

Fishbourne Housing Needs Survey
2013-2018

February 2014
Fishbourne Parish Council

SUMMARY	3
Exclusions from the Survey	3
Key Findings from the Household Survey	3
Summary	4
Chapter 1 - Introduction	5
Government Guidance	5
Local Plan	5
Fishbourne Parish Council Needs Study	6
Study method	6
Chapter 2 – Local Data and Information	7
Characteristics of the Local Population	7
Economic activity	7
Dwelling Characteristics	8
Number of Bedrooms	9
Households and Household characteristics	9
Chapter 3 – The Fishbourne Housing Market	11
Introduction	11
The current cost of housing to buy	11
The current cost of housing to rent	11
Rental Information	11
Sale information	12
Annual Survey of Hours and Earnings (ASHE)	12
Relationship to Wootton Bridge	12
Secondary Information from the Island Homefinder Register	13
Older Persons Provision	14
Caravan Sites	15
Chapter 4 – The Housing Survey	16
Analysis of the Survey Data	16
Requirement for Market Tenures	17
Requirement for Affordable Tenures	18
Appendix A – Definitions	20
Appendix B - PROPERTIES FOR SALE IN FISHBOURNE PARISH	21
Appendix C – The Survey	22

SUMMARY

Fishbourne Parish Council commissioned an housing needs survey for the period 2013-2018.

The findings have been analysed by the Isle of Wight Council Planning Policy Team and the final document has been completed and agreed by Fishbourne Parish Council.

This document has been commissioned to provide supporting information for the possible future development of a neighbourhood plan as well as being used by it to support proposals in accordance with Policy SP1 (Spatial Strategy) and DM3 (Balanced Mix of Housing) and other policies of the Island Plan Core Strategy.

This study has been designed to understand residents' current housing circumstances and their future housing needs (including other family members or other people living with them). It has also been designed to understand what type of housing is available in the area and the extent to which it is affordable to local households.

In order to achieve the aims and objectives, the study involved:

- undertaking a hand delivered survey of all households in the parish (320 households received a survey form including caravans at Kite Hill and houseboats at Barge Lane), designed to understand the housing needs of existing and newly forming households and understand attitudes to further housing development in the parish; and
- obtaining information about housing in the parish and the supply of housing, rents and purchase prices.

Exclusions from the Survey

The following properties were not deemed suitable for the delivery of housing needs surveys as they represent a specialist sector of the housing market:

- Kite Hill Nursing Home
- Quarr Abbey

Key Findings from the Household Survey

Surveys Received Back	225	70%
Surveys Refused	28	
Failed to Collect including empty properties and holiday homes	36	
Surveys Returned but not Completed	22	

A 70% response rate was achieved for this survey meaning that the results are statistically very reliable.

Summary

The Fishbourne Housing Needs Survey has been completed in order to provide the right sort of housing for Fishbourne so that residents can remain in the Parish if they wish.

The findings of the study, and other relevant information, will form a material consideration in the determination of planning applications in the parish of Fishbourne and will fit in with Policy SP1.

Policy DM3 of the Island Plan – Balanced Mix of Housing – confirms that:

“The Council will support development proposals that provide an appropriate mix of housing types and size in all new development in order to create inclusive and sustainable communities. Development proposals will be expected to:

- 1. Reflect the most up-to-date Strategic Housing Market Assessment.*
- 2. Contribute to meeting the identified housing need for the local area.*
- 3. Contribute to meeting specialist housing requirements.”*

In total, based on the findings of the housing needs survey, it is estimated that there is a requirement to provide 12 homes to meet local needs over the five year period from 2013-2018.

Figure 1: Local housing need for Owner-occupied housing by type

Estimated Number	Bedrooms	Type	Specialist
2	2	House	No
2	3	Bungalow	No
1	4	Bungalow	No
1	2	Bungalow	Housing with Care/Support

Source: Survey Responses

Figure 2 – Local housing need for affordable rent by type

Estimated Number	Bedrooms	Type	Specialist
0	0	n/a	n/a

Source: Survey Responses

Figure 3 – Local housing need for Affordable home ownership by type

Estimated Number	Bedrooms	Type	Specialist
3	2	House	No
2	3	House	No
1	3	Bungalow	No

Source: Survey Responses

Chapter 1 - Introduction

Government Guidance

- 1.1 The National Planning Policy Framework (NPPF)¹ sets out the requirement for Local Planning Authorities (LPAs) that they should have a clear understanding of housing needs in their area.
- 1.2 The NPPF confirms that the LPA should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period which:
 - meets household and population projections, taking account of migration and demographic change;
 - addresses the need for all types of housing, including affordable housing and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes); and
 - caters for housing demand and the scale of housing supply necessary to meet this demand.

Local Plan

- 1.3 The Isle of Wight Council's Island Plan Core Strategy² plans for new development over the period until 2027 through:
 - developments which are given planning permission in accordance with the provisions and policies of the Core Strategy,
 - Area Action Plans for each of the Key Regeneration Areas, which will identify appropriate development sites, within or immediately adjacent to the settlement boundaries within the Area Action Plan boundaries for the majority of the dwellings allocated for the area.
- 1.4 Part of the Parish of Fishbourne is located within the Key Regeneration Area of Ryde as set out in policy SP1 of the adopted Local Plan but does not have a defined settlement boundary and is therefore rural in nature. The part that is outside of the Key Regeneration Area is clearly within the Wider Rural Area and covered by that part of the Core Strategy.
- 1.5 Policy SP1 is clear that the Local Planning Authority would support development on appropriate land within or immediately adjacent to defined settlement boundaries of the Key Regeneration Areas and this does not include Fishbourne. Furthermore Policy SP1 (Spatial Strategy) confirms that '*unless a specific local need is identified, development proposals outside of, or not immediately adjacent to ... defined settlements will not be supported.*' Fishbourne does not have a settlement

¹ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

² http://www.iwight.com/living_here/planning/images/CoreStrategy-AdoptedMar2012.pdf

boundary nor is it near one and therefore development that does not meet a specific local need will not be supported.

Fishbourne Parish Council Needs Study

- 1.6 To support appropriate development in accordance with the policies of the Core Strategy, Fishbourne Parish Council commissioned a Housing Needs Survey which was carried out by the Parish Council and analysed by the Isle of Wight Council Planning Policy Team.
- 1.7 The survey was carried out as follows:
- Delivery of Housing Needs Surveys to all households June 2013
 - Survey Response Date July 2013
 - Analysis August 2013
 - Final Housing Needs Survey Published February 2014
- 1.8 The Parish Council commissioned the study in order to provide supporting information to be used to support proposals in accordance with Policies SP1 (Spatial Strategy) and DM3 (Balanced Mix of Housing) and other policies of the Island Plan.
- 1.9 The study was designed to understand residents' current housing situation and their possible housing needs for the future including the possible future housing needs of family members and other people living with them. It was also designed to understand what type of housing is available in the area and the extent to which it is affordable to local households. In this way the net future housing need can be estimated. The Parish Council asked for an estimate of future net housing needs over the next 5 years.
- 1.10 A further aim of the study was to understand the requirements of individual households whose housing was in some way unsatisfactory but did not want to move home.

Study method

- 1.11 In order to achieve the aims and objectives the study had four main elements:
- Analysis of the local housing market of Fishbourne Parish and its relationship to Wootton Bridge and Ryde.
 - A survey of local supply on the cost of access level property and on the supply and cost of private rented housing using Rightmove.
 - A hand delivered survey of 320 households within Fishbourne Parish which can be found at Appendix A.
 - Secondary data analysis drawing upon information for Fishbourne, household and population projections and other research including the Island Homefinder Register (managed by the Isle of Wight Council.)

Chapter 2 – Local Data and Information

- 2.1 This section provides local data and information for Fishbourne’s population and housing stock.
- 2.2 Information from stakeholders and this data provides the context for subsequent analysis of household survey data and is compared to figures for the whole of the Isle of Wight and national data where relevant.
- 2.3 Data has been drawn from 2011 Census data and further information provided by the household survey data.

Characteristics of the Local Population

- 2.4 The 2011 Census recorded 754 people resident in Fishbourne. The figure below shows the age profile of the population. The data shows a high proportion of residents aged 45-74. When compared with data for the Isle of Wight we see that the population of Fishbourne makes up about 0.54% of the Island’s population. A comparison with 2001 Census data suggests that the population of the parish has remained static over the decade. 750 people were resident in the parish in 2001.

Figure 2.1: Population Age Profile (2011)

Age group	Fishbourne		Isle of Wight		England
	Number	%	Number	%	%
0 – 4	17	2.3%	6,412	4.6%	6.3%
5 – 9	26	3.4%	6,542	4.7%	5.6%
10 – 14	35	4.6%	7,968	5.8%	5.8%
15 – 19	42	5.6%	8,190	5.9%	6.3%
20 – 24	20	2.7%	6,808	4.9%	6.8%
25 – 29	19	2.5%	6,690	4.8%	6.9%
30 – 44	77	10.2%	23,176	16.8%	20.6%
45 – 59	186	24.7%	28,531	20.6%	19.4%
60 – 64	75	9.9%	10,994	8.0%	6.0%
65 – 74	157	20.8%	17,112	12.3%	8.6%
75 – 84	62	8.2%	10,772	7.8%	5.5%
85 – 89	20	2.7%	3,257	2.4%	1.5%
90 and over	18	2.4%	3,257	1.3%	0.8%
All ages	754	100%	138,265	100%	100%

Economic activity

- 2.5 Data shown in the figure below shows the working status of the household reference person (HRP) from 2011 Census data. The HRP can be described as the more easily understood ‘head of household’ where one person in each household is selected to act as the household representative. In Census data the HRP is mainly selected on the basis of whether or not they are working and age.

- 2.6 Consistent with the age profile, Fishbourne sees a very high proportion of HRPs who are retired (42% compared with 34% across the Island and only 25% nationally). Levels of unemployment are very low whilst the number of people who are self-employed as a proportion of all who are working is quite high when compared with national data. It should be noted that the figures for employment are based on where a household lives and not where they work. Interestingly the proportion of the HRPs that say they are sick or disabled is nil, given that the proportion of older people and HRPs is higher.

Figure 2.2: Economic Activity of Household Reference Person (2011)					
Economic activity	Fishbourne		Isle of Wight		England
	Number	%	Number	%	%
Full Time	96	30.7%	20,080	32.9%	42.9%
Part Time	27	8.6%	6,325	10.4%	8.8%
Self Employed	47	15%	7,813	12.8%	11.5%
Unemployed	3	1%	1,750	2.9%	3.1%
Retired	134	42.8%	20,899	34.2%	24.9%
Sick/disabled	0	0%	2,149	3.5%	3.6%
Other	6	1.9%	2,069	3.4%	5.2%
Total	313	100%	61,085	100%	100%

Dwelling Characteristics

- 2.7 The figure below shows dwelling types from 2011 Census data. The information shows over 80% of the dwellings in the parish are detached. This is considerably higher proportion of dwellings across the entire Island and all of England. There are a relatively low proportion of flats (3.2%) and terraced homes and a higher than average proportion of “other” category which includes caravans.

Figure 2.3: Accommodation Type (2011)					
Accommodation Type	Fishbourne		Isle of Wight		England
	Number	%	Number	%	%
Detached	262	83.7%	21,269	34.8%	22.3%
Semi Detached	15	4.8%	17,848	29.2%	30.7%
Terraced	17	5.5%	9,393	15.4%	24.5%
Flat	10	3.2%	12,036	19.7%	22.1%
Other	9	2.8%	539	0.9%	0.4%
Total	313	100%	61,085	100%	100%

- 2.8 The finding of a low proportion of terraced homes/flats compared to the Island as a whole is significant. These dwelling types tend to be the cheapest priced housing in any local market. This means that the ability of local people and especially first-time-buyers to access the housing market in Fishbourne is limited.

Number of Bedrooms

- 2.9 The size and value of dwellings can be analysed in relation to the number of bedrooms in a dwelling. The figure below is based upon 2011 Census data and contains only occupied dwellings. Fishbourne has a greater proportion of larger homes. Some 49.2% of dwellings have four or more bedrooms compared with 16.1% across the Island. The proportion of homes with one or two bedrooms is very low compared to the Island as a whole.

Number of Bedrooms	Fishbourne		Isle of Wight		England
	Number	%	Number	%	%
0/1	10	3.2%	6,420	10.5%	12.0%
2	45	14.4%	20,293	33.2%	27.9%
3	104	33.2%	24,525	40.1%	41.2%
4	111	35.5%	7,420	12.1%	14.4%
5+	43	13.7%	2,427	4%	4.6%
Total	313	100%	61,085	100%	100%

Households and Household characteristics

- 2.10 According to the Census 2011 (figure below) it is estimated that around 8.5% of dwellings within the parish were unoccupied. This includes second homes and holiday homes. This compares to 10% of dwellings vacant across the Island as a whole.

Vacancy	Fishbourne		Isle of Wight		England
	Number	%	Number	%	%
Occupied	313	91.5%	61,085	90.3	95.7
Unoccupied	29	8.5%	6,591	9.7	4.3
Total	342	100%	67,676	100%	100%

- 2.11 Turning to household characteristics the figure below describes the number and proportion of households in each tenure group for Fishbourne, the entire Isle of Wight and all of England.

Tenure	Fishbourne		Isle of Wight		England
	Number	%	Number	%	%
Owned outright	186	59.4%	25,091	41.1%	30.6%
Owned with a mortgage or loan	84	26.8%	17,726	29.0%	32.8%
Shared ownership	0	0%	362	0.6%	0.8%
Social Rented	3	1%	6,523	10.7%	17.7%
Private Landlord or Letting Agency	34	10.8%	9,663	15.8%	15.4%

Rent from Employer of a Household Member	0	0%	94	0.2%	0.3%
Rent from Relative or Friend of Household Member	0	0%	782	1.3%	0.9%
Rented; Other	3	1%	100	0.2%	0.3%
Living Rent Free	3	1%	744	1.2%	1.3%
Total	313	100%	61,085	100%	100%

2.12 For Fishbourne there are a number of important findings from the data. The parish has several features that distinguish it from other areas and the Island as a whole. There is:

- a high proportion of owner-occupiers – particularly outright owners consistent with the high proportion of older owner occupiers resident in the parish;
- a high proportion of older person households, many of whom are single person households who owner occupy bungalows;
- a virtually non-existent social rented sector with no shared ownership provision; and
- a lower than average private rented sector (PRS).

Chapter 3 – The Fishbourne Housing Market

Introduction

- 3.1 An important part of the assessment of housing need is to establish the costs of housing to buy and rent. This information is then used against survey data about the amounts people can afford to assist in establishing the most suitable type and size of accommodation for each household.
- 3.2 In this section we establish the typical entry-level costs of housing to both buy and rent in Fishbourne Parish. Our approach has been to carry out a desktop survey using internet sources. Due to the relatively small number of dwellings available for sale or rent this exercise was carried out twice during the project (in early December 2012 and May 2013) to boost the number of properties about which information is available.
- 3.3 Below we have provided a summary of the outputs of this analysis – given the availability of data the analysis should be considered as indicative although it is worth noting that figures obtained were fairly consistent over time.

The current cost of housing to buy

- There is no supply of 1 and 2 bedroom properties to buy.
- There is insufficient supply of 3 bedroom properties for sale.
- Four bedroom properties between £300,000 and £500,000.
- Five bedroom properties between £445,000 and £600,000.

The current cost of housing to rent

- There is no current data available due to the lack of supply in Fishbourne.

Rental Information

- 3.4 Searches carried out 21 December 2012 and 13 May 2013 using Fishbourne ‘this area only’ search on Rightmove ³

Number of Bedrooms	Number Found 21/12/12	Average Rent 21/12/12	Number Found 13/05/13	Average Rent 13/05/13
1	0	£0	0	£0
2	0	£0	0	£0
3	1	£895 pcm	0	£0
4	1	£1200 pcm	0	£0

- 3.5 This shows the lack of rented accommodation available within the local area.

³ <http://www.rightmove.co.uk/>

Sale information

- 3.6 Searches carried out on 13 May 2013 using Fishbourne ‘this area only’ search on Rightmove ⁴ and further search carried out 21 August 2013 on Zoopla, Prime Location, Wight Agents, Hose Rhodes Dickson, Spence Willard, Laurie Calloway, Wright Estate Agency, Pittis, Watson Bull & Porter, Arthur Wheeler, Seafields, Wootton Estate Agents, Jenny Turnbull, Creasey Biles & King, Christopher Scott, Gully Howard, 01 Estate Agents, Megan Baker, Whitehouse Porter, Island Homes Estate Agency, Lancasters, Webb & Jenkins and Movehut.

Number of Bedrooms	Number Found 13/05/13	Average Price 13/05/13	Number Found 21/08/13	Average Price 21/08/13
1	0	£0	0	£0
2	0	£0	1	£255,000
3	1	£375,000	1	£345,000
4	8	£486,862	12	£455,000
5	1	£445,000	2	£455,000

Annual Survey of Hours and Earnings (ASHE)

- 3.7 The ASHE 2012 (provisional, based on SOC 2011) Table 10 - Place of Residence by Parliamentary Constituency ⁵ confirms that gross pay on the Island was £22,231. Therefore to purchase a house in Fishbourne you would need the following:

Number of Bedrooms	Purchase Price	Deposit @ 10%	Remaining house price to income ratio
Average	£435,000	£43,500	17.61 to 1

- 3.8 There is insufficient data on rental prices.
- 3.9 This information serves to illustrate the point that many younger people will struggle to achieve home ownership within Fishbourne in the early stages of their working lives and due to the lack of rented accommodation in the area will move to nearby settlements to have their housing need met.

Relationship to Wootton Bridge

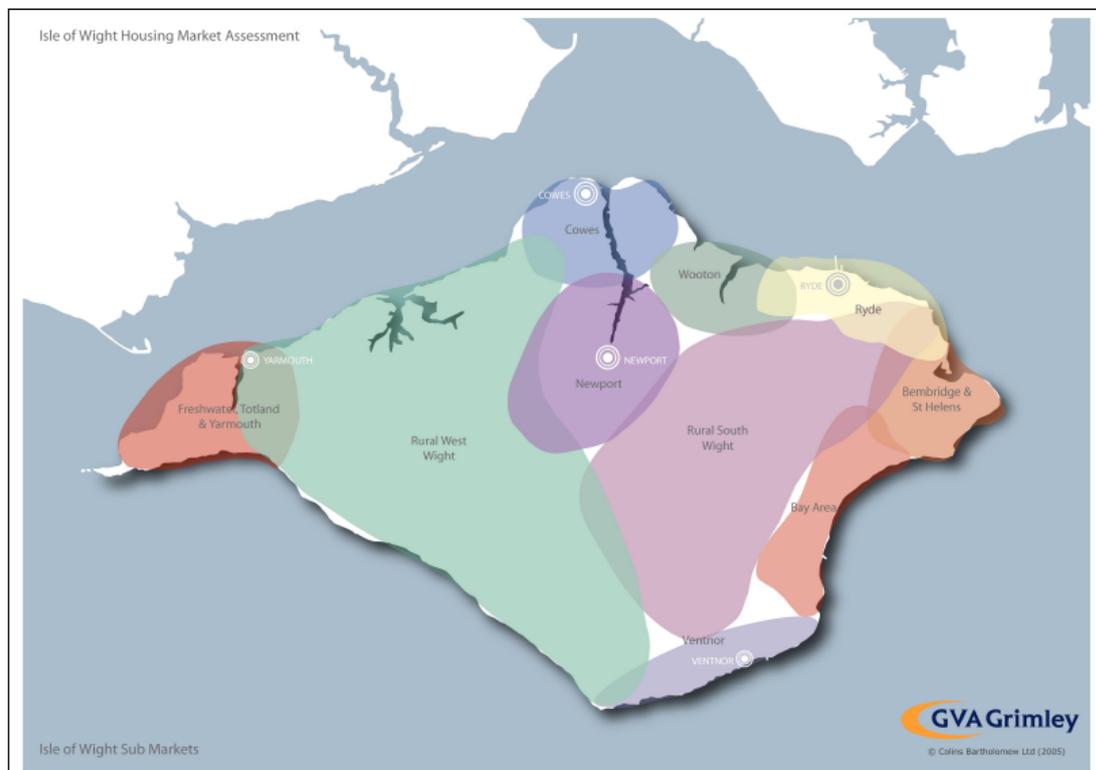
- 3.10 It is clear from carrying out this analysis that the Fishbourne housing market does not function in isolation. The proximity of Fishbourne to Wootton Bridge means that these two settlements may act as a sub-housing market in their own right.
- 3.11 Further work, undertaken as part of the Strategic Housing Market Assessment 2007 (SHMA) ⁶ identified Fishbourne as forming part of the Wootton and Fishbourne sub market area.

⁴ <http://www.rightmove.co.uk/>

⁵ <http://www.ons.gov.uk/ons/publications/re-reference-tables.html?edition=tc%3A77-256648>

⁶ [http://www.iwight.com/living_here/planning/images/FB3_HousingMarketAssessment\(2007\).pdf](http://www.iwight.com/living_here/planning/images/FB3_HousingMarketAssessment(2007).pdf)

- 3.12 A housing market exists wherever willing buyers and willing sellers are in contact with one another. Such markets can be spatially defined because most people seeking to buy or rent a house will choose houses within a fairly limited area.
- 3.13 This commonly reflects existing ties such as proximity to family and friends; access to employment, education and other facilities. A housing market area can hence be defined as: ‘a geographical area which contains both the origin and destination of the great majority of households who move home.’
- 3.14 Patterns of relocation (migration patterns) are the basis of defining a functional housing market. However in practice a more pragmatic approach is commonly used which also considers existing partnership structures, travel to work patterns, and more qualitative information.
- 3.15 A review of the Strategic Housing Market Assessment is currently being undertaken and the findings of this document will be used as part of the determination of applications in accordance with policies SP1 and DM3.



Secondary Information from the Island Homefinder Register

- 3.16 This information is secondary and does not form part of the household survey findings.
- 3.17 The latest available data from the Island Homefinder register has indicated that there no “affordable housing” within Fishbourne Parish.

- 3.18 The Island Homefinder⁷ register allows new applicants for affordable housing, and existing tenants seeking a move, to apply for available vacancies which are advertised widely, for example in local housing offices or on a website.
- 3.19 Applicants can see the full range of available properties and, under the new system, they can make a bid for any home which meets their housing needs. Applicants are unable to search for “affordable housing” in Fishbourne on the Island Homefinder register due to the lack of available accommodation.
- 3.20 Colleagues from the Statutory Housing Authority were contacted to investigate the number of applicants on Island Homefinder who lived in Fishbourne. As at August 2013 there were 6 households resident in Fishbourne who has expressed a need for ‘affordable housing’.

Current Tenure	1 Bed	2 Bed	Total
Private renting	3	0	3
Mobile home owner	0	1	1
Rented mobile home	1	0	1
Living with relatives	0	1	1
Total	4	2	6

Source: Island Homefinder Register

- 3.21 This information has not been included with data gathered from the household survey but may be used as evidence in the determination of applications in accordance with policy DM3 although there may be an element of double counting due to the high response rate of the householder survey and the fact that a review of the housing register is not completed on an annual basis.

Older Persons Provision

- 3.22 People are living longer and this means that the Island, like the UK as a whole, has a growing older population. By 2025 it is expected that the proportion of people over 65 will be 28%.⁸
- 3.23 This change in population structure will obviously have implications for local public services, but also means that we need to plan for a supply of housing to meet the needs of an ageing population.
- 3.24 It is anticipated that there will be increasing numbers of older people who will be owner occupiers and that most people will want to (and will be encouraged to) stay in their own homes as long as they are able to.
- 3.25 A search was made on the Care Quality Commission website⁹ for all registered care services within the Fishbourne Parish area. One Nursing Home was found within the area – Kite Hill Nursing Home which provides Dementia, Diagnostic and/or screening services, Physical disabilities, Caring for adults over 65 yrs.

⁷ www.islandhomefinder.org.uk

⁸ http://www.iwight.com/living_here/planning/images/Determiningthefutureprovisionrequirementsforolderpersonsaccommodation.pdf

⁹ www.cqc.org.uk

- 3.26 A further search of the area to identify specific leasehold accommodation for older people did not return any results.

Caravan Sites

- 3.27 A search was made of the local area to investigate the provision of Caravan/Camping Sites. One Caravan/Campsite is located at Kite Hill. This has historically been used sporadically as low priced accommodation for people unable to access “affordable housing” within the Fishbourne and Wootton Parishes.

Chapter 4 – The Housing Survey

- 4.1 320 housing needs surveys were delivered. A total number of 225 surveys were completed and returned providing a 70% response rate.
- 4.2 It is standard practice in local authority level surveys for results to be based upon random samples of the population which are then grossed-up to represent the household population as a whole with a high level of confidence. However, for the purposes of local surveys such as this, normal practice is to seek information from every household, not a random sample of households and present the findings on the basis of actual responses.
- 4.3 This means that outputs below reflect the actual response to the survey and should be regarded as minimum estimates. Given that all households in the parish were sent the survey it is assumed that the majority who have a housing need or requirement will have completed and returned the form. It was in their interest to do so. This is then compared against the housing needs requirements held on the Council's Statutory Housing Register.
- 4.4 A margin of error occurs whenever a population is incompletely sampled. The margin of error is a statistic expressing the amount of random sampling error in a survey's result. A margin of error is not estimated in this report as the margin is only quoted when a survey is based upon a random sample of households with figures grossed-up to the total population – this does not apply to the Fishbourne survey. This survey has also been cross-checked against the Island Housing Register to ensure that those who have an identified need are not counted more than once.
- 4.5 This chapter brings all of the information together to support study findings and arrive at a 5 year housing need. The following tables summarise the size, type and tenure characteristics of the 12 additional dwellings identified by the survey as needed over the next 5 years. They are necessary because the profile of dwellings that are likely to become vacant are not likely to be suitable for the specific needs of the households.

Analysis of the Survey Data

- 4.6 The Survey data on type of house and tenure of housing was consistent with the 2011 Census data. Further questions, of particular note to Fishbourne Parish Council were as follows:

If you have a home office is it within the main residence	57.5 answers (94%)
If you have a home office is it in a separate building	3.5 answers (6%)
Intention of constructing a home office in the main residence	1 answer (25%)
Intention of constructing a home office in a separate building	3 answers (75%)

How likely is it that over the next five years that the household will move:

Very likely	16	13%
Likely	10	8%
Unlikely	30	25%
Very unlikely	64	53%
Total Answers	120	

Do you think that the move will be:

Within the Parish	12	33%
Elsewhere on the Island	14	39%
Off the Island	10	28%
Total Answers	36	

Will any of the people in your household need or are they likely to move to their own separate accommodation in the next five years?

Yes	30	70%
No	13	30%
Total Answers	43	

Do they think that the move will be:

Within the Parish	6	29%
Elsewhere on the Island	8	38%
Off the island	7	33%
Total Answers	19	

- 4.7 Therefore from Survey Data alone 56 households, or individuals within households, are expected to move in the next five years and 18 expect to remain within the Parish.

Requirement for Market Tenures

- 4.8 The findings of the general household survey are a statistical analysis of residents “likes” and “expectations”. However they are not an indication of whether a household has a “housing need”.
- 4.9 In order to calculate a net housing need the 18 households (identified within section 4.7) are examined further to see whether their housing need can be met by other residents moving and freeing up accommodation.
- 4.10 Where a household cannot be matched to a “vacant” or “unit available on the open market” an unmet housing need is established. This can be in the form of an open market housing unit that is not available in the local marketplace or in the form of the amount of funding a person has to buy or rent a unit. This provides further evidence of whether “affordable housing” is needed by residents.

- 4.11 Survey data analysis suggests that around 50% of local householders planning to move can afford to remain in home ownership. Many of these will be able to self-fund adaptations, care and support. Analysis of this information shows that due to a shortfall of bungalows within the Fishbourne Parish area there would be a requirement for this type of accommodation.
- 4.12 Given the reasons for households seeking to move accommodation, along with an understanding of the housing stock and population profile, it seems reasonable to suggest that the difference between preferences and expectations is to some degree driven by the availability of suitable housing within the parish for households to move to.
- 4.13 Residents may decide that their housing need can be met from within the Wootton area in this regard but chose to answer the survey that they would like to remain in the Parish of Fishbourne. Residents who stated that they would move out of the Parish were discounted for this purpose.

Figure 1: Local housing need for Owner-occupied housing by type

Estimated Number	Bedrooms	Type	Specialist
2	2	House	No
2	3	Bungalow	No
1	4	Bungalow	No
1	2	Bungalow	Housing with Care/Support

Source: Survey Responses

Requirement for Affordable Tenures

- 4.14 The requirement included shared ownership, shared equity and discounted sale affordable housing. Some 6 households will require affordable housing of various sizes and tenures if data in the figures below are combined. These dwellings are required to ensure that those households who have chosen to remain in the Parish can have their housing need met within the Parish.

Figure 2 – Local housing need for affordable rent by type

Estimated Number	Bedrooms	Type	Specialist
0	0	n/a	n/a

Source: Survey Responses

Figure 3 – Local housing need for Affordable home ownership by type

Estimated Number	Bedrooms	Type	Specialist
3	2	House	No
2	3	House	No
1	3	Bungalow	No

- 4.15 It is clear that some of the market need might be met by dwellings with outstanding planning permission should they be built. However housing need surveys generally only factor in current housing supply so current requirements are balanced off against current vacancies in order to reveal shortages taking into account the mismatch between vacancies and household characteristics. Future development is referred to as the 'future supply pipeline' and therefore not included in the calculation.

Appendix A – Definitions

This survey works to the definition of housing requirements that encompasses demand, need and preferences. Therefore the following definitions are used within this document:

‘Housing Demand’	Households that can enter the general market without intervention of any sort.
‘Housing Need’	Households that are unable to enter the general market without some form of intervention.
‘Affordability’	The relationship between local incomes and the local general housing market.
‘Affordable Housing’	Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.
‘Open Market Housing’	Housing for sale or rent between a willing buyer/renter and a willing seller/landlord.

Appendix B - PROPERTIES FOR SALE IN FISHBOURNE PARISH

Search date – 21 August 2013

Rightmove

[7 bedroom detached house, Ashlake Farm Lane](#) - £895,000
[4 bedroom detached house, Elenors Grove](#) - £675,000
[4 bedroom detached house, Kite Hill](#) - £595,000
[4 bedroom detached house, Fishbourne Lane](#) - £575,000
[4 bedroom detached house, Fishbourne Lane](#) - £499,950 (under offer)
[5 bedroom detached house, Kite Hill](#) - £495,000
[4 bedroom detached house, Kite Hill](#) - £475,000
[4 bedroom detached house, Fishbourne Lane](#) - £450,000
[4 bedroom detached house, Fishbourne Lane](#) - £445,000 (under offer)
[4 bedroom detached house, Barge Lane](#) - £415,000
[5 bedroom detached house, Firestone Copse Road](#) - £415,000
[4 bedroom detached house, Ashlake Copse Road](#) - £375,000 (under offer)
[4 bedroom detached house, Fishbourne Lane](#) - £360,000
[6 bedroom detached house, Firestone Glade](#) - £350,000
[3 bedroom barn conversion, Fishbourne Lane](#) - £345,000
[4 bedroom detached house, Kite Hill](#) - £300,000
[4 bedroom terraced house, Firestone Copse Road](#) - £300,000
[2 bedroom bungalow, Fishbourne Lane](#) - £255,000 (sold STC)

An additional check was made of Zoopla, Prime Location, Wight Agents, Hose Rhodes Dickson, Spence Willard, Laurie Calloway, Wright Estate Agency, Pittis, Watson Bull & Porter, Arthur Wheeler, Seafields, Wootton Estate Agents, Jenny Turnbull, Creasey Biles & King, Christopher Scott, Gully Howard, 01 Estate Agents, Megan Baker, Whitehouse Porter, Island Homes Estate Agency, Lancasters, Webb & Jenkins and Movehut.

Appendix C – The Survey

WHAT IS A HOUSING NEEDS SURVEY?

A Housing Needs Survey asks residents questions about their current housing situation and their possible housing requirements for the future. It is designed to discover what kind of housing people require both for themselves and their family members.

Housing Needs Surveys are not just about building new housing but are a tool to determine whether the available housing is suitable for the changing needs of our community. For example, if there is provision for sufficient specific housing for young families or older people.

Therefore, by carrying out a Housing Needs Survey within the Parish, we ensure that as a community we are able to plan ahead for future housing provision and that any plans proposed are based on accurate information to better meet the local needs.

--oOo--

NOTES FOR COMPLETING THE SURVEY

Most of the questions are about your household.

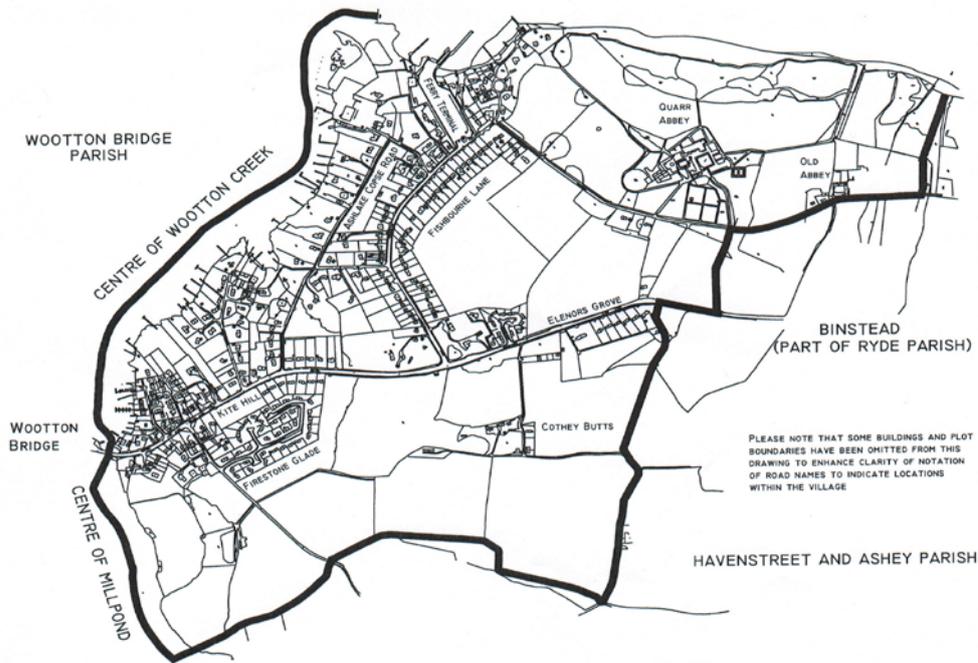
A household is made up of either

- a person living alone
- a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room or sitting room or dining area

The head of household or partner should complete the survey on behalf of everyone living at the address.

The survey is in five parts and each section starts with an explanation.

The survey responses will be kept in their envelopes, unopened, before being passed to an independent scrutineer appointed by IW Council. The results will be published as soon as received from the IWC. It is anticipated this will be June 2013



FISHBOURNE PARISH BOUNDARY

FISHBOURNE PARISH COUNCIL

HOUSING NEEDS SURVEY

PART A - YOUR CURRENT HOME AND HOUSEHOLD

In this Section we want to know the current situation

A.1 What type of home do you and your household live in? (please tick relevant box)

- | | | | |
|-------------------------|--------------------------|-----------------------------------|--------------------------|
| Detached..... | <input type="checkbox"/> | Flat, maisonette, apartment..... | <input type="checkbox"/> |
| Semi-detached..... | <input type="checkbox"/> | Caravan/temporary structure | <input type="checkbox"/> |
| Terraced house | <input type="checkbox"/> | Room in shared house..... | <input type="checkbox"/> |
| Bungalow | <input type="checkbox"/> | Care Home | <input type="checkbox"/> |
| Sheltered Housing | <input type="checkbox"/> | Other (please specify) | |

A.2 How many bedrooms does your home have?

A.3 Do the number of bedrooms meet your current needs Yes/No

If 'No' please explain why

A.4 What is the tenure of your home? (please tick relevant box)

- | | | | |
|---------------------------------|--------------------------|------------------------------------|--------------------------|
| Owned outright | <input type="checkbox"/> | Provided as part of a job | <input type="checkbox"/> |
| Owned with mortgage | <input type="checkbox"/> | Rented (Housing Association) | <input type="checkbox"/> |
| Rented (private landlord) | <input type="checkbox"/> | Other (please specify)..... | |

A.5 How long have you lived at this address? years.

Is it your main residence? Yes No

If it is your holiday/second home, do you use it for :-

- (i) a holiday home for weeks per year
- (ii) regularly at weekends Yes No
- (iii) let as a holiday home for weeks per year

If a holiday or second home please ignore Sections A6 to A9, B, C, D and complete section E)

A.6 How many people (including you) currently live in your household? people.

A.7 Please enter information for each person living in your home.

Person	Male/Female	Age	Relationship	Working Status
A				
B				
C				
D				
E				
F				

Relationship Codes

Spouse/Partner	1
Son/daughter	2
Other relative	3
Friend/lodger/other	4

Working Status Codes

Full-time employment	1
Part-time employment	2
Self employed	3
Retired	4
Student (+ 16 years)	5
School child	6
Looking after family/home	7
Permanently sick/disabled	8
Unemployed	9
Intern/unpaid	10

A.8 Where do the people in the household work or study?

Person	At Home (please Answer A9)	Within Fishbourne Parish	Elsewhere on Island (please specify where)	Off the Island (please specify where)
A				
B				
C				
D				
E				

A.9 If you have a Home Office (i) is it within the main residence?
(ii) or a separate building?

A.10 Do you have any intention of constructing a home office?

(i) within an existing building
(ii) a separate building

PART B - YOUR FUTURE HOUSING INTENTIONS

In this section we want to find out about your future housing intentions and if you need or are likely to move home in the next five years. We also want to find out if you wish to move home but are prevented from doing so for some reason.

B.1 How likely is it that over the next five years all occupants or a member of your household will move from this home, or will want to move.

	All occupants	Someone leaving the household
Very likely	<i>please complete Part B</i>	<i>please complete Part C</i>
Likely	<i>please complete Part B</i>	<i>please complete Part C</i>
Unlikely	<i>go to Part D</i>	<i>go to Part D</i>
Very Unlikely	<i>go to Part D</i>	<i>go to Part D</i>

B.2 Do you think the move will be? (please tick)

	Yes	No	Don't Know
Within the Parish			
Elsewhere on the Island			
Off the Island			

B.3 What are the main reasons for wanting/needing to move to a different home?

(Please tick as many as apply)

Cheaper Accommodation		Move closer to family/friends/work	
Larger Home		Move to better environment	
Smaller Home/Equity Release		To buy your own home	
Home in bad state of repair		Need housing with care/support etc.	
Relationship breakdown		Other <i>(please specify)</i>	

B4. Please state the area where you would (a) most LIKE to move to and (b) where you EXPECT to move to (please tick one (a) and one (b))

	(a)	(b)
Within the Parish		
Elsewhere on the Island <i>(please state where)</i>		
Off the Island		

8

B.5 What type of housing would you (a) LIKE to move to and (b) where you EXPECT to move to. (please tick one (a) and one (b))

	(a)	(b)		(a)	(b)
Buy own home			Tied/linked to employment		
Rent from Housing Association			Shared ownership or equity		
Rent private landlord			House or flat share		
Rent from relative or friend			Other		

B.6 What type of home would you (a) LIKE to move to and (b) EXPECT to move to? (please tick one (a) and one (b))

	(a)	(b)		(a)	(b)
Detached house			Flat, maisonette, apartment		
Semi-detached house			Caravan or similar		
Terraced house			Bedsit with shared facilities		
Bungalow			Bedsit - self contained.		

B.7 Would you (a) LIKE and/or (b) EXPECT to move to housing that has any of the following special features? (please tick as many responses as apply)

	(a)	(b)		(a)	(b)
Housing without steps or stairs			Housing with care and support		
Housing with an emergency alarm			A care home or nursing home		
Housing with a warden			None of these		

B.8 If your household would consider buying a home please indicate the maximum purchase price you would be able to afford (taking all finances into account including debt levels and potential funding such as equity in existing property)

Up to £80,000	£200,000 to £250,000	£400,000 to £450,000	
£80,000 to £150,000	£250,000 to £300,000	£450,000 to £500,000	
£150,000 to £200,000	£350,000 to £400,000	Over £500,000	

B.9 If your household would consider renting a home please indicate the maximum rental you would be able to afford per month without claiming housing benefit

Up to £350 p.m.	£450 to £500	£700 to £800	
£350 to £400	£500 to £600	£800 to £1000	
£400 to £450	£600 to £700	Over £1,000	

PART C - REQUIREMENTS OF NEWLY FORMED HOUSEHOLDS

In this section we want to find out whether there are any members of your household who need or are likely to leave home and move to their own separate accommodation within the next five years. If not applicable, please go to Section D.

C.1 Will any of the people in your household need, or are they likely to move to their own separate accommodation in the next five years? (e.g. adult child of the family)

Yes		Go to Question C2
No		Go to Question D1

C.2 For each person that needs and/or is likely to move in the next five years, please give an indication of when they will need separate accommodation.

(Please refer to Question A7 'A' 'B' 'C' etc.)

	1 st person	2 nd person	3 rd person
Within the next year			
In 1 to 2 years			
In 3 to 5 years			

C.3 How many bedrooms would they (a) LIKE and (b) EXPECT in their next home?

(a) Like	Bedrooms	(b) Expect	Bedrooms
----------	----------	------------	----------

C.4 What are the main reasons for them wanting/needing to move to a different home?

(please tick as many as apply)

To take up or be near employment		Moving to live with partner	
In need of suitable/affordable housing		Other family reasons	
Further education		Other <i>(please specify)</i>	

C.5 Please state the area where they would (a) LIKE to move to and where they (b) EXPECT to move to (please tick one (a) and one (b))

	(a)	(b)
Within the Parish		
Elsewhere on the Island <i>(please state where)</i>		
Off the Island		

C.6 What type of housing would they (a) LIKE to move to and would they (b) EXPECT to move to? (please tick one (a) and one (b))

	(a)	(b)		(a)	(b)
Buy own home			Tied or linked to employment		
Rent from Housing Association			Shared ownership/equity		
Rent privately			House/flat share		
Rent from relative or friend			Other		

C.7 What type of home would they (a) LIKE to move to and would they (b) EXPECT to move to? (please tick one (a) and one (b))

	(a)	(b)		(a)	(b)
Detached house			Flat, maisonette, apartment		
Semi-detached house			Caravan or similar		
Terraced house			Bedsit - shared facilities		
Bungalow			Bedsit - self-contained		

C.8 What would they (a) LIKE and (b) EXPECT to move to housing that has any of the following special features? (please tick as many as apply)

	(a)	(b)		(a)	(b)
Housing without steps or stairs			Housing with care or support		
Housing with an emergency alarm			A care home or nursing home		
Housing with warden			None of these types of housing		

C.9 If they would consider buying a home please indicate the maximum purchase price they would be able to afford (taking all finances into account, including debt and potential funding)

Up to £60,000		£100,000 to £125,000		£175,000 to £200,000	
£60,000 to £80,000		£125,000 to £150,000		£200,000 to £250,000	
£80,000 to £100,000		£150,000 to £175,000		Over £250,000	

C.10 If they would consider renting a home please indicate the maximum rental they would be able to afford per month without the need to claim housing benefit.

Up to £200		£400 to £500		£700 to £800	
£200 to £300		£500 to £600		£800 to £1,000	
£300 to £400		£600 to £700		Over £1,000	

PART D - OTHER PEOPLE NEEDING HOUSING IN THE PARISH

D. Do you know of anyone else not currently living in the Parish who would like housing in Fishbourne? *(This might include people with a strong local connection, for example they have family members living here, or those who work in the area but live elsewhere because suitable accommodation cannot be sourced locally)*

No	<input type="checkbox"/>
Yes	<input type="checkbox"/> <i>What are their circumstances/reasons</i>

PART E - YOUR VIEWS ON HOUSING NEEDS IN FISHBOURNE

In this section, we seek your general views.

E.1 Who do you think need homes in the Parish?

(please tick as many as apply)

Young people	<input type="checkbox"/>	People with disabilities	<input type="checkbox"/>
Single people	<input type="checkbox"/>	Older People	<input type="checkbox"/>
Large families	<input type="checkbox"/>	Other <i>(please specify)</i>	<input type="checkbox"/>
Small families	<input type="checkbox"/>	No further homes are needed	<input type="checkbox"/>

E.2 Would you object to new homes in the Parish where ownership is restricted by covenant to children or long-term residents of Fishbourne

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
-----	--------------------------	----	--------------------------

E.3 Do you have any other comments you wish to make about housing needs and future housing development in Fishbourne?

Any other comments :

Thank you for completing this survey. Please use the envelope and a volunteer will call to collect next week.

If you have any queries, please contact Mrs Sue Bulwer, Clerk of Fishbourne Parish Council on 883907 or via email : fishbournepc@btinternet.com