BARCOMBE NEIGHBOURHOOD PLAN - EVIDENCE

Draft Housing Survey

Issue: What kind of housing will be needed in future in terms of tenure and type and will local people be able to afford it ?

The data used below are taken from the *Housing Market Assessment for Lewes (Lewes DC, 2008),* the *2013 ACRE Rural Community Profile for Barcombe,* the 2014 Lewes DC *Affordable Housing Need Assessment 2013-18,* and reports in 2017 from Lewes DC Housing Department to Cllr. I. Linington for the Neighbourhood Plan. Updates of certain data are taken from East Sussex in Figures (ESiF, 2017).

1. Type of existing housing in the local area

The 2011 Census shows a total of 622 units of accommodation in the parish. Their breakdown into different types of housing is given in Table 1.

Table 1

	HOUSING TYPES					
Geography	**Detached**	**Semi-detached**	**Terraced**	**Flats (purpose built)**	**Flats (other)**	**Caravans etc.**
Barcombe	259	188	119	33	21	2

Table 2 compares in percentage terms the data in Table 1 against average values for England and East Sussex.

Table 2

	HOUSING TYPES (%)					
Geography	**Detached**	**Semi-detached**	**Terraced**	**Flats (purpose built)**	**Flats (other)**	**Caravans etc.**
England	22	30	19	17	5	1
East Sussex	32	24	18	16	9	<1
Barcombe	42	30	19	5	3	<1

Thus, following county and national trends detached, semi-detached and terraced properties predominate in Barcombe. However, Barcombe has a greater proportion of detached dwellings and a lower level of flats compared with county and national averages.

2. Housing Tenure

The 2011 Census showed that of the 589 properties surveyed in Barcombe 403 were owner occupied, 102 social rented, 62 privately rented and 22 in other forms of renting. The distribution of this housing among different tenure types is shown in percentage terms in Tables 3 and 4 and compared with the average values for England and East Sussex.

Table 3

	TENURE TYPE (%)			
Geography	**Owner Occupied**	**Social Rented**	**Private Rented**	**Other Rented**
England	64	18	15	5
Barcombe	68	17	11	4

Table 4 shows a comparison of data for owner occupation and renting in Barcombe as percentages against local authority and national averages.

Table 4

	TENURE TYPE (%)			
Geography	**Owner Occupied**	**Local Authority Rented**	**Housing Assoc. Rented**	**Other Rented**
England	64	9	8	18
East Sussex	70	5	6	19
Barcombe	68	13	4	14

With the exception of a higher level of local authority renting Barcombe data follow national and county trends.

3. Affordability

Background. As demonstrated by the *Housing Market Assessment for Lewes (Lewes DC, 2008),* in general house prices rise from the urban coastal areas towards London. As a result, compared to many of the Districts on the South Coast Lewes District remains a relatively high priced location. Specifically, in 2007 average house prices in Lewes District were notably lower than those in neighbouring Mid Sussex (£292,300) but similar to those in adjoining Brighton & Hove (£271,600) and Wealden District (£266,000). They were, however, considerably higher than those in East Sussex (£237,600) and marginally higher than the South East average (£286,300). Considerable variation existed in average house prices across East Sussex and the Sussex coastal area. Within the Lewes District itself there is a marked differential in house prices, viz. from the less expensive coastal belt to the south to the pricier rural areas to the north. However, Barcombe Parish, lying to the east of the District, is located in an area showing the second highest level of house prices (£270,000 - £300,000 in 2006). The pattern of prices among housing types was found to be similar in the areas studied. Detached houses were far the most expensive, followed by semi-detached properties (except in Brighton & Hove where terraced house were the second most expensive). Flats/ Maisonettes were the least expensive house in all areas.

Barcombe. The *2013 ACRE Profile* compared the prices of properties in the Parish using median values (rather than averages); in 2009 the prices of the four main tenure types were found as given in Table 5 compared with the national averages. In the main, these median values showed an upwards trend during the period 2003-2009.

Table 5

	HOUSE PRICES/TENURE TYPE			
Geography	**Detached**	**Semi-detached**	**Terraced**	**Flats**
England (Average)	£320,268	£211,043	£174,653	£131,110
Barcombe (Median*)	£340,000	£250,000	£239,500	£136,725

* meaning the middle term of a series of values arranged in order of magnitude

For all classes of tenure Barcombe properties show values higher than national levels.

An indication of local property values can be obtained from the distribution of Barcombe dwellings among Council Tax Bands A to H compared with the county and national averages (Table 6). (From 2013 ACRE Profile)

Table 6

	DWELLINGS IN COUNCIL TAX BANDS (%)							
Geography	**Band A**	**Band B**	**Band C**	**Band D**	**Band E**	**Band F**	**Band G**	**Band H**
England	25	20	22	15	16	5	4	1
East Sussex	15	18	23	19	14	7	5	1
Barcombe	5	9	25	16	15	14	16	2

While Barcombe shows the proportions in Bands C to E to be similar to those at national and county levels, the overall distribution is skewed in favour of higher value properties (Bands F to H) at the expense of those of lowest value (Bands A and B).

For Barcombe properties the lowest Council Tax price Bands (A, B, C) are represented by 29, 55 and 151 dwellings respectively (see Table 5)

4. Local Housing Survey

In 2015 Barcombe Parish Council through its Steering Group carried out a housing survey in the parish using a questionnaire circulated to each household with the monthly publication, Barcombe News and made available on the Parish Council Web-Site (www.barcombepc.net). The main outcomes were as follows.

- From the 590 houses and population of 1475, 299 individuals responded through completed questionnaire forms or on-line.
- Majority of respondents were in the 40-64 age range
- 78% of respondents owned their property and 60% lived in Barcombe Cross village
- 47 respondents said would be considering moving in the next 10 years so as to live elsewhere (30%), live within 5 miles of Barcombe (35%) or continue to live in Barcombe (35%)

- Of those who declared they wished to move within the Parish 43% preferred 3 bedroomed, 28% 2 bedroomed and 19% more than three bedroomed houses
- Reasons for moving:
    - down sizing (33%)
    - find more family space (17%)
    - to set up own home (14%)
    - retire (13%)
    - Barcombe Cross becomes overcrowded (10%)

5. Housing Market, Affordability and Housing Supply; Lewes District

House prices.
As shown in Table 5 for all classes of tenure in Barcombe property values are higher than national levels. In order to focus on those trying to gain access to the housing ladder a comparison can be made between the "lowest quartile" (lowest 25%) of house prices with the lowest quartile of household incomes. The 2014 Affordable Housing Report states that at District level the lower quartile house prices have increased during the period 1997 to 2014 from 4.2 to 10.3 times the lower quartile income. In 2016 this ratio had increased to 11.41, making the Lewes data the highest in East Sussex (ESiF, 2017).

Local incomes.
Median household incomes in the Lewes District are slightly higher than the England and Wales and East Sussex averages. In the wards similar and adjacent to Barcombe, i.e. Newick, Chailey and Wivelsfield (there are no separate figures for Barcombe), the median income at 2014 was 23% higher that the England and Wales average. Figures for Barcombe are, however, available in the 2013 ACRE Profile. These show that the average weekly household income (adjusted for household size) to be £950, compared with £667 for East Sussex and £673 nationally. After housing costs are taken into account the Barcombe average is still substantially higher, viz. £580, cf. £452 (East Sussex) and £422 (nationally)

Affordability
The 2013 ACRE Profile uses the affordability ratio to compare house prices with earnings. For East Sussex the ratio reported is 16.2, compared with 15.4 for England as a whole, indicating that at the time of the 2011 Census at both at county and national levels the lowest quartile house prices are 15-16 times as high as the lowest quartile incomes. Similarly, the 2014 report uses a comparison of local median incomes and low wage incomes to determine the affordability of private sector housing for local working households. Even in the lowest rental area in the Lewes District an annual household ? income of £34,800 at 2014 income levels would be have been needed to afford the rent without subsidy from Housing Benefit for the lowest income households.

At a low household ? income of £20,000 the percentage of income required for an entry level rent would be between 40-50% of income.

The 2014 report also concludes that sale prices for the Lewes District are higher than entry level prices for England and Wales overall. In 2014 entry level prices for one bed homes were affordable at median incomes however two bedroom houses were not and neither one nor two bedroom houses were affordable to people on low incomes, i.e. below £20,000 at 2014 levels.

The role of the private sector in meeting housing need
The conclusion from the evidence given above is a situation where no part of the District is now affordable at low incomes, making renting in the private market or local authority sector the only options for many families. However, in 2007 the mean monthly private rents in Lewes District were the second highest (£986) in the county to Wealden District (£998) (cf. East Sussex, South East and England as a whole, viz. £803, £994, £852 respectively) (ESiF, 2017). In addition, the private sector is failing to meet the need for affordable housing as there is a limited supply of homes for rent in the district and housing costs are often only affordable through the subsidy provided by housing benefit for each of the comparison BRMA (Broad Rental Market Area) towns (of which Lewes is one).

The role of local authority associated housing in meeting housing need
This section deals specifically with the situation in the Parish of Barcombe. First, the current Lewes DC Housing Stock in Barcombe consists of the following.

Table 7

Type	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total
Bungalow	9	15	0	0	24
House	0	15	15	2	32
Flat	8	13	0	0	21
Total	17	43	15	2	77

In addition, there are three Housing Association developments at The Willows (Phases 1 and 2) and at Sidehills. They provide the following accommodation, nominees for which are selected from the DC Register (|"Waiting List").

Willows Phase 1: 4 x 2 bedroom houses
2 x 3 bedroom houses
(4 are shared ownership properties)
Willows Phase 2: 4 flats (2 x 1 bedroom; 2 x 1 bedroom)
8 houses (4 x 2 bedroom; 4 x 3 bedroom)
(2 of 2 bedroom houses are shared ownership properties)
Sidehills (for older people): 7 x 2 bedroom bungalows

Second, the latest housing register available in September 2017 identifies the waiting list applications for Barcombe as follows;

Table 8

Bedroom Need	Currently living in Barcombe	Not living in Barcombe	Total
1 bedroom	2	10	12 (18)*
2 bedroom	4	6	10 (13)
3 bedroom	1	6	7 (6)
4 bedroom	3	0	3 (3)
Total	10	22	32 (40)

* 2016 figures in brackets

Register refers to those who don't currently live in but are waiting to be found Council accommodation and transfer to those who currently reside in Council accommodation but wish to transfer to another Council property. These figures do not take account of overcrowding and concealed households, single parent households are likely to be the most overcrowded.

Of the 32 applicants 21 are housing register and 11 are transfers. There are 10 households (5 transfers and 5 housing register) currently living in Barcombe who wish to remain in the parish. Of the other 22, 10 households currently live in a rural parish and the remaining 12 do not have a local parish connection, do not live in a neighbouring parish but are on the waiting list.

There is little, if any, turnover of council properties in Barcombe.

While such data indicate a year by year variation, they clearly show that the greatest demand for those on the waiting list for Barcombe is for one, followed by two, bedroomed properties. (In the District as a whole 50% of applicants register demand for one bedroom properties.)

Supply of Affordable Housing

The overall supply of Affordable Housing within local housing development in the District for the period 2013/14 to 2017/18 for existing committed housing development schemes is 864 units with 157 units of these being planned affordable housing (18.17% of total residential units)

Specifically;

2016/17 from a total of 127 residential units with 20 affordable units.

2017/18 of 162 residential units with 25 affordable units.

In June 2017 it was reported (reference ?) by the Head of Housing that 1494 applications had been made across the district to go onto the housing waiting list. In order to clear the backlog of priority housing, register B and A to C applicants, and with an average addition of new 549 applicants within the period of up to 2018, a further 389 units have to be provided in every year for five years.

The predicted total of 157 in total for five years shows that those 30 - 40 registrations from Barcombe in just one year alone are highly unlikely to have their housing needs met.

6. Possible location of new housing

With little, if any, land remaining for building within the present Planning Boundary at Barcombe Cross additional housing to meet identified needs will require an extension of the Boundary (see Housing Policy), e.g. the sites at Bridgelands/Hillside considered in both the 2015 and 2017 SHELAAs as having potential for housing development. The ranking of preferences for housing on those sites given by respondents in the 2015 Barcombe Housing Survey (www.barcombepc.net) was as follows: 05BA (34%) 07BA (21%), 06BA (20%), 03BA (16%). In answer to a separate question, the least preferred of the SHELAA sites was 06BA (61%). On the other hand, when asked about their preferences for other sites in the Parish for housing, the majority of respondents (70%) chose the field opposite the Village Hall bordering the eastern section of the existing Planning Boundary and which was not put forward for consideration in the 2017 SHELAA

7. Conclusion

The evidence presented in this and the Community Profile sections shows housing in Barcombe to be largely owner occupied, detached and available at prices above the national averages. Residents on low incomes have little opportunity to buy or rent their own properties without some form of financial support. At the same time there are strong interests within and outside the Parish in acquiring accommodation in Barcombe. Any future housing development should, therefore, take into account these pressures. Not only is there a need to provide small housing units, particularly with 1-3 bedrooms, but also that a significant proportion be of an affordable category. Based on current evidence, Housing Policies to achieve such aims, including the 40% affordability quota of Core Policy 3 of the Joint Core Strategy, are advocated. However, in view of the notional building start dates (2022) for Sites 003BA, 05BA, 07BA and 08BA given in the 2017 SHELAA, it is recommended that further detailed reviews of the housing needs of Barcombe be carried out before that date.