



**Housing Needs Survey Report:  
Beckley Parish**

Commissioned by

**Beckley Parish Council**

**Survey undertaken in May 2024**

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## 1. Introduction

### 1.1 Study context

- 1.1.1 This research was commissioned by Beckley Parish Council to assess affordable housing need in the Beckley 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 Beckley Parish.
- 1.1.3 The Housing Needs Survey also identified households whose housing needs may be met on the open market within the Beckley 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 Beckey Parish is located in the county of East Sussex and within the Rother District. It lies to the north of the district, some 5 miles from Rye, and 10 miles from Hastings, the nearest urban centres. The main settlements of Beckley and Four Oaks straddle the B2088 Main Street in a linear form.
- 2.1.2 The parish covers approximately 22.8 sq. km. To the south east of the parish lies Flatropers Wood Nature reserve, with some blocks of the mixed woodland designated as ancient woodland. The River Rother runs along the northern boundary of the parish. The entirety of the parish falls within the High Weald Area of Outstanding Natural Beauty and in the Lower Rother Valley. Large parts of the village are bordered to the north and south by the Rother, Brede, and Tillingham Woods Biodiversity Opportunity Area.
- 2.1.3 The village is reasonably well served by local services with a primary school, recreation ground and village hall all actively used. A wider range of services including a GP, chemist, post office and grocery stores are located in Northiam and Peasmarsh (1.2 miles West and 1.5 miles East from Beckley village).
- 2.1.4 Beckley was part of the Wealden iron industry. An iron furnace was built in 1578, at the small settlement still called Beckley Furnace. Archaeological Notification Areas identify the medieval and post-medieval hamlets of Beckley (at the western end of the village) and Four Oaks (at the eastern end of the village). There are also a number of listed buildings within the village.
- 2.1.5 Beckley Four Oaks is characterised by its weatherboard houses and ribbon development along a historic route way. Its development is unusual in that there are a number of undeveloped "gaps" along Main Street, in between clusters of houses. These gaps have the effect of allowing views of the countryside into the village and are important in defining its character and setting within the High Weald AONB.
- 2.1.6 Rye railway station (16 minutes by bus from Beckley Village) offers a main line rail link: north east to Ashford International (22 minutes) or London (1 hour) and south west to Hastings (20 minutes). There is a regular but limited bus service to Northiam, Rye and Hastings.



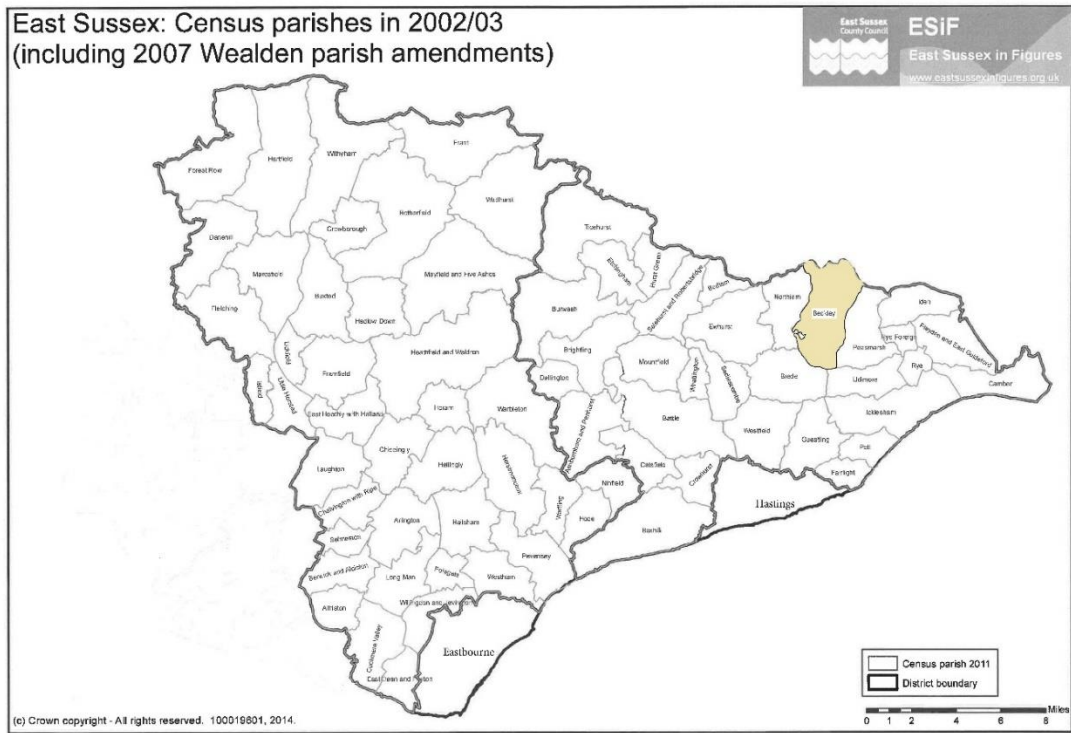


Figure 1 – Beckley Parish Boundary (Source: 2011 Census)

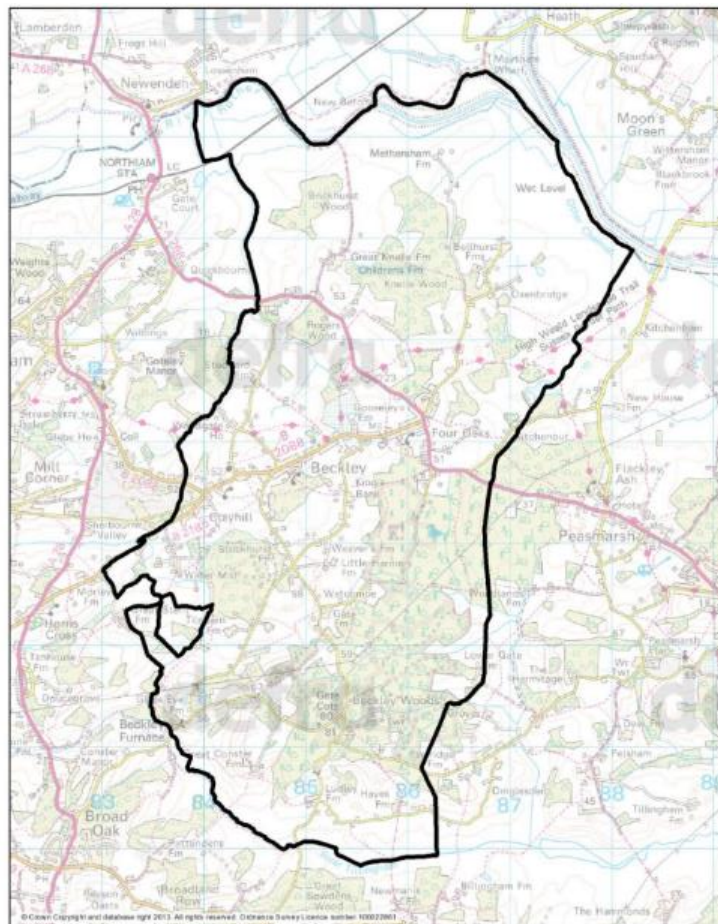


Figure 2 – Beckley Parish Boundary (Source: AirS Parish Profile 2013)

## 2.2 Local planning context.

The Rother District Council Local Plan and the National Planning Policy Framework provide strategic policy direction, including the number of new homes that need to be provided over the plan period, and where.

### 2.2.1 Area of Outstanding Natural Beauty (AONB)

The High Weald AONB covers 82% of the Rother district, where national policies giving priority to conservation of the 'natural beauty' of the landscape limit major growth. Beckley Parish falls entirely within the High Weald Area of Outstanding Natural Beauty.

Responsibility for planning in AONBs lies with the relevant local authority. The AONB Management Plan does not form part of the statutory development plan, but local planning authorities should take the AONB Management Plan into account when preparing local plans. AONB Management Plans are also material considerations for making decisions on planning applications within AONBs and their setting.

The National Planning Policy Framework applies as a whole to AONBs as it does to non-designated areas and sets out that planning policies and decisions should [inter alia] recognise the intrinsic character and beauty of the countryside<sup>18</sup>. However, two paragraphs refer specifically to AONBs:

Paragraph 182: The scale and extent of development in Areas of Outstanding Natural Beauty (AONBs) should be limited.

Paragraph 183: There is a presumption that planning permission should be refused for major development in AONBs other than in exceptional circumstances and where it can be demonstrated that the development is in the public interest.

### 2.2.2 The Rother Local Plan 2011 – 2028

The Rother Local Plan 'Core Strategy' provides strategic policy direction. The Rother District Council Development and Site Allocations Local Plan (DaSA), together with the Core Strategy, provides the basis for determining planning applications in much of the district.

*Core strategy says: 'Rural communities in particular are keen to ensure that development in villages contributes to their character and sustainability of services, as well as meets local needs (such as for affordable housing, play areas, community halls, etc.). Hence, development in rural areas should be set at a level which allows for limited growth, reflecting individual settlement's needs, opportunities, and service provision.*

*At the same time, the housing provisions seek to maximise the contribution that the villages can make to sustainable growth without prejudicing their individual character and amenities, as well as those of their shared, for the most part High Weald AONB, landscape setting'.*

The strategic objectives include: The inland and essentially rural areas of Rother, falling mainly within the High Weald AONB, retain their essential local character. To meet local needs and support vibrant and viable mixed communities in the rural areas, whilst giving particular attention to the social, economic, ecological, and intrinsic value of the countryside.

To provide housing in a way that supports local priorities and provides choice, including for affordable housing.

The Strategic Housing Market Assessment (SHMA), undertaken in 2013, identified a net need for up to 1,647 affordable homes over the period 2011-2028.

The Local Plan is essentially composed of two parts:

- Adopted Core Strategy (September 2014)
- Adopted Development & Site Allocations Local Plan (December 2019)

The Core Strategy includes policies relating to the scale and distribution of development across Rother's towns and rural areas, as well as other 'core policies' that address key issues such as housing.

#### **Policy DHG1: Affordable Housing**

**On housing sites or mixed use developments, the Council will expect the following percentages of affordable housing within the district:**

- (i) In Bexhill and Hastings Fringes, 30% on-site affordable housing on schemes of 15 or more dwellings (or 0.5 hectares or more);**
- (ii) In Rye, 30% on-site affordable housing on schemes of 10 or more dwellings (or 0.3 hectares or more);**
- (iii) In Battle, 35% on-site affordable housing on schemes of 10 or more dwellings (or 0.3 hectares or more);**
- (iv) In the Rural Areas:**
  - (a) In the High Weald Area of Outstanding Natural Beauty, 40% on-site affordable housing on schemes of 6 dwellings or more (or 0.2 hectares or more); or**
  - (b) Elsewhere, 40% on-site affordable housing on schemes of 10 or more dwellings (or 0.3 hectares or more).**

**Where it can be demonstrated that these requirements would either render otherwise suitable development unviable, or where the local need for affordable housing would no longer justify the above levels, the Council will respectively expect the proportion of affordable housing to be the most that does not undermine viability, or is needed locally. An exception to this may be made when the main purpose of the housing is to support business development, where job creation is a priority.**

**In normal circumstances, the full affordable housing obligation should be met on-site, and of a comparable design quality to the market units onsite. Affordable units should be 'peppercotted' individually, or in small clusters. In all cases, planning permission will be subject to a legal agreement to ensure nomination rights and that the affordable housing will remain available.**

**Policy DHG2: Rural Exception Sites**

In exceptional circumstances, planning permission may be granted for small scale residential development outside development boundaries in order to meet a local need for affordable housing in rural areas. Such development will be permitted where the following requirements are met:

- (i) it helps to meet a proven local housing need for affordable housing in the village/parish, as demonstrated in an up-to-date assessment of local housing need;
- (ii) it is of a size, tenure, mix and cost appropriate to the assessed local housing need;
- (iii) it is well related to an existing settlement and its services, including access to public transport;
- (iv) the development is supported or initiated by the Parish Council;
- (v) The local planning authority is satisfied that the identified local housing need cannot be met within the settlement development boundary; and
- (vi) The development does not significantly harm the character of the rural area, settlement or the landscape, and meets other normal local planning and highway authority criteria, in line with other Council policies.

In all cases, planning permission will be subject to a legal agreement to ensure that the affordable housing accommodation remains available to meet local housing needs in perpetuity, and that people with the greatest local connection are given highest priority in both initial and future occupancy.

A modest amount of enabling open market housing will be acceptable where it is demonstrated, with viability evidence, that it is the minimum necessary for the delivery of a suitable scheme, having regard to the criteria above.

Development policies and site allocation policies have been adopted in the second part of the Local Plan, the Development and Site Allocations Local Plan.

The Development and Site Allocations (DaSA) Local Plan, adopted in 2019, allocates sites for particular uses as well as setting out more detailed policies for the effective management of development in relation to key issues.

The Local Plan Core Strategy set a target of 20 additional dwellings for the parish on new sites in the village up to 2028 as follows:

Settlement	Core Strategy Large Site Requirement	Large Site Completions (04/13 - 03/18)	Large Site Permissions (01/04/18)	Residual requirements
<b>Beckley Four Oaks</b>	<b>26</b>	<b>6</b>	<b>0</b>	<b>20</b>

**Table 1 – Residual requirements for individual villages as at 1<sup>st</sup> April 2018 (Source: Rother District Council DaSA Local Plan 2019)**

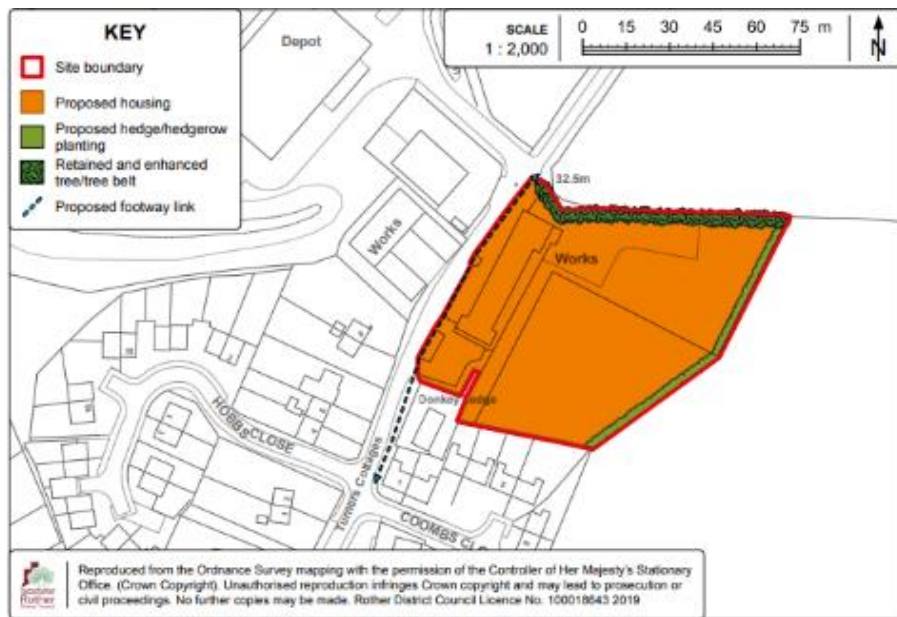
Two opportunities have been identified for residential development and are captured on policies BEC1 and BEC2.



**Policy BEC1: Land east of Hobbs Lane, Beckley Four Oaks**

Land east of Hobbs Lane, as shown on the Policies Map, is allocated for housing. Proposals will be permitted where:

- (i) some 14 dwellings are provided, of which 40% are affordable;
- (ii) access is from Hobbs Lane to the satisfaction of the Highway Authority;
- (iii) screen tree and hedgerow planting employing native species is provided on the eastern boundary of the site, and the tree belt on the northern boundary is retained and enhanced with additional planting;
- (iv) a new footway alongside Hobbs Lane is provided to link the new development to the existing Hobbs Lane footway as indicated on the Detail Map;
- (v) care is taken to respect the amenity value of adjoining residential properties on the southern boundary; and
- (vi) developer's contributions are made towards open space, specifically play provision for children and young people, in lieu of on-site provision.

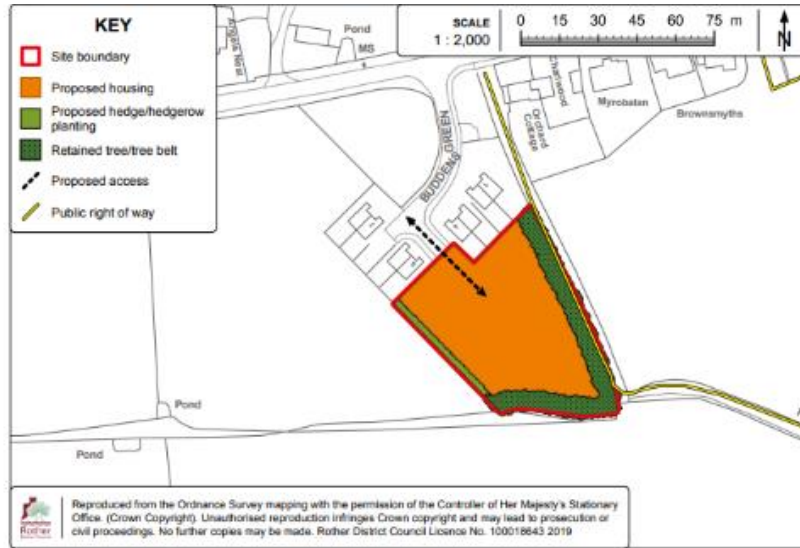


**Figure 3 – Policy BEC1 - Indicative general layout of the development site (Source: Rother District Council DaSA Local Plan 2019)**

**Policy BEC2: Land south of Buddens Green, Beckley Four Oaks**

Land south of Buddens Green, as shown on the Policies Map, is allocated for housing. Proposals will be permitted where:

- (i) some 6 dwellings are provided, of which 40% are affordable;
- (ii) access is provided via Buddens Green; and
- (iii) existing trees on the southern and eastern boundaries are retained and a new hedgerow of native species is provided on the south-western boundary, as indicated on the Detail Map.



Figure

**Figure 4 – Policy BEC2 - Indicative general layout of the development site (Source: Rother District Council DaSA Local Plan 2019)**

### 2.2.3 The Rother Local Plan Review April 2024

The Council is currently working on a Local Plan Review which is likely to be adopted in the next year to two years. The new Local Plan will set out the long-term strategy and planning policies for Rother District to 2040.

The Regulation 182 public consultation version of the Rother District Local Plan, once adopted, will replace Rother's Core Strategy (2014) and Development and Site Allocations (2019) Plans.

The council are consulting on the development strategy and draft Housing and Employment Land Availability Assessment (HELAA) before the final site selection and specific site allocation policies are made.

However, in the draft the overall development potential in the district is presented at a parish level, including potential sites identified through the HELAA process and relevant areas of built form in each parish area are presented under each parish.

<b>Beckley Parish - areas of built form</b>	<b>Level of housing growth range</b>
Beckley	0-12
Kings Bank	0
Four Oaks	20
<b>Total</b>	<b>20 - 32</b>

Table 2 – Rother District Council Local Plan - Regulation 182 public consultation version

## 2.2 Census 2021: population, employment, and education

2.2.1 Using Office for National Statistics Census data the profile of key population indicators for Beckley Parish and the Rother District were compared.

2.2.2 The 2021 Census identified a population of 1,037 people living in the Beckley Parish.

2.2.3 The 2021 Census identified that the largest proportion of the population in the Beckley Parish was aged 16 to 64 (56%), slightly higher than in Rother District (49%).

The second largest proportion were those of retirement age (65 years +) stood at 24% in Beckley, somewhat lower than the 33% across Rother District.

The proportion of the population of school age (0 to 15) - 20% in Beckley, slightly higher than the district - 18%.

**Table 3 - Population in the Parish of Beckley compared to Rother District.**

Age Range	Beckley Parish (2021)		Rother District 2021	
	No.	%	No.	%
Aged 0 to 15	206	20%	17019	18%
Aged 16 to 64	585	56%	45903	49%
Aged 65 +	246	24%	3191	33%
<b>TOTAL</b>	<b>1037</b>	<b>100.0</b>	<b>93113</b>	<b>100.0</b>

(Source: Census 2021)

2.2.4 In terms of qualifications, the percentage of the population aged over 16 with no qualifications was 19% both in Beckley and across the Rother District. The Census highlighted a slightly higher proportion of higher qualifications (at Level 4 and above) in Beckley – 31%, compared to 30% across the Rother District.

2.2.5 As highlighted in Table 4 below, the Census highlighted the nature of occupations in Beckley and across the Rother District were overall broadly similar, both higher income occupations and lower income occupations.

2.2.6 The Census highlighted that across both the Rother District and Beckley Parish 47% of the working population were employed (full time / part time / self-employed). There was a slightly lower proportion of the population – 49%, economically inactive in Beckley, compared to 50% across the Rother District.

**Table 4 – Occupation type comparison between the Beckley Parish and Rother District.**

<b>Occupation Category</b>	<b>Beckley Parish - %</b>	<b>Rother District - %</b>
Managers, directors, and senior officials	18%	16%
Professional occupations	14%	17%
Associate professional and technical occupations	13%	12%
Administrative and secretarial occupations	12%	10%
Skilled trades occupations	18%	14%
Caring, leisure and other service occupations	8%	11%
Sales and customer service occupations	5%	7%
Process, plant, and machine operatives	4%	5%
Elementary occupations	8%	8%
<b>TOTAL</b>	<b>100%</b>	<b>100%</b>

(Source: Census 2021)

**2.3 Census 2021: housing type**

2.3.1 The 2021 Census identified 492 households living in the Beckley Parish.

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

2.3.3 The greatest proportion of households in Beckley occupied houses / bungalows – 98%, compared to 78% across the Rother District.

2.4.4 The proportion of households in Beckley living in flats, maisonettes or apartments was 1%, compared to 21.5% across the Rother District, a significantly lower proportion of smaller (potentially cheaper) homes.

**Table 5 – Housing type comparison between the Beckley Parish and Rother District.**

<b>Housing Type</b>	<b>Beckley Parish 2021</b>		<b>Rother District 2021</b>	
	<b>Number</b>	<b>%</b>	<b>Number</b>	<b>%</b>
House or Bungalow	483	98%	32791	78%
Flat, Maisonette or Apartment	6	1%	9087	21.5%
Caravan or other mobile or temporary structure	3	1%	224	0.5%
<b>TOTAL</b>	<b>492</b>	<b>100%</b>	<b>42102</b>	<b>100</b>

(Source: Census 2021)



- 2.3.4 Of the total number of homes, there were 23% one and two-bedroom (potentially cheaper) properties in Beckley, compared to 41% across the Rother District.

**Table 6 – Bedroom size comparison between the Beckley Parish and Rother District.**

Bedroom Sizes	Beckley Parish 2021		Rother District 2021	
	Number	%	Number	%
1 Bedroom	17	3%	4092	10
2 Bedrooms	99	20%	13141	31
3 Bedrooms	187	38%	15002	36
4 + Bedrooms	185	38%	9868	23
<b>TOTAL</b>	<b>488</b>	<b>100%</b>	<b>42103</b>	<b>100%</b>

(Source: Census 2021)

#### 2.4 Census 2021: housing tenure

- 2.4.1 At the time of the Census some 78% of the homes in Beckley were owner occupied, compared to 73% in the District generally.
- 2.4.2 There was a comparable proportion of Social Rented Housing in Beckley – 10%, the same as in Rother District.
- 2.4.3 At 11%, the proportion of private rented homes in Beckley was significantly lower than across the district – 16%.

**Table 7 - Housing tenure in the Beckley Parish and the Rother District.**

Household Tenure	Beckley Parish 2021		Rother District 2021	
	Number	%	Number	%
Owned	382	78%	30605	73%
Shared ownership	5	1%	372	1%
Social rented	49	10%	4293	10%
Private rented	55	11%	6827	16%
Lives rent free	0	0%	5	0%
<b>TOTAL</b>	<b>491</b>	<b>100%</b>	<b>42102</b>	<b>100%</b>

(Source: Census 2021)

### 3. The Property Market & Housing Affordability

#### 3.1 Current Property Values in the Rother 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 Rother District in March 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 Beckley.

**Table 8 - Average house prices in the Rother District.**

Housing Type	Average Price	Deposit Required (10% of total value)	Gross Household Income Required <sup>2</sup>
All Housing	£366952	£36695	£94359
Detached	£571621	£57162	£146988
Semi-Detached	£369340	£36934	£94973
Terraced	£300083	£30008	£77164
Flat	£199680	£19968	£51346

Source: UK House Price Index - Average Price in Rother District – March 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 £51,346.

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 Rother 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 Rother District was £44,839 and the mid value (median<sup>4</sup>) gross income was £31,019 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 £51,346. This is £6,507 higher than the average (mean) gross income, and £20,327 higher than the mid value (median) gross income. The purchaser would also need to have savings for a deposit of £19,968.
- 3.2.3 This highlights an affordability issue for over half local wage earners.

## 3.3 Current property prices in Beckley 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 12 months for 91 properties sold in the vicinity of Beckley. 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 9 below.

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3

<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 2023 ASHE survey does not contain the median figure.

**Table 9 – 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	£179000	£17900	£46029
2 bed	£281500	£28150	£72386
3 bed	£308156	£30816	£79240
4 bed	£420100	£42010	£108026
5+ bed	£636667	£63667	£163714

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 Beckley at the time of compiling this report (May 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 10 below.

**Table 10 - Lowest property rental prices in Beckley Parish area.**

Housing Size	Baseline monthly rental (per calendar month)	Gross Household Income Required
1 bed*	£1200	£48000
2 bed	£1350	£54000
3 bed	£1400	£56000
4 bed	£1700	£68000
5+ bed*	£1895	£75800

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 Beckley 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 £48,000\* to rent privately, and £46,029 to buy – plus the purchaser would need to have savings for a deposit of £17,900. \*Based on the property available at time of survey.

3.3.8. We used the calculations in Tables 9 and 10 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 Beckley 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 **522** households in the Beckley Parish provided by Rother 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 **117** responses were received from the **522** households in the Beckley Parish – **101** by post and **16** online.
- 4.1.5 This represents an overall response rate of **23%** - a good response rate for a survey of this nature.
- 4.1.6 Part 1 of the survey received **117** responses, and **19** 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
116 (99%)	1 (1%)	0 (0%)

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

Yes	No	No response
7 (6%)	107 (91%)	3 (3%)

### 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
33 (28%)	81 (69%)	3 (3%)

### 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
98 (84%)	19 (16%)	0 (0%)

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

Yes	No	No opinion	No response
64 (55%)	19 (16%)	31 (26%)	3 (3%)

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

There were **26** site suggestions – listed in **Appendix 2**

**Q.7 Would you like more information?**

**18** of the **117** respondents provided contact information.

5.1.4 In summary, responses to Part 1 suggest:

- There is extremely strong support - **84%** for local affordable housing provision if there is a proven need.
- Seven respondents - **6%** had experienced a member of their family having to leave or been unable to return to Beckley in the last few years due to difficulty in finding an affordable home locally.
- A majority of local people – **55%** 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.
- There were **26** responses to Question 6 referencing sites – most referenced Hobbs Lane including Manroy. Other suggestions included land opposite Buddens Green, the Landrover site, area behind Beckley Village Hall, Hamshoe Lane, brownfield land on farms and sites identified in the Local Development Plan.

## 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 **19** responses were received in relation to Part 2 of the Housing Needs Survey.

- 6.1.1 Of the **19** completed and assessed responses:

A total of **15** 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 Beckley Parish.

Four 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 assessed as being 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 for market housing.
- 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 15 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 they have an appropriate local connection to the parish.

### 7.2 Households characteristics

7.2.1 The largest classification of households in need of affordable housing was single adults (aged 18+) - 10 (66%). This was followed by adult / family with children (aged under 18) – 3 (20%). The balance being adult couple (aged 18-64 -no children) – 1 (7%), and an older couple (aged over 65) - 1 (7%).

**Table 11 - Breakdown of the make-up of households in affordable housing need.**

Household type	Number	Percentage
A single adult (aged 18+)	10	66%
A single older person (aged over 65)	0	0%
An adult couple (aged 18 - 64 - no children)	1	7%
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)	1	7%
Other	0	0%
No response	0	0%
<b>Total</b>	<b>15</b>	<b>100%</b>

7.2.2 Three (20%) of the households had children.

7.2.3 Of these households, the largest proportion had one child – 2 (67%), 1 (33%) household had four children.

**Table 12 – Breakdown of children numbers in households in affordable housing need.**

Number of children	Number of responses	Percentage
1	2	67%
2	0	%
3	0	%
4	1	33%
5+	0	%
No response	0	%
<b>Total</b>	<b>3</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 8 (53%) households who were living with parents/friends/family.

7.3.2 Six (40%) of the households rent privately. The remaining household(7%) responded that they rent from a local authority.

**Table 13 – Current form of tenure of those in affordable housing need.**

Tenure	Number of responses	Percentage
Live with parents/friends/family	8	53%
Owens a property with a mortgage	0	0%
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	40%
Rent it from a Housing Association	0	0%
Rent it from a Local Authority	1	7%
Other	0	0%
No response	0	0%
<b>Total</b>	<b>15</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 – 8 (53%),

7.4.2 For 2 (13%) of households the reason given was that the current home is expensive to run/maintain. The same number wanted a more secure form of tender.

7.4.3 Other reasons given included: Current rent/mortgage is unaffordable - 1(7%), and a need to be closer to a carer or dependent - 1(7%).

7.4.4 One household was in receipt of a notice to quit - (7%).

**Table 14 - 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	8	53%
Need a larger home (i.e. more bedrooms)	0	0%
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	1	7%
Need an adapted home	0	0%
Need a more manageable home	0	0%
Need better access to public transport	0	0%
Need a smaller home	0	0%
Want a more secure form of tenure	2	13%
Other – Notice to Quit	1	7%
No response	0	0%
<b>Total</b>	<b>15</b>	<b>100%</b>

### 7.5 Local connection

7.5.1 All 15 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, 12 live in the Beckley Parish.

7.5.3 7 respondents identified a family connection to the parish.

7.5.4 6 respondents work in the parish.

7.5.5 4 respondents indicated that they had previously lived in the parish.

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

Local Connection	Number of responses
Live in the parish	12
Work in the parish	6
Have relatives in the parish	7
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.*

## 7.6 Income and savings

- 7.6.1 Eleven (73%) households were clearly earning less than the average (mean) gross income in the Rother District of £44,839 – as identified in Section 3.
- 7.6.2 All 15 households had gross annual household incomes less than £48,000, 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 15 households (100%) had incomes below £45,000. As identified in Section 3, this is below the minimum (£46,029) required to purchase a one-bedroom property on the open market.
- 7.6.4 Fourteen households (93%) clearly had savings of less than £17,900 – the minimum level of deposit identified above as being required to purchase a one-bedroom property. One household had savings of between £15,001 - £20,000, but insufficient income to sustain a mortgage.
- 7.6.5 All 15 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 16 – Gross annual income of households identified as in need of affordable housing.**

Gross Annual Household Income	Number of responses	Percentage
Less than £9,999	0	0%
£10,000 to £14,999	5	33%
£15,000 to £19,999	0	0%
£20,000 to £24,999	0	0%
£25,000 to £29,999	3	20%
£30,000 to £34,999	2	13%
£35,000 to £39,999	1	7%
£40,000 to £44,999	4	27%
£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>15</b>	<b>100%</b>

- 7.6.6 Three of the 15 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 17 – Savings of households identified as in need of affordable housing.**

Savings	Number of responses	Percentage
No savings	6	40%
Less than £3,000	4	26%
£3,001 - £5,000	0	0%
£5,001 - £10,000	1	7%
£10,001 - £15,000	3	20%
£15,001 - £20,000	1	7%
£20,001 - £25,000	0	0%
£25,001 - £30,000	0	0%
£30,001 - £35,000	0	0%
Over £35,001	0	0%
No response	0	0%
<b>Total</b>	<b>15</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 15 households in need of affordable housing, renting from a local community organisation was the highest preference - 5 (33%, followed by renting from a housing association or local authority - 4 (27%) of respondents.

Buying on the open market was preferred by 3 (20%) of households. This was followed by renting from a private landlord, preferred by - 2 (13%), and 1 (7%) household preferred shared ownership.

**Table 18 - Preferred tenure of households identified as in need of affordable housing.**

Tenure	Number of responses	Percentage
Renting from a local community organisation	5	33%
Renting from a Housing Association or Local Authority	4	27%
Renting from a private landlord	2	13%
Shared ownership	1	7%
Buying on the open market	3	20%
Other	0	0%
No response	0	0%
<b>Total</b>	<b>15</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 19 – Required accommodation of households identified as in need of affordable housing.**

Required Accommodation	1 Bed	2 Beds	3 Beds	4 Beds	Total
House	0	2	0	1	<b>3</b>
Bungalow	0	0	0	0	<b>0</b>
Flat/bedsit/maisonette	12	0	0	0	<b>12</b>
Sheltered/Retirement Housing	0	0	0	0	<b>0</b>
No response	0	0	0	0	<b>0</b>
<b>Total</b>	<b>12</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>15</b>

15

## 7.9 Bedrooms required

7.9.1 The number of bedrooms required (see Table 19 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 the individual household preference.

7.9.2 The largest proportion of respondents - 12 (80%) of the households identified as in need of affordable housing required a one-bedroom property. This was followed by two bedroom - 2 (13%), and four bedroom -1 (7%).

## 7.10 Housing Register

7.10.1 Of the 15 households identified as being in need of and eligible for affordable housing, 3 (20%) 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 20, the vast majority of responses 11 (73%) indicated that this would be required housing immediately or within the next two years. The remaining 4 households (27%) indicated a preference to move 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 20 - 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	11	73%
Between 2 and 5 years from now	4	27%
Between 5 and 10 years from now?	0	0%
No response	0	0%
<b>Total</b>	<b>15</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 One household indicated a need for ground floor accommodation. No other specialist requirements were stated.

## 8. Summary of market preferences

### 8.1 Market housing need

8.1.1 Four 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 4 households requiring market housing, the largest household type was single older person (aged over 65) – 3 (75%).

8.2.2 The other household comprised a single adult (aged 18+) – 1 (25%).

**Table 21 - Breakdown of the make-up of households requiring market housing.**

Household type	Number of responses	Percentage
A single adult (aged 18+)	1	25%
A single older person (aged over 65)	3	75%
An adult couple (aged 18 - 64 - no children)	0	0%
An adult/family with children (aged under 18)	0	0%
An adult/family with children (aged over 18)	0	0%
An older couple (aged over 65)	0	0%
Other	0	0%
No response	0	0%
<b>Total</b>	<b>4</b>	<b>100%</b>

8.2.3 No households included children, as shown in Table 22 below.

**Table 22 – Breakdown of children in households requiring market housing.**

Family with children – Number of children	Number of responses	Percentage
1	0	0%
2	0	0%
3	0	0%
4	0	0%
5+	0	0%
<b>Total</b>	<b>0</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 equally of households owning a property with no mortgage 2 (50%), and 2 (50%) renting privately.



**Table 23 - Current tenure of households requiring market housing.**

Tenure	Number of responses	Percentage
Live with parents/friends/family	0	0%
Owens a property with a mortgage	0	0%
Owens a property with no mortgage	2	50%
Lives in Tied Accommodation	0	0%
Lives in a Shared Ownership property	0	0%
Rent it privately	2	50%
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>0</b>	<b>100%</b>

#### 8.4 Reasons for moving

8.4.1 Half of the respondents - 2 (50%) highlighted the desire for a more secure form of tenure as the main reason for needing housing.

8.4.2 One respondent (25%) needed an adapted home.

8.4.3 One (25%), needed to be closer to a carer or dependent.

**Table 24 - Breakdown of reasons for moving by households requiring market accommodation.**

Reason for moving	Number of responses	Percentage
Need to set-up independent home	0	0%
Need a larger home (i.e. more bedrooms)	0	0%
Need to be closer to carer or dependent	1	25%
Current home expensive to run/maintain	0	0%
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	25%
Need a more manageable home	0	0%
Need better access to public transport	0	0%
Need a smaller home	0	0%
Want a more secure form of tenure	2	50%
Other	0	0%
No response	0	0%
<b>Total</b>	<b>4</b>	<b>100%</b>

#### 8.5 Local connection

8.5.1 All 4 households have a local connection – 3 currently live in the parish.

**Table 25 – Local Connection of households identified as requiring market housing.**

Local Connection	Number of responses
Live in the parish	3
Work in the parish	1
Have relatives in the parish	0
Previously lived in the parish	0

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 Two (50%) of the households responding to the question, requiring market housing were earning at or above the average (mean) gross income in the Rother District of £44,839 – as identified in Section 3.

8.6.2 One of the households responding – (25%) had a gross annual household income of more than £48,000 per annum. One had an income of £45,000 to £49,999. As identified in Section 3 of this document, £48,000 per annum is the level required to be able to rent a one-bedroom property on the open market.

8.6.3 One (25%) of the households responding to the question clearly had a gross annual household income in excess of £46,029 per annum (required to purchase a one-bedroom property). One household had a gross household income of between £45,000 to £49,999. As identified in Section 3, this typically placed these households above the thresholds for affordable housing – when combined with other factors.

**Table 26 – Gross annual income of households requiring market housing.**

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

8.6.4 Three households (75%) had savings in excess of £17,900 – the minimum level of deposit identified above as being required to purchase a one-bedroom property.

**Table 27– Savings of households requiring market housing.**

<b>Savings</b>	<b>Number of responses</b>	<b>Percentage</b>
No savings	0	0%
Less than £3,000	0	0%
£3,001 - £5,000	1	25%
£5,001 - £10,000	0	0%
£10,001 - £15,000	0	0%
£15,001 - £20,000	0	0%
£20,001 - £25,000	0	0%
£25,001 - £30,000	1	25%
£30,001 - £35,000	0	0%
Over £35,001	2	50%
No response	0	0%
<b>Total</b>	<b>4</b>	<b>100%</b>

8.6.5 The income levels, when combined with their savings and current housing circumstances, meant that all 4 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, 2 (50%) of the respondents own a property with no mortgage.

8.6.6 One of the 4 households were assessed as potentially being eligible to purchase 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.

## **8.7 Preferred tenure**

8.7.1 The survey offered respondents the opportunity to identify the housing tenure preference to occupy. Two respondents (50%) identified a preference for buying on the open market, one would prefer to rent from a community organisation and one respondent did not answer the question.

**Table 28 - Preferred tenure of households requiring market housing.**

Tenure	Number of responses	Percentage
Renting from a community organisation	1	25%
Renting from a Housing Association or Local Authority	0	0%
Renting from a private landlord	0	0%
Shared ownership	0	0%
Buying on the open market	2	50%
No response	1	%
<b>Total</b>	<b>4</b>	<b>100%</b>

### 8.8 Preferred accommodation

The survey asked respondents to identify their preferred type of accommodation. Two (50%) households requiring market housing indicated a preference for sheltered / retirement housing

8.8.1 One respondents indicated a preference for a house, and one for a bungalow.

**Table 29 - Preferred accommodation of households identified as requiring market housing.**

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

### 8.9 Bedrooms required

In terms of each households expressed housing requirements, half – 2, indicated a preference for one bedroom, and the other half – 2 for two bedrooms.

8.9.1 The number of bedrooms sought (see Table 29 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 4 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 4 respondents to the question about their preferred timeframe for moving, 2 (50%) indicated that this was now or within the next 2 years and 2 (50%) indicated between 2 and 5 years from now.

**Table 30 - Preferred timeframe for move by households requiring market housing.**

Timeframe	Number of responses	Percentage
Now or within the next 2 years	2	50%
Between 2 and 5 years from now	2	50%
Between 5 and 10 years from now	0	0%
No response	0	0%
<b>Total</b>	<b>4</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 ground floor accommodation.

8.12.3 Two 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 Beckley 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 £46,029 to buy, and £48,000 to rent privately.
- 9.1.3 With a Rother District average (mean) gross income of £44,839 per year and the mid value (median<sup>5</sup>) gross income of £31,019 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 Beckley Parish compared to the Rother 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:
- 84% 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.
  - 55% Would like to see housing delivered via a local community organisation.
  - There were 26 site suggestions – most referenced Hobbs Lane including Manroy.
- 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:
- 15 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.

## Beckley Housing Needs Survey 2024

- All 15 households had a local connection to Beckley Parish.
- The largest classification of households in need of affordable housing was single adults (aged 18+) - 10 (66%). This was followed by adult / family with children (aged under 18) – 3 (20%). The balance being adult couple (aged 18-64 -no children) – 1 (7%), and an older couple (aged over 65) - 1 (7%).
- The most common reason identified in the survey for households seeking to move was the need to set up an independent home – 8 (53%). For two (13%) of households the reason given was that the current home is expensive to run/maintain. Two (13%) wanted a more secure form of tender. Other reasons given included: Current rent/mortgage is unaffordable - 1 (7%), need to be closer to a carer or dependent - 1 (7%). One respondent was in receipt of a notice to quit.
- The largest proportion of respondents - 12 (80%) required a one-bedroom property. This was followed by two bedroom - 2 (13%), and four bedroom 1 (7%).
- Renting from a local community organisation was the most preferred option - 5 (33%) of respondents. This was followed by renting from a housing association or local authority - 4 (27%), buying on the open market – 3 (20%) and renting from a private landlord - 2 (13%). One household (7%) would prefer shared ownership.
- Based on their income, savings, and circumstances, 3 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.
- Housing need is pressing for most respondents - 11 households (73%) need to move either now or within two years. Four households (27%) need to move between two and five years from now.
- One household indicated a need for ground floor accommodation.
- Three of the 15 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, four 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 Two of the four households identified a first preference for private ownership (buying on the open market).
- 9.3.4 Based on their income, savings, and circumstances, one 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 characteristics of the households identified as falling into the market housing need category were:

- Single older person (aged over 65) – 3 (75%) and single adult (aged 18+) – 1 (25%).
  - All of the households responding to the question possessed a local connection to the Beckley Parish through living in the area, working locally, family connection, or past residence.
  - Current housing comprised of 2 (50%) households own a property with no mortgage and 2 (50%) renting privately.
  - Two (50%) indicated a preference for one bedroom and two households indicated a preference for two bedrooms.
  - Two (50%) of respondents indicated a need to move either now or within two years and the remaining two indicated between 2 and 5 years from now.
  - Three households indicated a need for sheltered housing and two indicated a requirement for ground floor accommodation.
- 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 that reads 'Nick Beaumont'.

**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):	

## Beckley 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):					

## Beckley 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+ <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):	

Beckley 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	
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):					

## Beckley 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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

*\*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	<input type="checkbox"/>
Under £3,000	£20,001 - £25,000	<input type="checkbox"/>
£3,001 - £5,000	£25,001 - £30,000	<input type="checkbox"/>
£5,001 - £10,000	£30,001 - £35,000	<input type="checkbox"/>
£10,001 - £15,000	£35,001 + please state a figure:	<input type="checkbox"/>

*\*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.**



**Appendix 2 – Survey Part 1 Question 6 Site Suggestions**

1. Manroy site in Hobbs Lane
2. Ex Manroy site Hobbs Lane
3. Manroy Factory site - once contamination removed
4. Main Street opposite Buddens Green
5. Hobbs Lane (Manroy site)
6. Landrover site at the end of Whitebread Lane
7. The Manray site, Hobbs Lane, Provided v. Limited
8. Hobbs Lane site
9. A. An area in Hobbs Lane opposite RVS, definitely a '@brown field' site, used to be a small factory now defunct. B. Area behind Beckley village hall, old orchard mostly, leading to sewage farm and A265, Whitebread Lane. Looks derelict.
10. Manroy site Hobbs Lane
11. Manroy Engineering site
12. Main street opposite Buddens Green
13. Brownfield site at Hobbs Lane
14. Hobbs Lane where current application is ongoing. Area opposite Corner? Bridge which is an eyesore.
15. Hobbs Lane opposite RVS Beckley
16. Land opposite RVS on Hobbs Lane. Land on left (leaving village) on Homeshoe Lane
17. Brown field sites on farms. Redundant farm buildings.
18. Manroy site Hobbs Lane
19. The site in Hobbs Lane already passed for houses
20. Old Manroy site
21. The disused Manroy Engineering site in Hobbs Lane
22. Hobbs Lane Ex Manroy Site but not the oversized development currently under consideration
23. Manroy Engineering site
24. Hobbs Lane Manroy site
25. The two sites already identified in the 2019 Local Development Plan.
26. Hobbs Lane site - was Manroy