

Brighstone Parish Housing Needs Survey
2014-2019

June 2014
Brighstone Parish Council

SUMMARY	3
Key Findings from the Household Survey	3
Summary	4
Chapter 1 - Introduction	6
Government Guidance	6
Local Plan	6
Brighstone Parish Council Housing Needs Study	7
Study method	8
Chapter 2 – Local Data and Information	9
Characteristics of the Local Population	9
Economic activity	10
Dwelling Characteristics	10
Number of Bedrooms	11
Households and Household characteristics	11
Conclusion	12
Chapter 3 – The Brighstone Parish Housing Market	13
Introduction	13
Rental Information	13
Sale information	13
Annual Survey of Hours and Earnings (ASHE)	14
Relationship to Shorwell	14
Secondary Information from the Island Homefinder Register for Brighstone Parish	15
Older Persons Provision	16
Chapter 4 – The Housing Survey	17
Analysis of the Survey Data	17
Requirement for Market Tenures	17
Requirement for Affordable Tenures	18
Appendix A – Definitions	20
Appendix B - PROPERTIES FOR SALE IN BRIGHSTONE PARISH	21
Appendix C – The Survey	22
SECTION B: YOUR FUTURE HOUSING REQUIREMENTS	25

SUMMARY

Brighstone Parish Council commissioned a housing needs survey for the period 2014-2019.

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

- the delivery and collection of a survey 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.

Key Findings from the Household Survey

Total Number of Surveys Delivered	856	
Empty Dwellings	76	
Remaining properties	780	100%
Completed Surveys Received Back	557	
Blank Surveys Received Back	9	
Total Completed Surveys	548	70%

A 70% response rate was achieved for this survey meaning that the findings of this survey are very reliable and representative of the local community.

Summary

The Brighstone Housing Needs Survey has been completed in order to provide the right sort of housing for the parish of Brighstone 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 Brighstone 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 30 homes to meet local needs over the five year period from 2014-2019.

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

Estimated Number	Bedrooms	Type	Specialist
1	1	Bungalow	N
2	2	Detached house	N
2	2	Bungalow	Older Persons

Source: Survey Responses

Figure 2 – Local housing need for affordable rent by type

Estimated Number	Bedrooms	Type	Specialist
3	2	Any	N
2	2	Terraced	N
1	2	Flat	N
1	3	Bungalow	N
4	3	Any	N
1	4	Any	N

Source: Survey Responses

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

Estimated Number	Bedrooms	Type	Specialist
1	1	Any	N
1	2	Semi detached	N
1	2	Bungalow	Ground Floor
4	2	Bungalow	Older Persons
3	2	Bungalow	N
1	3	Any	N
1	3	Detached	N
1	5	Bungalow	N

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 The settlement of Brighstone is located within the Parish of Brighstone. Brighstone village is a Rural Service Centre as set out in policy SP1 of the adopted Local Plan. The Core Strategy confirms that the Local Planning Authority will:

'prepare a Delivery and Management DPD, which will, if required, allocate land outside of the Area Action Plan boundaries for development, which could include Rural Exception Sites.'
- 1.5 Those areas within, or immediately adjacent to the defined settlement boundary of Brighstone, will need to demonstrate that deliverable previously developed land is not available and an identified local need will be met.

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

- 1.6 Those areas within the Parish of Brighstone but within the Wider Rural Area will be expected to meet an identified local need.
- 1.7 It should be noted that the definition of “need” contained within National Planning Practise Guidance confirms that a local housing needs survey only forms part of the evidence base for overall housing need over the plan period.³

Brighstone Parish Council Housing Needs Study

- 1.7 To support appropriate development in accordance with the policies of the Core Strategy, Brighstone Parish Council commissioned an Housing Needs Survey which was carried out by the Parish Council and analysed by the Isle of Wight Council Planning Policy Team.
- 1.8 A small working group was established to develop the Brighstone Parish Housing Survey. The Isle of Wight Council provided an example used in other parishes across the Island and this was then used as the basis of a revised Brighstone Parish specific version. This was discussed and agreed by the Brighstone Parish Neighbourhood Plan Steering Group and the Parish Council prior to being printed.
- 1.9 The survey was well advertised locally through the Brighstone Parish Newsletter, posters, on the Brighstone Parish Council website, in the County Press Village Talk and through banners erected in Limerstone, Brighstone and Brook.
- 1.10 Volunteers from the local community were recruited to distribute Housing Surveys to the 856 households within the parish (figure derived from the Isle of Wight Council’s Council Tax/ Parish Precept address list). Households were given a three week period commencing in mid February 2014 to complete the survey.
- 1.11 Volunteers revisited each household on at least one occasion to collect completed forms and/or encourage residents to drop them into a central collection point at the Brighstone Village Shop. This personal touch proved very effective as the survey received 548 completed returns meaning a 70% response rate.
- 1.12 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.
- 1.13 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.

³ Paragraph 14 <http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-development-needs-assessments/methodology-assessing-housing-need/>

- 1.14 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

- 1.15 In order to achieve the aims and objectives the study had four main elements:
- Analysis of the local housing market of Brighstone Parish and its relationship to the wider rural area.
 - 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 856 households within Brighstone Parish which can be found at Appendix A.
 - Secondary data analysis drawing upon information for Brighstone, 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 the population and housing stock of Brighstone Parish.
- 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 1603 people resident in Brighstone Parish. The figure below shows the age profile of the population. The data shows a high proportion of residents aged 65 and over. When compared with data for the Isle of Wight we see that the parish of Brighstone makes up about 1.2% of the Island's population. A comparison with 2001 Census data suggests that the population of the parish has slightly decreased over the decade. 1682 people were resident in the parish in 2001.

Age group	Brighstone Parish		Isle of Wight		England
	Number	%	Number	%	%
0 – 4	40	2.5%	6,412	4.6%	6.3%
5 – 9	62	3.9%	6,542	4.7%	5.6%
10 – 14	49	3.1%	7,968	5.8%	5.8%
15 – 19	73	4.6%	8,190	5.9%	6.3%
20 – 24	53	3.3%	6,808	4.9%	6.8%
25 – 29	30	1.9%	6,690	4.8%	6.9%
30 – 44	179	11.2%	23,176	16.8%	20.6%
45 – 59	343	21.4%	28,531	20.6%	19.4%
60 – 64	185	11.5%	10,994	8.0%	6.0%
65 – 74	280	17.5%	17,112	12.3%	8.6%
75 – 84	197	12.3%	10,772	7.8%	5.5%
85 – 89	66	4.1%	3,257	2.4%	1.5%
90 and over	46	2.9%	3,257	1.3%	0.8%
All ages	1603	100%	138,265	100%	100%

Source: Age Structure, 2011 (KS102EW)

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, Brighstone Parish sees a very high proportion of HRPs who are retired (47% compared to 25% nationally). Levels of unemployment are low whilst the number of people who are self-employed as a proportion of all who are working is high when compared with Island and national data. It should be noted that the figures for employment are based on where a household lives and not where they work.

Economic activity	Brighstone Parish		Isle of Wight		England
	Number	%	Number	%	%
Full Time	191	25.1%	20,080	32.9%	42.9%
Part Time	63	8.3%	6,325	10.4%	8.8%
Self Employed	114	15%	7,813	12.8%	11.5%
Unemployed	8	1.1%	1,750	2.9%	3.1%
Retired	357	47%	20,899	34.2%	24.9%
Sick/disabled	11	1.4%	2,149	3.5%	3.6%
Other	16	2.1%	2,069	3.4%	5.2%
Total	760	100%	61,085	100%	100%

Source: Economic Activity of Household Reference Persons, 2011 (QS602EW)

Dwelling Characteristics

- 2.7 The figure below shows dwelling types from 2011 Census data. The information shows over 76% of the dwellings in the parish are detached. This is considerably higher than the proportion of dwellings across the entire Island and all of England. There are a relatively low proportion of flats (2.6%) and a lower than average proportion of “other” category which includes caravans.

Accommodation Type	Brighstone Parish		Isle of Wight		England
	Number	%	Number	%	%
Detached	580	76.3%	21,269	34.8%	22.3%
Semi Detached	128	16.8%	17,848	29.2%	30.7%
Terraced	30	3.9%	9,393	15.4%	24.5%
Flat	20	2.6%	12,036	19.7%	22.1%
Other	2	0.3%	539	0.9%	0.4%
Total	760	100%	61,085	100%	100%

Source: Accommodation Type - Households, 2011 (QS402EW)

- 2.8 The 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 Brighstone Parish 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. Brighstone Parish has a greater proportion of four and five bedroom homes. Some 21% of dwellings have four or more bedrooms compared with 16.1% across the Island. The proportion of homes with one or two bedrooms is low compared to the Island and England as a whole.

Number of Bedrooms	Brighstone Parish		Isle of Wight		England
	Number	%	Number	%	%
0/1	29	3.8%	6,420	10.5%	12.0%
2	232	30.5%	20,293	33.2%	27.9%
3	333	43.8%	24,525	40.1%	41.2%
4	119	15.7%	7,420	12.1%	14.4%
5+	47	6.2%	2,427	4%	4.6%
Total	760	100%	61,085	100%	100%

Source: Number of Bedrooms, 2011 (QS411EW)

Households and Household characteristics

- 2.10 According to the Census 2011 (figure below) it is estimated that around 13% 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	Brighstone Parish		Isle of Wight		England
	Number	%	Number	%	%
Occupied	760	87%	61,085	90.3	95.7
Unoccupied	114	13%	6,591	9.7	4.3
Total	874	100%	67,676	100%	100%

Source: Household Spaces, 2011 (QS417EW)

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

Figure 2.6: Accommodation Type (2011)					
Tenure	Brighstone Parish		Isle of Wight		England
	Number	%	Number	%	%
Owned outright	469	61.7%	25,091	41.1%	30.6%
Owned with a mortgage or loan	170	22.4%	17,726	29.0%	32.8%
Shared ownership	2	0.3%	362	0.6%	0.8%
Social Rented	40	5.3%	6,523	10.7%	17.7%
Private Landlord or Letting Agency	56	7.4%	9,663	15.8%	15.4%
Rented; Other	13	1.7%	976	1.7%	1.5%
Living Rent Free	10	1.3%	744	1.2%	1.3%
Total	760	100%	61,085	100%	100%

Source: Tenure - Households, 2011 (QS405EW)

Conclusion

2.12 For Brighstone Parish 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;
- a lower than average % of social rented housing for the Island with hardly any shared ownership provision; and
- a lower than average private rented sector (PRS).

Chapter 3 – The Brighstone Parish 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 Brighstone Parish. Our approach has been to carry out a desktop survey using internet sources.
- 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.

Rental Information

- 3.4 Searches were carried out using Brighstone ‘within 3 miles’ search on Rightmove⁴

Number of Bedrooms	Number Found	Average Rent
1	0	0
2	1	£456 pcm
3	1	£900 pcm
4	0	0

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

Sale information

- 3.6 Searches were carried out using Brighstone ‘this area only’ search on Rightmove⁵ and further searches carried out 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	Average Price
1	0	0
2	4	£226,236
3	9	£275,866
4	6	£523,333

⁴ <http://www.rightmove.co.uk/>

⁵ <http://www.rightmove.co.uk/>

5	1	£785,000
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Annual Survey of Hours and Earnings (ASHE)

- 3.7 The ASHE 2013 (provisional, based on SOC 2012) Table 10.7a - Place of Residence by Parliamentary Constituency⁶ confirms that gross pay on the Island was £23,454. Therefore to purchase a house in Brighstone you would need the following:

Number of Bedrooms	Purchase Price	Deposit @ 10%	Remaining house price to income ratio
Average	£365,636	£36,563	14.03

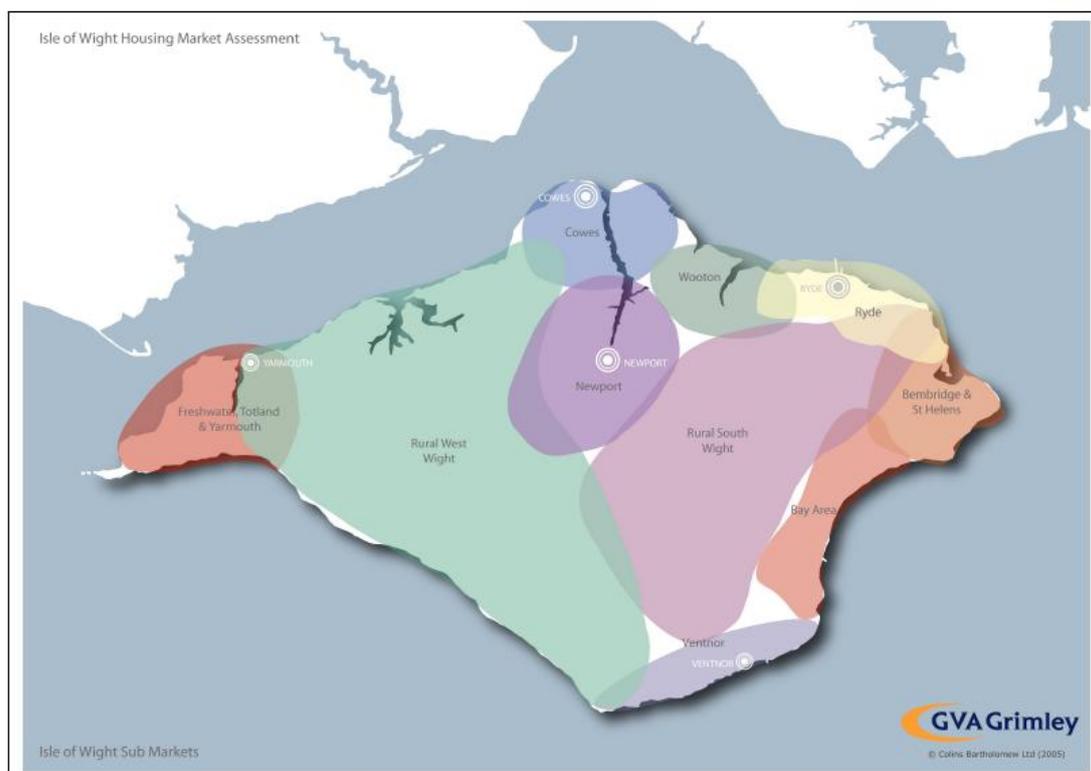
- 3.8 There is insufficient data on rental prices.
- 3.9 This information serves to illustrate the point that many younger people will struggle to achieve home ownership within Brighstone in the early stages of their working lives and due to the lack of rented accommodation in the area will move to nearby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

Relationship to Shorwell

- 3.10 It is clear from carrying out this analysis that the Brighstone Parish housing market does not function in isolation. The proximity of Brighstone village to Shorwell village 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)⁷ identified Brighstone Parish as forming part of the Rural West Wight sub market area.
- 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.

⁶ <http://www.ons.gov.uk/ons/publications/re-reference-tables.html?edition=tcn%3A77-328216>

⁷ [http://www.iwight.com/living_here/planning/images/FB3_HousingMarketAssessment\(2007\).pdf](http://www.iwight.com/living_here/planning/images/FB3_HousingMarketAssessment(2007).pdf)



Secondary Information from the Island Homefinder Register for Brighstone Parish

- 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 is no “affordable housing” within Brighstone Parish.
- 3.18 The Island Homefinder⁸ 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 Brighstone Parish 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 Brighstone. As at March 2014 there were 21 households resident in Brighstone who has expressed a need for ‘affordable housing’.

⁸ www.islandhomefinder.org.uk

Current Tenure	1 Bed	2 Bed	3 Bed	Total
Housing Association Tenant	1	2	0	3
Owner Occupier	1	0	0	1
Private renting	5	3	1	9
Mobile home owner	1	0	0	1
Sofa Surfing	1	0	0	1
Living with relatives	3	2	0	5
Squatting	0	1	0	1
Total	12	8	1	21

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%.⁹
- 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 website¹⁰ for all registered care services within the Brighstone Parish area. One Care Home was found within the area – Brighstone Grange which provides nursing or personal care services and dementia services for adults over 65 yrs.
- 3.26 A further search of the area to identify specific leasehold accommodation for older people did not return any results.

⁹

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

¹⁰ www.cqc.org.uk

Chapter 4 – The Housing Survey

- 4.1 856 housing needs surveys were delivered. A total number of 548 completed surveys were 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 Brighstone Parish Housing 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 30 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 is 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.
- 4.7 Therefore from Survey Data alone 159 households, or individuals within households, are expected to move in the next five years and 51 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 51 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 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.
- 4.12 Residents may decide that their housing need can be met from within the area in this regard but chose to answer the survey that they would like to remain in the Parish of Brighstone. 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
1	1	Bungalow	N
2	2	Detached house	N
2	2	Bungalow	Older Persons

Source: Survey Responses

Requirement for Affordable Tenures

- 4.14 The requirement included shared ownership, shared equity and discounted sale affordable housing. Some 25 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
3	2	Any	N
2	2	Terraced	N
1	2	Flat	N
1	3	Bungalow	N
4	3	Any	N
1	4	Any	N

Source: Survey Responses

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

Estimated Number	Bedrooms	Type	Specialist
1	1	Any	N
1	2	Semi detached	N
1	2	Bungalow	Ground Floor
4	2	Bungalow	Older Persons
3	2	Bungalow	N
1	3	Any	N
1	3	Detached	N
1	5	Bungalow	N

Source: Survey Responses

- 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 BRIGHSTONE PARISH

Search date – 30 May 2014

A 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

Brighstone Parish Council Housing Survey

What is a Housing Survey

A Housing 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 family members who may want to form households, and whether the type of housing available in their area is affordable.

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

Why is a Housing Survey being carried out now?

It is recommended that Housing Surveys are completed every three to five years to ensure that information is kept up to date. The last Survey was completed in 2010 and a decision has been taken by the Parish Council to carry out a Housing Survey as a standalone document and to inform the policies of the forthcoming Parish Neighbourhood Plan.

How you can help.

By filling in this Housing Survey you will be helping to establish a complete and accurate picture of housing within the Parish. This can then help to ensure that future housing provision better reflects what the local community needs by influencing any future proposals that may come forward.

How have the questions been chosen?

The Isle of Wight Council has ensured that the following Housing Survey questions conform to the latest Government guidance and best practice. The Survey has been designed to encourage a good response rate and will produce data that reflects our community's current housing circumstances, and identify its housing needs for the future.

Who is receiving a request to complete the survey?

All households in the Brighstone Parish Neighbourhood Area will receive a copy of this Survey (*see map*).

Your copy has been delivered by a volunteer from the Steering Group who will return to collect your completed document in two weeks. If your survey has not been collected by the date printed on the envelope, please take it to The Village Shop/Post Office and place it in the Housing Survey Box provided.

If you need support in completing your survey or have any queries, please contact Mrs Avice Mariner by calling 740396.

Please make every effort to complete your Survey as a high response rate is required to provide the evidence that can be used to assess planning applications and to ensure that housing that is proposed actually meets the needs of local residents.

SECTION A: YOUR PRESENT HOUSING CIRCUMSTANCES

Q.1	Is this your principal home?	Please circle Yes / No
Q.2	What kind of accommodation do you currently live in?	Please tick one
	Detached house	
	Semi-detached house	
	Terraced house	
	Bungalow	
	Flat or maisonette	
	Flat in sheltered scheme or unit specially built for disabled	
	Room in shared house	
	Caravan / mobile home	
	Another type - please describe	
Q.3	How many people in each of these age groups live in your home?	Please enter a number in each box
	0 to 15 years	
	16 to 24 years	
	25 to 44 years	
	45 to 59 years	
	60 to 74 years	
	75+ years	
Q.4	How many bedrooms do you have?	Please tick one
	Bed-sit only	
	One bedroom	
	Two bedrooms	
	Three bedrooms	
	Four bedrooms	
	More than four bedrooms	
Q.5	Is the number of bedrooms you currently have sufficient for your needs?	Please tick one
	Yes	
	No	
	If no, please say why?	
Q.6	What is the tenure of your home?	Please tick one
	Owned outright	

	Owned with a mortgage	
	Part owning and part renting (shared ownership)	
	Rented from a Housing Association	
	Rented from private landlord	
	Agricultural tied	
	Provided as part of a job	
	Another type of tenure – please describe	
Q.7	How long have you lived at this address?	Please tick one
	Less than 1 year	
	Between 1 and 2 years	
	Between 3 and 5 years	
	Longer than 5 years	
	If longer, how many years?	
Q.8	Do you need to travel to work?	Please circle Yes / No
	If so, how do you travel to work (bus, car, walk, etc.)?	
	How far (in miles) do you need to go?	
Q.9	How likely is it that over the next 5 years you, or a member of your household, will move from this home?	
	Please tick	
	You (or your whole family)	Somebody leaving the household
	Very likely	
	Likely	
	Unlikely	
	Very unlikely	
	Or would you extend your current home?	Please circle Yes / No

IMPORTANT: The next section of this survey is relevant ONLY to people who have a known or anticipated future housing need in the Parish of Brighstone.

If you and members of your household are NOT planning to move in the next five years please complete Section C on the back page.

SECTION B: YOUR FUTURE HOUSING REQUIREMENTS

Why do we ask you to tell us about what you can afford to spend on housing?

The results of this survey will help us determine the current and future housing needs for people who live in Brighstone Parish. In order to make sure that we plan the right kind of housing for everyone - whatever type of housing you need - whether you want to buy or rent - we need to know not only what kind of home you might need, but also what price range you can afford.

By giving us this anonymous financial information you will help us determine what sort of new-build housing we should be seeking in the Parish in the future. **Buying a home**

The latest national figures (2011) tell us that the annual average wage for the Isle of Wight is £20,732 (this is the mean figure). The Land Registry House Price Index (2013) gives an average house price for the Isle of Wight of £146,282. Right Move, the online estate agency, provides figures on average house prices taken from Land Registry information. For Brighstone (and its immediate area) it states an average house price of £273,188 (2012/13). This is said to be 4% higher than the previous year but 12% lower than 2008. Taking these figures into account and using the Isle of Wight average annual wage as an income figure, it is estimated that in order to afford the price of an average home in Brighstone a person would need 13.2 times the average Isle of Wight annual salary. **Renting a home**

If you rent your home it is also important that we understand what you can afford. This is to give us an idea of what residents need and help us plan how to work with affordable housing providers to ensure that we take this into consideration.

Affordable Housing

The National Planning Policy Framework defines Affordable Housing as: “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.”

A household is considered able to afford to buy a home if it costs 3.5 times the gross household income – Government guidance suggests using different measures for households with multiple incomes (2.9) and those with a single income (3.5).

A household is considered able to afford market rented housing in cases where the rent payable would constitute no more than 30% of gross income. Government guidance suggests that 25% of income is a reasonable start point but suggests that a higher figure could be used.

Q.10	Do you receive any help with your rent or mortgage, such as housing benefit, or interest payments on your mortgage through income support or mortgage protection insurance?	
	Please tick	
	No help received	
	Yes – full housing benefit	
	Yes – part housing benefit	
	Yes – full help with mortgage payments	
	Yes – part help with mortgage payments	
	Don't know	
	Prefer not to say	
Q.11	What is the gross annual income (before tax) of your whole household? Include any salaries, any benefits and any other income.	
	To the nearest £1000	£
	Prefer not to say	

To help us plan for changing needs in the area we would like you to tell us if you or any members of your household have any plans to move in the next five years, what type of home you would be looking for and how much you are expecting and can afford to pay for it. *(If more than one member of your household is likely to leave please contact Mrs Avice Mariner on 740396 for additional copies of the following questions and return these with the main survey.)*

Q.12	If you think you or a member of your household may move in the next five years is it likely to be:		
	Please tick		
		You (or your whole family)	Somebody leaving the household
	Within the next 12 months?		
	Within 2 – 3 years?		
	Within 3 – 5 years?		
	Don't know?		
Q.13	And do you think the move will be:		
	Please tick		
	Within the Parish?	Yes	No
	Elsewhere on the Island?		
	Off the Island		
	Don't know?		
Q.14	Why do you think you or a member of your household will move from this home over the next five years?		
	Reasons relating to home	Yes	No
	Please tick		
	To move to a larger home		
	To move to a smaller home		
	Home is in bad state of repair		
	Cost of the home is too high		
	To buy a home		

Reasons to do with security of tenure		Yes	No
Please tick			
<input type="checkbox"/>	End of assure/short-hold tenancy		
<input type="checkbox"/>	Landlord's request to move out		
<input type="checkbox"/>	Loss of job – living in tied accommodation		
Work/Education reasons		Yes	No
Please tick			
<input type="checkbox"/>	To be nearer new job		
<input type="checkbox"/>	To be nearer existing job		
<input type="checkbox"/>	To go to University or College		
Family/Personal reasons		Yes	No
Please tick			
<input type="checkbox"/>	To set up home with a Partner		
<input type="checkbox"/>	Household split/divorce/separation		
<input type="checkbox"/>	To set up home of my own		
<input type="checkbox"/>	To move nearer family/friends		
<input type="checkbox"/>	Move around fairly often anyway		
<input type="checkbox"/>	Other personal/family reasons		
Health/care reasons		Yes	No
Please tick			
<input type="checkbox"/>	To move to older persons development		
<input type="checkbox"/>	To move to sheltered housing		
<input type="checkbox"/>	To move to a residential home		
<input type="checkbox"/>	To move to a nursing home		
<input type="checkbox"/>	To move into a home adapted to my family's (or family member's) needs due to disability/illness		
Any other reasons			
<input type="checkbox"/>			
Q.15	Which one of these types of property would you or a member of your household expect to obtain?		
Please tick			
<input type="checkbox"/>		You (or your whole family)	Somebody leaving the household
<input type="checkbox"/>	Detached house		
<input type="checkbox"/>	Semi detached house		
<input type="checkbox"/>	Terraced house		
<input type="checkbox"/>	Bungalow		
<input type="checkbox"/>	Flat or Maisonette		
<input type="checkbox"/>	Bed-sit		
<input type="checkbox"/>	Sheltered Housing		
<input type="checkbox"/>	Other /Don't know		

Q.16	How many bedrooms would you/they require? Please tick		
		You (or your whole family)	Somebody leaving the household
	One bedroom		
	Two bedrooms		
	Three bedrooms		
	Four bedrooms		
	More than four bedrooms		
	Don't know		
Q.17	Which type of tenure would you/they expect to obtain? Please tick		
		You (or your whole family)	Somebody leaving the household
	Owned outright		
	Owned with a mortgage		
	Part owned / Part owned (shared equity)		
	Part owned / Part rented (shared ownership)		
	Rented from an affordable housing provider (i.e. Housing Association)		
	Rented from private landlord		
	Agricultural tied accommodation		
	Provided as part of a job (no rental to pay)		
	Don't know		

Q.18	If BUYING your next home, taking all finances into account (<i>take-home pay, savings, pensions, state benefits, etc.</i>), what would be the maximum price that you would be able to afford? Please tick		
		You (or your whole family)	Somebody leaving the household
	Up to £100,000		
	£100,000 - £130,000		
	£130,000 - £160,999		
	£160,000 - £185,000		
	£185,000 - £220,000		
	£220,000 - £250,000		
	£250,000 - £300,000		
	£300,000 - £400,000		
	Over £400,000		
	Don't know		
	Prefer not to say		
Q.19	Would you/they consider shared ownership (part owned/part rented), shared equity (part owned / part owned) if it was available? Please tick		
		You (or your whole family)	Somebody leaving the household
	Yes		
	No		
	Don't know		
Q.20	Would you/they consider renting? Please tick		
		You (or your whole family)	Somebody leaving the household
	No – only want to buy		
	Yes – might consider renting		
	Don't know		
Q.21	What kinds of landlord would you/they consider? Please tick		
		You (or your whole family)	Somebody leaving the household
	Private Landlord		
	Affordable Housing provider (i.e. Housing Association)		
	Don't know		
Q.22	If RENTING your next home, taking all finances into account (<i>take-</i>		

<i>home pay, savings, pensions, state benefits, etc.), what would be the maximum rent that you would be able to afford per month?</i>			
Please tick			
		You (or your whole family)	Somebody leaving the household
	Up to £200		
	£200 - £300		
	£300 - £400		
	£400 - £500		
	£500 - £600		
	£600 - £700		
	£700 - £800		
	£800 - £1,000		
	Over £1,000		
	Don't Know		
	Prefer not to say		

SECTION C: COMMENTS

Your views on housing needs in Brighstone Parish

Q.23	Do any members of your immediate family, who <u>have</u> previously lived in the Parish, wish to move <u>back</u> to the Parish in the next 5 years?	Please circle Yes / No
	If so, do they have children under 18? <i>Please give their ages</i>	Please circle Yes / No
Q.24	Do any members of your immediate family, who <u>have not</u> previously lived in the Parish, wish to move <u>into</u> the Parish in the next 5 years?	Please circle Yes / No
	If so, do they have children under 18? <i>Please give their ages</i>	Please circle Yes / No
Q.25	For which of these groups do you think more homes may be needed in the Parish?	Tick as many as apply
	Young people	
	Single people	
	Large families	
	Small families	
	People with disabilities	
	Older people	
	Other (please specify)	
	No further homes are needed	
Q.26	Do you think Brighstone Parish needs new homes for people with a connection with the area?	
	Yes	
	No	
Please make any further comments you wish to add about housing needs and future housing development in Brighstone Parish		

Thank you for completing this survey