



**Housing Needs Survey Report:  
Plumpton Parish**

Commissioned by

**Plumpton Parish Council**

**Survey undertaken in March 2024**

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## 1. Introduction

### 1.1 Study context

- 1.1.1 This research was commissioned by Plumpton Parish Council to assess affordable housing need in the Plumpton Parish – the focus of this survey.
- 1.1.2 The study objectively assessed the current scale and nature of the need for affordable housing. It identified households whose housing needs were not currently being appropriately met, and who could not afford to meet them on the open market within the Plumpton Parish.
- 1.1.3 The Housing Needs Survey also identified households whose housing needs may be met on the open market within the Plumpton Parish. These households are those not eligible for affordable housing but who have a housing requirement. A breakdown of the housing preferences provided by these households is included within the report.

### 1.2 What is 'affordable housing'?

- 1.2.1 Affordable housing is that made available for people who cannot afford to rent or purchase properties on the open market. This occurs due to the gap that exists between the income / savings of individuals or households and that required to rent or purchase a property that meets their housing requirements in the specified locality.
- 1.2.2 Across the southeast there are particular issues of affordability because of high house prices – to rent or buy. This is most acute for people working in local typically low paid employment such as agriculture and service industries.
- 1.2.3 Affordable housing generally comprises of one of a range of housing products. These include Social rented housing (rented housing provided at rates significantly below market rents – circa 50% of open market rent), Affordable rented housing (generally provided at 80% of open market rent), Shared Ownership (part owned/part rented properties) and First Homes (new homes available for purchase at discounted rates). Affordable Housing (other than First Homes) is commonly owned and/or managed by Local Authorities and Housing Associations – also more formally known as Registered Providers.
- 1.2.4 Restrictions are generally put in place to govern who can access affordable housing. These typically relate to a household's level of income and savings as well as a household's relationship with a particular location.

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

- 1.2.5 The National Planning Policy Framework<sup>1</sup> (NPPF) 2023 - Annex 2 sets out the following definition of Affordable Housing:

*'Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:'*

- a) Affordable housing for rent
- b) Starter homes
- c) Discounted market sales housing
- d) Other affordable routes to home ownership

### **1.3 How is affordable housing need assessed?**

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

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

## **1.4 How is affordable housing delivered?**

- 1.4.1 Affordable housing can be delivered either on specific sites or as a proportion of a market development (where Local Planning Policy includes a threshold requiring a proportion of affordable homes to be provided) unless it can be proven that this would render the development unviable. It can also be delivered through the purchase of existing market housing – including property that requires renovation, which is subsequently either rented or resold on a shared ownership basis.
- 1.4.2 Traditionally affordable housing has been provided by local authorities and housing associations. Now, alternative methods of delivery can include housing provided via community led housing (CLH), where the community is much more involved in all aspects of the scheme. This community led approach involves local ownership and management for long term community benefit. Examples and more information can be found on the following websites: the Sussex Community Housing Hub service [www.sussexcommunityhousinghub.org/](http://www.sussexcommunityhousinghub.org/) and Community Land Trusts Network [www.communitylandtrusts.org.uk](http://www.communitylandtrusts.org.uk).
- 1.4.3 CLH provides the added benefit of being able to focus delivery on the housing needs of the immediate community – in particular, local income levels, and where there is a demonstrable local connection. The homes can be retained as affordable housing to meet local needs in perpetuity given the unique ‘asset lock’ provided by, typically, a Community Land Trust legal structure.

## **1.5 Community led housing enabling**

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

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

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

## **1.6 Housing Needs Survey outputs**

- 1.6.1 This study and report identifies the number of households highlighted by the Housing Needs Survey as needing and eligible for affordable housing locally.

- 1.6.2 A summary is also provided of households who are not eligible for affordable housing but who possess a market housing requirement.
- 1.6.3 The report does not make any detailed recommendations regarding the delivery of housing development (numbers, type, or tenure) to meet the need identified or their exact location. This is in itself a detailed process that will need to be undertaken separately.

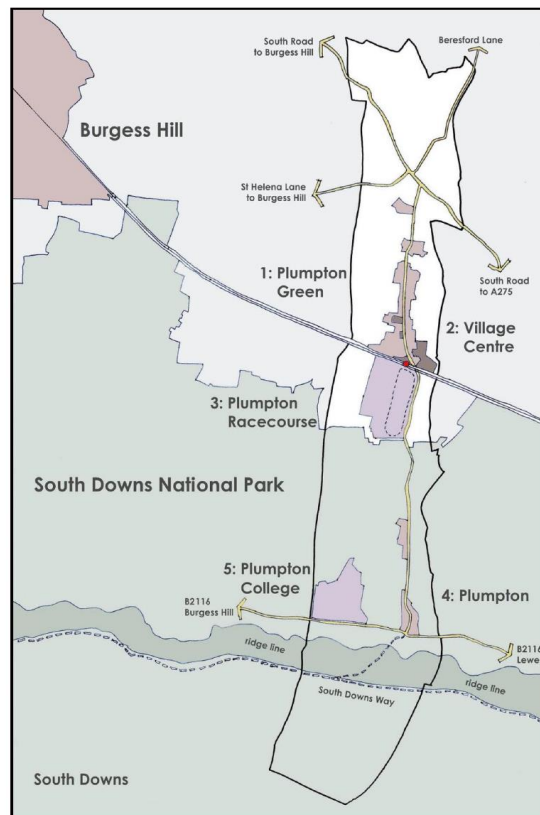
## 1.7 Report structure

- 1.7.1 The remainder of this report provides a more detailed explanation of the process through which the assessment of housing need was undertaken, the methodology employed and the levels of housing need identified.
- 1.7.2 **Section 2** provides a brief overview of the study area. This includes an overview of the current structure of the housing stock in the study area and provides a broad context for the remainder of the report.
- 1.7.3 **Section 3** sets out the affordability of properties locally and uses this information to establish the baseline against which households' individual housing needs may be assessed.
- 1.7.4 **Section 4** includes detail on the methodology employed in relation to the Housing Needs Survey. This includes the number of survey forms completed.
- 1.7.5 **Sections 5** provides a breakdown of the responses to Part 1 of the survey which gathered views on local housing provision more generally.
- 1.7.6 **Section 6** gives an overview of the responses received to Part 2 of the survey. It identifies the number of households assessed as being in-need of affordable housing, and those households whose housing requirements are not currently being met, but who are not eligible for affordable housing.
- 1.7.7 **Sections 7 and 8** set out the analysis of the responses received to the survey in relation to the households in need of affordable housing, and those who are not eligible, but whose housing requirements are not currently being met.
- 1.7.8 **Section 9** presents a summary of the key survey findings.
- 1.7.9 The **Appendices** contain a copy of the Housing Needs Survey used in the study and a list of the potential development sites identified by respondents.

## 2. Overview of the study area

### 2.1 Geographic context

- 2.1.1 Plumpton Parish is located in the county of East Sussex and within the Lewes District. It lies to the northwest of the district, some 5 miles from Lewes town, 6 miles from Burgess Hill, and 9 miles from Haywards Heath, the nearest urban centres.
- 2.1.2 The parish is primarily a rural area and covers approximately 9.7 sq. km. It is surrounded by farmland to the north, east and west, and the South Downs to the south. Approximately half the parish is located within the South Downs National Park.
- 2.1.3 Settlement of the area started in Saxon times, but the majority of the housing was constructed in the second half of the 20<sup>th</sup> Century. The main settlement areas are Plumpton and Plumpton Green.
- 2.1.4 Plumpton railway station offers a main line rail link: north west to London (1 hour), south east to Eastbourne (30 minutes), and Hastings (1 hour).
- 2.1.5 Most local employment is provided by Plumpton College (established in 1927) and Plumpton Racecourse – where horseracing first took place in 1884. There are also a number of small businesses and two commercial sites.



**Figure 1. Plumpton Parish main settlement and transport routes (Source: Plumpton Parish Neighbourhood Plan 2017 - 2030)**



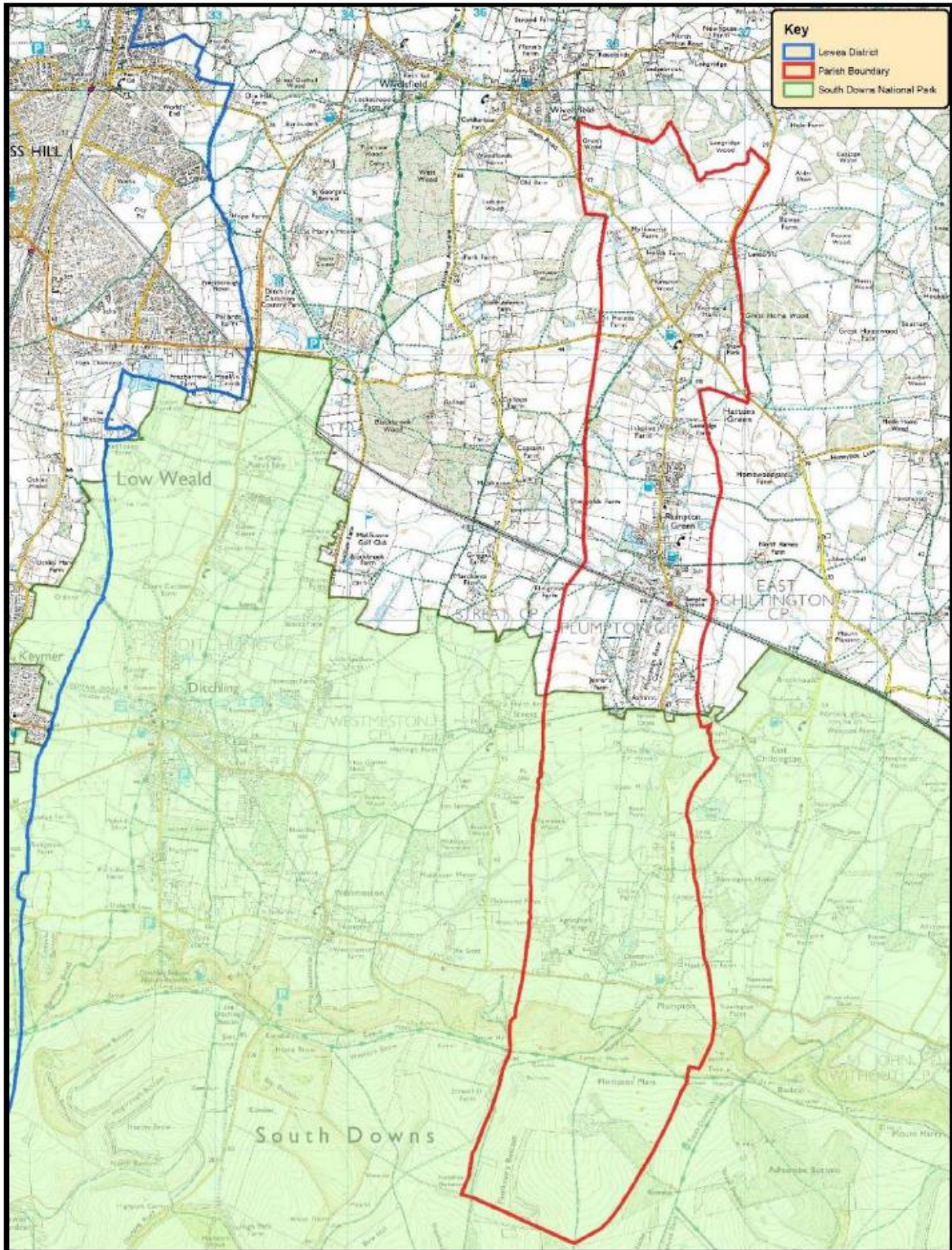


Figure 2 – Plumpton Parish Boundary (Source: Plumpton Parish Neighbourhood Plan 2017-2030)

## 2.2 Local planning context.

2.2.1 The Plumpton Neighbourhood Plan, Lewes District Council Local Plan and the South Downs National Park Local Plan provide strategic policy direction, including the number of new homes that need to be provided over the plan period and where.

### 2.2.2 The Plumpton Neighbourhood Plan 2017 – 2030

The Plumpton Neighbourhood Plan was adopted by Lewes District Council on 2nd May 2018 and by the South Downs National Park Authority on 12th April 2018.

**Policy 5 New Housing** sets out the Parish's overall requirements.

#### **Policy 5: New housing**

*Subject to meeting the criteria set out below, where appropriate, residential development will be supported on the sites allocated in Neighbourhood Plan Policies 5.1 to 5.4 inclusive, and on suitable windfall sites within Plumpton Green:*

- 1. Developments of more than two dwellings should provide a range of house types. The provision of one-to-three bedroom dwellings and/or dwellings that meet the needs of young families and those wishing to downsize will be especially welcome.*
- 2. Housing will be sympathetic to the scale, topography and setting of the parish and respond to its local context. Housing development schemes within the SDNP will take a landscape-led approach to the lay-out and design of the scheme.*
- 3. Developments should form small to medium sized clusters of no more than twenty dwellings and be located around the village centre.*
- 4. Developments of eleven or more dwellings must provide affordable housing in line with the requirements of the development plan.*
- 5. Landscaping buffers and screening and appropriate access will be provided.*
- 6. Proposals for the development of the allocated sites should be accompanied by a landscape and visual impact assessment to inform location of access roads, layout and design, as well as landscaping, and by a comprehensive assessment of the impact on wildlife. All protected species must be protected, and any ancient hedges on a site must be protected.*
- 7. Proposals for new housing will be expected to be accompanied, as a minimum, by an archaeological desk-based assessment.*
- 8. The provision of new footpaths and bridleways that connect with existing public rights of way and/or the green infrastructure network will be supported.*

As part of the Neighbourhood Plan process a number of sites were assessed for potential future housing provision. At the time of making the Plan, Lewes District Council had indicated a requirement for the Plumpton Neighbourhood Area to provide for a minimum of 50 new homes. In addition, Lewes District required land for a further 200 homes from across the District to meet wider unmet need over the plan period.

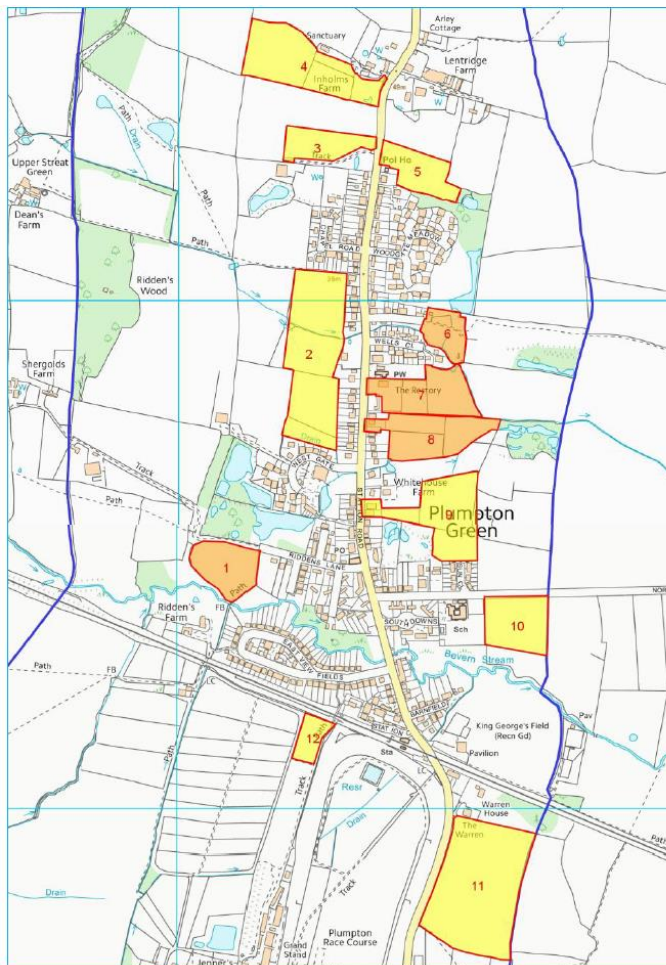
The following four specific sites, providing for some 68 homes, were allocated in the Plumpton Neighbourhood Plan.

**Policy 5.1** Riddens Lane – for a development of 16 residential dwellings

**Policy 5.2** Wells Close - for a development of 12 residential dwellings (specifically one and two bedroom homes for older people)

**Policy 5.3** Glebe Land - for a development of up to 20 dwellings

**Policy 5.4** Land rear of Oakfield - for a development of up to 20 dwellings



Key to sites	
1.	Riddens Lane (Policy 5.1)
2.	Little Inholmes Farm
3.	Land south of Inholmes Farm
4.	Land at Inholmes
5.	Lentrige/ Old Police House
6.	Wells Close (Policy 5.2)
7.	Glebe Land (Policy 5.3)
8.	Land rear of Oakfield (Policy 5.4)
9.	Land east of Nolands Farm
10.	Land behind school
11.	Land south east of railway
12.	Racecourse land

**Figure 3 – Map of potential development sites assessed – orange sites recommended in the Neighbourhood Plan (Source: Plumpton Parish Neighbourhood Plan 2017-2030)**

### 2.2.3 Lewes District Council Local Plan

The **Lewes District Local Plan 2010-2030**, alongside the adopted Neighbourhood Plans and Supplementary Planning Documents make up the statutory development plan for the area for which Lewes District Council is the planning authority.

This will be replaced by a new Local Plan that Lewes District Council is currently preparing, which will provide the planning framework for the plan area to 2040. It is anticipated that the plan's Examination in public (prior to adoption) will take place in the autumn / winter 2025.

A consultation document '**Towards a Local Plan spatial strategy and policies directions**' produced in 2023, sets out the broad aims and objectives of the new plan.

One of the stated Aims for the new Local Plan is **Homes for All**.

'[Accommodating population growth] – within our constrained plan area housing will be tailored to respond to population growth and provide access to a wide range and mix of high-quality housing. This will include genuinely affordable homes that meet the varying needs of our population, including the needs of those from all age groups at different stages of life, families, and those with a requirement for specialist housing. Ensuring the right size, right type and tenure in the right locations will provide a choice of housing for people, enabling families and individuals to both settle and remain rooted in their local area'.

The consultation documents also highlighted that 'The Local Plan will include settlement boundaries around settlements, identifying areas that are considered to be part of the settlement for planning purposes. The boundaries will be drawn on the Policies Map that will accompany the draft Local Plan for consultation'.

It also states 'outside settlement boundaries, no development would be permitted except for:

- allocations within Neighbourhood Plans that have been adopted;
- sites for the provision of affordable housing for people with a local connection to the area (see Policy H5: Residential Development in the Countryside);
- development for agriculture, horticulture, forestry, outdoor recreation, and other uses that need to be located in the countryside; or
- development supported by other policies in the plan'.

**Towards a Local Plan spatial strategy and policies directions** references - **Strategic Policy H3: Affordable Housing** objectives as follows:

'This policy will set out the approach to meeting the affordable housing requirements of the district setting out the circumstances under which affordable housing contributions will be required and how the type and tenure of affordable housing will be determined'.

'Preferred Policy Direction - The policy will require that sites providing 10 to 99 homes make a minimum contribution of 25% of the total homes to be provided as affordable housing on site'.

'A tenure and house size mix for affordable housing reflecting the most up to date local housing needs evidence and national policy requirements will be expected on sites delivering a mix of market and affordable homes for sale. The delivery of homes for social and affordable rent will be prioritised over the delivery of homes for affordable ownership'.

'The delivery of homes for social rent will be prioritised over the delivery of homes for affordable rent. A tenure mix of 75% rented to 25% affordable ownership products will be set out in the policy. At present, it is anticipated that the tenure mix set out in the policy will be for 60% social rent, 15% affordable rent, 25% affordable ownership products'.

'The Local Housing Needs Assessment found that there is a substantial need for affordable homes to buy in the district, alongside the need for affordable homes to rent. The headline need is for 290 affordable homes per year for the plan area, which consists of a need for 125 homes additional rented affordable homes per year, and 165 for affordable home ownership'.

#### **Policy H5: New Residential Development in the Countryside Objectives**

'This policy will set out the circumstances where new residential development outside of defined settlement boundaries will be acceptable including where homes are needed to support rural businesses'.

The preferred policy direction is to 'support the delivery of residential development on sites closely related to existing settlements outside of defined settlement boundaries for the delivery of affordable housing. These may take the form of:

- Rural exceptions sites, where the development is for 100% affordable housing to be retained in perpetuity to meet local needs;
- First Home exception sites where the homes are sold at a 50% discount on market values and offered to those with a local connection first and;
- Single plots for self builders, where the applicant will be expected to have a local connection to the parish, have a maximum household income of £80k per annum and the home built will be subject to a maximum floorspace of 90m<sup>2</sup> on plots of a maximum of 0.05 ha'.

'Where the delivery of an affordable housing scheme on an exception site will not be achievable without grant funding, a small element of market housing may be supported as enabling development, subject to viability evidence'.

In July 2023 Lewes District Council published a **Settlement Hierarchy Review** which reaffirmed Plumpton Green's designation as a Service Village.

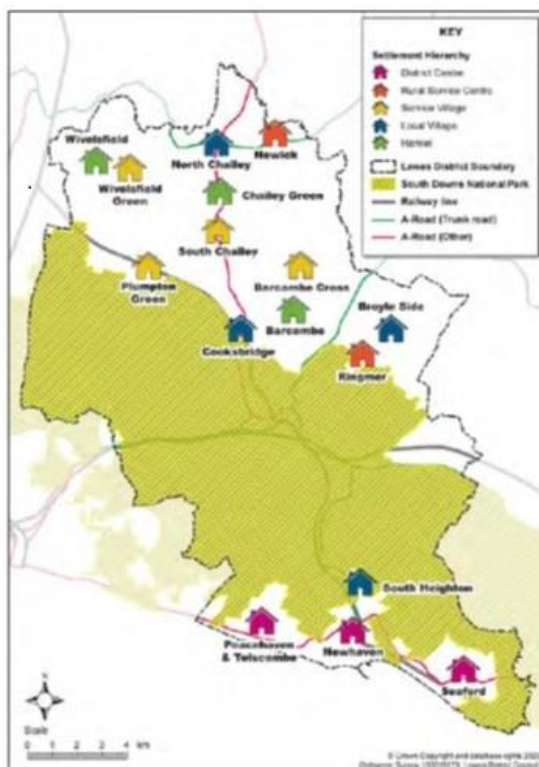
The review defines this as ‘Villages that have a basic level of services and facilities, public transport provision (possibly not frequent) and limited employment opportunities. Residents can have some of their day-to-day needs met in such locations, although higher order settlements need to be accessed to enable this to be fully achieved’.

The Quantitative Assessment of Settlements concludes the following in relation to Plumpton Green:

### Plumpton Green

- 6.31** Plumpton Green is located to the west of the northern portion of the plan area. South Chailey is the nearest settlement within the plan area and is located approximately 2 miles to the north-east of Plumpton Green.
- 6.32** The settlement is linear in form and benefits from four key services by way of primary school, convenience store, post office and community hall. In addition, Plumpton Green contains six secondary services; a public house, Plumpton Agricultural College, church, dentist, nursery and playing field. Plumpton Green has a train station situated at the southern end of the settlement which offers a frequent service and is on the main Eastbourne to London line. The bus service is infrequent.
- 6.33** The RSS (2013) and settlement hierarchy classified Plumpton Green as a Service Village. The situation in terms of facilities and services remains the same and as such, recommended Local Plan classification – Service Village.

The following illustrates Plumpton Green's position in the proposed settlement hierarchy.



**Figure 4: Settlement Hierarchy (Source: ‘Towards a Local Plan spatial strategy and policies directions)**

2.2.4 **South Downs Local Plan (2014 – 2033)**

South Downs National Park Authority adopted the South Downs Local Plan on 2nd July 2019

Neighbourhood Plans once 'made' become part of the development plan for the National Park and the policies and proposals contained within them are used in the determination of planning applications, including appeals.

SDNPA has also adopted an Affordable Housing Supplementary Planning Document (SPD), which provides further guidance to support the implementation of South Downs Local Plan policies, in particular Policy SD28: Affordable Homes and Policy SD29: Rural Exception Sites – as set out below.

**Strategic Policy SD28: Affordable Homes**

- I. Development proposals for new residential development will be permitted that maximise the delivery of affordable housing to meet local need, and provided that, as a minimum, the following are met:
  - a) On sites with gross capacity to provide 11 or more homes, a minimum of 50% of new homes created will be provided as affordable homes on-site, of which a minimum 75% will provide a rented affordable tenure.
  - b) On sites with gross capacity to provide between 3 and 10 homes, a proportion of affordable homes will be provided in accordance with the following sliding scale, applied to new homes created:

<b>3 homes</b>	Meaningful financial contribution, to be negotiated case-by-case
<b>4 – 5 homes</b>	1 affordable home
<b>6 – 7 homes</b>	2 affordable homes, at least 1 of which is a rented affordable tenure
<b>8 homes</b>	3 affordable homes, at least 1 of which is a rented affordable tenure
<b>9 homes</b>	3 affordable homes, at least 2 of which is a rented affordable tenure
<b>10 homes</b>	4 affordable homes, at least 2 of which is a rented affordable tenure

Development proposals of 4 to 10 net dwellings will provide affordable housing on-site. Exceptionally, at the discretion of the Authority, financial contributions in lieu will be accepted.

2. Where, exceptionally, provision of affordable housing which complies with Part I of this policy is robustly shown to be financially unviable, priority will be given to achieving the target number of on-site affordable homes over other requirements set out in this policy.
3. Development proposals will be permitted provided that affordable housing units are integrated throughout the development, are indistinguishable in design and materials from the market housing on the site, and, where feasible, will remain affordable in perpetuity.
4. Occupancy conditions and local connection criteria will be applied to affordable housing to ensure local needs are met. Specific criteria will be determined by the Authority, in close partnership with established community-led and legally constituted organisations or CLTs where applicable.
5. Developers may not circumvent this policy by artificially subdividing sites.

**Strategic Policy SD29: Rural Exception Sites**

1. Proposals for new residential development of 100 per cent affordable housing outside of settlement boundaries as shown on the Policies Map will be permitted, provided that the following are met:
  - a) Affordable housing is provided in perpetuity;
  - b) The site selection process has considered all reasonable options, and the most suitable available site in terms of landscape, ecosystem services and overall sustainability has been chosen;
  - c) The scale and location relates well to the existing settlement and landscape character; and
  - d) It is shown that effective community engagement has fed into the design, layout and types of dwellings proposed.
2. The size (number of bedrooms), type and tenure, (for example, social and affordable rented, intermediate, shared ownership or older people's housing) of affordable homes for each proposal will be based on robust and up-to-date evidence of local community need.
3. Occupancy conditions and local connection criteria will be applied to affordable housing to ensure local needs are met. Specific criteria will be determined by the Authority, in close partnership with established community-led and legally constituted organisations or CLTs where applicable.



**2.3 Census 2021: population, employment, and education**

2.3.1 Using Office for National Statistics Census data the profile of key population indicators for Plumpton Parish and the Lewes District were compared.

2.3.2 The 2021 Census identified a population of 1,618 people living in the Plumpton Parish – a small decrease compared to 1,644 in the 2011 Census.

2.3.3 The 2021 Census identified that the largest proportion of the population in the Plumpton Parish was aged 16 to 64 (53%), the same as the Lewes District as a whole.

The second largest proportion were those of school age (0 to 15) - 24% in Plumpton, slightly higher than the district - 21%.

The proportion of the population of retirement age (65 years +) stood at 24% in Plumpton, slightly lower than the 27% across Lewes District.

**Table 1- Population in the Parish of Plumpton compared to Lewes District.**

Age Range	Plumpton Parish (2021)		Lewes District 2021	
	No.	%	No.	%
Aged 0 to 15	371	24.39%	20,788	20.81%
Aged 16 to 64	836	52.71%	52,657	52.70%
Aged 65 +	379	23.90%	26,464	26.49%
<b>TOTAL</b>	<b>1,586</b>	<b>100.0</b>	<b>99,909</b>	<b>100.0</b>

(Source: Census 2021)

2.3.4 In terms of qualifications, the percentage of the population aged over 16 with no qualifications was lower in Plumpton – 10%, compared to 16% across the Lewes District. Correspondingly, the census highlighted a higher proportion of higher qualifications (at Level 4 and above) in Plumpton – 43%, compared to 35% across the Lewes District.

2.3.5 As highlighted in Table 2 below, the Census highlighted the nature of occupations was overall broadly similar. However, in Plumpton there was a greater proportion of higher income occupations, and a lesser proportion of lower income occupations, compared to across the district.

2.3.6 The Census highlighted that across the Lewes District 56% of the working population were employed (full time / part time / self-employed). This compared to 59% in Plumpton. Correspondingly, a lower proportion of the population – 41%, are economically inactive in Plumpton, compared to 44% across the Lewes District.

**Table 2 – Occupation type comparison between the Plumpton Parish and Lewes District.**

<b>Occupation Category</b>	<b>Plumpton Parish - %</b>	<b>Lewes District - %</b>
Managers, directors, and senior officials	19%	15%
Professional occupations	23%	20%
Associate professional and technical occupations	15%	14%
Administrative and secretarial occupations	9%	9%
Skilled trades occupations	11%	12%
Caring, leisure and other service occupations	9%	10%
Sales and customer service occupations	5%	7%
Process, plant, and machine operatives	4%	5%
Elementary occupations	5%	8%
<b>TOTAL</b>	<b>100%</b>	<b>100%</b>

(Source: Census 2021)

## 2.4 Census 2021: housing type

2.4.1 The 2021 Census identifies 614 households living in the Plumpton Parish.

2.4.2 The Census data indicates that in 2021 the housing type in the Plumpton Parish, compared to the Lewes District comprised of a significantly higher proportion of larger (potentially more expensive) homes.

2.4.3 The greatest proportion of households in Plumpton occupied houses / bungalows – 93%, compared to 80% across the Lewes District.

2.4.4 The proportion of households in Plumpton living in flats, maisonettes or apartments was 7%, compared to 19% across the Lewes District.

**Table 3 – Housing type comparison between the Plumpton Parish and Lewes District.**

<b>Housing Type</b>	<b>Plumpton Parish 2021</b>		<b>Lewes District 2021</b>	
	<b>Number</b>	<b>%</b>	<b>Number</b>	<b>%</b>
House or Bungalow	568	93%	35,137	80%
Flat, Maisonette or Apartment	45	7%	8,209	19%
Caravan or other mobile or temporary structure	0	0%	343	1%
<b>TOTAL</b>	<b>613</b>	<b>100%</b>	<b>43,689</b>	<b>100</b>

(Source: Census 2021)

2.4.4 Of the total number of homes, there were 23% one and two-bedroom (potentially cheaper) properties in Plumpton, compared to 39% across the Lewes District.

**Table 4 – Bedroom size comparison between the Plumpton Parish and Lewes District.**

Bedroom Sizes	Plumpton Parish 2021		Lewes District 2021	
	Number	%	Number	%
1 Bedroom	34	6%	4,751	11
2 Bedrooms	103	17%	12,440	28
3 Bedrooms	253	41%	16,582	38
4 + Bedrooms	224	36%	9,915	23
<b>TOTAL</b>	<b>614</b>	<b>100%</b>	<b>43,688</b>	<b>100</b>

(Source: Census 2021)

## 2.5 Census 2021: housing tenure

2.5.1 At the time of the Census some 79% of the homes in Plumpton were owner occupied, compared to 71% in the District generally.

2.5.2 There was a comparable proportion of Social Rented Housing in Plumpton – 10%, compared to the Lewes District -11%.

2.5.3 At 10%, the proportion of private rented homes in Plumpton was significantly lower than across the district – 17%.

**Table 5 - Housing tenure in the Plumpton Parish and the Lewes District.**

Household Tenure	Plumpton Parish 2021		Lewes District 2021	
	Number	%	Number	%
Owned	488	79%	31073	71%
Shared ownership	5	1%	410	1%
Social rented	60	10%	4774	11%
Private rented	62	10%	7384	17%
Lives rent free	0	0%	47	0%
<b>TOTAL</b>	<b>615</b>	<b>100%</b>	<b>43688</b>	<b>100%</b>

(Source: Census 2021)

### 3. The Property Market & Housing Affordability

#### 3.1 Current Property Values in the Lewes District

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

**Table 6 - Average house prices in the Lewes District.**

Housing Type	Average Price	Deposit Required (10% of total value)	Gross Household Income Required <sup>2</sup>
All Housing	£378,020	£37,802	£97,205
Detached	£575,945	£57,595	£148,100
Semi-Detached	£398,069	£39,807	£102,361
Terraced	£320,995	£32,100	£82,542
Flat	£200,595	£20,060	£51,582

Source: UK House Price Index - Average Price in Lewes District – January 2024

3.1.2 From these figures we have calculated the annual gross household income required for a new home buyer to purchase each type of property. This is calculated on the basis of securing a 90% mortgage (i.e. an upfront 10% deposit) with a 3.5 x gross income to lending ratio.

From this it can be seen that the lowest income required to purchase the cheapest average priced market property in the District (a flat) would be £51,582.

3.1.3 These figures provide an overview of the current status of house prices across the District (based on sale prices). It should be noted that property prices may fluctuate during the course of the year and between different geographical areas. Variations may also exist between properties of similar type or size.

3.1.4 Property prices in some locations can be higher than the district-wide averages outlined above, largely due to the limited supply of properties available for sale combined with high levels of demand. Fluctuations may also arise from the limited availability of smaller properties such as flats, maisonettes and properties with fewer bedrooms, which increase the average size and potentially the average costs.

<sup>2</sup> Based on 10% deposit and 3.5 times gross household income

### 3.2 Incomes in the Lewes District

- 3.2.1 The Annual Survey of Hours and Earnings<sup>3</sup> (Office for National Statistics) found the 2023 average (mean) gross income in Lewes District was £43,659 and the mid value (median<sup>4</sup>) gross income was £35,757 per year.
- 3.2.2 To buy an entry level property (a one-bedroom flat) based on the average district property prices above (assuming a 10% deposit and a 90% mortgage), the income required would be £51,582. This is £7,923 higher than the average (mean) gross income, and £15,825 higher than the mid value (median) gross income. The purchaser would also need to have savings for a deposit of £20,060.
- 3.2.3 This highlights an affordability issue for over half local wage earners.

### 3.3 Current property prices in Plumpton Parish

#### Property to purchase: Baseline prices

- 3.3.1 In order to develop a baseline of the affordability of property within the Parish, sale price information was gathered across the last 24 months for 74 properties sold in the vicinity of Plumpton. This information was taken from [rightmove.co.uk](https://www.rightmove.co.uk) and is based on prices paid at the time of sale (provided by the Land Registry).
- 3.3.2 Sale price information was captured based on property size (i.e. number of bedrooms), rather than on the housing type (e.g. detached house or flat) as affordable housing need is generally assessed based on the number of bedrooms required rather than property type. Similarly, the number of bedrooms is generally the single most important feature for those seeking alternative market accommodation.
- 3.3.3 In order to assess affordable housing need, the lower quartile average property sale prices were calculated and used.
- 3.3.4 The affordability of properties with different numbers of bedrooms was calculated using a standard 90% (of property value) mortgage, with a 10% upfront deposit contribution. The annual gross household income required was calculated on the basis that the mortgage requirement would represent a 3.5x income to value multiplier. The results are set out in Table 7 below.

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<https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/earningsandworkinghours/datasets/placeofresidencebylocalauthorityshetable8>

<sup>4</sup> The median income is the income amount that divides a population into two equal groups, half having an income above that amount, and half having an income below that amount. The 2022 ASHE survey does not contain the median figure.

**Table 7 – Lower quartile average property sale prices in the Parish area.**

Housing Size	Average Price	Deposit Required (10% of total value)	Gross Household Income Required
1 bed	£187,501	£18,750	£48,215
2 bed	£334,500	£33,450	£86,014
3 bed	£342,750	£34,275	£88,136
4 bed	£468,667	£46,867	£120,514
5+ bed	£618,000	£61,800	£158,914

Source: Rightmove/Land Registry (2024)

### Property to rent: baseline prices

3.3.5 Rental costs were calculated by identifying the lowest price property of each bedroom size being marketed for rent within the vicinity of Plumpton at the time of compiling this report (April 2024).

3.3.6 The annual gross household income required for rental costs are determined based on the assumption that the proportion of the income spent on direct housing costs should not exceed 30% of the annual gross household income. The results are set out in Table 8 below.

**Table 8 - Lowest property rental prices in Plumpton Parish area.**

Housing Size	Baseline monthly rental (per calendar month)	Gross Household Income Required
1 bed	£800	£32,000
2 bed	£1,000	£40,000
3 bed	£1,625	£65,000
4 bed	£2,000	£80,000
5+ bed*	£1,800	£72,000

Source: Rightmove (2024).

Note\*: All figures are based on properties on the market at the time of writing the report, which accounts for some variation.

### Key conclusions on market prices in the Plumpton Parish area

3.3.7 Overall, our analysis concluded that property prices / rental costs indicate for an entry level one bedroom property a gross annual household income requirement of £32,000 to rent privately, and £48,215 to buy – plus the purchaser would need to have savings for a deposit of £18,750.

3.3.8. We used the calculations in Tables 7 and 8 above of gross household income and savings required to purchase / rent privately, to determine which households need affordable housing to rent / shared ownership, and those able to afford a market solution to meet their housing requirements.

## 4. The Plumpton Housing Needs Survey

### 4.1 The Survey

- 4.1.1 The Housing Needs Survey (see **Appendix 1**) was promoted to all the households living in the parish by the Parish Council utilising posters, a banner, articles, Parish Council website, Facebook page, and via Parish Councillors.
- 4.1.2 The survey form was issued to a list of **626** households in the Plumpton Parish, provided by Lewes District Council, by direct mail together with a prepaid return envelope. Residents were given an online completion option – via Survey Monkey, which was highlighted both on the survey form and through local promotion.
- 4.1.3 A two-week period for completion was given, with a stated deadline for survey responses of 15<sup>th</sup> March 2024. An additional two-week period was allowed in order to capture late entries.
- 4.1.4 A total of **205** responses were received from the **626** households in the Plumpton Parish – **151** by post and **54** online.
- 4.1.5 This represents an overall response rate of **33%** - a very good response rate for a survey of this nature.
- 4.1.6 Part 1 of the survey received **205** responses, and **38** completed responses were assessed in relation to Part 2.

## 5. Key findings from the survey: Part 1 responses

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

5.1.2 It is followed in the next section by the results of the analysis of those respondents that completed Part 2 of the form and were assessed as meeting the local connection, income and circumstantial criteria required to be determined as in need of affordable housing. Reference is made in that section to those completing Part 2, but who did not meet the affordable housing criteria and require market housing .

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

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

Yes	No	No response
205 (100%)	0 (0%)	0 (0%)

### Q.2 Has any member of your family had to leave, or been unable to return to the Plumpton Parish in the last few years due to difficulty in finding an affordable home locally?

Yes	No	No response
26 (13%)	177 (86%)	2 (1%)

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

Yes	No	No response
60 (29%)	141 (69%)	4 (2%)

### Q.4 Would you be in favour of a small development of affordable housing specifically for local people within the parish if there were a proven need?

Yes	No	No response
174 (85%)	26 (13%)	5 (2%)

**44** of the **174** respondents expressing an interest provided contact information.

### Q5. Would you like to see housing delivered via a local community organisation?

Yes	No	No opinion	No response
109 (53%)	28 (14%)	65 (32%)	3 (1%)

### Q.6 Can you suggest any sites in the parish where a new small development of affordable housing could be built?

There were **51** site suggestions, including Plumpton Racecourse and Neighbourhood Plan identified sites.



**Q.7 Would you like to help the Parish Council shape the future of the village by joining a Neighbourhood Plan Steering Group?**

Yes	No	No response
17 (8%)	181 (88%)	7 (4%)

**13** of the **17** respondents expressing an interest provided contact information.

**Q.8 Would you like more information?**

There were **12** responses with a range of questions.

5.1.4 In summary, responses to Part 1 suggest:

- There is extremely strong support - **85%** for local affordable housing provision if there is a proven need.
- A number of respondents – **13%** had experienced a member of their family having to leave or been unable to return to Plumpton in the last few years due to difficulty in finding an affordable home locally.
- A majority of local people – **53%** would like to see community led housing provision.
- The majority of local people - **69%** are opposed to more open market homes, even if there is a proven need.

## 6. Key findings from the survey: Part 2 responses

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

A total of **39** responses were received in relation to Part 2 of the Housing Needs Survey. Of which, one return was not assessed as it contained insufficient information, and contact details were not provided.

- 6.1.1 Of the **38** completed and assessed responses:

A total of **23** households were assessed as needing affordable housing. This was due to their current housing requirements not being met, their local connection, and because their income and personal circumstances meant that they could not afford a suitable market property in the Plumpton Parish.

A total of **15** households responding to Part 2 of the survey were identified as not needing affordable housing, as they did not meet the appropriate criteria. Their income / savings and housing circumstances meant that they were able to purchase or rent on the open market.

- 6.1.2 Section 7 provides an overview of the responses received from households identified as being in need of affordable housing within the parish. This information represents responses to the Housing Needs Survey and does not include any additional information from the Local Authority or any Housing Association Housing Register.
- 6.1.3 Section 8 provides an overview of the responses received from those households ineligible for affordable housing but who possessed a housing requirement or preference.
- 6.1.4 Section 9 summarises the key findings from the survey.

## 7. Summary of affordable housing need

### 7.1 Households in need

7.1.1 A total of 23 households were identified through the survey and subsequent assessment as needing affordable housing. This was on the basis that their current housing does not meet their requirements, they cannot afford to either purchase or rent a suitable market property that meets their current requirements (based on bedrooms required) and have an appropriate parish local connection.

### 7.2 Households characteristics

7.2.1 The largest classification of households in need of affordable housing was single adults (aged 18+) - 15 (65%). This was followed by adult / family with children (aged under 18) – 3 (13%). The balance being single older people (aged over 65) – 2 (9%), adult/family with children (aged over 18) - 2 (9%), and adult couple (aged 18 - 64 - no children) - 1 (4%).

**Table 9 - Breakdown of the make-up of households in affordable housing need.**

Household type	Number	Percentage
A single adult (aged 18+)	15	65%
A single older person (aged over 65)	2	9%
An adult couple (aged 18 - 64 - no children)	1	4%
An adult/family with children (aged under 18)	3	13%
An adult/family with children (aged over 18)	2	9%
An older couple (aged over 65)	0	0%
Other	0	0%
No response	0	0%
<b>Total</b>	<b>23</b>	<b>100%</b>

7.2.2 Five (22%) of the households had children.

7.2.3 Of these households, the largest proportion had one child – 4 (80%), 1 (20%) household had two children.

**Table 10 – Breakdown of children numbers in households in affordable housing need.**

Number of children	Number of responses	Percentage
1	4	80%
2	1	20%
3	0	0%
4	0	0%
5+	0	0%
No response	0	0%
<b>Total</b>	<b>5</b>	<b>100%</b>

### 7.3 Current tenure

7.3.1 The current tenure of those households identified as in need of affordable housing comprised mainly of 14 (61%) households who were living with parents/friends/family.

7.3.2 Six (26%) of the households rent privately. Of the others: 1 (4.3%) owns a property with a mortgage, 1 (4.3%) rents from a local authority, and 1 (4.3%) has other accommodation.

**Table 11 – Current form of tenure of those in affordable housing need.**

Tenure	Number of responses	Percentage
Live with parents/friends/family	14	61%
Owens a property with a mortgage	1	4.3%
Owens a property with no mortgage	0	0%
Lives in Tied Accommodation	0	0%
Lives in a Shared Ownership property	0	0%
Rent privately	6	26%
Rent it from a Housing Association	0	0%
Rent it from a Local Authority	1	4.3%
Other	1	4.3%
No response	0	0%
<b>Total</b>	<b>23</b>	<b>100%</b>

### 7.4 Reasons for moving

7.4.1 The most common reason identified in the survey for households seeking to move was the need to set up an independent home – 16 (69.5%),

7.4.2 For 2 (9%) of households there was a need to be closer to a carer or dependent.

7.4.3 Other reasons given included: Need a larger home - 1 (4.3%), changing circumstances (e.g. divorce) - 1 (4.3%), current rent/mortgage is unaffordable - 1 (4.3%), need a more manageable home - 1 (4.3%), and need a smaller home - 1 (4.3%).

7.4.4 One Local Authority tenant needed to move mainly due to a need for more bedrooms and a more affordable home.

**Table 12 - Breakdown of reasons for moving by households in need of affordable housing.**

Reason for moving	Number of responses	Percentage
Need to set-up independent home	16	69.5%
Need a larger home (i.e. more bedrooms)	1	4.3%
Need to be closer to carer or dependent	2	9%
Current home expensive to run/maintain	0	0%
Changing circumstances (e.g. divorce)	1	4.3%
Need to be closer to employment	0	0%
Current rent/mortgage is unaffordable	1	4.3%
Need an adapted home	0	0%
Need a more manageable home	1	4.3%
Need better access to public transport	0	0%
Need a smaller home	1	4.3%
Want a more secure form of tenure	0	0%
Other	0	0%
No response	0	0%
<b>Total</b>	<b>23</b>	<b>100%</b>

## 7.5 Local connection

7.5.1 All 23 households identified at least one local connection with the parish, either via their residence, employment, relatives or as a previous resident.

7.5.2 Of those households identified as needing affordable housing, 16 live in the Plumpton Parish.

7.5.3 11 respondents identified a family connection to the parish.

7.5.4 1 respondent works in the parish.

7.5.5 7 respondents indicated that they had previously lived in the parish.

**Table 13 – Local Connection of households identified as in need of affordable housing.**

Local Connection	Number of responses
Live in the parish	16
Work in the parish	1
Have relatives in the parish	11
Previously lived in the parish	7

*Please note respondents often indicate more than one connection and so the numbers reflect the number of responses to the question, rather than the number of respondents overall.*

## 7.6 Income and savings

- 7.6.1 All 23 (100%) households were earning less than the average (mean) gross income in the Lewes District of £43,659 – as identified in Section 3.
- 7.6.2 All 23 households had gross annual household incomes less than the level required (as identified in Section 3 of this document), to rent a home on the open market that would meet their requirements.
- 7.6.3 All households (100%) had incomes below £40,000. As identified in Section 3, this is below the minimum (£48,215) required to purchase a one-bedroom property on the open market.
- 7.6.4 21 households (91%) had savings of less than £18,750 – below the minimum level of deposit identified above as being required to purchase a one-bedroom property. Two households had savings above the amount, but insufficient income to sustain a mortgage.
- 7.6.5 All 23 respondents were assessed as having insufficient income / savings to afford the size of home – either private rented property or home for sale, required to meet their housing need. As detailed in Section 3 this assumes direct housing costs should not exceed 30% of the annual gross household income.

**Table 14 – Gross annual income of households identified as in need of affordable housing.**

Gross Annual Household Income	Number of responses	Percentage
Less than £9,999	4	17.4%
£10,000 to £14,999	0	0%
£15,000 to £19,999	4	17.4%
£20,000 to £24,999	9	39.1%
£25,000 to £29,999	4	17.4%
£30,000 to £34,999	1	4.3%
£35,000 to £39,999	1	4.3%
£40,000 to £44,999	0	0%
£45,000 to £49,999	0	0%
£50,000 to £54,999	0	0%
£55,000 to £60,000	0	0%
£60,000+	0	0%
No response	0	0%
<b>Total</b>	<b>23</b>	<b>100%</b>

- 7.6.6 Four of the 23 households were assessed as potentially being able to afford a shared ownership property (assuming a 10% deposit, 90% mortgage, and a 30% equity purchase). This would be dependent upon the nature of the shared ownership scheme, and a detailed assessment of income / outgoings and mortgage eligibility.

**Table 15 – Savings of households identified as in need of affordable housing.**

Savings	Number of responses	Percentage
No savings	5	22%
Less than £3,000	8	35%
£3,001 - £5,000	1	4%
£5,001 - £10,000	7	31%
£10,001 - £15,000	0	0%
£15,001 - £20,000	0	0%
£20,001 - £25,000	1	4%
£25,001 - £30,000	0	0%
£30,001 - £35,000	1	4%
Over £35,001	0	0%
No response	0	0%
<b>Total</b>	<b>23</b>	<b>100%</b>

## 7.7 Preferred tenure

7.7.1 The survey offered respondents the opportunity to identify their preferred housing tenure to occupy. Of the 23 households in need of affordable housing, renting from a housing association, or local authority was the most preferred option - 9 (39%) of respondents.

This was followed by buying on the open market – 7 (30%) and renting from a local community organisation - 5 (22%). Two households (9%) would prefer shared ownership.

**Table 16 - Preferred tenure of households identified as in need of affordable housing.**

Tenure	Number of responses	Percentage
Renting from a local community organisation	5	22%
Renting from a Housing Association or Local Authority	9	39%
Renting from a private landlord	0	0%
Shared ownership	2	9%
Buying on the open market	7	30%
Other	0	0%
No response	0	0%
<b>Total</b>	<b>123</b>	<b>100%</b>

## 7.8 Preferred accommodation

7.8.1 The survey asked respondents to identify their preferred type of accommodation. Many identified a clear preference for a house. However, in assessing the applicant's circumstances many of those expressing a preference for a house, could be adequately housed in a flat.

7.8.2 The table below summarises the type of accommodation that would meet the housing need of respondents.

**Table 17 – Required accommodation of households identified as in need of affordable housing.**

<b>Required Accommodation</b>	<b>1 Bed</b>	<b>2 Beds</b>	<b>3 Beds</b>	<b>4 Beds</b>	<b>Total</b>
House	3	3	1	0	<b>7</b>
Bungalow	1	1	0	0	<b>2</b>
Flat/bedsit/maisonette	12	0	0	0	<b>12</b>
Sheltered/Retirement Housing	2	0	0	0	<b>2</b>
No response	0	0	0	0	<b>0</b>
<b>Total</b>	<b>18</b>	<b>4</b>	<b>1</b>	<b>0</b>	<b>23</b>

## 7.9 Bedrooms required

7.9.1 The number of bedrooms required (see Table 17 above) represents what is needed to adequately accommodate the households identified as needing affordable housing. This is based on the make-up of each household, and an assessment of their requirements based on their current circumstances, rather than individual household preference.

7.9.2 The largest proportion of respondents - 18 (78%) of the households identified as 'in need' of affordable housing required a one-bedroom property. This was followed by two bedroom - 4 (18%), three bedroom - 1 (4%).

## 7.10 Housing Register

7.10.1 Of the 23 households identified as being in need of and eligible for affordable housing, 2 (9%) indicated that they were currently on a Local Authority or Housing Association register or waiting list for a home to rent.

7.10.2 No (0%) of respondents stated that they were currently on a Local Authority or Housing Association register or waiting list for shared ownership.

## 7.11 Timeframe for moving

7.11.1 Whilst the assessment of need was based on the current circumstances of the identified households, an opportunity was provided to specify a preferred timeframe for any move. As shown below in Table 18, the vast majority of responses 16 (70%) indicated that this would be required immediately or within the next two years, with a further 7 households (30%) indicating a preference of between 2 and 5 years from now.

7.11.2 Timeframes reflect respondents' answers, which are a combination of when they would like to move, as well as a realistic recognition of when they feel that they are likely to be able to facilitate a move.



**Table 18 - Preferred timeframe for move by households in affordable housing need.**

<b>Timeframe</b>	<b>Number of responses</b>	<b>Percentage</b>
Now or within the next 2 years	16	70%
Between 2 and 5 years from now	7	30%
Between 5 and 10 years from now?	0	0%
No response	0	0%
<b>Total</b>	<b>23</b>	<b>100%</b>

### **7.12 Specialist requirements**

7.12.1 Respondents were invited to state if there was a need for ground floor accommodation, sheltered housing, housing with support services, or residential care.

7.12.2 Three households indicated a need for ground floor accommodation.

7.12.3 Two households indicated a need for sheltered housing.

7.12.4 Two households indicated a need for housing with support services.

## 8. Summary of market preferences

### 8.1 Market housing need

8.1.1 15 households were identified by the survey as seeking or being suitable for market housing, either as an alternative to the housing which they currently occupy or due to their ineligibility for affordable housing.

### 8.2 Households characteristics

8.2.1 Of the 15 households requiring market housing, the largest household type was older couple (aged over 65) – 5 (33.3%).

This was followed by adult/family with children (aged under 18) – 3 (20%), and single adult (aged 18+) – 3 (20%).

8.2.2 The remainder comprised: single older person (aged over 65) – 2 (13.3%), and adult couple (aged 18 - 64 - no children) – 2 (13.3%).

**Table 19 - Breakdown of the make-up of households requiring market housing.**

Household type	Number of responses	Percentage
A single adult (aged 18+)	3	20%
A single older person (aged over 65)	2	13.3%
An adult couple (aged 18 - 64 - no children)	2	13.3%
An adult/family with children (aged under 18)	3	20%
An adult/family with children (aged over 18)	0	0%
An older couple (aged over 65)	5	33.3%
Other	0	0%
No response	0	0%
<b>Total</b>	<b>15</b>	<b>100%</b>

8.2.3 Three households included children, as summarised in Table 20 below – all aged under 18.

**Table 20 – Breakdown of children in households requiring market housing.**

Family with children – Number of children	Number of responses	Percentage
1	1	
2	1	
3	1	
4	0	
5+	0	
<b>Total</b>	<b>3</b>	<b>100%</b>

### 8.3 Current tenure

8.3.1 The current tenure of those households identified as having a need for market housing comprised mainly - 7 (47%) households own a property with no mortgage, and 5 (33%) living with parents/friends/family.

8.3.2 Of the other households 2 (13%) of households renting privately, and one (7%) household lives in a shared ownership property.

**Table 21 - Current tenure of households requiring market housing.**

Tenure	Number of responses	Percentage
Live with parents/friends/family	5	33%
Owens a property with a mortgage	0	0%
Owens a property with no mortgage	7	47%
Lives in Tied Accommodation	0	0%
Lives in a Shared Ownership property	1	7%
Rent it privately	2	13%
Rent it from a Housing Association	0	0%
Rent it from a Local Authority	0	0%
Other	0	0%
No response	0	0%
<b>Total</b>	<b>15</b>	<b>100%</b>

### 8.4 Reasons for moving

8.4.1 The largest proportion of respondents - 5 (33%) highlighted the need set-up an independent home as the main reason for needing housing.

8.4.2 Four respondents (26%) need a smaller home.

8.4.3 Affordability was an issue for a number of respondents due to current home expensive to run/maintain – 2 (13%).

8.4.4 The other households cited – needing a larger home 1 (7%), need to be closer to carer or dependent – 1 (7%), need an adapted home – 1 (7%), and want a more secure form of tenure– 1 (7%).

**Table 22 - Breakdown of reasons for moving by households requiring market accommodation.**

Reason for moving	Number of responses	Percentage
Need to set-up independent home	5	33%
Need a larger home (i.e. more bedrooms)	1	7%
Need to be closer to carer or dependent	1	7%
Current home expensive to run/maintain	2	13%
Changing circumstances (e.g. divorce)	0	0%
Need to be closer to employment	0	0%
Current rent/mortgage is unaffordable	0	0%
Need an adapted home	1	7%
Need a more manageable home	0	0%
Need better access to public transport	0	0%
Need a smaller home	4	26%
Want a more secure form of tenure	1	7%
Other	0	0%
No response	0	0%
<b>Total</b>	<b>15</b>	<b>100%</b>

## 8.5 Local connection

8.5.1 All 15 households have a local connection – 11 currently live in the parish.

**Table 23 – Local Connection of households identified as requiring market housing.**

Local Connection	Number of responses
Live in the parish	11
Work in the parish	1
Have relatives in the parish	8
Previously lived in the parish	4

*Please note respondents often indicate more than one connection and so the numbers reflect the number of responses to the question, rather than the number of respondents overall.*

## 8.6 Income and savings

8.6.1 Seven (47%) of the households responding to the question, requiring market housing were earning at or above the average (mean) gross income in the Lewes District of £43,659 – as identified in Section 3.

8.6.2 The majority of households responding – 9 (60%) had gross annual household incomes at or more than £32,000 per annum. As identified in Section 3 of this document, this is the level required to be able to rent a one-bedroom property on the open market.

- 8.6.3 Five households (47%) had savings in excess of £18,750 – the minimum level of deposit identified above as being required to purchase a one-bedroom property.
- 8.6.4 Six (40%) of the households responding to the question had gross annual household incomes in excess of £48,215 per annum (required to purchase a one-bedroom property). As identified in Section 3, this typically placed these households above the thresholds for affordable housing.

**Table 24 – Gross annual income of households requiring market housing.**

Gross Annual Household Income	Number of responses	Percentage
Less than £9,999	1	6.67%
£10,000 to £14,999	0	0%
£15,000 to £19,999	0	0%
£20,000 to £24,999	2	13.3%
£25,000 to £29,999	1	6.67%
£30,000 to £34,999	1	6.67%
£35,000 to £39,999	1	6.67%
£40,000 to £44,999	1	6.67%
£45,000 to £49,999	1	6.67%
£50,000 to £54,999	1	6.67%
£55,000 to £60,000	2	13.3%
£60,001+	3	20%
No response	1	6.67%
<b>Total</b>	<b>15</b>	<b>100%</b>

- 8.6.5 The income levels, when combined with their savings and current housing circumstances, meant that all 15 respondents should be able to afford to either rent privately or purchase a property which met their requirements, or that their current housing was adequate in meeting their housing needs. For example, 7 (47%) of the respondents own a property with no mortgage.
- 8.6.6 Seven of the 15 households were assessed as potentially being able to afford a shared ownership property (assuming a 10% deposit, 90% mortgage, and a minimum 30% equity purchase). This would be dependent upon the nature of the shared ownership scheme, and a detailed assessment of income / outgoings and mortgage eligibility. For example, some schemes can enable older people to downsize from owner occupied property.

**Table 25– Savings of households requiring market housing.**

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

## 8.7 Preferred tenure

8.7.1 The survey offered respondents the opportunity to identify the housing tenure preference to occupy. The majority 11 (73%) of respondents identified a preference for some form of private housing – either buying on the open market, shared ownership, or private renting.

**Table 26 - Preferred tenure of households requiring market housing.**

Tenure	Number of responses	Percentage
Renting from a community organisation	2	13%
Renting from a Housing Association or Local Authority	0	0%
Renting from a private landlord	1	7%
Shared ownership	1	7%
Buying on the open market	9	60%
No response	2	13%
<b>Total</b>	<b>15</b>	<b>100%</b>

## 8.8 Preferred accommodation

8.8.1 The survey asked respondents to identify their preferred type of accommodation. The majority 8 (53%) of households requiring market housing indicated a preference for a house. Three households identified a preference for sheltered / retirement housing.

8.8.2 Two respondents indicated a preference for a flat, and two for a bungalow.

**Table 27 - Preferred accommodation of households identified as requiring market housing.**

Preferred Accommodation	1 Bed	2 Beds	3 Beds	4 Beds	Total
House	0	5	3	0	<b>8</b>
Bungalow	0	1	1	0	<b>2</b>
Flat/bedsit/maisonette	1	1	0	0	<b>2</b>
Sheltered/Retirement Housing	2	1	0	0	<b>3</b>
No response	0	0	0	0	<b>0</b>
<b>Total</b>	<b>3</b>	<b>8</b>	<b>4</b>	<b>0</b>	<b>15</b>

### 8.9 Bedrooms required

In terms of each households expressed housing requirements, the majority - 8 (53%) indicated a preference for two bedrooms, 4 (27%) for three bedrooms, and 3 (20%) for one bedroom.

8.9.1 The number of bedrooms sought (see Table 27 above) represents what was stated as the individual household preference to meet their housing requirements, as opposed to an assessed need of their household and circumstances.

### 8.10 Housing Register

8.10.1 Of the 15 households identified as requiring market housing, no households indicated that they were currently on a Local Authority or Housing Association register or waiting list for a home to rent.

8.10.2 One respondent indicated that they were currently on a Local Authority or Housing Association register or waiting list for shared ownership.

### 8.11 Timeframe for moving

8.11.1 Of the 15 respondents to the question about their preferred timeframe for moving, 7 (47%) indicated that this was now or within the next 2 years, 5 (33%) indicated between 2 and 5 years from now. Two (13%) indicated between 5 and 10 years from now.

**Table 28 - Preferred timeframe for move by households requiring market housing.**

Timeframe	Number of responses	Percentage
Now or within the next 2 years	7	47%
Between 2 and 5 years from now	5	33%
Between 5 and 10 years from now	2	13%
No response	1	7%
<b>Total</b>	<b>15</b>	<b>100%</b>

## **8.12 Specialist Requirements**

8.12.1 Respondents were invited to state if there was a need for ground floor accommodation, sheltered housing, housing with support services, or residential care.

8.12.2 Three households identified a need for sheltered housing.



## 9. Key findings & recommendations

### 9.1 Overall response

- 9.1.1 This Housing Needs Survey has sought to identify those households in the Plumpton Parish who currently have a need for affordable housing. It represents a snapshot of the scale and make-up of the affordable need at a particular point in time (when the survey was undertaken).
- 9.1.2 Property prices / rental costs indicate for an entry level one bedroom property a gross annual household income requirement of £48,215 to buy, and £32,000 to rent privately.
- 9.1.3 With a Lewes District average (mean) gross income of £43,659 per year and the mid value (median<sup>5</sup>) gross income of £35,757 per year - there are housing affordability issues for over half local wage earners.
- 9.1.4 The census highlighted that there is a significantly lower proportion of potentially cheaper smaller (one and two bedroom) homes in Plumpton Parish compared to the Lewes District as a whole.
- 9.1.4 The responses to Part 1 of the survey indicate very strong support for the development of affordable housing for local people within the parish:
- 85% of respondents would be in favour of a development of affordable housing specifically for local people within the parish if there were a proven need.
  - 53% Would like to see housing delivered via a local community organisation.
  - There were 51 site suggestions, including Plumpton Racecourse and Neighbourhood Plan identified sites.
- 9.1.5 Our assessment of the extent and nature of the affordable housing need is based on an analysis of each of the responses received to Part 2 of the Housing Needs Survey form (see **Appendix 1**).

### 9.2 Affordable Housing Need identified

- 9.2.1 The key findings identified from this Housing Needs Survey are:
- 23 households were identified as needing affordable housing due to the inadequacy of their current housing in meeting their needs, and their inability to afford to rent or purchase a suitable property on the open market within the immediate area.

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<sup>5</sup> The median income is the income amount that divides a population into two equal groups, half having an income above that amount, and half having an income below that amount.

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- All 23 households had a local connection to Plumpton Parish.
- The most common reason identified in the survey for households seeking to move was the need to set up an independent home – 16 (70%). Two (9%) of households need to be closer to a carer or dependent. Other reasons given included: Need a larger home, changing circumstances (e.g. divorce), current rent/mortgage is unaffordable, need a more manageable home, and need a smaller home.
- Affordability was an issue for many households - current rent/mortgage is unaffordable for 16(13%), and current home expensive to run/maintain for 12 (10%). Needing a larger home was the main reason for 19(15%). Wanting a more secure form of tenure was the reason for 10 (8%) of households.
- One of the households is currently a local authority tenant. The reasons given for their need to move was 'more bedrooms and more affordable.'
- The largest classification of households in need of affordable housing was single adults (aged 18+) - 15 (65%). This was followed by adult / family with children (aged under 18) – 3 (13%). The balance being single older people (aged over 65) – 2 (9%), adult/family with children (aged over 18) - 2 (9%), and adult couple (aged 18 - 64 - no children) - 1 (4%).
- Renting from a housing association or local authority was the most preferred option by 9 (39%) of respondents. This was followed by renting from a local community organisation - 5 (22%) and buying on the open market – 7 (30%). Two households (9%) would prefer shared ownership.
- The largest proportion of respondents - 18 (78%) required a one-bedroom property. This was followed by two bedroom - 4 (18%), and three bedroom 1 (4%).
- Based on their income, savings, and circumstances, 4 of the households in need of affordable housing appear to be able to afford shared ownership – depending on the shared ownership scheme, and a more detailed assessment of their income / expenditure and mortgage eligibility.
- The household renting from a local authority may be able to address their housing need by a transfer or mutual exchange.
- Housing need is pressing for most respondents - 16 households (70%) need to move either now or within two years. Seven households (30%) need to move between two and five years from now.

- A number had specialist requirements. Three respondents identified ground floor as a requirement, 2 sheltered housing and 2 housing with support services.
- Only one of the 23 households in need of affordable housing identified that they are on a local authority or housing association housing register for a rented home.
- No households in need of affordable housing identified that they are on a local authority or housing association housing register for shared ownership.

### **9.3 Market preferences identified**

- 9.3.1 As part of the process of reviewing the responses from households who completed Part 2 of the Housing Needs Survey, 15 households were identified as not being in need of affordable housing due to their income and savings, or because they were currently housed in a way that met their requirements.
- 9.3.2 Whilst they are currently ineligible for affordable housing based on the current criteria, it is important that we consider these households that possess either a housing aspiration or housing need, to enable us to better understand the housing market locally.
- 9.3.3 A significant proportion of the 15 households identified a first preference for some form of private ownership – either buying on the open market (9), shared ownership (1) or private renting (1).
- 9.3.4 Based on their income, savings, and circumstances, 7 of the households may be able to buy a shared ownership property – depending on the shared ownership scheme, and a more detailed assessment of their income / expenditure and mortgage eligibility.

The key characteristics of the households identified as falling into the market housing need category were: older couple (aged over 65) – 5 (33.3%), adult/family with children (aged under 18) – 3 (20%), single adult (aged 18+) – 3 (20%), single older person (aged over 65) – 2 (13.3%), and adult couple (aged 18 - 64 - no children) – 2 (13.3%).

- All of the households responding to the question possessed a local connection to the Plumpton Parish through living in the area, working locally, family connection, or past residence.
- Current housing comprised of 7 (47%) households own a property with no mortgage, 5 (33%) living with parents/friends/family, 2 (13%) renting privately, 1 (7%) lives in a shared ownership property.
- Eight (53%) indicated a preference for two bedrooms, 4 (27%) for three bedrooms, and 3 (20%) for one bedroom.

## Plumpton Housing Needs Survey 2024

- Seven (47%) of respondents indicated a need to move either now or within two years, 5 (33%) between 2 and 5 years from now, and 2 (13%) between 5 and 10 years from now.
- Three households needed sheltered housing.

9.3.5 One household in need of market housing was on a local authority or housing association register for shared ownership. No households were on a local authority or housing association register for rented housing.

**Appendix 1 – Housing Needs Survey**



**Housing Needs Survey - Plumpton Parish  
March 2024**

Dear Resident,

We urgently need your help!

Plumpton Parish Council has commissioned this housing needs survey so that we can accurately respond to the next stage of the Lewes Local Plan process – publication and comment - scheduled for later this year. Your answers affect the future of the village, and your say is important.

The survey data will also help us update our Neighbourhood Plan so it is vital we know how many affordable homes are needed in our area to plan for the future. Affordable homes are properties made available for those unable to afford housing on the local open market. We are asking every household to complete the survey, the more support we get the better we can meet the needs of our community.

Please return the completed survey in the free post envelope provided by **15<sup>th</sup> March 2024**.

The survey comes in two parts.

**Part 1** is to be completed by every household.

**Part 2** is to be completed only by or for households or individuals who need affordable housing - either now or in the future. Examples of this include:

- a young person who may need to set up a home of their own
- older people who may need to downsize to more suitable accommodation
- a household living in expensive private rented housing
- an individual or family with links to the parish who has moved away.

The forms will be gathered and analysed independently by local charity Action in rural Sussex. The Parish Council will receive the analysis but will not see any of the individual responses; all the information will be kept completely confidential. No personal information will be shared with the Parish Council or any other third party.

If you require any assistance in completing the survey form then please contact: Graham Maunders – Community Led Housing Advisor, Action in Rural Sussex on 07824 900092 or email: [graham.maunder@ruralsussex.org.uk](mailto:graham.maunder@ruralsussex.org.uk). Additional forms can be provided on request.

To complete the survey online please go to: [www.surveymonkey.com/r/JNVNCYQ](http://www.surveymonkey.com/r/JNVNCYQ).



Thank you!

A handwritten signature in black ink, appearing to read 'Nick Beaumont', written over a light blue rectangular background.

**Nick Beaumont, Chairman of Plumpton Parish Council**

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

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

**Q1 – Is this property your main place of residence?**

Yes	No

**Q2 - Has any member of your family had to leave, or been unable to return to the Plumpton Parish in the last few years due to difficulty in finding an affordable home locally?**

Yes	No

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

Yes	No

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

**Q4 - Would you be in favour of a small development of affordable housing specifically for local people within the parish if there were a proven need?**

Yes	No

**Q5 – Would you like to see housing delivered via a local community organisation? (A community led organisation to develop and manage housing for long term community benefit) – For examples of community led housing please see: [www.sussexcommunityhousinghub.org](http://www.sussexcommunityhousinghub.org)**

Yes	No	No opinion

**Q6- Can you suggest any sites in the parish where a new small development of affordable housing could be built?**

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**Q7 - Would you like to help the Parish Council shape the future of our village by joining a Neighbourhood Plan Steering Group? (if Yes - Please provide your contact details below)**

Yes	No

**Q8 – Would you like more information?**

Other information? (Please specify)

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

Name	
Address	
Telephone number	
Email address	

**Part 2: Housing Needs – Household ONE Housing Requirements (Confidential)**

Please complete this section (**Questions 1 to 16**) if you or someone you know is in need of affordable housing in Plumpton Parish, giving only the details of those with a housing need.

If you know of another household who considers themselves to be in need of affordable housing in Plumpton Parish, please complete **Part 2 Household TWO (Questions 1 to 16)**.

**Q1 – Please identify who is in housing need (i.e. who the form is being completed for)**

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

**Q2 – What is the current make-up of the household in need? (Please tick **one** box only)**

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

**Q3 - Please identify the characteristics of all those identified above (in Question 2):**

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

**Q4 - Please identify the current local connection(s) of those in housing need to the Plumpton Parish: (Please tick **all** boxes that apply)**

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

**Q5 - What is the main reason for those in need in requiring alternative accommodation? (Please tick **one** box only)**

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

Plumpton Housing Needs Survey 2024

**Q6 – Are any members of the household in need of affordable housing currently on the Local Authority or Housing Association register or waiting list?**

For a home to rent	Yes		No		Don't Know	
For Shared Ownership	Yes		No		Don't Know	

**Q7 - What are the current living arrangements of those in need of affordable housing?**  
(Please tick **one** box only)

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

**Q8 - Which housing tenure would those in need prefer?** (Please tick **one** box only)  
Please base your answer on what the household in need can currently afford.

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

**Q9 - What type and size of property does the household in need currently occupy?**  
(Please tick **one** box only)

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

**Q10 - When would those in need of affordable housing prefer to move from their current accommodation?** (Please tick **one** box only)

Now or within the next 2 years	Between 2 and 5 years from now	Between 5 and 10 years from now

**Q11 - What type and size of property would best meet the requirements of the household currently in need?** (Please tick **one** box only)

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



**Q12 – Does any household member need any of the following?** *(Please tick all that apply)*

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

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

**Q13 – What is the Annual Gross Income\* of the household in need?** *(Please tick one box only)*

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

\*Total combined annual income - before tax of all those seeking to move to affordable housing

**Q14 – What is the level of savings\* of the household in need** *(Please tick one box only)*

No Savings	£15,001 - £20,000	
Under £3,000	£20,001 - £25,000	
£3,001 - £5,000	£25,001 - £30,000	
£5,001 - £10,000	£30,001 - £35,000	
£10,001 - £15,000	£35,001 + <b>please state a figure:</b>	

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

**Q15 - Please provide any other information which will assist in understanding the circumstances of the household in housing need:**

**Q16 - The First Household: Contact Details**

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

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

Name	
Address	
Telephone number	
Email address	

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

**Part 2: Housing Needs – Household TWO Housing Requirements (Confidential)**

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

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

**Q1 - Please identify who is in housing need (i.e. who the form is being completed for)**

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

**Q2 – What is the current make-up of the household in need? (Please tick **one** box only)**

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

**Q3 - Please identify the characteristics of all those identified above (in Question 23):**

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

**Q4 - Please identify the current local connection(s) of those in housing need to the Plumpton Parish:**

*(Please tick **all** boxes that apply)*

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

**Q5 - What is the primary reason for those in need in requiring alternative accommodation?**

*(Please tick **one** box only)*

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

**Q6 – Are any members of the household in need of affordable housing currently on the Local Authority or Housing Association register or waiting list?**

For a home to rent	Yes		No		Don't Know	
For Shared Ownership	Yes		No		Don't Know	

**Q7- What are the current living arrangements of those in need of affordable housing?**  
(Please tick **one** box only)

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

**Q8 - Which housing tenure would those in need prefer?** (Please tick **one** box only)  
Please base your answer on what the household in need can currently afford.

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

**Q9 - What type and size of property does the household in need currently occupy?**  
(Please tick **one** box only)

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

**Q10 - When would those in need of affordable housing prefer to move from their current accommodation?** (Please tick **one** box only)

Now or within the next 2 years	Between 2 and 5 years from now	Between 5 and 10 years from now

**Q11 - What type and size of property would best meet the requirements of the household currently in need?** (Please tick **one** box only)

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

## Plumpton Housing Needs Survey 2024

**Q12 – Does any household member need any of the following?** *(Please tick all that apply)*

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

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

**Q13 – What is the Annual Gross Income\* of the household in need?** *(Please tick one box only)*

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

*\*Total combined annual income - before tax of all those seeking to move to affordable housing*

**Q14 – What is the level of savings\* of the household in need** *(Please tick one box only)*

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

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

**Q15 - Please provide any other information which will assist in understanding the circumstances of the household in housing need:**

**Q16 - The Second Household: Contact Details**

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

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

Name	
Address	
Telephone number	
Email address	

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