%	100%	362
Cuckmere Valley*	9.2%	9.2%	0.0%	100%	83
Danehill	11.9%	2.6%	1.8%	100%	697
East Dean and Friston	15.4%	5.9%	0.9%	100%	755
East Hoathly with Halland	14.7%	6.0%	0.0%	100%	544
Fletching	13.4%	4.4%	0.8%	100%	422
Framfield	14.5%	6.2%	1.9%	100%	778
Frant	13.5%	8.2%	0.0%	100%	625
Hadlow Down	11.4%	0.0%	0.0%	100%	299
Hartfield	15.0%	8.6%	0.3%	100%	833
Hellingly	15.4%	7.9%	2.5%	100%	593
Herstmonceux	15.0%	7.2%	0.5%	100%	1,103
Hooe	0.8%	0.8%	0.0%	100%	176
Horam	11.9%	3.7%	2.3%	100%	1,108
Isfield	9.7%	4.8%	4.7%	100%	225
Laughton	16.5%	8.6%	0.0%	100%	221
Little Horsted*	36.8%	36.8%	10.4%	100%	75
Long Man	14.0%	6.7%	1.7%	100%	178
Maresfield	12.2%	3.9%	1.6%	100%	1,405
Mayfield and Five Ashes	11.8%	3.7%	1.2%	100%	1,488
Ninfield	9.1%	2.2%	2.0%	100%	637
Pevensey	23.7%	14.5%	3.4%	100%	1,583
Rotherfield	15.0%	7.4%	2.2%	100%	1,266
Selmeston*	7.5%	0.0%	3.5%	100%	71
Wadhurst	15.9%	7.1%	1.3%	100%	1,969
Warbleton	13.2%	4.4%	1.1%	100%	537
Wartling	6.6%	0.0%	0.0%	100%	151
Westham	16.3%	6.7%	2.5%	100%	2,448
Willingdon and Jevington	18.7%	9.4%	1.5%	100%	3,442
Withyham	15.8%	7.7%	2.0%	100%	1,092
Total	14.7%	6.0%	1.4%	100%	60,822
Urban	14.4%	1.2%	5.6%	100%	33,068
Rural	15.0%	1.7%	6.6%	100%	27,754

Source: Wealden household survey, Fordham Research (2009)

Table 8.2 Households containing people with specific support needs								
	Frail	*Medical*	*Physical*	*Learning*	*Mental*	*Sensory*	*Other*	*Total*

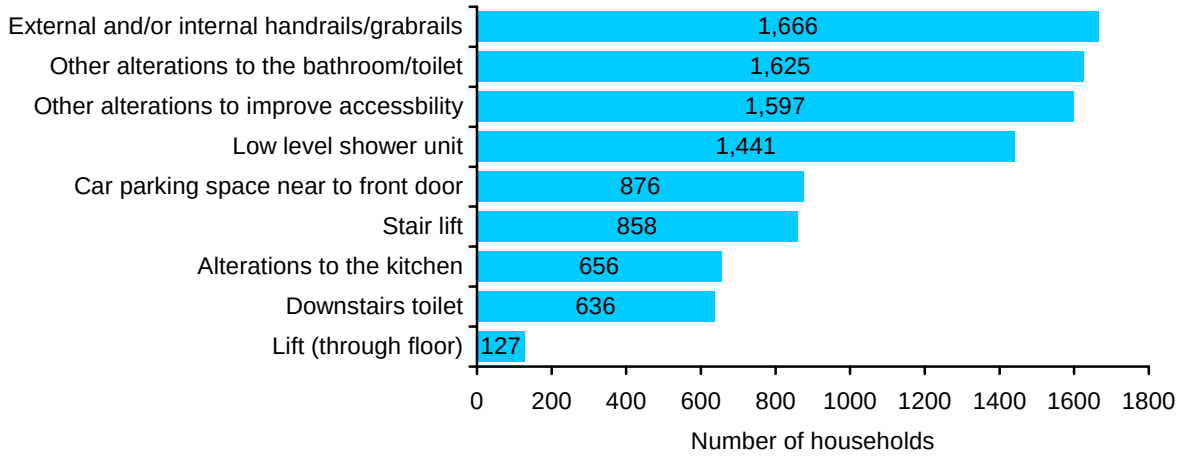
	elderly	*condition*	*disability*	*difficulty*	*health*	*disability*		*%*	*number*
Crowborough	3.9%	8.0%	6.7%	1.3%	3.8%	1.5%	1.2%	100%	8,156
Forest Row	4.5%	7.0%	5.0%	0.6%	0.9%	1.6%	0.5%	100%	1,970
Hailsham	3.2%	6.2%	6.6%	0.8%	2.0%	2.8%	0.5%	100%	8,530
Heathfield with Waldron	2.3%	5.8%	5.5%	1.7%	1.7%	0.5%	0.2%	100%	4,930
Polegate	7.1%	10.9%	10.1%	2.3%	3.9%	4.1%	2.7%	100%	3,612
Uckfield	3.7%	5.3%	4.6%	2.9%	1.4%	1.9%	0.8%	100%	5,870
Alciston*	8.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100%	48
Alfriston	2.7%	4.2%	4.6%	0.7%	0.7%	0.0%	0.0%	100%	375
Arlington	3.6%	7.9%	3.6%	0.0%	2.2%	2.3%	0.0%	100%	246
Berwick	1.7%	3.1%	3.1%	3.2%	2.1%	0.0%	0.0%	100%	108
Buxted	4.9%	6.4%	6.7%	1.6%	2.8%	0.9%	0.3%	100%	1,279
Chalvington with Ripe	3.9%	10.3%	5.9%	1.0%	2.2%	2.3%	1.8%	100%	528
Chiddingly	3.9%	6.1%	5.2%	0.0%	1.3%	0.0%	0.0%	100%	362
Cuckmere Valley*	9.2%	3.0%	9.2%	0.0%	0.0%	0.0%	0.0%	100%	83
Danehill	5.1%	4.6%	3.3%	0.6%	1.4%	0.8%	0.6%	100%	697
East Dean and Friston	5.6%	6.9%	8.4%	1.1%	2.8%	0.7%	0.4%	100%	755
East Hoathly with Halland	3.3%	11.2%	1.2%	0.8%	4.2%	0.0%	0.0%	100%	544
Fletching	6.4%	4.0%	4.4%	1.0%	5.1%	0.0%	0.0%	100%	422
Framfield	4.7%	7.8%	4.9%	1.2%	2.4%	2.7%	1.0%	100%	778
Frant	4.8%	8.9%	6.1%	3.6%	1.8%	2.0%	0.8%	100%	625
Hadlow Down	1.0%	7.6%	0.0%	0.0%	2.8%	0.0%	0.0%	100%	299
Hartfield	4.5%	8.8%	6.5%	1.2%	2.5%	2.0%	0.0%	100%	833
Hellingly	4.6%	7.9%	9.4%	2.2%	3.1%	2.7%	1.9%	100%	593
Herstmonceux	4.4%	9.8%	8.5%	0.7%	2.0%	1.2%	0.0%	100%	1,103
Hooe	0.0%	0.8%	0.8%	0.0%	0.0%	0.0%	0.0%	100%	176
Horam	4.4%	4.5%	5.4%	1.3%	2.6%	1.7%	0.0%	100%	1,108
Isfield	6.4%	5.1%	3.5%	2.6%	3.5%	2.6%	3.9%	100%	225
Laughton	6.6%	8.1%	6.6%	2.0%	2.0%	3.3%	0.0%	100%	221
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Long Man	0.0%	10.5%	8.0%	0.0%	0.0%	2.2%	0.0%	100%	178
Maresfield	3.7%	5.1%	5.0%	0.4%	3.4%	0.9%	0.6%	100%	1,405
Mayfield and Five Ashes	1.6%	5.5%	3.4%	2.8%	2.3%	1.2%	0.6%	100%	1,488
Ninfield	1.5%	6.2%	1.9%	0.0%	2.4%	0.0%	0.3%	100%	637
Pevensey	7.3%	15.6%	15.1%	1.2%	3.1%	2.2%	0.2%	100%	1,583
Rotherfield	4.6%	8.0%	7.1%	1.8%	3.9%	1.4%	2.6%	100%	1,266
Selmeston*	0.0%	3.5%	3.9%	0.0%	0.0%	3.5%	0.0%	100%	71
Wadhurst	4.6%	7.6%	7.0%	1.9%	2.7%	2.5%	2.0%	100%	1,969
Warbleton	3.3%	2.9%	7.9%	2.4%	1.1%	2.4%	0.0%	100%	537
Wartling	2.1%	4.4%	0.0%	0.0%	0.0%	0.0%	0.0%	100%	151
Westham	4.7%	9.2%	5.3%	2.5%	2.6%	1.6%	1.2%	100%	2,448
Willingdon and Jevington	6.3%	11.4%	9.6%	1.3%	2.2%	2.0%	0.9%	100%	3,442
Withyham	4.8%	9.0%	8.3%	1.7%	2.8%	1.0%	0.7%	100%	1,092
Total	4.2%	7.6%	6.5%	1.5%	2.5%	1.8%	0.9%	100%	60,822
Urban	3.8%	7.0%	6.4%	1.6%	2.4%	2.0%	0.9%	100%	33,068
Rural	4.7%	8.3%	6.7%	1.5%	2.5%	1.5%	0.8%	100%	27,754

Source: Wealden household survey, Fordham Research (2009)

8.8 As the chart below shows, there were a number of commonly requested improvements to housing for support needs households. The top four, each requested by 16-19% of support

needs households, were handrails or grabrails (inside or outside the home), alterations to the bathroom or toilet, general accessibility alterations, and low level shower units. Households could request more than one improvement, and so the numbers do not sum to the total number of support needs households.

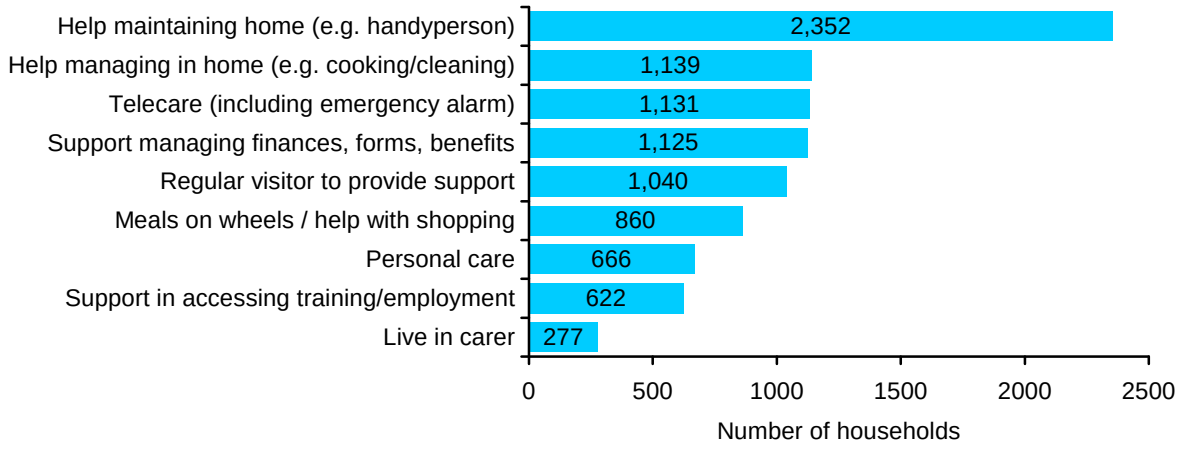
Figure 8.2 Support needs households: improvements to accommodation requested



Source: Wealden household survey, Fordham Research (2009)

8.9 This group of households were also asked about some possible support services. By far the most frequently requested was help maintaining the home (for example a handyperson); 2,352 households (26.3%) said that they needed this. Help managing within the home, Telecare and support managing finances were requested by about 12-13% of support needs households each. Households could request more than one support service.

Figure 8.3 Support needs households: support services requested



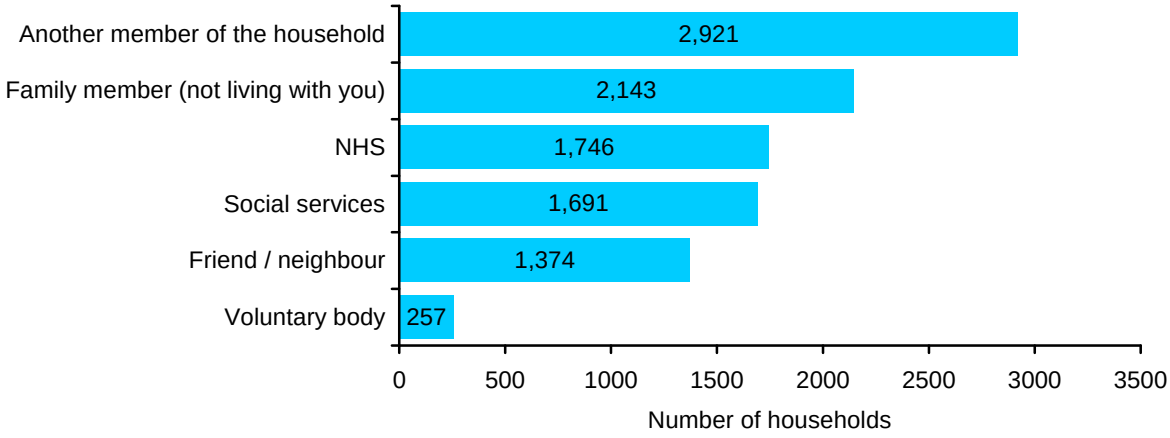
Source: Wealden household survey, Fordham Research (2009)

8.10 Sources of care provision were also addressed in the survey; a total of 71.8% of support needs households (6,417) received some form of support. Both the most common sources of

support were from family or household members (another member of the household, or a family member living elsewhere).

8.11 Only 2,838 households in total (31.8% of support needs households) received support from either an official or voluntary body, compared to a total of 5,148 (57.6%) receiving help from friends or family, illustrating the critical importance of unpaid carers to those with support needs. Note that households could declare more than one source of support, so the figures do not add up to the total number of support needs households.

Figure 8.4 Support needs households: sources of support



Source: Wealden household survey, Fordham Research (2009)

Requirement for specialist housing

8.12 In total, 732 support needs households (8.2%) stated that they felt they needed to move to find accommodation appropriate for their needs.

Ethnicity

8.13 The table below shows the ethnicity of household heads in Wealden. The estimates for some ethnic groups should be treated with caurtion as they are based on a small sample. Overall, across the study area, it is estimated that about 3.9% of households are headed by someone White but not White British, while 2.4% of households are headed by someone of a different ethnicity. Due to the very small Black and Minority Ethnic population in Wealden, the overall sample achieved with it is not possible to produce parish level estimates for ethnicity.

Table 8.3 Ethnicity of households		
	Percentage	*Numbers*
White British	93.7%	57,002
White Irish	0.7%	426
White Other	3.2%	1,932
White & Black Caribbean	0.0%	16
White & Black Afrcan	0.0%	8
White & Asian	0.5%	333
Any other Mixed background	0.3%	203
Indian	0.2%	141
Pakistani	0.0%	0
Bangladeshi	0.0%	0
Any other Asian background	0.4%	252
Caribbean	0.1%	66
African	0.2%	100
Any other Black background	0.2%	131
Gypsy/Romany	0.0%	9
Irish Traveller	0.0%	0
Other Gypsy or Traveller	0.0%	0
Chinese	0.2%	96
Any other ethnic group	0.2%	109
Total	100.0%	60,822

Source: Wealden household survey, Fordham Research (2009)

8.14 However, ethnic minorities are more likely to live in urban areas than average; in urban areas 7.1% of households are headed by someone describing themselves as something other than 'White British', compared to 5.3% in rural parishes.

Key workers

8.15 For the purposes of analysis, key workers were defined as people working in the education or health and social work categories on the survey questionnaire. Across the study area 24.6% of households contain a key worker and 17.2% are headed by a key worker.

8.16 The largest proportions of key worker households are in Hadlow Down, Westham and Uckfield, and the lowest in Chalvington with Ripe and Fletching suggesting no clear geographical distribution.

Table 8.4 Households containing a key worker			
	Household headed by key	*Containing at least one key*	*Total*

	worker	worker	%	number
Crowborough	12.0%	21.1%	100%	8,156
Forest Row	19.6%	29.1%	100%	1,970
Hailsham	17.6%	22.7%	100%	8,530
Heathfield with Waldron	16.6%	26.5%	100%	4,930
Polegate	12.6%	17.9%	100%	3,612
Uckfield	26.6%	33.7%	100%	5,870
Alciston*	43.2%	43.2%	100%	48
Alfriston	17.4%	22.5%	100%	375
Arlington	20.9%	31.1%	100%	246
Berwick	20.3%	28.5%	100%	108
Buxted	15.1%	23.4%	100%	1,279
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Hellingly	29.8%	39.1%	100%	593
Herstmonceux	15.9%	25.0%	100%	1,103
Hooe	16.5%	29.9%	100%	176
Horam	20.4%	28.3%	100%	1,108
Isfield	14.0%	32.5%	100%	225
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Mayfield and Five Ashes	19.6%	26.1%	100%	1,488
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Pevensey	12.4%	17.3%	100%	1,583
Rotherfield	13.6%	21.3%	100%	1,266
Selmeston*	27.1%	27.1%	100%	71
Wadhurst	16.8%	23.2%	100%	1,969
Warbleton	19.7%	25.0%	100%	537
Wartling	21.5%	21.5%	100%	151
Westham	27.5%	33.8%	100%	2,448
Willingdon and Jevington	17.8%	25.9%	100%	3,442
Withyham	14.9%	19.2%	100%	1,092
Total	17.2%	24.6%	100%	60,822
Urban	17.2%	24.7%	100%	33,068
Rural	17.2%	24.4%	100%	27,754

Source: Wealden household survey, Fordham Research (2009)

Income and affordability of key worker households

8.17 The table below shows a comparison of income and savings levels for key worker and non-key worker households, and suggests that households headed by key workers have (on average) marginally lower incomes and savings than other employed households.

Table 8.5 Median income and savings levels of key worker households

Category (Household head)	*Household Income**	*Savings*
Employed key worker	£36,422	£2,249
Employed not key worker	£36,836	£3,860
Not employed	£16,983	£17,655

Source: Wealden household survey, Fordham Research (2009)

* Median annual gross (including non-housing related benefits)

Older person households

8.18 Older people are defined for the purposes of this chapter as those of pensionable age or above (60 and over for women, 65 and over for men). For the analysis, households have been divided into three categories:

- Households where no members are older people
- Households with some members being older people
- Households where all members are older people

8.19 Some 33.7% of households in Wealden contain only older people and a further 10.1% contain some people in this age group. The table below shows the number and percentage of households in each group.

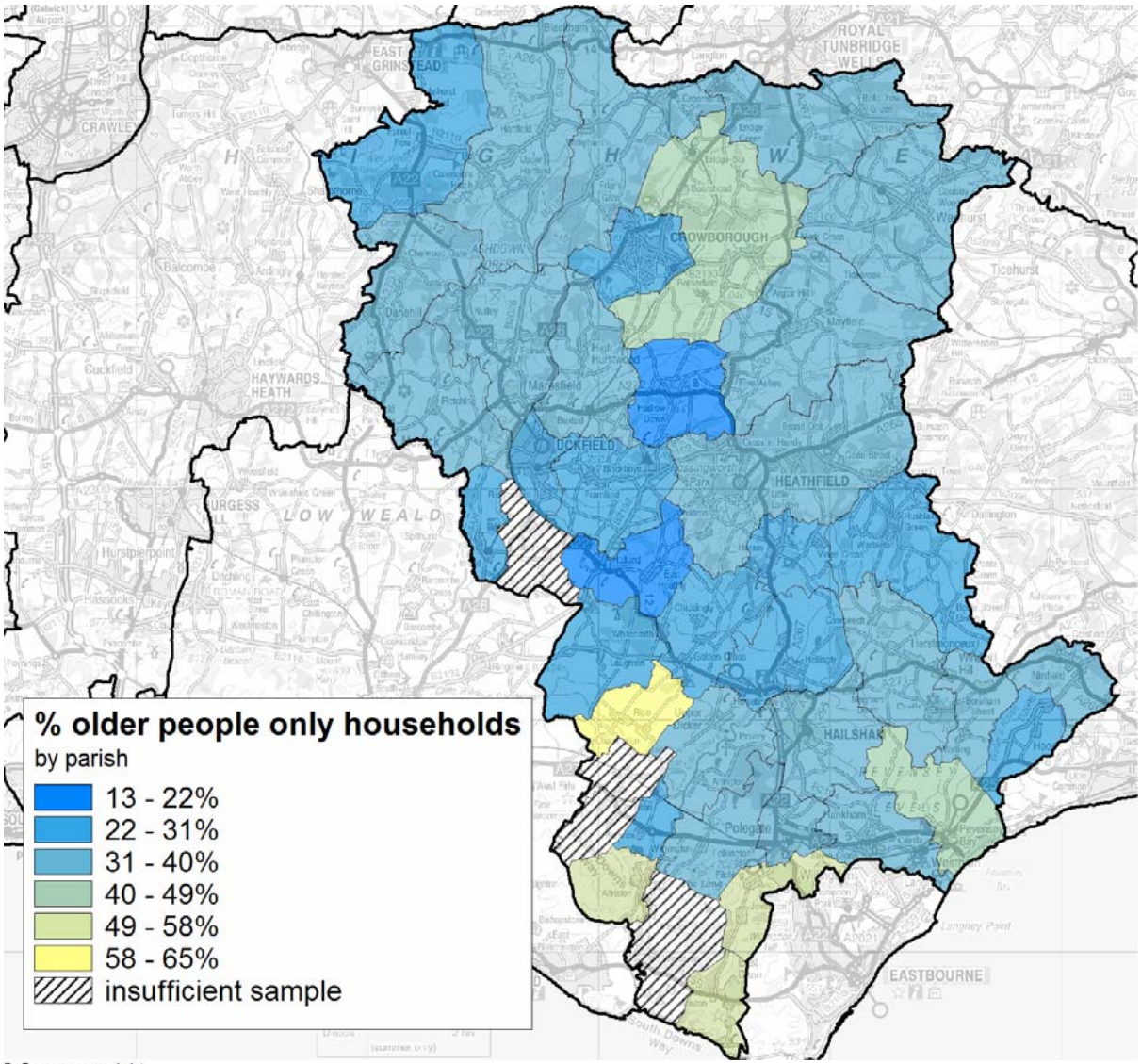
Table 8.6 Older person households

Categories	*Number of households*	*% of all households*
Households without older persons	34,128	56.1%
Households with both older and non-older persons	6,170	10.1%
Households with older persons only	20,524	33.7%
Total	**60,822**	**100.0%**

Source: Fordham Research Gloucestershire household survey (2009)

8.20 The largest proportions of older persons only households are in Chalvington with Ripe and the lowest in Hadlow Down.

Figure 8.5 Proportion of households containing older people



Source: Wealden household survey, Fordham Research (2009)

* urban areas and parishes with small samples

Table 8.7 Households containing older people

	Containing no older people	*Containing some older people*	*Containing only older people*	*Total*	
				%	*number*
Crowborough	57.6%	12.2%	30.2%	100%	8,156
Forest Row	58.0%	12.3%	29.7%	100%	1,970
Hailsham	57.6%	8.5%	33.9%	100%	8,530
Heathfield with Waldron	57.9%	9.2%	32.9%	100%	4,930
Polegate	53.0%	9.6%	37.3%	100%	3,612
Uckfield	70.2%	7.7%	22.0%	100%	5,870
Alciston*	45.5%	19.6%	34.9%	100%	48
Alfriston	39.5%	8.3%	52.3%	100%	375
Arlington	46.4%	14.7%	38.9%	100%	246

Berwick	58.8%	18.7%	22.5%	100%	108
Buxted	53.1%	10.1%	36.8%	100%	1,279
Chalvington with Ripe	25.9%	10.1%	64.1%	100%	528
Chiddingly	57.1%	14.0%	28.9%	100%	362
Cuckmere Valley*	52.7%	16.7%	30.5%	100%	83
Danehill	53.4%	14.1%	32.5%	100%	697
East Dean and Friston	37.8%	12.4%	49.7%	100%	755
East Hoathly with Halland	70.6%	8.8%	20.6%	100%	544
Fletching	51.9%	11.3%	36.8%	100%	422
Framfield	59.6%	12.3%	28.0%	100%	778
Frant	57.0%	11.0%	32.0%	100%	625
Hadlow Down	71.8%	15.0%	13.2%	100%	299
Hartfield	55.0%	13.0%	32.0%	100%	833
Hellingly	56.5%	12.6%	30.8%	100%	593
Herstmonceux	56.4%	11.0%	32.6%	100%	1,103
Hooe	56.7%	14.1%	29.1%	100%	176
Horam	59.7%	10.4%	29.9%	100%	1,108
Isfield	65.5%	3.6%	31.0%	100%	225
Laughton	61.6%	8.9%	29.5%	100%	221
Little Horsted*	42.3%	26.4%	31.3%	100%	75
Long Man	52.5%	11.9%	35.6%	100%	178
Maresfield	51.4%	11.7%	36.9%	100%	1,405
Mayfield and Five Ashes	57.0%	9.6%	33.4%	100%	1,488
Ninfield	58.1%	10.1%	31.8%	100%	637
Pevensey	42.1%	11.3%	46.5%	100%	1,583
Rotherfield	46.7%	13.2%	40.2%	100%	1,266
Selmeston*	57.9%	16.9%	25.2%	100%	71
Wadhurst	56.5%	8.9%	34.7%	100%	1,969
Warbleton	57.6%	13.1%	29.4%	100%	537
Wartling	40.5%	20.9%	38.6%	100%	151
Westham	58.1%	8.7%	33.2%	100%	2,448
Willingdon and Jevington	40.9%	8.2%	51.0%	100%	3,442
Withyham	58.4%	8.7%	32.9%	100%	1,092
Total	56.1%	10.1%	33.7%	100%	60,822
Urban	59.4%	9.7%	30.9%	100%	33,068
Rural	52.2%	10.6%	37.2%	100%	27,754

Source: Wealden household survey, Fordham Research (2009)

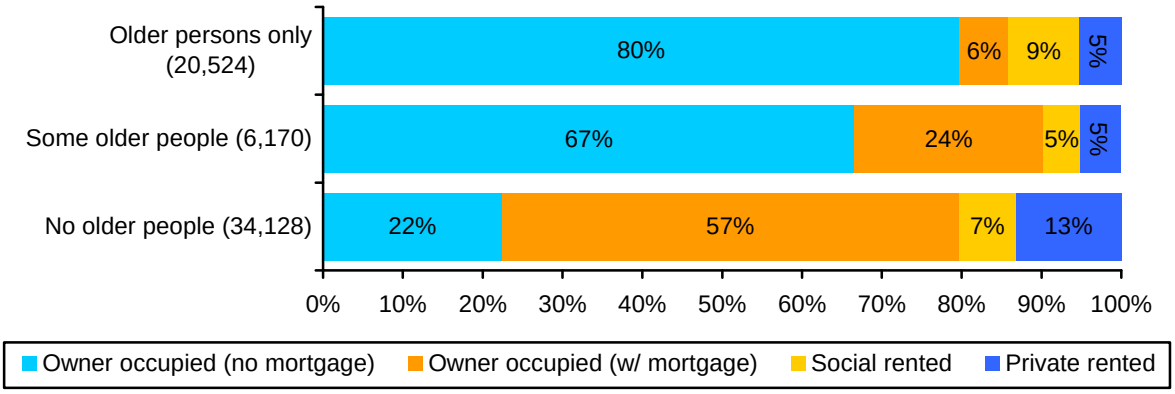
Characteristics of older person households

8.21 The table below shows the housing tenure of households with older persons. The data shows that older person households are much less likely to live in private rented accommodation, and are more likely to live in owner-occupied accommodation, especially without a mortgage.

8.22 Further investigation shows that 40% of social rented accommodation in the District is occupied by older people; it is worth noting that this will have implications for the long-term future in terms of increased requirements for accessible housing, since the proportion of the population in this age range is forecast to increase substantially over the coming decades.

8.23 The majority of older person housholds live in ordinary (non-sheltered) accommodation (92.5%), with 7.0% living in sheltered housing and 0.5% residing in other forms of property. Older person households are more likely to be under-occupied, with over half (52.0%) having at least one extra bedroom compared to 35.9% of households with no older people.

Figure 8.6 Tenure and older person households

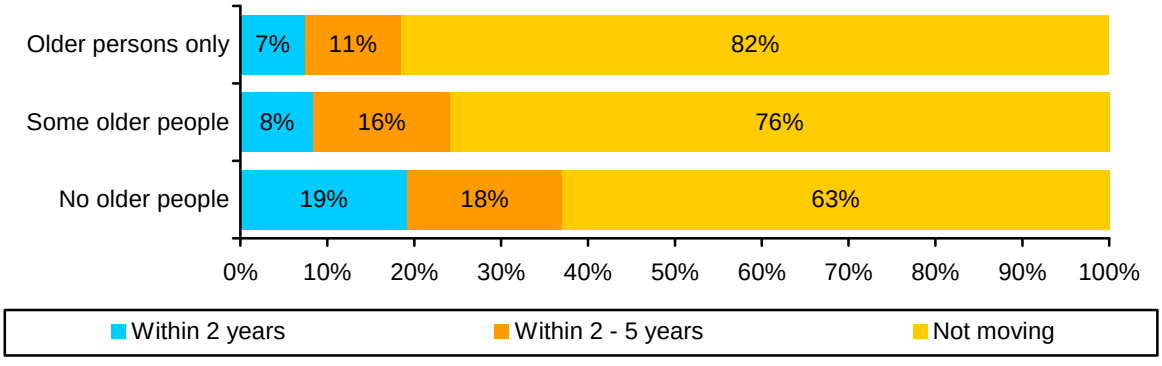


Source: Wealden household survey, Fordham Research (2009)

Moving intentions

8.24 The chart below shows the moving intentions of older person households; clearly they are much less likely to want or expect to move than other household types, particularly if asked about the immediate future.

Figure 8.7 Older person households: moving intentions



Source: Fordham Research Gloucestershire household survey (2009)

Preference and expectation for specialist accommodation

8.25 The table below shows the preferences and expectations of older person households moving in the next five years in terms of specialist types of accommodation. As can be seen, while 73.6% prefer ordinary accommodation, the most popular type of specialist acommodation is

sheltered housing with a warden. For all types of accommodation except supported housing, the majority would prefer and expect market housing.

8.26 The other types of specialist housing were expected and preferred by relatively few households; however it is worth noting that any survey of this type (carried out via post) is unlikely to gain a representative number of responses from households likely to be in need of the very highest levels of care, especially those already living in communal establishments such as nursing homes.

Table 8.8 Accommodation type aspirations and expectations

Accommodation Type	*Older person only households*		
	*Tenure Group**	*Like*	*Expect*
Ordinary	*Market*	64.3%	67.6%
	Affordable	9.3%	5.3%
Sheltered (with warden)	*Market*	8.5%	9.4%
	Affordable	4.3%	3.0%
Sheltered (with emergency system)	*Market*	3.6%	2.5%
	Affordable	3.0%	3.2%
Supported housing	*Market*	0.7%	0.7%
	Affordable	0.9%	2.3%
Extra care housing	*Market*	3.1%	2.0%
	Affordable	0.3%	0.4%
Residential care / nursing home	*Market*	1.9%	3.4%
	Affordable	0.2%	0.3%
Total		100.0%	100.0%
		3,793	3,793

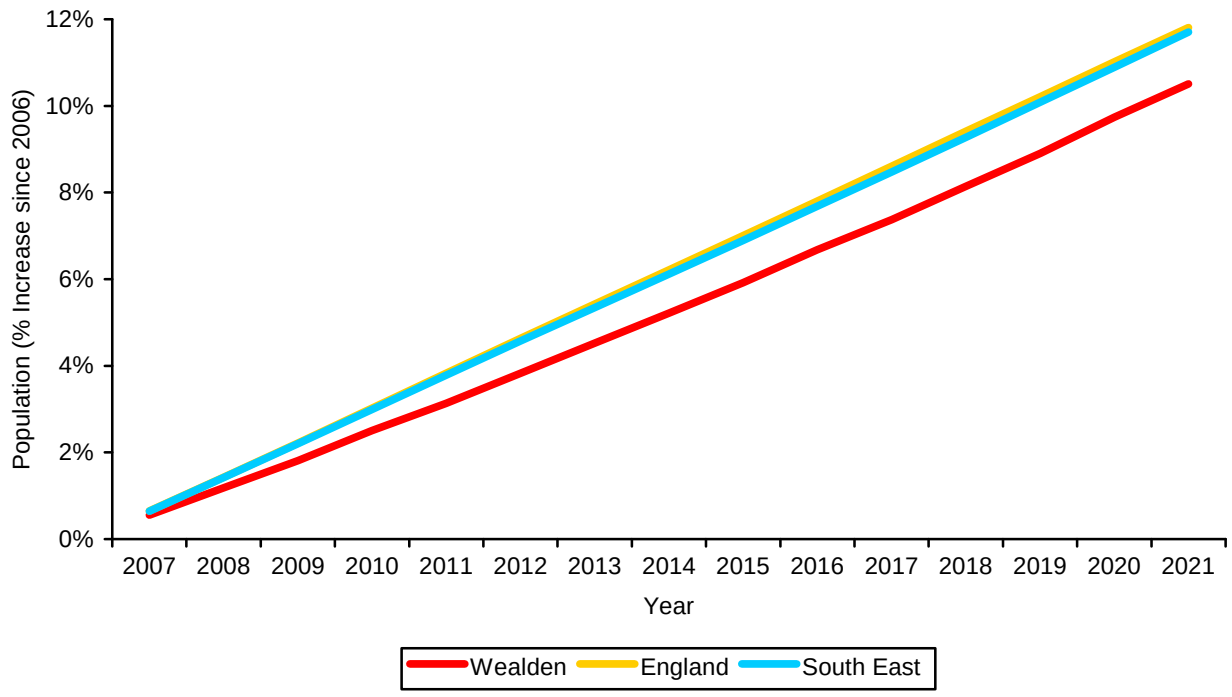
Source: Wealden household survey, Fordham Research (2009) * based on aspirations and expectations

Population projections

8.27 The impact of older persons household on the housing market is likely to increase in the future as they form a greater proportion of the population. The nature of the projected population in Wealden is investigated in this section. The Office of National Statistics (ONS) provides annual projections of future demographic change with data broken down by age and sex. For the purposes of analysis in this report we have looked at broad changes in the period 2006 to 2021 and aggregated age groups together to make the analysis easier to understand. Full projection information is however available from the ONS at www.statistics.gov.uk.

8.28 The figure below shows the projected growth in Wealden over this period, compared to figures from the South East and England. It is clear that the popualtion Wealden is not expected to grow as fast as the rest of South East or England, The expected growth by 2021 is lower than that in the region at 10.5% compared to 11.7%, and 11.8% for England as a whole.

Figure 8.8 Population Projections – Wealden in a regional and national context

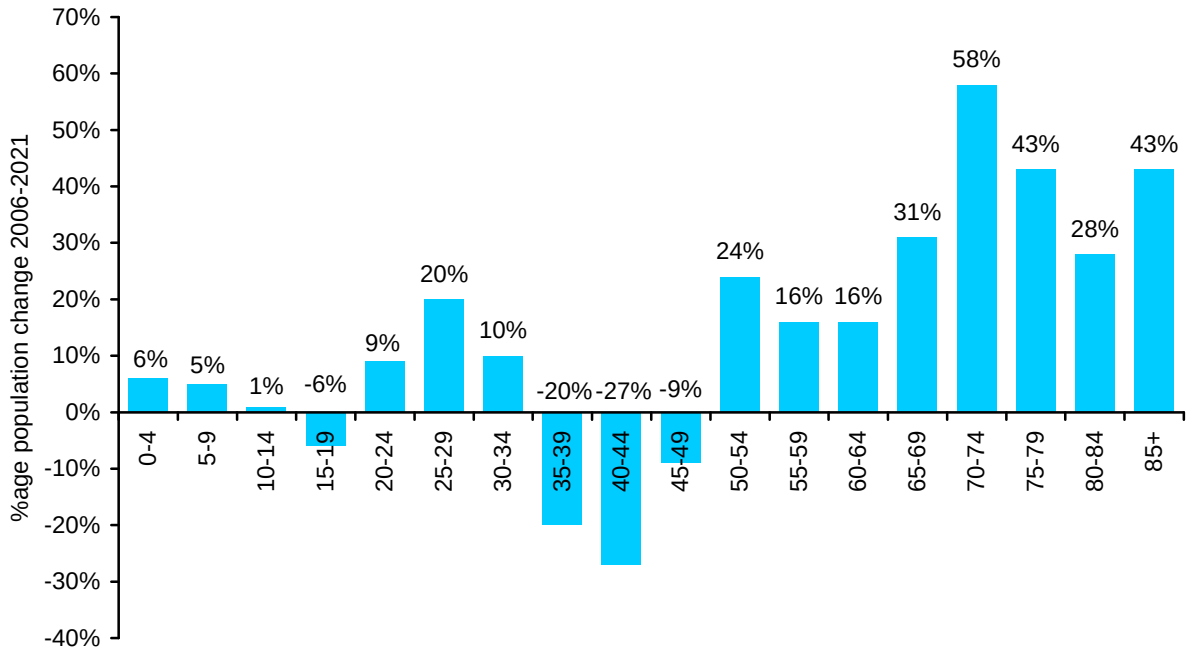


Source: CLG Population Projection

8.29 The projections contain detail about the anticipated age structure of the population. The figure below shows the percentage change in the population in each age cohort (five year age bands) between 2006 and 2021.

8.30 The data shows that between 2006 and 2021 there is expected to be a significant decline in the number of people aged between 35 and 50 in Wealden. Above 50, population figures are expected to increase, radically so for age groups over 70, with the 70-74 group increasing by 58%.

Figure 8.9 Forecast population change by age cohort in Wealden, 2006 - 2021



Source: ONS Population Projections, 2006-2021

8.31 Overall, from 2006 to 2021 the population projection data suggests that the number of people aged 65 or over in Wealden will increase by 12,700 (41.1%). This increase is well above the national average of 32.8% and regional average of 36.0%, despite coming from a higher than average base in Wealden. This may have a significant impact on local housing requirements as this group will be more likely to require specialist accommodation or support in housing than the general population, which is covered in more detail earlier in this chapter.

8.32 The drop in population in the 35-49 age group may also be of some concern for the housing market. These people are more likely to be economically active and due to their age may be the more affluent section of the population.

Households

8.33 Whilst the overall population in Wealden is expected to increase by 10.5% (2006-2021) this does not necessarily mean that the number of households will also increase by the same amount. Household sizes in England have been declining for many years and are predicted to continue to do so in the future. It is therefore important to also consider the likely change in the number of households in the area.

8.34 The most recent household projections are those published by CLG in 2009. These take a mid-2006 base and project forward to 2031. The table below shows the projected increase in households in Wealden, the South East and England from 2006 to 2021. The data shows that the number of households in Wealden is projected to increase by around 11,000 over the next 15 years (16.9%). This growth rate is below the average regionally and nationally. It is substantially higher than the projected population increase of 10.5%. The growth of 10,000 households represents an average of around 670 per year.

Table 8.9 Household projections for Wealden, compared regionally and nationally (thousands)

	Wealden	*South East*	*England*
2006	59	3447	21515
2011	62	3629	22748
2016	66	3838	24107
2021	69	4048	25439
Change 2006-2021	10	601	3924
% Change 2006-2021	16.9%	17.4%	18.2%

Source: CLG Household Projections

Household size

8.35 By combining the population and household projection data we are able to consider how average household sizes in the District are likely to change. The table below shows this calculation up to 2021. It should be noted that the figures should be treated with some degree of caution as the two datasets used have come from different sources.

Table 8.10 Household size projections for Wealden			
	Population	*Households*	*Average Household Size*
2006	143,700	59,000	2.44
2011	148,200	62,000	2.39
2016	153,300	66,000	2.32
2021	158,800	69,000	2.30

Source: CLG Household Projections, ONS Population Projections

8.36 As can be seen from the data above the average household size is expected to drop from 2.44 persons per household to 2.30 in Wealden. This is likely to have a noticeable impact on the types and sizes of accommodation required by local households and may increase the requirement for smaller units to be provided

Summary

8.37 This chapter focused on particular groups within the population. It showed that:

Support needs Households

- There are an estimated 8,934 households (14.7%) in Wealden with one or more members in an identified support needs group
- The most common category of support need was having a medical condition, 7.4% of all households
- The most requested housing improvements were for handrails/grabrails (1,666 households), general accessibility alterations (1,597), and other bathroom alterations (1,625)
- In terms of support services, the most frequently requested services were help with maintaining the home (2,352 households), help with managing the home (1,139 households) and Telecare (1,131)
- Overall this requirement indicates that the Council may have to help fund a large number of services and adaptations for support needs households
- In total 732 households felt that their needs for either physical adaptations to their dwelling or additional support services meant that they needed to move to specialist accommodation
- A total of 6,417 support needs households received some form of care provision; the most common sources of support were from family or household members
- 31.8% of support needs households received care from an official or voluntary body, compared to 57.6% receiving help from friends or family

Key Workers

- The survey estimates that 17.2% of households in Wealden are headed by a key worker, and 24.6% contain a key worker. Key worker households have average household incomes almost the same as other employed households and only marginally lower savings levels. Key workers therefore do not require a separate housing policy as their financial circumstances are not substantially different to the remainder of the employed population in Wealden

Older Person Households

- Overall, 33.7% of households in Wealden contain only older people and a further 10.1% contain both older and non-older people. They are much less likely than average to live in private rented housing; those that live in owner-occupation usually no longer have a mortgage. 40% of social rented accommodation in Wealden is occupied by older people

BME Households

- Overall, 3.9% of households in Wealden are headed by someone White but not White British, while 2.4% are headed by someone of a different ethnicity. Ethnic minorities are more likely to live in urban areas, with 7.1% of households are headed by someone describing themselves as something other than 'White British', compared to 5.3% in rural parishes.

9. Issues relating to Wealden

Introduction

9.1 This chapter will present a range of information relating to the locality of the household. The survey sought to establish the connection of households with the parish they are resident in, and the parishes households would prefer to move to.

9.2 The table below shows the parishes which households expecting to move in the next five years would prefer to move to. The most popular destinations amongst existing households were Uckfield (14.2%) and Crowborough (12.3%). Of the rural parishes, Willingdon and Jevington (5.0%) and Wadhurst (4.4%) were the most popular. Almost 60% of newly forming households expressed a preference for urban parishes, with the most popular being Heathfield and Waldron (14.8%) and Uckfield (14.3%).

Table 9.1 Preferred location of households moving in the next five years

Parish	*Existing Households*		*Newly Forming Households*	
	Number preferring to move to Parish	*% of those expecting to move*	*Number preferring to move to Parish*	*% of those expecting to move*
Crowborough	1289	12.3%	404	12.3%
Forest Row	455	4.4%	146	4.5%
Hailsham	848	8.1%	317	9.7%
Heathfield with Waldron	959	9.2%	483	14.8%
Polegate	379	3.6%	91	2.8%
Uckfield	1479	14.2%	468	14.3%
Alciston	2	0.0%	0	0.0%
Alfriston	84	0.8%	0	0.0%
Arlington	86	0.8%	4	0.1%
Berwick	55	0.5%	4	0.1%
Buxted	243	2.3%	31	0.9%
Chalvington with Ripe	19	0.2%	15	0.5%
Chiddingly	34	0.3%	53	1.6%
Cuckmere Valley	36	0.3%	32	1.0%
Danehill	62	0.6%	15	0.5%
East Dean and Friston	217	2.1%	27	0.8%
East Hoathly with Halland	98	0.9%	70	2.2%
Fletching	59	0.6%	51	1.6%
Framfield	158	1.5%	41	1.2%
Frant	91	0.9%	34	1.0%
Hadlow Down	78	0.7%	48	1.5%
Hartfield	149	1.4%	49	1.5%
Hellingly	192	1.8%	33	1.0%
Herstmonceux	386	3.7%	119	3.6%
Hooe	21	0.2%	12	0.4%
Horam	185	1.8%	67	2.1%

Isfield	109	1.0%	15	0.5%
Laughton	76	0.7%	14	0.4%
Long Man	15	0.1%	17	0.5%
Maresfield	137	1.3%	45	1.4%
Mayfield and Five Ashes	402	3.8%	76	2.3%
Ninfield	95	0.9%	29	0.9%
Pevensey	276	2.6%	79	2.4%
Rotherfield	270	2.6%	51	1.6%
Wadhurst	465	4.4%	153	4.7%
Warbleton	66	0.6%	30	0.9%
Wartling	17	0.2%	5	0.2%
Westham	242	2.3%	40	1.2%
Willingdon and Jevington	520	5.0%	76	2.3%
Withyham	92	0.9%	25	0.8%
Total	**10449**	**100.0%**	**3270**	**100.0%**
Urban	*5410*	*52%*	*1909*	*58%*
Rural	5039	48%	1361	42%

Source: Wealden household survey, Fordham Research (2009)

Local connections of movers to rural parishes

9.3 The survey contained a number of questions designed to assess the characteristics of the 5,712 households seeking or expecting to move to properties in rural parishes in Wealden in the next five years, focusing on their previous and current connections to those parishes. The results are shown in the table below.

9.4 Respondents could choose more than one response, and so the figures below do not add up to 100%. Overall 3,420 (59.9% of households) indicated a local connection.

Table 9.2 Local connections of movers to rural parishes (existing households)

	Number of households	*Percentage of all households seeking to move to rural parishes*
Resident in same parish for at least two years until the present*	1,973	34.5%
Resident in same parish for at least three years out of the past five years	1,212	21.2%
(of which not already resident)	*735*	*12.9%*
Have close relatives living in the Parish now and continuously for the past five years	1,525	26.7%
Work, or have an offer of work, providing an important service to the local community and need to live locally but need affordable housing**	592	10.4%

Source: Wealden household survey, Fordham Research (2009) * results cross-checked to ensure current residence in the relevant rural parish ** including teachers, fire officers, police officers, medical persons, teaching assistants

9.5 This information was also gathered for newly forming households, where an estimated 697 were seeking or expecting to move to a rural parish. Slightly more of these types of household had at least one local connection according to the criteria used, 448 in total (64.3%). Their claim to a connection to a rural parish was much more likely (as might be expected) to be based on having close relatives living there.

Table 9.3 Local connections of movers to rural parishes (newly forming households)

	Number of households	*Percentage of all households seeking to move to rural parishes*
Resident in same parish for at least two years until the present*	123	17.6%
Resident in same parish for at least three years out of the past five years	266	38.2%
(of which not already resident)	*192*	*27.5%*
Have close relatives living in the Parish now and continuously for the past five years	351	50.4%
Work, or have an offer of work, providing an important service to the local community and need to live locally but need affordable housing**	102	14.6%

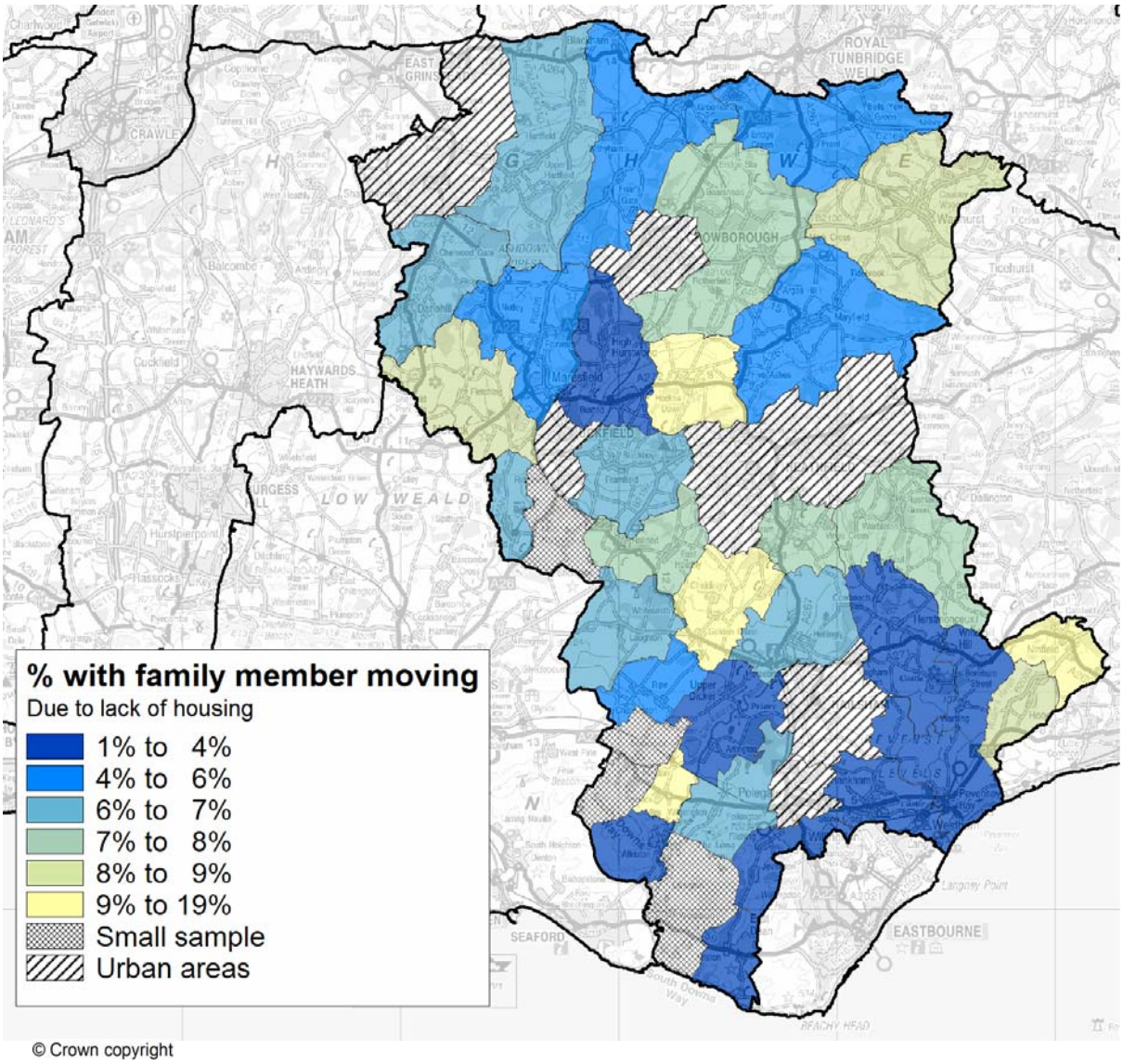
Source: Wealden household survey, Fordham Research (2009) * results cross-checked to ensure current residence in the relevant rural parish ** including teachers, fire officers, police officers, medical persons, teaching assistants

Difficulty of obtaining housing in parishes

9.6 Respondents in rural parishes were asked to indicate whether a member of their family had recently (in the last five years) had to move out of the parish to find a suitable home. Overall some 1,447 households indicated that this had occurred, which represents 5.2% of the households in the rural parishes in Wealden.

9.7 The map below shows how this result varies by parish. There is no clear geographical pattern shown in much of the area; however it is clear that in the south of the District (immediately around Eastbourne) this is a less significant problem than elsewhere.

Figure 9.1 Percentage of households reporting a family member moving away from the parish due to difficulties in finding a suitable home locally



Source: Wealden household survey, Fordham Research (2009)

Relationship between residence and workplace

9.8 It is useful to consider the variation in the location of workplace across the study area. Overall 32,571 households in the study area are headed by an employed person (53.6%). The table below shows the location of workplace of all employed household heads in Wealden. Almost a third (30.3%) work within the same parish that they live in; of these 13.7% work from home, and 16.6% work elsewhere in the same parish. A further 17.9% commute within Wealden, but a larger proportion (35.2%) commute to a neighbouring District. Just 6.8% overall commute to London.

Table 9.4 Location of workplace of employed household heads		
Location of employment	*Number of households*	*Percentage of households*
Work from home	4,471	13.7%
Same parish in Wealden	5,394	16.6%
Elsewhere in Wealden	5,832	17.9%
Surrounding LA Area	11,477	35.2%
London	2,201	6.8%
Elsewhere in UK / Abroad	3,196	9.8%
Total (employed household heads)	32,571	100.0%

Source: Wealden household survey, Fordham Research (2009)

9.9 The table overleaf breaks this down by parish. Due to the small samples involved, the results should be treated with caution, especially for parishes with smaller populations.

9.10 The highest levels of working from home were found in the Loughton (33.6%) and Long Man (33.3%) parishes. Working within the parish was most frequent in the urban parishes, in particular in Uckfield (28.7%). Long distance commuting out of the area was most likely in Danehill and Maresfield, where a third or more of the households commuted to destinations well outside Wealden. The highest levels of commuting to an adjacent local authority were found in Hooe, where 76.1% commuted to a neighbouring Local Authority area. Other parishes close to Eastbourne also showed very high levels of commuting to neighbouring Local Authority areas, including East Dean and Friston (58.2%), Pevensey (53.5%), Westham (55.3%) and Willingdon and Jevington (55.2%).

Table 9.5 Location of workplace of employed household heads by parish

	Work from home	*Within parish*	*Elsewhere in Wealden*	*Surrounding LA area*	*London or elsewhere*	*Total*	
						%	*number*
Crowborough	9.4%	25.9%	14.6%	34.9%	15.2%	100%	4,474
Forest Row	18.8%	21.8%	8.4%	21.1%	29.9%	100%	1,109
Hailsham	13.8%	20.5%	21.3%	38.7%	5.7%	100%	4,414
Heathfield with Waldron	12.7%	19.7%	25.6%	26.4%	15.6%	100%	2,819
Polegate	4.8%	12.5%	25.8%	47.3%	9.6%	100%	1,816
Uckfield	7.5%	28.7%	12.0%	34.1%	17.7%	100%	3,877
Alciston*	7.1%	0.0%	41.6%	51.3%	0.0%	100%	31
Alfriston	24.8%	4.4%	13.2%	53.2%	4.4%	100%	137
Arlington	27.7%	3.3%	28.2%	11.1%	29.7%	100%	137
Berwick	30.7%	0.0%	4.0%	47.3%	18.0%	100%	65
Buxted	24.4%	2.1%	23.9%	25.3%	24.3%	100%	620
Chalvington with Ripe	23.5%	9.0%	13.4%	31.8%	22.3%	100%	164
Chiddingly	27.9%	10.9%	22.4%	26.4%	12.4%	100%	209
Cuckmere Valley*	41.4%	34.0%	0.0%	16.1%	8.5%	100%	54
Danehill	21.9%	8.1%	6.3%	24.0%	39.6%	100%	350
East Dean and Friston	22.9%	1.2%	12.1%	58.3%	5.6%	100%	255
East Hoathly with Halland	20.7%	14.5%	18.9%	32.6%	13.3%	100%	377
Fletching	22.3%	12.1%	11.8%	25.2%	28.6%	100%	219
Framfield	14.6%	18.7%	22.1%	30.8%	13.9%	100%	458
Frant	28.4%	8.5%	5.6%	27.8%	29.8%	100%	326
Hadlow Down	23.0%	1.7%	32.7%	22.7%	20.0%	100%	200
Hartfield	25.8%	4.5%	12.5%	24.4%	32.7%	100%	404
Hellingly	11.1%	4.1%	35.8%	37.0%	12.1%	100%	357
Herstmonceux	21.5%	16.2%	23.8%	30.3%	8.3%	100%	611
Hooe	12.2%	5.8%	0.0%	76.1%	5.9%	100%	110
Horam	16.1%	8.5%	28.0%	27.3%	20.3%	100%	658
Isfield	23.0%	2.9%	14.7%	36.1%	23.2%	100%	110
Laughton	33.6%	3.2%	7.5%	42.1%	13.6%	100%	110
Little Horsted*	0.0%	0.0%	45.9%	0.0%	54.1%	100%	21
Long Man	33.3%	0.0%	8.6%	38.5%	19.6%	100%	107
Maresfield	13.3%	5.5%	20.0%	28.0%	33.3%	100%	719
Mayfield and Five Ashes	22.0%	11.0%	22.6%	24.1%	20.3%	100%	837
Ninfield	14.7%	13.9%	12.8%	40.5%	18.1%	100%	388
Pevensey	19.4%	6.4%	16.4%	53.5%	4.3%	100%	601
Rotherfield	19.2%	5.8%	19.6%	24.9%	30.4%	100%	643
Selmeston*	16.2%	8.9%	0.0%	68.0%	7.0%	100%	33
Wadhurst	14.3%	23.8%	6.4%	25.0%	30.5%	100%	1,035
Warbleton	23.6%	0.0%	27.9%	27.6%	20.9%	100%	322
Wartling	5.1%	12.5%	19.2%	45.3%	17.9%	100%	71
Westham	7.3%	5.0%	18.2%	55.3%	14.2%	100%	1,369
Willingdon and Jevington	10.1%	4.6%	16.9%	55.2%	13.2%	100%	1,361
Withyham	21.6%	5.2%	9.5%	33.3%	30.5%	100%	591
Total	13.7%	16.6%	17.9%	35.2%	16.6%	100%	32,571
Urban	10.7%	22.7%	18.1%	34.7%	13.8%	100%	18,508
Rural	17.8%	8.5%	17.7%	35.9%	20.2%	100%	14,063

Source: Wealden household survey, Fordham Research (2009)

Summary

9.11 A total of 59.9% of the existing households and 64.3% of the newly forming households preferring or expecting to move into a property in a rural parish in Wealden had a local connection to the area. For existing households, the most common reason for having a local connection was existing residence in the parish for at least two years (34.5%), while for newly forming households, the key reason was having close relatives living in the parish for the last five years (50.4%).

9.12 Overall, 1,447 households indicated that a member of their family had to move out of the parish to find a suitable home, which represents 5.2% of all households in the rural parishes of Wealden. There was no clear geographical pattern to this in most of the District; however it was less of an issue in the area immediately surrounding Eastbourne. The Council needs to consider how to address this issue that there is not sufficient cheap housing in certain parishes to sustain the local population.

9.13 Commuting patterns showed that 13.7% of household heads in Wealden work from home, while a further 16.6% work in the same parish that they live in. Parishes close to Eastbourne showed the highest levels of out-commuting, with more than half of household heads commuting to a neighbouring Local Authority in many parishes in this area. The Council should aim to reduce the amount of residents that work a long distance away, such as London, as this would be more compatible with the sustainability agenda.

Glossary

Affordability

A measure of whether households can access and sustain the cost of private sector housing. There are two main types of affordability measure: mortgage and rental. Mortgage affordability assesses whether households would be eligible for a mortgage; rental affordability measures whether a household can afford private rental. Mortgage affordability is based on standard lending multipliers (3.5 times income). Rental affordability is defined as the rent being less than a proportion of a household's gross income (in this case 25% of gross income).

Affordable housing

PPS3 defines affordable housing as follows: 'Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:
– Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.
– Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision'.

Annual need

The combination of the net future need plus an allowance to deal progressively with part of the net current need.

Average

The term 'average' when used in this report indicates a mean value unless otherwise stated. (See 'Mean', below).

Balanced Housing Market model

A model developed by Fordham Research which examines the supply and demand for different types and sizes of housing across different areas and for specific groups.

Bedroom standard

A measure used by the General Household Survey to indicate overcrowding and under-occupation. It is calculated as follows: a separate bedroom is allocated to each co-habiting couple, any other person aged 21 or over, each pair of young persons aged 10-20 of the same sex, and each pair of children under 10 (regardless of sex). Unpaired young persons aged 10-20 are paired with a child under 10 of the same sex or, if possible, allocated a separate bedroom. Any remaining unpaired children under 10 are also allocated a separate bedroom. The calculated standard for the household is then compared with the actual number of bedrooms available. Bedrooms include bed-sitters, box rooms and bedrooms which are identified as such by respondents even though they may not be in use as such.

Concealed household

A household that currently lives within another household but would prefer to live independently and is unable to afford appropriate market housing.

Current need

Households whose current housing circumstances at a point in time fall below accepted minimum standards. This would include households living in overcrowded conditions, in unfit or seriously defective housing, families sharing, and homeless people living in temporary accommodation or sharing with others.

Demand

This refers to market demand. In principle anyone who has any financial capacity at all can 'demand' something, in other words want to acquire it and be prepared to pay for it. The question is whether they can pay enough actually to obtain it. Thus many households who are unable fully to afford market housing to buy do aspire to buy it. The word 'demand' is therefore used in two senses in this report:

> 'demand' when used in the general text refers to the ordinary understand of 'wanting' something that has a market price
>
> 'demand' when associated with numbers (as in the Balancing Housing Markets model) refers to expressed demand: the numbers of people who can actually afford the type of housing in question

In relation to (expressed) demand mention should be made of the private rented sector where typically there are not only households who can afford to rent at market prices, but also others who are unable to access affordable housing but who are able to access the private rented sector due to the subsidy of Housing Benefit. Such households do not have a demand in the sense used here, as they can only access the private rented sector with a subsidy.

Disaggregation

Breaking a numerical assessment of housing need and supply down, either in terms of size and/or type of housing unit, or in terms of geographical sub-areas within the District.

Financial capacity

This is defined as household income plus savings plus equity (equity is the value of the property owned by owner-occupiers, typically the family home, net of mortgage). This provides an indication of the amount which the household could afford to pay for housing. Since equity is now a substantial part of the overall financial capacity of the majority of owner-occupiers, it is essential to use this measure rather than the old price/income ratio to measure the activity of a housing market.

Forecast

Either of housing needs or requirements is a prediction of numbers which would arise in future years based on a model of the determinants of those numbers and assumptions about (a) the behaviour of households and the market and (b) how the key determinants are likely to change. It involves understanding relationships and predicting behaviour in response to preferences and economic conditions.

Grossing-up

Converting the numbers of actual responses in a social survey to an estimate of the number for the whole population. This normally involves dividing the expected number in a group by the number of responses in the survey.

Headship rates

Measures the proportion of individuals in the population, in a particular age/sex/marital status group, who head a household. Projected headship rates are applied to projected populations to produce projected numbers of households.

Household

One person living alone or a group of people who have the address as their only or main residence and who either share one meal a day or share a living room.

Household formation

The process whereby individuals in the population form separate households. 'Gross' or 'new' household formation refers to households which form over a period of time, conventionally one year. This is equal to the number of households existing at the end of the year which did not exist as separate households at the beginning of the year (not counting 'successor' households, when the former head of household dies or departs).

(A) household living within another household

Is a household living as part of another household of which they are neither the head or the partner of the head.

Households sharing

Are households (including single people) who live in non-self-contained accommodation but do not share meals or a living room (e.g. 5 adults sharing a house like this constitute 5 one-person households).

Housing demand

The quantity of housing that households are willing and able to buy or rent.

Housing Market Area

The geographical area in which a substantial majority of the employed population both live and work, and where most of those changing home without changing employment choose to stay.

Housing need

Housing need is defined as the number of households who lack their own housing or who live in unsuitable housing and who cannot afford to meet their housing needs in the market.

Housing Register

A database of all individuals or households who have applied to a local authority or RSL for a social tenancy or access to some other form of affordable housing. Housing Registers, often called Waiting Lists, may include not only people with general needs but people with support needs or requiring access because of special circumstances, including homelessness.

Housing size

Measured in terms of the number of bedrooms, habitable rooms or floorspace. This report uses the number of bedrooms.

Housing type

Refers to the type of dwelling, for example, flat, house, specialist accommodation.

Income

Income means gross household income unless otherwise qualified

In situ Solution

Certain causes of housing unsuitability will be able to be resolved within the household's current accommodation, rather than the household having to move to new accommodation. Such problems are deemed to have an in situ solution. Reasons of unsuitability that are not considered to have an in situ solution are: end of tenancy, accommodation too expensive, overcrowding, sharing facilities and harassment.

Intermediate Housing

PPS3 defines intermediate housing as 'housing at prices and rents above those of social rent but below market prices or rents and which meet the criteria of affordable housing as set out above. These can include shared equity products (e.g. HomeBuy), other low cost homes for sale and intermediate rent.'

Lending multiplier

The number of times a household's gross annual income a mortgage lender will normally be willing to lend. The most common multipliers quoted are 3.5 times income for a one-income household and 2.9 times total income for dual income households.

Lower quartile

The value below which one quarter of the cases falls. In relation to house prices, it means the price of the house that is one-quarter of the way up when properties are ordered from the cheapest to the most expensive.

Market housing/low cost market housing

Market housing is defined by CLG as anything that is not affordable housing. CLG has not defined 'low cost market' other than that it falls within the market range. Since this is very wide, it is not very helpful. The most useful kind of low cost market would be that which falls between rental and entry level purchase. Shared ownership would provide a partial equity solution for those unable to afford second hand entry level purchase, for example.

Mean

The mean is the most common form of average used. It is calculated by dividing the sum of a distribution by the number of incidents in the distribution.

Median

The median is an alternative way of calculating the average. It is the middle value of the distribution when the distribution is sorted in ascending or descending order.

Migration

The movement of people between geographical areas, primarily defined in this context a Local Authority Districts. The rate of migration is usually measured as an annual number of households, living in the District at a point in time, who are not resident in that District one year earlier.

Net need

The difference between need and the expected supply of available affordable housing units (e.g. from the reletting of existing social rented dwellings).

Newly arising need

New households which are expected to form over a period of time and are likely to require some form of assistance to gain suitable housing together with other existing households whose circumstances change over the period so as to place them in a situation of need (e.g. households losing accommodation because of loss of income, relationship breakdown, eviction, or some other emergency).

Newly Forming Households

Adult individuals, couples or lone parent families living as part of other households of which they are neither the head nor the partner of the head and who need to live in their own separate accommodation, and/or are intending to move to separate accommodation rather than continuing to live with their 'host' household.

Non-self-contained accommodation

Where households share a kitchen, bathroom or toilet with another household, or they share a hall or staircase that is needed to get from one part of their accommodation to another.

Overcrowding

An overcrowded dwelling is one which is below the bedroom standard. (See 'Bedroom Standard' above).

Primary data

Information that is collected from a bespoke data collection exercise (e.g. surveys, focus groups or interviews) and analysed to produce a new set of findings.

Projection

Either of housing needs or requirements is a calculation of numbers expected in some future year or years based on the extrapolation of existing conditions and assumptions. For example, household projections calculate the number and composition of households expected at some future date(s) given the projected number of residents, broken down by age, sex and marital status, and an extrapolation of recent trends in the propensity of different groups to form separate households.

Random sample

A sample in which each member of the population has an equal chance of selection.

Relets

Social rented housing units which are vacated during a period and become potentially available for letting to new tenants.

Rounding error

Totals in tables may differ by small amounts (typically one) due to the fact that fractions have been added together differently. Thus a table total may say 1011, and if the individual cell figures are added the total may come to 1012.

Sample survey

Collects information from a known proportion of a population, normally selected at random, in order to estimate the characteristics of the population as a whole.

Sampling frame

The complete list of addresses (or other population units) within the survey area which are the subject of the survey.

Secondary data

Existing information that someone else has collected. Data from administrative systems and some research projects are made available for others to summarise and analyse for their own purposes (e.g. Census, national surveys).

Shared equity schemes

Provide housing that is available part to buy (usually at market value) and part to rent.

SHMA (Strategic Housing Market Assessment)

SHMAs derive from government guidance suggesting that the 'evidence base' required for the good planning of an area should be the product of a process rather than a technical exercise.

Social rented housing

PPS3 defines social rented housing as 'rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime…It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Housing Corporation as a condition of grant'

Stratified sample

A sample where the population or area is divided into a number of separate sub-sectors ('strata') according to known characteristics based, for example, on sub-areas.

Specialised housing

Refers to specially designed housing (such as mobility or wheelchair accommodation, hostels or group homes) or housing specifically designated for particular groups (such as retirement housing).

Support Needs

Relating to people who have specific needs: such as those associated with a disability.

Under-occupation

An under-occupied dwelling is one which exceeds the bedroom standard by two or more bedrooms. (See 'Bedroom standard' above.)

Unsuitably housed households

All circumstances where households are living in housing which is in some way unsuitable, whether because of its size, type, design, location, condition or cost. Households can have more than one reason for being in unsuitable housing, and so care should be taken in looking at the figures. A total figure is presented for households with one or more unsuitability reason, and also totals for the numbers with each reason.

Abbreviations

ABI - Annual Business Inquiry
BME - Black and Minority Ethnic
CBL - Choice Based Lettings
CLG – (Department for) Communities and Local Government
CORE - The COntinuous REcording System (Housing association and local authority lettings/new tenants)
DETR – Department of the Environment, Transport and the Regions (former)
GIS - Geographical Information Systems
HMO - Households in Multiple Occupation
HSSA - The Housing Strategy Statistical Appendix
IMD - Indices of Multiple Deprivation
LA - Local Authority
LCHO - Low Cost Home Ownership
LDF - Local Development Framework
NeSS - Neighbourhood Statistics Service
NHSCR - National Health Service Central Register
NOMIS - National On-line Manpower Information System
NROSH - National Register of Social Housing
ONS - Office for National Statistics

PPS - Planning Policy Statement

RSL - Registered Social Landlord

RSR - Regulatory and Statistical Return (Housing Corporation)

RTB - Right to Buy

SEH - Survey of English Housing

TTWA - Travel to Work Area

Appendix A1 Supporting information

Non-response and missing data

A1.1 Missing data is a feature of all housing surveys: mainly due to a respondent's refusal to answer a particular question (e.g. income). For all missing data in the survey imputation procedures were applied. In general, throughout the survey the level of missing data was minimal. The main exception to this was in relation to financial information, where there was an appreciable (although typical) level of non-response.

A1.2 Non-response can cause a number of problems:

- The sample size is effectively reduced so that applying the calculated weight will not give estimates for the whole population
- Variables which are derived from the combination of a number of responses each of which may be affected by item non-response (e.g. collecting both respondent and their partners income separately) may exhibit high levels of non-response
- If the amount of non-response substantially varies across sub-groups of the population this may lead to a bias of the results

A1.3 To overcome these problems missing data was 'imputed'. Imputation involves substituting for the missing value, a value given by a suitably defined 'similar' household, where the definition of similar varies depending on the actual item being imputed.

A1.4 The specific method used was to divide the sample into sub-groups based on relevant characteristics and then 'Probability Match' where a value selected from those with a similar predicted value was imputed. The main sub-groups used were tenure, household size and age of respondent.

Weighting data

A1.5 The survey data was weighted to estimated profiles of households based on various secondary sources of information, principally the Council Tax Register, the Housing Strategy Statistical Appendix, the CLG household and population projections, the Census parish profiles and the Survey of English Housing.

A1.6 The tables below show the final estimates of the number of households in each group along with the number of actual survey responses. Although in some cases it is clear that the proportion of survey responses is close to the 'expected' situation there are others where it is clear that the weighting of data was necessary to ensure that the results as presented are reflective of the household population of Wealden.

Table A1.1 Tenure

Tenure	*Estimated households*	*% of households*	*Number of returns*	*% of returns*
Owner-occupied (no mortgage)	28,118	46.2%	4,288	53.6%
Owner-occupied (w/ mortgage)	22,273	36.6%	2,656	33.2%
Social rented	4,529	7.4%	462	5.8%
Private rented	5,902	9.7%	599	7.5%
Total	60,822	100.0%	8,005	100.0%

Source: Wealden household survey, Fordham Research (2009)

Table A1.2 Accommodation Type

Accommodation Type	*Estimated households*	*% of households*	*Number of returns*	*% of returns*
Detached	29,108	47.9%	4,337	54.2%
Semi-detached	16,202	26.6%	2,170	27.1%
Terraced	7,291	12.0%	881	11.0%
Flat or maisonette	8,221	13.5%	617	7.7%
Total	60,822	100.0%	8,005	100.0%

Source: Wealden household survey, Fordham Research (2009)

Table A1.3 Car Ownership

Car Ownership	*Estimated households*	*% of households*	*Number of returns*	*% of returns*
No cars	6,139	10.1%	784	9.8%
One car	25,472	41.9%	3,195	39.9%
Two or more cars	29,211	48.0%	4,026	50.3%
Total	60,822	100.0%	8,005	100.0%

Source: Wealden household survey, Fordham Research (2009)

Table A1.4 Household type				
Household Type	*Estimated households*	*% of households*	*Number of returns*	*% of returns*
Single	17,941	29.5%	2,099	26.2%
Lone parent family	35,935	59.1%	5,390	67.3%
Other family household	2,735	4.5%	155	1.9%
Other household	4,211	6.9%	361	4.5%
Total	60,822	100.0%	8,005	100.0%

Source: Wealden household survey, Fordham Research (2009)

Table A1.5 Parish					
	Estimated households	*% of households*	*Number of returns*	*% of returns*	*Estimated response rate*
Crowborough	8,156	13.4%	251	3.1%	25.1%
Forest Row	1,970	3.2%	428	5.3%	21.6%
Hailsham	8,530	14.0%	257	3.2%	25.5%
Heathfield with Waldron	4,930	8.1%	245	3.1%	24.3%
Polegate	3,612	5.9%	216	2.7%	21.7%
Uckfield	5,870	9.7%	221	2.8%	21.8%
Alciston*	48	0.1%	11	0.1%	22.9%
Alfriston	375	0.6%	108	1.3%	28.5%
Arlington	246	0.4%	47	0.6%	19.1%
Berwick	108	0.2%	32	0.4%	29.6%
Buxted	1,279	2.1%	293	3.7%	22.8%
Chalvington with Ripe	528	0.9%	110	1.4%	20.6%
Chiddingly	362	0.6%	96	1.2%	26.5%
Cuckmere Valley*	83	0.1%	18	0.2%	21.7%
Danehill	697	1.1%	179	2.2%	25.4%
East Dean and Friston	755	1.2%	197	2.5%	26.1%
East Hoathly with Halland	544	0.9%	123	1.5%	22.6%
Fletching	422	0.7%	102	1.3%	24.2%
Framfield	778	1.3%	184	2.3%	23.7%
Frant	625	1.0%	163	2.0%	25.9%
Hadlow Down	299	0.5%	58	0.7%	19.4%
Hartfield	833	1.4%	200	2.5%	23.8%
Hellingly	593	1.0%	143	1.8%	24.1%
Herstmonceux	1,103	1.8%	238	3.0%	21.6%
Hooe	176	0.3%	35	0.4%	19.9%
Horam	1,108	1.8%	227	2.8%	20.3%
Isfield	225	0.4%	65	0.8%	28.9%
Laughton	221	0.4%	51	0.6%	23.1%
Little Horsted*	75	0.1%	7	0.1%	9.3%
Long Man	178	0.3%	45	0.6%	24.7%
Maresfield	1,405	2.3%	337	4.2%	23.9%
Mayfield and Five Ashes	1,488	2.4%	361	4.5%	24.2%
Ninfield	637	1.0%	131	1.6%	20.4%

Pevensey	1,583	2.6%	311	3.9%	19.5%
Rotherfield	1,266	2.1%	335	4.2%	26.2%
Selmeston*	71	0.1%	25	0.3%	35.2%
Wadhurst	1,969	3.2%	480	6.0%	24.3%
Warbleton	537	0.9%	102	1.3%	19.0%
Wartling	151	0.2%	35	0.4%	23.2%
Westham	2,448	4.0%	491	6.1%	20.1%
Willingdon and Jevington	3,442	5.7%	786	9.8%	22.6%
Withyham	1,092	1.8%	261	3.3%	23.9%
Total	60,822	100.0%	8,005	100.0%	23.3%
Urban	33,068	54.4%	1,618	20.2%	23.3%
Rural	27,754	45.6%	6,387	79.8%	23.3%

Source: Wealden household survey, Fordham Research (2009)

Table A1.6 Population Age Bands

Age band	*Estimated population*	*% of population*	*Number of people on returns*	*% of people on returns*
4 or under	7,122	5.1%	682	3.8%
5 to 9	7,791	5.6%	748	4.2%
10 to 14	8,683	6.2%	939	5.2%
15 to 19	8,626	6.2%	907	5.1%
20 to 24	5,514	3.9%	631	3.5%
25 to 29	5,131	3.7%	433	2.4%
30 to 34	6,322	4.5%	496	2.8%
35 to 39	7,886	5.6%	765	4.3%
40 to 44	10,535	7.5%	1,066	6.0%
45 to 49	10,921	7.8%	1,215	6.8%
50 to 54	9,886	7.1%	1,284	7.2%
55 to 59	9,407	6.7%	1,416	7.9%
60 to 64	11,021	7.9%	1,889	10.5%
65 to 69	8,642	6.2%	1,577	8.8%
70 to 74	7,217	5.2%	1,339	7.5%
75 to 79	6,169	4.4%	1,088	6.1%
80 to 84	4,554	3.3%	787	4.4%
85 or over	4,645	3.3%	648	3.6%
Total	140,072	100.0%	17,910	100.0%

Source: Wealden household survey, Fordham Research (2009)

Appendix A2 Survey questionnaire