

**HASTINGS BOROUGH  
HOUSING NEEDS SURVEY  
FINAL REPORT  
2005**



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# 1 EXECUTIVE SUMMARY

## 1.1 Housing Needs Survey

1.1.1 Hastings Borough Council formally commissioned DCA in November 2004 to carry out a Borough-wide Housing Needs Study, as part of the Pan Sussex Sub-Regional Study conducted with all five East Sussex Councils and the unitary authority of Brighton & Hove City Council, one of the first of its kind in the Country.

1.1.2 The purpose of the study was to examine the housing requirements needs, aspirations and demands for the communities and households of the Borough.

1.1.3 The overall aims of the project were to:-

- ◆ Determine the levels of housing supply and demand in the Borough;
- ◆ Support the development of the Housing Strategy and Housing Investment Plans;
- ◆ Provide robust information at a local level in accordance with Planning Policy Guidance 3 (PPG3), to guide the location of new provision and support policies in the forthcoming Local Development Framework;
- ◆ Support housing and community care strategies.

1.1.4 In this summary you will find the main findings from a study undertaken through:-

- ◆ A postal questionnaire to 7,900 households in 16 ward areas across the Borough;
- ◆ Face-to-face interviews with 150 households living in the private rented sector in three central urban wards of Castle, Central St Leonards and Gensing, utilising the same questionnaire as the postal survey;
- ◆ A housing market survey utilising the Land Registry and Halifax House Price databases and a telephone survey of estate agents on the supply and cost of private rented housing;
- ◆ Secondary data analysis drawing upon Housing Investment Programme (HIP – statistical appendix) and Housing Register data on the flow of social stock and need, the 2001 Census, household and population projections and other national research.
- ◆ Face to face interviews with older people, young people, Black and Minority Ethnic (BME) households, Gypsy and Traveller households and people with learning disabilities on a sub-regional basis across all five East Sussex Councils and the unitary authority of Brighton & Hove City Council. Each group were interviewed using a dedicated questionnaire.
- ◆ The Gypsy and Traveller specialist interviews across the sub-region are due to be undertaken later in 2005 and will involve interviews with households on permanent sites, unauthorised sites and in permanent housing using a dedicated questionnaire.

**KEY FINDINGS OF THE SURVEY**

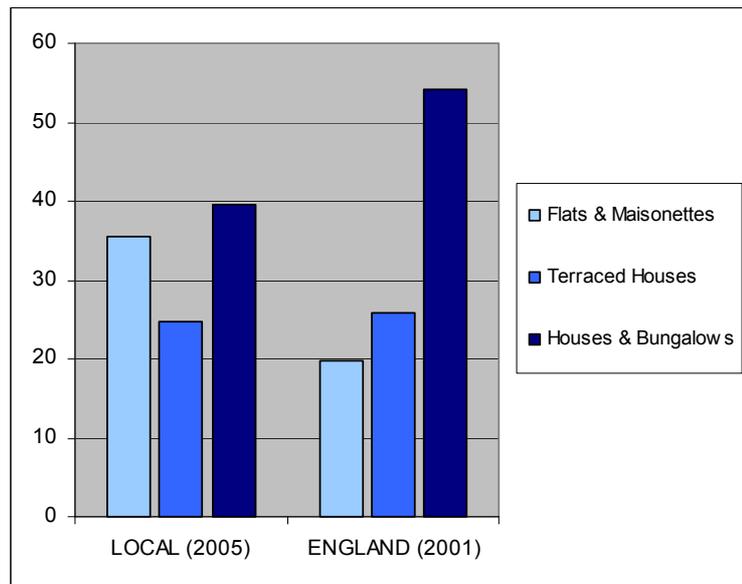
- ◆ 86% of households live in accommodation suitable for their needs. Satisfaction varies from 96% in the owner occupied (no mortgage) sector to 75% in the private rented sector;
- ◆ The average price of flats and terraced houses are £91,998 and £135,860 at the 31<sup>st</sup> December 2004, having increased by 151% and 89% respectively since 2000 and because incomes are low affordability is an issue, particularly for new forming households;
- ◆ With regard to concealed households, 49% cannot afford private rental and home ownership is beyond the reach of 62%, even though 14% of them earn over £27,300 pa, the national average;
- ◆ The social stock is 15.1%, lower than the national average of 19.3% and provides, on average, 453 net re-let units each year. Annually 1,049 affordable housing units are needed, 596 more than existing re-let supply, a new supply requirement of over 14 times current delivery levels;
- ◆ Trend-based population forecasts indicate that the retired population will increase by 33.8% by 2021. There is an inextricable link between ageing and disability. Almost 54% of those with a support need are over the age of 60, and over half of these households contain a person with a walking difficulty (53%).

**1.2 The Housing Stock**

1.2.1 Figure 1-1 shows the characteristics of the Borough stock in 2005, compared to the national average level at the 2001 Census in each category.

1.2.2 Locally, the proportion of houses and bungalows (40%) is significantly lower than the national average of 54%. The supply of terraced properties is 25%, also lower than the national average of 26%, but flats / maisonettes at 36% are well above the national average of 20%.

**Figure 1-1 House Types Local: National**



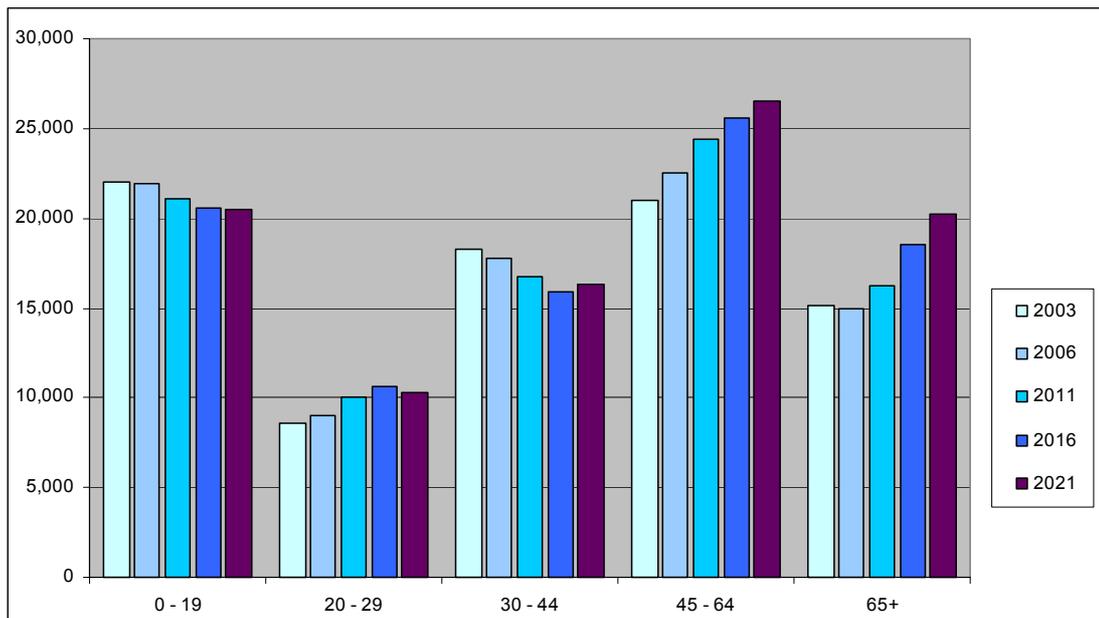
Source: DCA HNS 2005; 2001 Census © Crown Copyright

**1.3 The Borough Population – Future Projections**

1.3.1 An important feature in measuring housing needs is to forecast what is likely to happen over the next decade or so in order that provision for new housing can be planned. Population change in an area results from a number of factors - numbers of births and deaths, how the population is ageing, and the migration of people into and out of the area. The number of households rises and falls over time in response to these and is also affected by changes in the pattern of marriages and divorces and the general economic climate.

**1.3.2 What about the future?**

- 1.3.3 The population estimates are based on East Sussex County Council and the 2003 – based ONS trend-based sub-national population projections to 2021, and use the 2003 Mid Year Estimate as their starting point. The 2001 Census data has been taken into consideration in the production of these projections.
- 1.3.4 The projections suggest there will be an average rise in the population of Hastings Borough of approximately 0.6% per annum over the forecast period according to the forecast model. There is projected to be around 8,900 more people in Hastings Borough in 2021 than in 2003.
- 1.3.5 The 0-19 age range shows a decrease (1,500; 6.8%). A steady fall is seen throughout the forecast period, with the largest decrease of 800 people (3.7%) being seen between 2006 and 2011.
- 1.3.6 The 20-29 age range comprises new households forming and will have implications for future affordable housing need both in the short and longer term. Overall this age group shows a rise (1,700; 19.8%), with the most significant increase seen between 2003 and 2011 (1,400; 16.3%).
- 1.3.7 The 30-44 age group, the main economically active group shows a large decline overall (2,000; 10.9%). Numbers fall by 1,600 between 2003 and 2011 (8.7%), and a small rise is seen between 2016 and 2021.
- 1.3.8 The 45-64 age group shows an overall rise in numbers. Over the forecast period there is an increase of 5,500 people (26.2%). A steady rise is seen throughout the forecast period, with an increase of 3,400 people between 2003 and 2011.
- 1.3.9 The most significant feature here is the growth of the population in the over 65 age group with an increase of 5,100 people (33.8%) seen over the forecast period. Numbers rise throughout the forecast period, with a rise of 1,100 occurring in the current decade to 2011.
- 1.3.10 Numbers in the 80+ age group increase by 700 (14.3%) up to 2021. Numbers actually decrease to 2011 (200; 4.1%) but an increase is seen from 2011 to 2021, with the greatest rise proportionately in percentage terms occurring between 2011 and 2016 (400; 8.5%). Given the resource demands often associated with very elderly people, these are significant figures.
- 1.3.11 However, these projections do not take into account how policy might influence future population structure. This could be significant in Hastings where the Millennium Community housing, town centre developments including the University and new jobs created through the regeneration of the town are all likely to have an impact on the balance of different age groups in the population. East Sussex County Council will produce some new policy-based population forecasts once it is known how many new houses the Borough will need to accommodate up to 2026 – to be decided through the South East Plan

**Figure 1-2 Population Change Age Band Forecast**

## 1.4 The Housing Market

1.4.1 The housing market is the context against which all the housing needs of the area are set. In particular, house price information is the basis on which the “affordability” of housing is measured for low-income households. In essence, we are seeking to establish who cannot afford to enter into the market. This data is then related to the problems faced by the “concealed households” in the area, i.e. households living with friends and relatives unable to gain access to the housing market.

### 1.4.2 National and Regional Context

1.4.3 UK house price inflation for the year ending 31<sup>st</sup> December 2004 was recorded by Halifax Index at 15.1% and the Land Registry at 11.7%. House price inflation in the fourth quarter of 2004 slowed in most regions with an overall increase of 0.1%, well below the 2.7% gain in the third quarter of 2004.

1.4.4 The annual rate of house price inflation recorded in the Halifax Index for the South East Region at 31<sup>st</sup> December 2004 was 7.2%, well below the UK average of 15.1%, reflecting the lower level of increases in the South generally last year. House prices in the South East Region show a small fall, decreasing by 1.6% during the fourth quarter of 2004.

1.4.5 House prices in Hastings rose over the last year by 9.9% as calculated by the Land Registry, however a decrease of 6.9% was seen over the quarter to 31<sup>st</sup> December 2004, reflecting the national slow down in house price inflation

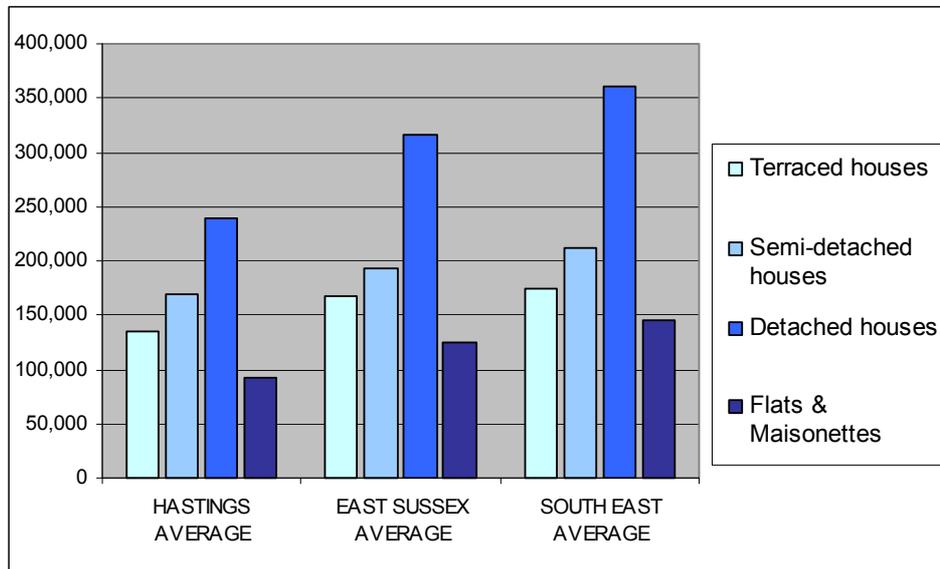
## 1.5 The Hastings Borough Housing Market

1.5.1 The evaluation of the market in Hastings Borough is based on specially prepared information taken directly from the Land Registry database for the year to 31<sup>st</sup> December 2004, an analysis of local estate agency sales looking at entry level properties, i.e. the lowest quartile stock and from the Halifax as the largest mortgage lender, analysing lending in the region.

1.5.2 The Land Registry recorded the average price for all dwellings in the Borough at £139,129. As shown in the graph below, the average semi-detached dwelling in the Borough was sold for £169,211, lower than the East Sussex average of £192,550, reflecting the level of prices for all property types in the Borough.

- 1.5.3 Whilst the overall house prices in the Borough have risen by 94% since 2000, the price of entry level stock, terraced houses and flats / maisonettes, has increased by 89% and 151% respectively between 2000 and 2004.
- 1.5.4 An income of £15,500 is required to buy a one bedroom flat in West St Leonards / Maze Hill. A two bedroom flat requires an income of £24,100 in Central St Leonards / Bohemia and up to £34,200 in Hastings Old Town. Terraced properties require an income of £31,900 in Ore / Clive Vale and £38,500 in Hastings Town Centre.
- 1.5.5 We assess flats / maisonettes to be the main entry level for first time buyers in view of their lower cost and high volume of sales. 62% of all concealed households have inadequate income to be able to buy and 49% cannot afford to rent privately based on the income of those households formed over the previous two years. Generally the private rented sector has low quality standards but is the housing preference of around 15% of existing households moving and 24% of concealed households forming.

**Figure 1-3 2004 Average House Prices**



## 1.6 Key Findings from the Household Survey

- 1.6.1 The fieldwork for the study took place in January and February 2005 and provides a detailed picture of the current and future housing needs and preferences in the Borough. The study consisted of a postal questionnaire to 7,900 households and face-to-face interviews with a further 150 households utilising the same questionnaire as the postal survey, in the three wards of Castle, Central St Leonard’s, and Gensing. 2,065 responses were achieved, providing statistical confidence at 95% ± 1.76% confidence interval. 5.5% of all households in the Borough participated in the survey.
- 1.6.2 The “implied” numbers are our assessment of the total numbers after applying a sub area weighting factor to represent the total population. Below we present in summary form, the key findings from the survey with a particular emphasis on the needs of concealed households.

## 1.7 Adequacy of the Existing Stock

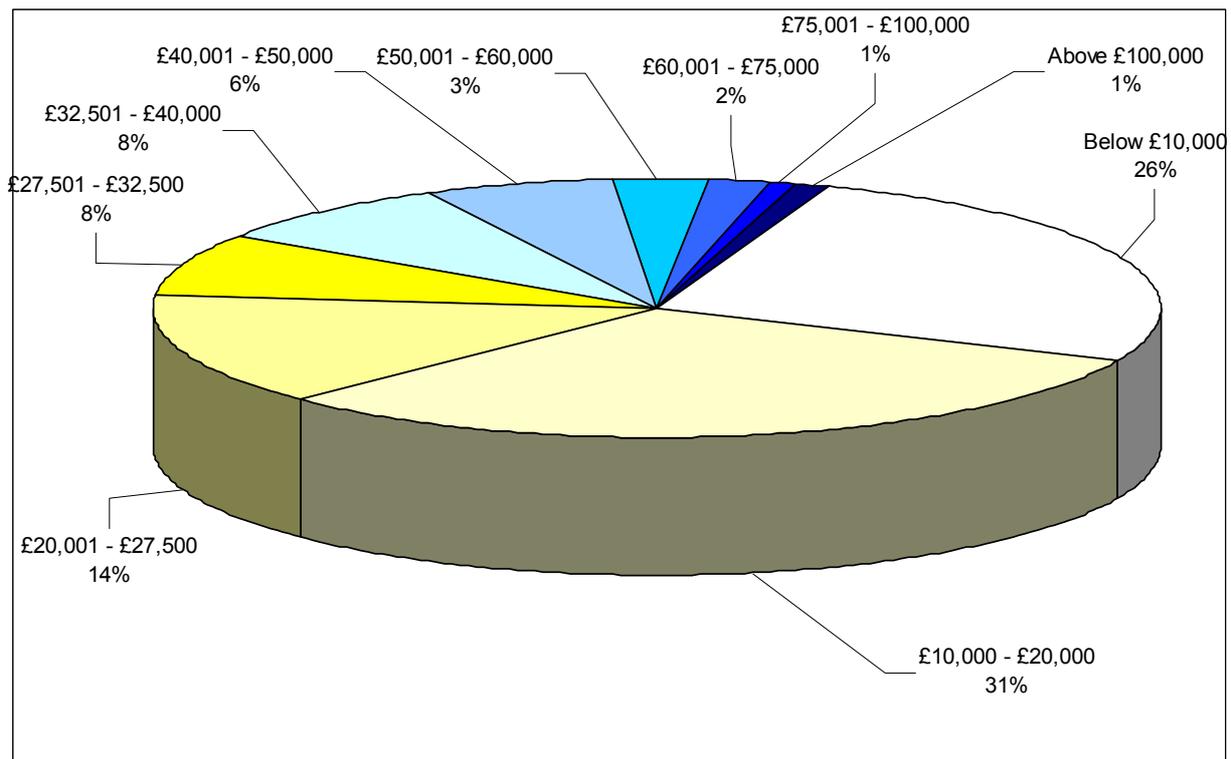
- 1.7.1 The vast majority of households have access to all the basic amenities and the perception of most residents is that their homes are well maintained and not in need of improvement.

- 1.7.2 Some 86% of households indicated that their accommodation is adequate for their needs, lower than the average of 89% in DCA surveys. 14 % (5,407 implied) indicated that it is inadequate. The largest single issue for those reporting an inadequacy which could be resolved in-situ (without moving) was that the dwelling needed improvement / repairs (91%). Of those requiring a move 64% (2,450 implied) indicated that the dwelling was too small.
- 1.7.3 Based on a calculation of occupants to bedroom numbers, under-occupation affects approximately 37% of all households and over-occupation affects 2% of all existing households.

## 1.8 Costs of Present Housing and Household Income

- 1.8.1 A total of 12% paid less than £60 rent per week; 32% paid less than £70 per week and 56% paid less than £80. Of owner-occupiers with a mortgage, 19% pay less than £350 per month. Around 2% of owner-occupier households pay in excess of £1,250 per month. The level of payment was well spread across the bands up to £1,000 per month.
- 1.8.2 26% of households have incomes below £10,000, above the corresponding UK figure (22%). 21% of households in the Borough have incomes above £32,500, below the UK average (30%).

**Figure 1-4 Average Income of Existing Households**



1.8.3 Across the East Sussex region, the 2004 Annual Survey of Hours and Earnings (ASHE) data shows that there is a wide distribution of earnings. Analysis of the data for the Region shows that in 2004: -

- ◆ 10% earned less than £11,920;
- ◆ 25% earned less than £15,120;
- ◆ 50% earned less than £20,430;
- ◆ 90% earned less than £34,586.

*Please note findings from Annual survey of Hours and Earnings for this area are based on a reasonably precise statistical measurement of quality at CV >5% and <=10%.*

1.8.4 41% of households were in receipt of financial support (15,703 implied), of whom 51% (7,938 implied) were in receipt of Housing Benefit or 57% of renters in the sample.

## **1.9 Moving Households**

1.9.1 Of the 38,574 households in the Borough; 3,568 existing households and 1,967 new households are likely to be moving or forming within Hastings Borough in the next two years.

1.9.2 2,963 existing and new forming households anticipate moving away from the Borough. In the case of existing households moving, the single most common reason given for moving outside the Borough was to move to a better area (57.8%). In the case of concealed households moving, choices were more focused on employment / access to work (64.1%), but still significant in terms of moving to a better area (42.3%).

## **1.10 Support Issues**

1.10.1 25.2% of households in the Borough contain somebody with a disability or long-term illness (9,716 households implied). 53.7% of all disabled household members were over 60, 25.4% over 75.

1.10.2 The largest group (4,967 implied) affected by a named support need were those with a walking difficulty, representing 53.0% of those with a support need.

1.10.3 Around 5.4% of these households contained someone who was a wheelchair user, suggesting around 545 in Hastings Borough as a whole. Only 11.8% of wheelchair user households live in a property with suitable adaptation.

1.10.4 Of household members with support needs, some 19.8% (1,008 implied) felt they needed care or support which is not currently provided.

1.10.5 9.8% of all dwellings (3,759 implied) have been adapted to meet the needs of a disabled person. In terms of the nature of adaptations, 51.3% have handrails / grabrails, 37.7% have bathroom adaptations and 25.8% have ground floor toilet adaptations.

## 1.11 Concealed Households

1.11.1 Concealed households are people who could not afford to be in the housing market and are living within another household. We found that around 5.1% of households contained one or more households seeking independent accommodation giving a total of 1,967 cases over the next three years to 2007. Over 94% are the adult children of existing residents.

1.11.2 In the concealed households group:-

- ◆ 65.3% of the people in these concealed households are between 20 and 29 years of age and 7.9% are over 30;
- ◆ 16.4% of households are being formed with a partner living in a separate household elsewhere in the Borough;
- ◆ Only 12.6% of concealed households moving within the next year were registered on a housing waiting list, 61.4% being on the Hastings Joint Housing Register, held by the Borough Council.

1.11.3 A need for a specific house type is the requirement to suit the household's current situation, whereas a preference is the future desire and aspiration for a particular house type. In Hastings Borough the concealed household's needs and preferences for specific house types were:-

Type	Need %	Preference %	Current Stock %
Flat	58.6	32.5	35.5
Terraced	19.2	27.1	24.8
Semi-detached	17.1	27.1	19.9

Size	Need %	Preference %	Current Stock %
One bed	40.7	19.0	14.4
Two bed	52.0	59.9	35.0
Three bed	7.3	20.1	35.4

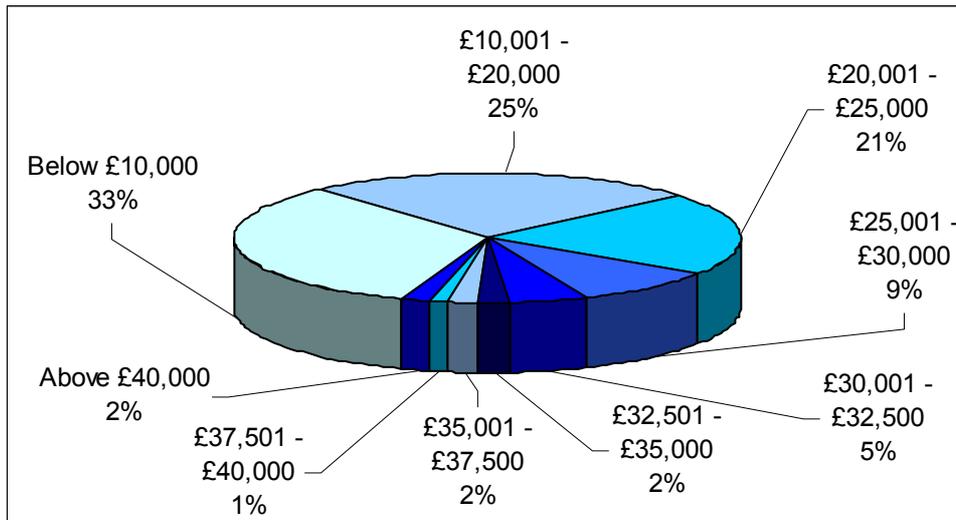
- ◆ Important differences exist between the levels of preference expressed for property types and their stock supply levels, especially the higher preference semi-detached houses, and to a lesser degree terraced houses, than are present in the existing stock;
- ◆ 65.3% (1,284 implied) of the concealed households preferred owner occupation, 20.9% (411 implied) want Private rented and 11.4% (224 implied) prefer Registered Social Landlord (RSL) / Housing Association (HA) rented. 2.4% (48 implied) want RSL shared ownership.

## 1.12 Concealed Households' Housing Costs and Incomes

1.12.1 Key factors relating to immediately forming (those planning to form a household within one year) concealed households' ability to meet housing costs are that:-

- ◆ 33.4% of those wishing to rent could afford a weekly rent of no more than £60 and a further 17.8% no more than £70;
- ◆ 68.8% wanting to buy could not afford a mortgage of more than £400 per month;
- ◆ 33.5% have household incomes below £10,000 per annum, 45.9% earn between £10,000 - £25,000 and a further 13.6% between £25,001 and £32,500. 7.0% have incomes above £32,500.

**Figure 1-5 Average Income of Immediately Forming Concealed Households**



### 1.13 Affordability and Access to Market Housing

- 1.13.1 The data indicates strongly that there is an affordability problem arising from the relationship between local incomes and the realistic supply of the cheapest stock available and incomes needed to buy in locations across Hastings are shown in Table 1-1 below.
- 1.13.2 The following table shows the annual household income needed to buy in the lowest and highest priced areas in the Borough, based on a 95% mortgage availability and a 3-times gross income to lending ratio, the 2004 SEERA Good Practice Guidance recommended level.

**Table 1-1 Annual Household Income Required to Buy**

Area	Income Thresholds (£)		
	1 bed Flat	2 bed Flat	2 bed Terrace
Hastings Town Centre	21,500	26,900	38,500
Hastings Old Town	26,900	34,200	-nd-
Ore / Clive Vale	19,800	25,400	31,900
Broomgrove / Halton	21,700*	30,100	34,800*
Central St Leonards / Bohemia	19,800	24,100	32,500
West St Leonards / Maze Hill	15,500	24,500	-nd-
Hollington	20,600*	23,700*	38,300*
Beauport / Battle Road / Silverhill	28,600*	30,100*	34,100*
St. Helen's / Conquest	21,700	28,500	-nd-

- 1.13.3 Although the average price of flats / maisonettes according to the Land Registry survey is £91,998, entry levels for 2-bed property start at £74,950 in Hollington, rising to £108,000 in Hastings Old Town.
- 1.13.4 The survey findings indicate that income levels of around 62% of the new households who formed in the last 2 years are below the level necessary to be able to buy and 49% to rent in the local market. These income levels are higher than those of concealed households about to form this year, but are those used in the Assessment Model calculations.

## 1.14 Housing Stock Balance Analysis

- 1.14.1 The nature and turnover of the existing housing stock is vitally important in meeting current and future housing demand in all tenures. The information gained from a separate detailed stock flow analysis will be of major benefit to the development of site development briefs for the delivery of both private sector and affordable sectors, balancing housing markets and in longer-term business planning.

## 1.15 House Type Preferences / Supply

- 1.15.1 Table 1-2 reflects the differing levels of existing supply against demand from new households and the impact in actual sales levels created by stock availability and turnover.
- 1.15.2 New household's need for flats at 58.6% is much higher than the stock level of 35.5% reflecting the impact of changing household formation and lower price levels, although new household's preference for flats is lower than the stock level at 32.5%.
- 1.15.3 New forming households show a higher level of preference for terraced houses at 27.1% than the stock supply of 24.8%, which is in line with the national average. Sales of terraced houses (33.8%) are higher because of the higher rate of turnover of small entry level units in the market.

**Table 1-2 Dwelling Type Demand / Stock Supply / Market Sales**

	Demand		Census 2001 Stock Supply %	Sales
	New Household Need %	New Household Preference %		All Buyers %
Terraced	19.2	27.1	24.8	33.8
Flats	58.6	32.5	35.5	35.5

- 1.15.4 Small units, flats and terraced houses are 60.3% of existing stock compared to the national average level of 45% and there is a high level of vacancy suggesting oversupply, especially of one bedroom flats. All site briefs and regeneration projects should promote the house types, which are under represented in the stock compared to national average levels in line with the principles in the PPG3 issued in March 2000.

## 1.16 Affordable Housing Need Summary

- 1.16.1 The summary of total affordable need and supply in Table 1-3 is derived from the Assessment Model in Section 11.2.

**Table 1-3 Affordable Need Summary**

Total Annual Need	1,049	
Existing Stock Re-lets / Net Units	453	
Net New Units Needed	596	

- 1.16.2 The annual level of outstanding affordable need of 596 units, after allowing for current re-let supply is clearly not economically deliverable or sustainable, bearing in mind past new supply levels averaging 41 units each year. Despite the evidence of the scale of need from existing and concealed households, there are wider issues to consider when setting targets for delivery of affordable housing from new developments. Primarily there is a need to build viable, sustainable developments.

- 1.16.3 Essentially planning should be providing for balanced communities, which acknowledge the need for social compatibility if the problems of housing in the past are not to be repeated. In view of the scale of need, particularly in the period to 2008, subsidised affordable units should be negotiated on all suitable sites, the 'target' for each site taking into account existing supply, survey demand and other regeneration, planning, sustainability and economic factors.
- 1.16.4 The increases in terraced house and flat prices over the last four years of 89% and 151% have excluded many 'first-time buyers' from the owner occupied market. We believe therefore that the proportion of affordable housing provided on new sites should encompass more subsidised low cost market housing (to be known as "intermediate" housing, i.e. shared ownership, shared equity and discounted housing for rent) than would have been the case four years ago when it was a more marginal element of affordable need.
- 1.16.5 The major need for social rented housing remains and will be the main priority.
- 1.16.6 In addition to the scale of affordable housing to meet general household's requirements, there are specific needs, for example housing for older people and supported housing, which should also be addressed. These are highlighted in the following paragraphs and also in Section 7.

## **1.17 Housing for Older People**

- 1.17.1 In total the data suggests a combined requirement in the next three years for sheltered accommodation, from older people currently living in the Borough (303 households) and those who may in-migrate to be beside their family (779 households) is 1,082 units, 660 in the affordable sector and 422 in the private market.
- 1.17.2 Some of this requirement will be addressed by flow of the existing sheltered stock, but acceptability of existing stock to meet today's standards will need to be assessed in calculating the scale of new delivery.
- 1.17.3 The significantly higher level of elderly accommodation for people moving into the Borough is common to other DCA Surveys and is a new factor in the housing market. As discussed in Section 7.5.2 generally, the forecast is being made by their children who assist in the moving process. Conversely, the indigenous older population prefer to continue in the area / surroundings they know and within their own home as long as possible and actual migration should be monitored annually.

## **1.18 Supported Housing**

- 1.18.1 The Survey identified a need over the next two years for 133 units of independent accommodation with visiting support worker, 36 units of independent accommodation with live-in carer and 29 residential / nursing home units.

## 1.19 Recommendations

### 1.19.1 Housing and Planning Strategies

- ◆ Provide a mix of house types and sizes in both market and social sectors to meet the needs of new and existing households and to provide a balanced housing market (*to be informed by Dwelling Balance Analysis report*).
- ◆ Develop an older persons delivery strategy to address the current and future growth in elderly and frail elderly households across all tenures, and their related care and support needs to:-
  - assess and prioritise the need for support services and adaptation required to keep people in their own home;
  - re-assess sheltered stock to meet current standards and preferences;
  - assess the need for 'extra care' accommodation for the growing frail elderly population.
- ◆ Continue to negotiate with prospective developers towards achieving subsidised affordable homes from all suitable sites coming forward for planning consent over the period of the Local Plan The current Hastings Local Plan, adopted in April 2004, specifies affordable housing requirements for suitable residential developments of over 15 units or 0.5 hectares. The current Local Plan targets are 25% on 'brownfield' and 30% on 'greenfield' sites. However, the Local Plan policy restricts this to social rented housing with no provision made for other forms of affordable housing.
- ◆ The results of this survey indicate that it may now be appropriate to adopt a wider definition of affordable housing, as required by national planning policy. Each site will need to be assessed individually, targets being subject to wider planning, economic viability, regeneration and sustainability considerations and will require a flexible approach to specific site negotiation. However, in total the level of social rented housing provided should be at least equivalent to that sought in the Local Plan.
- ◆ The Hastings Local Plan is now in the process of review and will eventually be replaced by the Local Development Framework under the new planning procedures introduced by the Planning and Compulsory Purchase Act 2004. The rises in house prices in excess of inflation are resulting in greater difficulty in entering the housing market. We believe the affordable housing targets should be amended to reflect this when the Local Plan is reviewed.
- ◆ Within this target we recommend, in addition to social rented housing, an element of "intermediate" housing provided it is delivered at a cost below the cheapest entry level costs in the general market and would be available on a similar basis to subsequent purchasers.
- ◆ Both the affordable housing target and the tenure balance within it may vary on a site by site basis and should take account of supply through empty properties brought back into use through regeneration strategy.

### 1.19.2 Disabled Households

- ◆ Continue to promote disabled adaptations in order to improve the ratio of suitably adapted properties for disabled people.
- ◆ Develop a register of adapted property and disabled people needing adapted accommodation in order to facilitate better matching.
- ◆ Consider adopting Lifetime Homes standards for new housing.

## **2 SURVEY METHODOLOGY**

### **2.1 Purpose, Aims and Objectives**

- 2.1.1 Hastings Borough Council formally commissioned DCA in November 2004 to carry out a Borough-wide Housing Needs Study, as a joint commission with Eastbourne Borough Council, Brighton & Hove City Council, Wealden District Council, Lewes District Council, and Rother District Council.
- 2.1.2 The Pan Sussex Sub-Region is seeking to undertake a comprehensive and robust housing market and needs assessment to obtain high quality information about current and future housing needs across the Sub-Region and also at Local Authority level.
- 2.1.3 The key aims of the Housing Needs Survey, within the overall Housing Market research project are to:-
- ◆ inform the development of each Council's Housing Strategy and other relevant strategies and plans;
  - ◆ provide robust information to support Housing and Planning policies;
  - ◆ assist in the provision of data in relation to the number, type and location of affordable new homes required over the next five years and beyond;
  - ◆ inform the decisions concerning future housing provision in relation to household aspirations;
  - ◆ provide data in relation to the number of dwellings requiring adaptation or extension;
  - ◆ support the Council's contribution to County-wide and Regional joint strategic planning;
  - ◆ contribute to the evidence base for development plans and, in particular, to assist policy formulation in respect of the delivery of affordable housing through the planning system. Regard will need to be given to advice from Central and Regional Government and the particular circumstances of each Local Authority.
- 2.1.4 The Final Report will provide the information to:-
- ◆ support future housing strategy to meet the criteria set out by the ODPM in its Good Practice Guidance and Housing Investment Programme (HIP) Guidance and to prioritise investment decisions;
  - ◆ co-ordinate housing and community care strategies;
  - ◆ inform the Council's affordable housing policies in the Local Plan and assist in target setting for site development briefs and for negotiation in accordance with Circular 6/98, PPG3 and emerging Guidance.

### **2.2 Promotion**

- 2.2.1 A comprehensive promotion campaign was agreed with the Council to create awareness of the survey, and its importance to the Council. All councillors in the Borough were contacted to inform them of the survey and enlist their assistance in publicising the survey and maximising the response rate.
- 2.2.2 Posters were prepared for display in public places in all wards throughout the Borough and a press release was issued to publicise the postal survey, both on the weekend of the survey being received and the final weekend for responses.

## 2.3 Methodology

2.3.1 The study consisted of the following elements:-

- i. A postal questionnaire to 7,900 households in 16 Wards;
- ii. Face-to-face interviews with 150 households living in the private rented sector in three central urban wards;
- iii. A housing market survey utilising the Land Registry and Halifax databases and a telephone survey of estate agents on the cost of access level property and on the supply and cost of private rented housing;
- iv. Secondary data analysis drawing upon HIP and Housing Register data on the flow of social stock and need, 2001 Census, household and population projections and other national research;
- v. Face to face interviews with older people, young people, Black and Minority Ethnic (BME) households, and people with learning disabilities, reported on the sub-regional basis of all 5 Districts of East Sussex and Brighton & Hove City. Each group were interviewed using a dedicated questionnaire.

2.3.2 The questionnaire was designed in consultation with officers of Hastings Borough Council and based upon tried and tested questionnaires used in previous comparable assessments.

2.3.3 In our view, a large-scale postal survey is the most cost-effective means of identifying the general needs, aspirations and intentions of the population at ward level. Nearly all the housing needs studies undertaken by DCA have utilised postal questionnaire surveys as one means of primary data collection.

2.3.4 The questionnaire was in three parts. Part One sought information about the existing housing situation including:-

- ◆ house type and number of bedrooms;
- ◆ adequacy of current housing to meet the households needs;
- ◆ property repair and improvement requirements;
- ◆ forms of heating and energy efficiency facilities;
- ◆ housing costs and income;
- ◆ employment and travel to work;
- ◆ support and adaptation needs;
- ◆ household composition by gender, age and ethnicity.

2.3.5 Part Two of the questionnaire collected information on the existing household's moving intentions and Part Three collected information on the moving intentions of new forming or concealed households. Questions in these two sections included:-

- ◆ when people expect to move;
- ◆ who is forming new households;
- ◆ how much they can afford;
- ◆ preferred tenure, type, size and location of the housing they require;
- ◆ support requirements.

2.3.6 The Postal and Interview questionnaires are provided as an Appendix to this report.

## 2.4 Sampling

- 2.4.1 Sample size depends on two key factors: the degree of accuracy we require for the sample and the extent to which there is variation in the population with regard to key characteristics. The most important points to note about these issues are:-
- ◆ beyond a certain sample size, there is no benefit in a bigger sample in terms of accuracy;
  - ◆ the size of the population is largely irrelevant for the accuracy of the sample. It is the absolute size of the sample that is important.
- 2.4.2 Our Survey is structured to achieve a 95% confidence rate and that our results reflect the population. Using simple random sampling, the confidence interval with a sample size of 1,580 households is in the region of 2% at Borough level.
- 2.4.3 This means, for example, that if 53% of respondents in a survey do not have central heating then we can be 95% confident that 53% of households plus or minus 2% do not have central heating (i.e. 51% - 55%).
- 2.4.4 The postal sample was combined into 16 Wards and selected by random probability from the Council Tax Register.
- 2.4.5 The sample was 17.9% of resident households, determined to ensure statistical validity within each Ward. As we see in 2.7.4, based on a 16 Ward structure and a high response rate, a finer level of  $\pm 1.76\%$  was achieved in this survey.
- 2.4.6 The main issue is whether non-respondents are different in some crucial way to responders (e.g. low education, older etc.). However, increasing the sample size does not necessarily alleviate this problem if some groups of people systematically do not respond. We check for bias and re-weight where necessary by comparing known characteristics in the population with our findings, particularly by tenure, household type and house type.

## 2.5 Interview Survey Fieldwork

- 2.5.1 Mill Field Services, an independent research company, was commissioned to conduct interview survey fieldwork. The aim was to carry out 150 general face-to-face interviews with Private Sector Tenants in Hastings Borough. Interviews took place in the 3 wards of Castle, Central St Leonards and Gensing.
- 2.5.2 Face to face interviews were recommended by DCA as, in the company's experience, lower response rates are achieved through postal questionnaires in areas of high turnover / high HMO prevalence which is the case across the three wards of Castle, Central St Leonards and Gensing.
- 2.5.3 This decision was justified by the initial lower level of postal responses in the 3 wards prior to the face to face interview responses being included.
- 2.5.4 Mill Field services were provided with a questionnaire by DCA, utilising the same questionnaire as the postal survey. The responses from the interviews and the Postal sample were then combined to make one data file.
- 2.5.5 The fieldwork began on Sunday, 23<sup>rd</sup> January 2005 and was completed by Friday, 28<sup>th</sup> January 2005.
- 2.5.6 Only 8 refusals were dealt with via DCA prior to the fieldwork and refusal rates were low on this survey.
- 2.5.7 All interviews were carried out within the Market Research Society (MRS) code of conduct. 50 interviews were achieved in each of the 3 selected wards of Castle, Central St Leonards and Gensing.

- 2.5.8 Mill Field services always conduct a minimum 10% 'back check'. In doing this, they can guarantee the validity of all interviews completed and ensure that high standards are met. Mill Field services check that the interview took place, verify the answers to key questions and check that the respondent was happy with the way the interview was carried out.

## **2.6 Sub-Regional Interview Survey Fieldwork**

- 2.6.1 Over the period 20<sup>th</sup> February to 19<sup>th</sup> March interviews were conducted across all six Districts with three groups of households. Each group were interviewed to a specifically created questionnaire to address their particular needs. 120 interviews were undertaken with each of 3 interview groups, elderly, young and black and minority ethnic (BME) households.
- 2.6.2 Elderly households were interviewed to a quota set by tenure, single / couple and age and young households by age and gender and these were achieved in each case.
- 2.6.3 The BME interviews were carried out on a free find basis amongst a cross section of nationalities living in each area. Brighton & Hove provided some contact details and some of them were used.
- 2.6.4 Households containing a person with learning disabilities were identified to 146 addresses and interviews undertaken by pre-arranged appointments. In Brighton & Hove Community Support workers accompanied each interview resulting in a lower response rate. The response rate averaged 78.7% over the sub-region ranging from 54.1% in Brighton & Hove to 94.7% in Lewes.
- 2.6.5 All interviews were carried out within the MRS Code of Conduct.

## **2.7 Postal Survey Process and Response**

- 2.7.1 The sample survey of 6,900 questionnaires was dispatched for delivery on the 18<sup>th</sup> January. The return deadline was 8<sup>th</sup> February allowing respondents a period of twenty one days including three weekends for completion and return. The response rate was analysed on a daily basis and following a week of returns, a further 1,000 questionnaires were issued across all sub-areas in the Borough in order to boost the response rate. A final sample total of 7,900 questionnaires across the Borough.
- 2.7.2 The final postal response of 1,915 questionnaires returned and 150 interviews conducted, giving a total response of 2,065 provides a robust sample for analysis.
- 2.7.3 The highest response level was achieved in St Helens with 31.6%. A further 5 areas achieved over 25%. The remaining 10 areas all achieved under 25%, with the lowest response seen in Central St Leonards at 16.3%.
- 2.7.4 All Wards reached response levels based on household numbers adequate to ensure statistical validity at a confidence level of 95%. The confidence interval ranged from  $\pm 6.36\%$  to  $\pm 7.96\%$  at Ward level and was  $\pm 1.76\%$  at Borough level.
- 2.7.5 5.5% of all resident households in Hastings Borough will have taken part in the survey. The response rate analysis by Ward is detailed in Table 2-1 below.

**Table 2-1 Response Rate by Ward**

Ward	Households	Postal Sample	Postal Responses	Postal Response Rate %	Interview Responses	Total Responses	Confidence Interval $\pm$ %
Ashdown	2,048	510	130	25.5	0	130	7.02
Baird	2,100	510	140	27.5	0	140	6.76
Braybrooke	2,339	510	122	23.9	0	122	7.24
Castle	3,193	410	80	19.5	50	130	7.02
Central St Leonards	3,473	410	67	16.3	50	117	7.40
Conquest	2,064	500	155	31.0	0	155	6.43
Gensing	2,705	410	91	22.2	50	141	6.74
Hollington	2,363	550	106	19.3	0	106	7.77
Maze Hill	2,172	510	118	23.1	0	118	7.36
Old Hastings	2,576	510	118	23.1	0	118	7.36
Ore Ward	2,132	510	122	23.9	0	122	7.24
St Helens	2,195	500	158	31.6	0	158	6.36
Silverhill	1,958	500	142	28.4	0	142	6.71
Tressell	2,064	550	101	18.4	0	101	7.96
West St Leonards	1,992	510	124	24.3	0	124	7.18
Wishing Tree	2,230	500	141	28.2	0	141	6.74
<b>Total</b>	<b>37,604</b>	<b>7,900</b>	<b>1,915</b>	<b>24.2</b>	<b>150</b>	<b>2,065</b>	<b>1.76</b>

## 2.8 Survey Weighting

- 2.8.1 We check the data file against the 2001 Census Tenure data and the Council's Housing Strategy Statistical Appendix (HIP) for bias and re-weight the data where necessary. A copy of the weighting carried out in this survey is provided with the Survey data Tables.
- 2.8.2 Given the nature of the random sample of households within agreed sub-areas embodied in the postal and interview survey, we would expect tenure type to provide the main validation of the representativeness of the sample.
- 2.8.3 The data set out on household population and tenure at Table 2-2 is based on the number of resident households in the Council Tax Register and HIP Statistical Appendix at March 2004. Tenure has been re-weighted to be in line with the 2001 Census data, with allowance for three further four years development in the private sector and the HIP 2004 data for the social sector.
- 2.8.4 The overall data set is therefore representative of the Borough population and is the basis for the calculation of all the subsequent tables i.e. all responses are given the weight appropriate to the actual tenure balance in Hastings.

**Table 2-2 Tenure of Present Households**

Question 1

Type	2005 Survey %	Survey Group %	N <sup>o</sup> implied	Local Area Census 2001 *
Council rented	0.0	15.1	0	2.0
RSL rented	15.1		5,816	13.7
Private rented	20.5	21.1	7,909	18.8
Tied to employment / Other	0.6		244	1.8
Owner occupier - mortgage	35.9	63.8	13,837	35.5
Owner occupier - outright	27.8		10,705	27.6
Shared ownership	0.1		63	0.6
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>38,574</b>	<b>100.0</b>

\* © Crown Copyright (Census)

- 2.8.5 The proportion of owner occupiers has slightly increased from 63.1% to 63.7% between 2001 and 2005; that of social rented accommodation has fallen from 15.7% to 15.1%. The proportion of owner-occupiers with a mortgage has increased by 2005 to 35.9% from 35.5% in 2001.
- 2.8.6 The private rented sector constitutes 21.1% of households. This group include those renting from a private landlord, from a relative and from an employer. At the Census 2001, 578 households of the total of 7,771 lived rent free and households in this sector are not therefore homogenous.

## 2.9 Definitions

- 2.9.1 The Housing Needs Study has been undertaken in line with the ODPM research Local Housing Needs Assessment: A Guide to Good Practice in assessing people's preferences as well as their needs and the SEERA Good Practice Guidance published in January 2004.
- 2.9.2 DCA work to a definition of housing requirements that encompasses demand, need and preferences. Households that can enter the general market without intervention of any sort can be defined as demand, whereas those households that are unable to enter the general market without some form of intervention can be defined as having a housing need. Our methodology enables us to identify this distinction by asking for both a household's characteristics in terms of size, current property condition and income and a household's views on suitability of current housing and preferences for moving or modification.
- 2.9.3 Affordability in our view is defined by the relationship between local incomes and the local general housing market. Our definition of affordable housing is as follows:-
- “Affordable housing is that provided with subsidy, both for rent and low cost market housing, for people who are unable to resolve their housing requirements in the local private sector housing market because of the relationship between housing costs and incomes. This definition covers housing for social rent, shared ownership, low cost home ownership and sub-market rent.”*
- 2.9.4 The issue of affordability is central to our approach. Within the project, we capture a range of data on actual incomes and costs of housing and the likely level of incomes and the accessible costs of housing for moving or newly forming households. We also examine secondary data on incomes, house prices and rent levels. Thus a reliable indicator of affordability is derived that leads towards the identification of real options for meeting housing need.

## 2.10 Survey Household Data

- 2.10.1 It should be noted that the “numbers implied” column inserted in some of the tables is our assessment of the total numbers to be derived after applying a weighting factor calculated by Ward responses to that Ward household numbers. Where multiple choice is not involved, this will generally equate to the household population of the Local Authority as a whole but some individual questions may not be answered by all respondents, giving a marginally lower total.
- 2.10.2 Where multiple choice questions are involved, we have included two percentage columns. The first percentage column relates each heading to the total number of actual responses. Those responses are set out at sub-area level in our accompanying data tables and are the basis of the ‘numbers implied’ column in the report. The second percentage column relates the same numbers to the number of households, which in the case of a multiple choice question is likely to give a total in excess of 100% depending on the level of multiple choice made.
- 2.10.3 All tables included in this report are extracted from the DCA Housing Survey data for the Hastings Borough, unless otherwise indicated. We also provide a comparison for many results throughout this Report to the average of over 150 DCA Surveys nationally.

## **3 THE HASTINGS BOROUGH HOUSING MARKET**

### **3.1 Introduction**

- 3.1.1 Three data searches were commissioned to provide information on house price and sales volumes across the Borough:-
- ◆ from the Halifax, as the largest mortgage lender, analysing lending in the Region;
  - ◆ from the Land Registry, providing data on all sales in the area for the past year;
  - ◆ Estate Agency survey to assess entry prices for new households in each sub-area.
- 3.1.2 The records include house price information by categories of dwellings and information about the volumes of sales of each type of dwelling.
- 3.1.3 These indices are not absolutely comparable. Land Registry increase levels tend to be lower because they include cash transactions but they are less reliable on a quarterly basis because they only calculate actual transactions and the figures are affected by changes in the mix of properties between the current and previous periods. Halifax data measures a constant mix of properties by type and size which removes the changing mix factor but does not of course include lower price cash transactions.
- 3.1.4 This information sets the context for the key issue of the affordability of housing in the area, and in particular we can relate the analysis to the problems of low income evaluated through the household postal survey.

### **3.2 National Picture**

- 3.2.1 House price inflation in the fourth quarter of 2004 slowed in most regions with an overall increase of 0.1%, well below the 2.7% gain in the third quarter of 2004. The overall sound UK economic background and the lowest mortgage rates since the 1950s have boosted housing demand in recent months and this trend should continue throughout the rest of the year.
- 3.2.2 UK house price inflation for the year ending 31<sup>st</sup> December 2004 was recorded by Halifax Index at 15.1% and the Land Registry at 11.7%.
- 3.2.3 The Halifax First-Time Buyer Annual Review of 2005 indicates that the average price paid by first-time buyers increased by 16% in 2004 from £112,541 in 2003 to £131,024.
- 3.2.4 The affordability difficulties confronting first time buyers have significantly reduced the number entering the market. This is reflected in the fact that there were an estimated total of 361,000 first-time buyers in 2004, the lowest annual total since 1981. The numbers of FTB's last year were almost a third lower than at 2002 (532,000).<sup>1</sup>

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<sup>1</sup> Source: Halifax First Time Buyer Annual Review 2005

### 3.3 Regional Picture

**Table 3-1 House Price Inflation**

	<b>Increase over year to 31<sup>st</sup> December 2004 %</b>	<b>Decrease / Increase over quarter to 31<sup>st</sup> December 2004 %</b>
South East <sup>1</sup>	7.2	- 1.6
East Sussex <sup>2</sup>	7.9	2.4
Hastings <sup>3</sup>	9.9	- 6.9

Source <sup>1</sup> - Halifax House Price Index, © Copyright HBOS plc.

Source <sup>2</sup> - Land Registry Data, © Crown Copyright (Land Registry)

Source <sup>3</sup> - Land Registry Data, © Crown Copyright (Land Registry)

- 3.3.1 The annual rate of house price inflation recorded in the Halifax Index for the South East Region at 31<sup>st</sup> December 2004 was 7.2%, well below the UK average of 15.1%.
- 3.3.2 House prices in the South East Region show a small fall, decreasing by 1.6% during the fourth quarter of 2004.
- 3.3.3 House prices in East Sussex rose over the last year by 7.9% as calculated by the Land Registry. House prices in Hastings rose over the last year by 9.9% as calculated by the Land Registry; however a decrease of 6.9% was seen over the quarter to 31<sup>st</sup> December 2004.

### 3.4 The Housing Market

- 3.4.1 The Regional Market is shown in the Table 3-2 below, which details the prices paid for the main categories of house types for the whole of the South East Region with comparisons against a different source of house price index data.
- 3.4.2 The Halifax data is based on actual sales of mortgaged properties and the information is a real indication of actual prices prevailing in the purchases being made in the South East Region. The Land Registry data incorporates all transactions, at Borough level.

**Table 3-2 Average South East Region House Prices - All Buyers 2004**

<b>Property Type</b>	<b>SOUTH EAST REGION</b>		<b>EAST SUSSEX</b>
	<b>Land Registry Average Price</b>	<b>Halifax Average Price</b>	<b>Land Registry Average Price</b>
Terraced	175,077	183,026	168,352
Semi-detached	212,143	222,357	192,550
Detached	359,877	398,244	316,024
Bungalows	*	241,060	*
Flats & maisonettes	145,832	148,082	124,561
<b>All properties</b>	<b>222,147</b>	<b>230,191</b>	<b>199,747</b>

Land Registry Residential Property Price Report, 4<sup>th</sup> Quarter 2004.

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\* Land Registry figures do not identify bungalows separately.

- 3.4.3 The Halifax data refer to mortgage transactions at the time they are approved rather than when they are completed. Whilst this may cover some cases which may never proceed to completion, it has the important advantage that the price information is more up-to-date as an indicator of price movements and is on a more consistent time-base than completions data (such as the ODPM Index) given the variable time lags between approval and completion.<sup>2</sup> The Land Registry data incorporates all sales transactions in the Region and more specifically in the Borough.
- 3.4.4 Prices vary between the different data sources and we would expect the Land Registry figures to be lower in all cases given that these figures include non-mortgaged sales.
- 3.4.5 The table below examines average house prices for the Borough recorded by the Land Registry in December 2004, against house prices in 2000 and the rate of price increase.

**Table 3-3 Average House Prices and Sales - All Buyers 2004**

Property Type	Land Registry Hastings Borough Average Price	Land Registry % of sales in Hastings Borough	2000 Land Registry Average Price	Increase % 2000 - 2004
Terraced	135,860	33.8	71,729	89.4
Semi-detached	169,211	18.5	85,352	98.3
Detached	239,727	12.2	125,411	91.2
Flats & maisonettes	91,998	35.5	36,626	151.2
<b>All properties</b>	<b>139,129</b>	<b>100.0</b>	<b>71,653</b>	<b>94.2</b>

Source: Land Registry Residential Property Price Report, 4<sup>th</sup> Quarter 2004  
 Land Registry Residential Property Price Report, 4<sup>th</sup> Quarter 2000  
 © Crown Copyright (Land Registry)

- 3.4.6 The largest volume of sales in the Borough were for flats / maisonettes (35.5%) selling at an average price of £91,998. Terraced houses account for 33.8% of sales with an average price of £135,860. Semi-detached houses average £169,211 and are 18.5% of sales. Detached houses account for just 12.2% of sales with an average price of £239,727. Flats / maisonettes are assessed to be the main entry level property for first time buyers in view of their lower cost and high level of sales in the Borough.
- 3.4.7 Over the last four years the prices of entry level stock, flats / maisonettes have increased by 151.2% and terraced houses have increased by 89.4%.
- 3.4.8 The sales levels of terraced properties in 2004, 33.8% are similar to 2000 levels (34.6%). Sales levels of flats (35.5%) are also similar to 2000 levels (31.7%). Sales levels of detached houses are lower at 12.2% compared to 16.1% in 2000. There is an increase in the sales of semi-detached houses at 18.5% in 2004 compared to 17.7% in 2000.
- 3.4.9 The survey data shows that 131 households plan to leave the Borough because of a lack of affordable housing to buy, 23 of which are concealed households. There are also 4,017 households who said they wished to move but could not do so because they could not afford to move / buy a house and 2,389 who said they were unable to move due to a lack of affordable rented housing.

<sup>2</sup> Source: [www.hbosplc.com](http://www.hbosplc.com) – Methodology Section

### 3.5 Sub-Area Structure

3.5.1 In order to further analyse house prices in the area, the Borough has been divided into 9 sub-areas and their sample area breakdown is listed below.

**Table 3-4 Sub-Area Breakdown**

<b>Sub-Areas</b>	<b>Ward Breakdown</b>
Hastings Town Centre	<i>Castle, Braybrooke</i>
Hastings Old Town	<i>Old Hastings</i>
Ore / Clive Vale	<i>Ore</i>
Broomgrove / Halton	<i>Tressell, Baird</i>
Central St Leonards / Bohemia	<i>Central St Leonards, Gensing</i>
West St Leonards / Maze Hill	<i>West St Leonards, Maze Hill</i>
Beauport / Battle Road / Silverhill	<i>Ashdown, Silverhill</i>
Hollington	<i>Hollington, Wishing Tree</i>
St Helens / Conquest	<i>St Helens, Conquest</i>

### 3.6 Entry Sales Levels in the Borough

- 3.6.1 Entry to the market is clearly dependent on availability, a factor which is particularly critical for low income households who can only enter the market in any numbers where there is an adequate supply of affordable dwellings.
- 3.6.2 First-time buyers as new entrants to the housing market do not purchase houses at average prices as they do not have average incomes. Although average prices are useful for comparisons in general they are not the purchase levels used in assessing the ability of households to enter local markets.
- 3.6.3 In broad terms new purchasers of either flats or terraced properties buy in the lowest quartile of prices i.e. the bottom 25%. We have therefore made the only comparison available from Land Registry data which is at Borough wide level. In the Borough this is £96,000, 44.9% lower than the average of £139,129 in Table 3-3.
- 3.6.4 DCA have therefore undertaken a telephone survey of the local estate agents to ascertain the cost of the cheapest units available i.e. the lowest quartile stock costs, both for private rent and for sale in each of the 9 Sub-Areas.

**Table 3-5 Entry Sales Levels in the Borough – February 2004**

Property Type	Hastings Town Centre	Hastings Old Town	Ore / Clive Vale	Broomgrove / Halton	Central St Leonards / Bohemia	West St Leonards / Maze Hill	Beauport / Battle Road / Silverhill	Hollington	St Helen's / Conquest	Borough-wide
1-Bed Flat	67,770	84,950	62,375	68,500	62,625	49,000	90,250	64,950	68,500	61,312
2-Bed Flat	84,975	108,000	80,250	94,985	76,250	77,450	95,100	74,950	89,950	77,888
2-Bed Terraced	121,475	-nd-	100,650	110,000	102,500	-nd-	107,567	121,000	-nd-	106,206
3-Bed Terraced	131,650	116,250	119,817	105,000	126,225	124,995	120,800	117,000	225,950	118,761

*-nd- no data available, \* low level of data available*

*Source: DCA House Price Survey February 2005*

- 3.6.5 Although the average price of terraced properties according to the Land Registry survey is £135,860, entry sales levels vary across the Borough with the lowest entry prices for a 2-bed terraced property, starting at around £100,650 in Ore / Clive Vale, rising to £121,475 in Hastings Town Centre, as can be seen in Table 3-5 above. 3-bed terraced properties start at £105,000 in Broomgrove / Halton, rising to £225,950 in St Helen's / Conquest.
- 3.6.6 According to the table above, entry levels for flats start at £49,000 in West St Leonards / Maze Hill, rising to £90,250 in Beauport / Battle Road / Silverhill, for a 1 bed unit. Entry levels for 2-bed flats start at £76,250 in Central St Leonards, rising to £108,000 in Hastings Old Town.

### 3.7 Secondary Research

- 3.7.1 The Joseph Rowntree Foundation published the results of a study undertaken across the Country examining the ability of working households, both existing and new forming, to become homeowners. The study entitled 'Can Work – Can't Buy' conducted by Professor Steve Wilcox uses the Halifax database for House Prices of the lowest quartile prices for 4/5 room dwellings and calculates affordability ratios based on working household incomes from the New Earnings Survey.
- 3.7.2 In 2003 the survey was updated to take account of local prices and increase in incomes at the end of 2003.
- 3.7.3 The Joseph Rowntree Foundation Study "Can Work – Can't Buy" shows in the 2003 Report that Hastings has the 45<sup>th</sup> highest house price-to-income ratio out of over 350 local authority areas in the country at 5.07 to 1.
- 3.7.4 The report highlights the key issue, "All ratios should be considered in relation to the ratio of mortgage advance to household gross earned income, which rarely exceeds 3.5 to 1". This ratio would only apply to professionals and it is more likely that the majority of local households would achieve mortgage ratios below 3.5 to 1 and closer to the average of the Council of Mortgage Lenders for first time buyers in 2004 of 3.03 to 1. The mean percentage loan to first-time buyers was 87% in 2004.
- 3.7.5 Table 3-6 highlights the data and house price to income ratio for Hastings Borough and the South East Region.

**Table 3-6 Purchase Income Thresholds**

Area	Working Households		
	2003 Prices £	Income £	Ratio
Hastings	129,189	26,988	5.07
South East Region	183,175	39,734	4.61

Source: Joseph Rowntree Foundation 2003 Update

- 3.7.6 Additionally the house price to income ratios across the 6 East Sussex authorities range from 5.07 to 5.86. Hastings has the lowest house price to income ratio across East Sussex at 5.07. The ratios in East Sussex are considerably in excess of the mortgage ratios actually operating of 3:1 as highlighted in 3.7.4 above.

### 3.8 Purchase Income Thresholds

- 3.8.1 The cheapest entry levels of the smallest units were assessed to enable threshold income levels to be calculated. These are based on 95% mortgage availability and a 3x gross income lending ratio, the levels recommended in the SEERA 2004 Good Practice Guidance. Table 3-7 below outlines the income ranges needed to enter the market in the main settlements in the Borough.

**Table 3-7 Purchase Income Thresholds**

Area	Income Thresholds (£)		
	1 bed Flat	2 bed Flat	2 bed Terrace
Hastings Town Centre	21,500	26,900	38,500
Hastings Old Town	26,900	34,200	-nd-
Ore / Clive Vale	19,800	25,400	31,900
Broomgrove / Halton	21,700*	30,100	34,800*
Central St Leonards / Bohemia	19,800	24,100	32,500
West St Leonards / Maze Hill	15,500	24,500	-nd-
Hollington	20,600*	23,700*	38,300*
Beauport / Battle Road / Silverhill	28,600*	30,100*	34,100*
St. Helens / Conquest	21,700*	28,500	-nd-

-nd- no data available

\* Low level of data available

### 3.9 Private Sector Rent Levels

3.9.1 Some of the main private renting agencies operating in the Borough were approached to access the costs of property at the lower end of the private rented market. From the estate agency sources approached, the prevailing private sector rent levels are set out below. There was a lower level of rental data available for Ore / Clive Vale; Beauport / Battle Road / Silverhill; Hollington and St. Helens / Conquest.

**Table 3-8 Average and Entry Monthly Rent Levels in the Borough February 2005**

Property Type	Hastings Town Centre		Hastings Old Town		Ore / Clive Vale*		Broomgrove / Halton		Central St Leonards / Bohemia		West St Leonards / Maze Hill	
	Average	Entry	Average	Entry	Average	Entry	Average	Entry	Average	Entry	Average	Entry
1-Bed Flat	366	<b>260</b>	374	<b>340</b>	540	<b>400</b>	388	<b>300</b>	386	<b>282</b>	364	<b>260</b>
2-Bed Flat	467	<b>340</b>	550	<b>420</b>	458	<b>410</b>	529	<b>475</b>	498	<b>350</b>	482	<b>350</b>
2-Bed Terraced	489	<b>380</b>	570	<b>450</b>	547	<b>525</b>	531	<b>525</b>	534	<b>480</b>	550	<b>525</b>
3-Bed Terraced	629	<b>550</b>	644	<b>520</b>	566	<b>500</b>	510	<b>420</b>	601	<b>500</b>	633	<b>480</b>
2-Bed Semi-detached	-nd-	<b>-nd-</b>	525	<b>500</b>	-nd-	<b>-nd-</b>	640	<b>600</b>	-nd-	<b>-nd-</b>	652	<b>625</b>
3-Bed Semi-detached	643	<b>600</b>	855	<b>825</b>	-nd-	<b>-nd-</b>	730	<b>695</b>	725	<b>675</b>	738	<b>700</b>

-nd- no data available \* low level of data available

Source: DCA House Price Survey February 2005

Property Type	Hollington*		Beauport / Battle Road / Silverhill*		St Helens / Conquest*		Borough-wide	
	Average	Entry	Average	Entry	Average	Entry	Average	Entry
1-Bed Flat	365	<b>325</b>	362	<b>325</b>	435	<b>400</b>	390	<b>321</b>
2-Bed Flat	520	<b>480</b>	-nd-	<b>-nd-</b>	513	<b>500</b>	496	<b>416</b>
2-Bed Terraced	-nd-	<b>-nd-</b>	583	<b>550</b>	483	<b>425</b>	524	<b>483</b>
3-Bed Terraced	619	<b>600</b>	650	<b>625</b>	-nd-	<b>-nd-</b>	612	<b>524</b>
2-Bed Semi-detached	-nd-	<b>-nd-</b>	625	<b>600</b>	675	<b>650</b>	568	<b>595</b>
3-Bed Semi-detached	667	<b>600</b>	692	<b>650</b>	692	<b>600</b>	728	<b>668</b>

### 3.10 Entry to Private Rent

- 3.10.1 Entry rental costs in the private rented sector vary by location within the Borough. The private rented sector can be entered at £260 a month in Hastings Town Centre, rising to £400 in Ore / Clive Vale (see Table 3-8) for a one bedroom flat, the smallest unit. For a 2-bed flat, rents range from £340 in Hastings Town Centre, to £500 in St Helen's / Conquest.
- 3.10.2 In the case of 2-bed terraced houses, it was found that the entry rent levels range from £380 p.m. in Hastings Town Centre to £550 p.m. in Beauport / Battle Road / Silver Hill. 3-bed terraced properties can be rented from £480 p.m. in West St Leonards / Maze Hill and £625 in Beauport / Battle Road / Silver Hill.
- 3.10.3 Semi-detached properties can be rented from £500 (for a 2-bed property) to a maximum of £650 (for a 2-bed property) and £825 (for a 3-bed property).
- 3.10.4 The concealed households gave details of how much rent per week they could afford to pay. This data was examined to see if those who had specified their preferred tenure as Private Rent could actually access the market price levels that were identified in the Estate Agents Survey.
- 3.10.5 Concealed households preference for private rented housing is generally quite low. 34% could afford to pay between £301 and £350 a month which would allow them entry to the cheapest 1 bed flats. Only 8% could afford to pay between £431 and £650 a month which would allow entry to all two bed flats. 1% of concealed households could afford access to all of properties across the Borough. The data indicates around 49% of concealed households in the Borough are priced out of the private rental market.
- 3.10.6 There is evidence to suggest that landlords would not accommodate Housing Benefit / Income Support cases; however the decision does rest with the individual landlord concerned.
- 3.10.7 A range of property types are available in the sector as a whole and are found in a variety of locations within the Borough. The difference in rent level between furnished and unfurnished property is marginal with agents indicating they do charge slightly more for furnished accommodation, although many agencies do not deal with furnished property due to the fire regulations involved.

### 3.11 Rental Income Thresholds

- 3.11.1 The cheapest rental prices of the smallest units in the Borough were assessed in order to calculate the rental income threshold levels. These are based on rent at 25% of gross income (equivalent to 30% of net income). Table 3-9 below shows the income levels needed to access the private rented market in the Borough.

**Table 3-9 Rental Income Thresholds**

Area	Income Thresholds (£)		
	1 bed Flat	2 bed Flat	2 bed Terrace
Hastings Town Centre	12,500	16,300	18,200
Hastings Old Town	16,300	20,200	21,600
Ore / Clive Vale	19,200	19,700	25,200
Broomgrove / Halton	14,400	22,800	25,200
Central St Leonards / Bohemia	13,500	16,800	23,000
West St Leonards / Maze Hill	12,500	16,800	25,200
Hollington	15,600	23,000	-nd-
Beauport / Battle Road / Silverhill	15,600	-nd-	26,400
St. Helens / Conquest	19,200	24,000	20,400

-nd- no data available

## **3.12 Conclusions**

### **3.12.1 House Prices**

- ◆ The annual rate of house price inflation recorded in the Halifax Index for the South East Region at 31<sup>st</sup> December 2004 was 7.2%, well below the UK average of 15.1%.
- ◆ The Land Registry data for average price for all dwellings in the Borough during the year was around £139,129. The prices of flats and terraced houses have risen by 151% and 89% since 2000.
- ◆ The largest volume of sales in the Borough were for flats / maisonettes (35.5%) selling at an average price of £91,988. Terraced houses account for 33.8% of sales with an average price of £135,860. Semi-detached houses average £169,211 and are 18.5% of sales. Detached houses account for just 12.2% of sales with an average price of £91,998. Flats / maisonettes are assessed to be the main entry level property for first time buyers in view of their higher level of sales in the Borough.

### **3.12.2 Sub-Area Sales Prices / Incomes**

- ◆ Prices vary across the Borough; a 1-bed flat can be purchased at £68,588 in Hollington, rising to £174,055 in Ore / Clive Vale. 2-bed terraced properties can be purchased at £116,300 in Central St Leonards / Bohemia, rising to £262,913 in St Helens / Conquest.
- ◆ An income of £15,500 is required to buy a one bedroom flat in West St Leonards / Maze Hill. A two bedroom flat requires an income of £21,400 in Hastings Town Centre and up to £34,200 in Hastings Old Town and terraced properties require an income of £38,500 in Hastings Town Centre.
- ◆ The key fact is that access to home ownership is beyond the reach of at least 62% of the concealed households identified in the 2005 DCA survey (based on entry level stock prices in the nine sub-areas).
- ◆ This concealed demand requiring affordable housing is mainly in addition to Waiting List numbers as only 12.6% are registered. There clearly is an 'affordability' problem in the Borough for low-income households.
- ◆ Mortgage interest rates this year have been at their lowest levels for over 45 years and people who cannot enter the market under these circumstances may never be able to do so, short of some collapse in the market or a significant change in their income level. Further house price increases above wage inflation in 2005 would make access to market housing more difficult to achieve and would impact on households with marginal incomes most significantly.

### **3.12.3 Private Rental Costs / Incomes**

- ◆ Similar cost variation applies in the private rented sector across the Borough. Based on rent at 25%, the gross income needed to rent a one bed flat ranges from £12,500 per annum to £19,200 per annum. The cost of renting a 2-bed flat would need an income of £16,300, up to £24,000. A terraced house requires an income of between £18,200 and £26,400.
- ◆ The private rented sector makes only a limited contribution to access to affordable housing providing access to housing for only around half (51%) of concealed households.

## 4 CURRENT HOUSING IN THE BOROUGH

### 4.1 The Existing Stock

4.1.1 Table 4-1 below indicates the type of accommodation occupied by existing households responding to the question.

**Table 4-1** *Type of Accommodation*  
Question 2

Type	2005 Survey %	Survey Group %	N <sup>os</sup> implied	Local Area Census 2001 *
Semi-detached house	19.9	44.1	7,642	39.6
Detached house	15.0		5,755	
Bungalow	9.2		3,513	
Terraced	22.9	22.9	8,790	24.8
Flat / maisonette	32.1	32.9	12,327	35.5
Bedsit / studio / room only	0.8		329	
Caravan / mobile home	0.1	0.1	18	0.1
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>38,374</b>	<b>100.0</b>

\* © Crown Copyright (Census)

4.1.2 The sample data shows only a small change in the dwelling type structure since 2001, with a rise in the proportion of semi detached and detached houses from 39.6% to 44.1% (4.4%), and a fall in the proportion of terraced houses (1.9%). There has also been a fall in the proportion of flats (2.6%) in our sample. Our analysis of concealed households in Section 6 of this report found 52.3% of expressed need to be for flats / maisonettes.

**Table 4-2** *Form of Tenure by Property Type (%)*  
Question 2 by Q.1

Type	Owner occupier with mortgage	Owner occupier no mortgage	Private rented	RSL rented	Shared ownership*	Tied to employment*	Total
Semi-detached	52.3	29.0	7.0	10.8	0.0	0.9	100.0
Detached	53.1	43.2	2.1	0.6	0.0	1.0	100.0
Terraced	46.2	24.4	14.4	14.9	0.1	0.0	100.0
Bungalow	24.2	57.7	7.8	9.6	0.0	0.7	100.0
Flat / maisonette	15.2	14.5	43.6	25.5	0.4	0.8	100.0
Bedsit / studio / room only	0.0	10.8	59.7	29.5	0.0	0.0	100.0
Caravan / mobile home	0.0	100.0	0.0	0.0	0.0	0.0	100.0

(\* Low volume of data).

- 4.1.3 A cross-tabulation relating form of tenure to property type indicated that 70% of flat / maisonette accommodation was in the rented sector; 36.4% of which was in the social rented sector. In terms of new demand, our analysis of concealed households in the Borough found 40% of demand for flats / maisonettes was in the rented sector; of which 29.9% is for the social rented sector.
- 4.1.4 57.7% of bungalow accommodation was in the owner-occupied no mortgage sector, perhaps reflecting the older age of respondents in that sector.
- 4.1.5 Respondents were asked to indicate the number of bedrooms in their current home.

**Table 4-3 Number of Bedrooms**

Question 5

Bedrooms	%	N <sup>os</sup> implied
Bedsit	1.5	592
One	12.9	4,949
Two	35.0	13,428
Three	35.4	13,594
Four	12.3	4,735
Five or more	2.9	1,070
<b>Total</b>	<b>100.0</b>	<b>38,368</b>

- 4.1.6 The average across the stock in the Borough was 2.5 bedrooms, slightly below the level found in other recent DCA surveys (2.8). The breakdown of size by number of bedrooms in percentage terms as between the ownership and rental sectors was accessed by cross-tabulation with the following results:-

**Table 4-4 Number of Bedrooms by Tenure**

Question 5 by Q1

Tenure	Bedsit	One	Two	Three	Four	Five+	Total
Properties owned	0.3	5.6	28.9	43.6	17.6	4.0	<b>100.0</b>
Properties rented	3.8	26.4	45.7	20.3	3.3	0.5	<b>100.0</b>
RSL rented only	3.3	23.6	43.1	26.0	3.3	0.7	<b>100.0</b>

- 4.1.7 As might be expected, some 91.8% four (or more) bedroom properties were in the owner occupied sector. 87.8% bedsit / one bedroom properties were in the rented sector.

**Table 4-5 Access to Basic Facilities**  
Question 6

H/IF	All tenures %	Owner occupier with mortgage	Owner occupier no mortgage	Private rented	RSL rented	Shared ownership*	Tied to employment / other
CH-F	80.9	86.9	76.6	71.0	86.8	82.5	90.6
CH-P	10.5	8.6	12.0	12.8	10.1	0.0	0.0
LI	54.8	69.9	68.7	21.0	35.7	100.0	62.3
DG-F	64.7	69.5	69.7	36.0	81.8	33.3	48.8
DG-P	16.0	13.6	16.7	27.6	4.7	30.2	37.7
HWTI	60.2	62.0	71.8	48.5	49.4	66.7	62.3
WPI	38.7	46.5	48.7	24.2	20.8	33.3	28.7
CWI	21.4	24.9	27.9	3.6	24.3	0.0	10.7
DP	19.4	20.8	21.6	17.2	13.9	33.3	37.7

(\* Low volume of data).

Heating / Insulation facilities:-

*CH-F (central heating -full), CH-P (central heating -partial), LI (loft insulation), DG-F (double glazing -full), DG-P (double glazing -partial), HWTI (hot water tank insulation), WPI (water pipes insulated), CWI (cavity wall insulation), DP (draught proofing).*

- 4.1.8 Respondents in the survey indicated a high level of access to basic facilities. Households with some form of central heating at 91.4% well above the national average in the 1991 Census (78%). At local area level, 89.1% of households in Hastings had central heating in 2001, suggesting a growth of 2.3% since that time.
- 4.1.9 In the case of RSL rented accommodation alone, 96.9% had some form of central heating, above the all tenure average. The RSL rented sector performed relatively poorly in relation to the level of insulation in with low levels of loft insulation, water pipe insulation, hot water tank insulation and draft proofing.
- 4.1.10 One particularly significant pattern to emerge from the cross tenure analysis was that private rented accommodation had a far lower level of access to all the nominated facilities than the all tenure average. Full central heating was available in 71% of properties; full double glazing in only 36% with very low levels of insulation.
- 4.1.11 0.3% (107 implied) of respondents indicated that they shared facilities with people not in their household. The 2001 census data indicated 0.6% households sharing within 60 shared dwellings.

## 4.2 Adequacy of Present Dwelling / Improvement Required

- 4.2.1 Respondents were asked if their current accommodation was adequate for their needs. 85.9% indicated that their accommodation was adequate; 14.1% (5,407 implied) that it was inadequate. A level in the region of 89% has been a typical result in recent DCA surveys. The Guidance test of inadequacy causing a housing need is based on those households living in unsuitable accommodation actually moving to another dwelling, totalling 3,575 households in the Borough.
- 4.2.2 From a cross-tabulation some discrepancy in satisfaction by tenure was evident but this was fairly consistent with the results of other recent DCA surveys. The satisfaction level for RSL rented accommodation (75.5%) was below the average emerging for social rented accommodation from recent DCA surveys (81%). Satisfaction in the private rented sector (74.6%) was also below the all tenure average, as might be expected from the comments at 4.1.10 above.

**Table 4-6 Adequacy by Tenure**

Question 8a by Q.1

Tenure	% adequate
Owner occupied with mortgage	88.7
Owner occupied no mortgage	95.9
Private rented	74.6
RSL rented	75.5
Shared ownership*	100.0
Tied to employment / other*	100.0

(\* Low volume of data).

- 4.2.3 Responses on the reason for inadequacy were invited on two bases - 'in-house' solutions (improvements/repairs or cost of heating) and other solutions. Respondents could reply in both categories on a multiple-choice basis.
- 4.2.4 59.3% (3,204 implied) of the group indicated an 'in-house' solution. The results in response to a multiple choice question are shown in Table 4-7 below. 90.7% of these households selected need for repair or improvement.

**Table 4-7 Reason For Inadequacy of Present Accommodation Where an "In House" Solution May Be Possible**

Reasons	% responses	% households	N <sup>os</sup> implied (all choices)
Needs repair / improvement	69.0	90.7	2,906
Too costly to heat	31.0	40.8	1,307
<b>Total</b>	<b>100.0</b>		<b>4,213</b>

**Table 4-8 Reason for Inadequacy of Present Accommodation Likely to Require a Move**  
Question 8bii

Reasons	% responses	% households	N <sup>os</sup> implied (all choices)
Too small	50.5	64.0	2,450
Too large	7.1	9.0	345
Housing affecting health	16.2	20.5	785
Tenancy insecure	11.0	14.0	536
Rent / mortgage too expensive	15.2	19.3	739
<b>Total</b>	<b>100.0</b>		<b>4,855</b>

4.2.5 70.8% (3,827 implied) of the group indicated a solution requiring a move. The largest single issue was that the home was too small, referred to by 64% of households indicating a solution likely to require a move, and implying 2,450 cases in the Borough as a whole. Other choices were spread fairly evenly between tenancy insecure (14%), housing effecting health (20.5%) and rent / mortgage too expensive (19.3%). Property being too large was only mentioned by 9% of households responding.

4.2.6 We set out in the next few paragraphs some inadequacy issues relating to those in specific respondent groups indicating inadequacy.

**Table 4-9 Repair Needed / Tenure**

Question 8bi / Question 1

	% of all households in sample	% households with a repair need	N <sup>os</sup> implied
Owner occupier with mortgage	35.9	25.4	737
Owner no mortgage	27.8	12.0	349
Private rented	20.5	36.9	1,071
RSL rented	15.1	25.7	749
Shared ownership	0.2	0.0	0
Tied to employment / other	0.5	0.0	0
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>2,906</b>

4.2.7 In terms of tenure, repair need was disproportionately high among tenants (compared to our previous surveys), with both private sector and RSL tenants particularly indicating high levels of inadequacy. Levels of inadequacy were low among owner occupiers with no mortgage but for those homeowners with a mortgage repair need was high at 25.4%, only slightly lower than RSL tenants.

**Table 4-10 Repair / Household Income**

Question 8bi / Question 16c

	% of all households in sample	% households with a repair need	N <sup>os</sup> implied
Below £10,000	25.6	25.7	712
£10,000 - £20,000	31.5	32.1	889
£20,001 - £27,500	14.2	18.8	520
£27,501 - £32,500	8.2	2.8	76
£32,501 - £40,000	7.6	9.1	253
£40,001 - £50,000	6.5	5.6	154
£50,001 - £60,000	2.8	2.4	66
£60,001 - £75,000	1.7	1.1	29
£75,001 - £100,000	1.3	2.5	70
Above £100,000	0.6	0.0	0

- 4.2.8 We found no clear correlation between low income and higher repair need. A slightly higher proportion of those with incomes below £27,500 were found to have a repair need.

**Table 4-11 Repair / Age Groups**

Question 8bi / Question 14d

Age Groups	% of all households in sample	% households with a repair need	N <sup>os</sup> implied
11 - 15	0.0	0.0	0
16 - 19	0.2	0.0	0
20 - 29	7.4	15.1	466
30 - 44	24.4	33.3	1,027
45 - 59	29.7	27.6	851
60 - 74	23.6	18.4	570
75+	14.7	5.6	174
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>3,088</b>

- 4.2.9 Repair need was disproportionately found among households where the head of household was aged 20 – 44. Repairs were apparently not a particular problem for those above 60 years of age.
- 4.2.10 19.8% of households with a disability felt their home was inadequate (compared to 14.1% among all households). Of respondents with a disability, 95.2% of those saying their home was inadequate also said they had a repair need, compared to 90.7% of all respondents. Both the level of inadequacy and repair need were higher among households with a disability. The nature of the disability for those with a repair need is shown in Table 4-12 below on the basis of a multiple choice question.

**Table 4-12 Disabled Households / Repair Needs**

Question 8bi / Question 10c

<b>Disability</b>	<b>% of all households (in sample of 11,142)</b>	<b>% households with a repair need (in sample of 1,526)</b>	<b>N<sup>os</sup> implied</b>
Walking difficulty	51.2	41.7	636
Limiting long term illness	25.0	19.7	300
Asthmatic / respiratory problems	23.7	36.2	552
Other physical disability	21.9	34.1	521
Visual / hearing impairment	16.0	11.7	178
Wheelchair user	4.9	1.9	29
Mental health problem	13.8	9.2	140
Learning difficulty	7.0	13.1	200
<b>Total</b>			<b>2,556</b>

4.2.11 Repair need was disproportionately found among households with other physical disabilities, learning difficulties, and those with asthmatic / respiratory problems.

4.2.12 As would be expected “housing effecting health” was a significantly more important issue for households with a disability than for all households in the sample; 38.9% of disabled households indicating that their home was inadequate gave housing effecting health as one of their reasons. This compared to just 20.5% among all households indicating inadequacy.

**Table 4-13 Rent / Mortgage too Expensive / Income**

Question 8bii / Question 16c

<b>Income</b>	<b>% of all households in sample</b>	<b>% households rent / mortgage too expensive</b>	<b>N<sup>os</sup> implied</b>
Below £10,000	25.6	15.1	81
£10,000 - £20,000	31.5	35.1	188
£20,001 - £27,500	14.2	26.7	143
£27,501 - £32,500	8.2	0.0	0
£32,501 - £40,000	7.6	0.0	0
£40,001 - £50,000	6.5	13.9	74
£50,001 - £60,000	2.8	2.6	14
£60,001 - £75,000	1.7	0.0	0
£75,001 - £100,000	1.3	6.8	36
Above £100,000	0.6	0.0	0

- 4.2.13 On the basis of a relatively low number of respondents indicating that the rent / mortgage was too expensive, there appeared to be some co-relation between incomes and cost but not as strong as might be expected and not amongst the lowest income band (although the latter may be affected by benefit issues). The most significant problems were found among households with incomes between £20,000 - £27,000.
- 4.2.14 Arguably, the main finding from the basic question on adequacy is the high degree of satisfaction expressed but some caveat has to be drawn in relation to the degree to which respondents may be reluctant to describe their accommodation as unsuitable.
- 4.2.15 The next question in the section sought to identify which aspects of a given range of work respondents felt were required on their property.
- 4.2.16 54.3% (20,957 implied) of the sample responded to the question. Responses were again on multiple choice basis with respondents making around 2 choices on average.

**Table 4-14 Repairs / Improvements Required**

Question 8c

Improvements	% responses	% households	N <sup>os</sup> implied
Additional security	15.7	31.1	6,509
Window repairs	24.8	49.2	10,305
Insulation	13.4	26.7	5,585
Re-wiring	10.1	20.0	4,196
Improved heating	15.2	30.1	6,299
Roof repairs	11.3	22.4	4,703
Damp proofing	9.5	18.9	3,966
<b>Total</b>	<b>100.0</b>		<b>41,563</b>

- 4.2.17 Window repairs (49.2%) were the single most popular choice. Additional security (31.1%) was also a popular choice although less so than in many of our surveys where it is commonly the most popular choice. Generally, choices were well spread across the categories offered.

**Table 4-15 Work Required on the Property by Tenure**

Question 8c by Q.1

Work required	Owner occupier with mortgage	Owner occupier no mortgage	Private rented	RSL rented	Shared ownership*	Tied to employment / other
Additional security	34.7	28.9	23.8	35.7	47.7	41.6
Improved heating	30.6	28.9	35.8	22.9	25.0	11.8
Re-wiring	22.2	20.0	21.9	12.9	25.0	0.0
Damp proofing	10.9	12.9	34.4	25.2	0.0	0.0
Roof repairs	29.3	24.9	17.4	11.4	0.0	0.0
Window repairs	46.3	37.6	64.0	47.7	52.3	88.2
Insulation	30.4	22.7	31.4	18.0	0.0	0.0

(\* Low volume of data).

- 4.2.18 Overall requirements in the RSL rented sector were generally a little lower than the all tenure average except in the case of additional security and damp proofing.
- 4.2.19 In the private rented sector, the profile was very much compatible with our comments at 4.1.10 and 4.2.7 above, in that a higher average work requirement was identified in all categories other than re roofing and heating improvements (which was slightly lower than the all tenure average).

### 4.3 Household Composition and Household Profile

- 4.3.1 Large amounts of data were collected about the structure of the households and we have constructed a summary table to show the basic pattern of household types. It is based on the categories used by the ONS to construct their 'Social Trends' statistical series but is not exactly similar due to the manner in which the different data sets are collected and there is a 4 year timescale difference so they are not directly comparable but show close correlation.

**Table 4-16 Family Composition**

Question 14c&d

Family Composition	%	Group %	Local Area Census 2001 *
1 adult over 60	26.0	35.5	35.9
1 adult under 60	7.8		
1 adult + other	1.7		
Couple no child	35.5	59.5	56.1
Couple 1-2 children	18.1		
Couple 3+ children	4.2		
Couple + others	1.7		
Single parent	5.0	5.0	8.0
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

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- 4.3.2 Our survey indicated some change from the Local Area Census 2001 with a small shift to couple households away from single adult and single parent families.

**Table 4-17 Population Age Groups**

Question 14d

Age Group	Sample %	Local Area Census 2001 *
0 - 10	10.8	21.1
11 - 15	6.7	
16 - 19	5.0	4.7
20 - 29	9.2	10.8
30 - 44	19.3	21.4
45 - 59	22.3	19.3
60 - 74	17.5	13.3
75+	9.2	9.4
<b>Total</b>	<b>100.0</b>	<b>100.0</b>

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- 4.3.3 Table 4-17 shows the ages of all household members in the sample. Our figures show little deviation from the 2001 local area Census data, there appears to have been little change in the population structure over time. In comparison with the 2001 Census there was a slightly greater concentration of persons in our data in the 60+ age groups (4%). There has been a correspondingly small fall in the proportion in the 16-44 age groups (3.4%), reflecting the County population forecast change to 2006.
- 4.3.4 Other recent DCA surveys have shown an ageing of the population with the percentage by which the 45-74 age groups increase and the 16-44 age groups decrease has commonly been 6-8 percentage points. In the case of Hastings the 45 – 74 age group has increased by 7% and the 16 – 44 age group has fallen by 3.4%.

**Table 4-18 Number in Household**

Question 14a

Number in household	%	N <sup>os</sup> implied
One	34.6	13,312
Two	39.0	15,003
Three	11.0	4,248
Four	9.9	3,801
Five	4.2	1,632
Six	1.0	397
Seven	0.1	41
Eight	0.1	19
Nine	0.0	0
Ten	0.1	22
Eleven	0.0	0
<b>Total</b>	<b>100.0</b>	<b>38,475</b>

- 4.3.5 The profile emerging from our survey equated to some 2.1 persons per household on average – just below the UK average of 2.4 (and slightly below the 2001 local Census 2.3).

**Table 4-19 Numbers in Household by Tenure**

Question 14a by Q.1

Tenure	N <sup>os</sup> in household
Owner occupier with mortgage	2.7
Owner occupier no mortgage	1.8
Private rented	1.9
RSL rented	2.0
Shared ownership*	1.3
Tied to employment / other*	1.8

(\* Low volume of data).

- 4.3.6 The owner occupied with mortgage sector would be expected to have a relatively high proportion of families. The RSL rented sector figure was close to the average for that sector in our survey experience, with a similar level of single person households (44%) to that found on average in recent surveys (43%). 89.4% of the owner-occupier no mortgage households contained no more than two persons, reflecting the higher average age in this form of tenure and the fact that children will in the main have left home. 22% of the owner-occupier with mortgage households were single person households, above the average in recent DCA surveys (15%).
- 4.3.7 We offer below a broad assessment of ‘under-occupation’ and ‘over-occupation’ based on a detailed analysis of the family composition data. We established the number of bedrooms required in each household allowing for age and gender of occupants. In the case of over-occupation any dwelling without sufficient bedrooms to meet that requirement has been categorised as over-occupied. In the case of under-occupation, any dwelling with two or more ‘spare’ bedrooms above requirement has been categorised as under-occupied.
- 4.3.8 Our overall over-occupation level (2.0%) was below the average UK level indicated by the Survey of English Housing 2001/2 (3%). We have no comparable data against which to measure our overall under-occupation figure of 37% but this is comparable with other recent DCA surveys.
- 4.3.9 The assessment of under / over occupation by tenure revealed some disparity between tenure types as indicated at Table 4-20 below.

**Table 4-20 Under / Over Occupation by Tenure**  
Question 14a by Q.5 & Q.1

Tenure	% under occupied	% over occupied
Owner occupied with mortgage	79.8	2.0
Owner occupied no mortgage	93.0	0.4
Private rented	41.3	5.0
RSL rented	50.4	2.4
Shared ownership	75.0	0.0
Tied to employment	100.0	0.0
Other	0.0	0.0

- 4.3.10 The RSL rented over-occupation level (2.4%) was just below the UK average over-occupation figure referred to above (3%) but above the overall level in the Borough on the basis of our survey (2%).
- 4.3.11 Under occupation within the owner occupied no mortgage sector (93%), was high, but this sector will include a higher proportion of elderly households. RSL rented under-occupation was low at just 50.4% recorded in our data in contrast to the all-tenure average and the owner occupied forms of tenure set out in Table 4-20.

**Table 4-21 Employment Status of Head of Household**

Question 14e

	%	N <sup>os</sup> implied
Wholly retired	34.0	12,456
Full-time employee (30+ hours)	32.5	11,909
Part-time employee (up to 30 hours)	10.5	3,838
Self-employed	6.5	2,374
Looking after the home	7.0	2,578
Permanently sick / disabled	6.6	2,400
Unemployed / available for work	2.2	788
In full-time education	0.5	187
On Government training scheme	0.2	96
<b>Total</b>	<b>100.0</b>	<b>36,626</b>

4.3.12 94.9% or so of Heads of Households responded to the question on employment. 49.5% of Heads of Household indicated that they were in employment, as compared with the 60% average identified for Heads of Household in the Survey of English Housing 2001/2. 34% were retired – a fairly typical level in our survey experience. 2.2% indicated that they were unemployed and available for work, similar to our recent survey experience in which the average has been between 1-2%.

**Table 4-22 Occupation Type of Head of Household**

Question 14f

	%	N <sup>os</sup> implied
Professional	36.4	6,941
Managerial / Technical	17.4	3,325
Skilled, non manual	8.0	1,524
Skilled, manual	11.9	2,270
Partly skilled	6.5	1,239
Unskilled	8.8	1,669
Other	11.0	2,099
<b>Total</b>	<b>100.0</b>	<b>19,067</b>

4.3.13 In the case of occupation type 49.4% of the sample responded.

**Table 4-23 Public Sector Employment of Head of Household**  
Question 14g

	%	N <sup>os</sup> implied
Nurse or NHS staff	49.3	1,835
Occupational therapist	2.9	109
Teacher	30.6	1,139
Police officer	6.3	235
Social worker	9.5	351
Prison staff	0.9	34
Probation service staff	0.5	18
Fire rescue officer	0.0	0
<b>Total</b>	<b>100.0</b>	<b>3,721</b>

4.3.14 9.6% of the sample worked in the public sector occupations listed, 30.6% of whom were teachers.

**Table 4-24 Workplace of Head of Household**  
Question 14h

	%	N <sup>os</sup> implied
Within Hastings Borough	67.0	12,140
Brighton and Hove	0.8	140
Eastbourne	2.8	503
Lewes	0.6	109
Rother (Inc. Bexhill)	8.0	1,455
Wealden	0.4	71
Elsewhere in Sussex	2.4	433
Tunbridge Wells	0.8	147
Ashford	0.2	29
Elsewhere in Kent	3.6	660
London	5.9	1,075
Elsewhere in South East	2.5	447
Elsewhere in UK	1.8	325
Abroad	0.1	11
Work at home	3.1	588
<b>Total</b>	<b>100.0</b>	<b>18,133</b>

4.3.15 67% of heads of household work within Hastings Borough.

4.3.16 Finally in this section respondents were asked how they travel to work. 65.7% travel to work by car, based on a 51.6% response rate.

**Table 4-25** *Travel to Work*

Question 14i

	%	N <sup>os</sup> implied
Car	65.7	11,767
Bus	5.5	984
Train	5.8	1,044
Cycle	1.9	333
Walk	17.8	3,183
Other	3.3	586
<b>Total</b>	<b>100.0</b>	<b>17,897</b>

4.3.17 In the case of ethnic origin the breakdown at Table 4-26 below refers only to 'Self' which we take in the main to be the Head of Household. 98% respondents answered the ethnic origin question.

**Table 4-26** *Ethnic Origin of Households*

Question 14b

	%	N <sup>os</sup> implied	Local Area Census 2001 *
White British	92.2	34,860	94.1
White Irish	1.6	619	1.0
Other White	1.8	675	2.0
White & Black Caribbean	0.5	201	0.3
White & Black African	0.3	107	0.2
White & Asian	0.4	149	0.3
Other mixed	0.8	302	0.3
Black Caribbean	0.4	160	0.2
Black African	0.3	107	0.2
Black other	0.1	33	0.1
Bangladeshi	0.0	0	0.1
Indian	0.5	170	0.4
Pakistani	0.0	0	0.1
Asian other	0.5	228	0.2
Chinese	0.4	133	0.2
Other ethnic group	0.2	79	0.3
<b>Total</b>	<b>100.0</b>		<b>100.0</b>

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- 4.3.18 The final question in this section asked how many cars respondents have in their household. 31.3% have no car based on a response rate of 89.7%.

**Table 4-27**      **Number of Cars in Household**

Question 15

	%	N <sup>os</sup> implied
One	47.3	16,346
Two	18.3	6,310
Three or more	3.2	1,089
None	31.2	10,840
<b>Total</b>	<b>100.0</b>	<b>34,585</b>

## 4.4 Costs of Present Housing and Income

- 4.4.1 The next group of tables relate to the cost of accommodation and household incomes, beginning with a question on weekly rent paid which was answered by 34.7% of households (13,384 implied) – or 95.8% of households indicating a rented tenure within the sample.

**Table 4-28**      **Weekly Rent Paid for Present Accommodation**

Question 16a

Weekly rent	%	Cum %
Under £60 pw / £260 pm	12.0	12.0
£60 - £70 pw / £260 - £300 pm	20.4	32.4
£71 - £80 pw / £301 - £350 pm	23.9	56.3
£81 - £100 pw / £351 - £430 pm	23.6	79.9
£101 - £150 pw / £431 - £650 pm	17.6	97.5
£151 - £200 pw / £651 - £865 pm	1.2	98.7
£201 - £250 pw / £866 - £1,080 pm	0.5	99.2
£251 - £300 pw / £1,081 - £1,300 pm	0.7	99.9
Above £300 pw / £1,300 pm	0.1	100.0

- 4.4.2 The table indicates that 12% of renters in the sample paid less than £60 per week; 32.4% less than £70 per week. Around 41.6% of those renting were in the social rented sector.

- 4.4.3 From cross-tabulation the percentage breakdown of rent levels for the two main rental tenures was as follows:-

**Table 4-29 Rent Level / Tenure**

Question 16a by Q.1

Weekly rent	Private rented	RSL rented
Under £60 pw / £260 pm	5.5	17.4
£60 - £70 pw / £260 - £300 pm	14.3	29.7
£71 - £80 pw / £301 - £350 pm	21.5	29.6
£81 - £100 pw / £351 - £430 pm	27.9	19.1
£101 - £150 pw / £431 - £650 pm	27.7	3.7
£151 - £200 pw / £651 - £865 pm	1.8	0.5
£201 - £250 pw / £866 - £1,080 pm	0.7	0.0
£251 - £300 pw / £1,081 - £1,300 pm	0.6	0.0
Above £300 pw / £1,300 pm	0.0	0.0
<b>Total</b>	<b>100.0</b>	<b>100.0</b>

- 4.4.4 Around 19.8% of private sector rents appeared to be relevant to households on lower incomes (i.e. under £70 per week), compared to 47.1% of Housing Association rents.
- 4.4.5 The next table shows that, of the 60.4% (23,301 implied) responding as homeowners in the sample (some 94.7% of owner occupiers in the sample), 46.2% had no mortgage and a further 19.2% paid less than £350 per month.

**Table 4-30 Monthly Mortgage Paid for Present Accommodation**

Question 16b

Monthly mortgage	%	Cum %
Nil	46.2	46.2
Below £250	9.6	55.8
£250 - £350	9.7	65.5
£351 - £450	10.5	76.0
£451 - £600	10.1	86.1
£601 - £750	6.6	92.7
£751 - £1,000	3.9	96.6
£1,001 - £1,250	1.9	98.5
Above £1,250	1.5	100.0

4.4.6 The next question probed for information about household income, the results are set out in Table 4-31.

**Table 4-31 Gross Annual Income of Households**

Question 16c

Annual income	%	Cum %	UK 2002-2003 *
Below £10,000	25.6	25.6	21.6
£10,000 - £20,000	31.5	57.1	48.4
£20,001 - £27,500	14.2	71.3	
£27,501 - £32,500	8.2	79.5	
£32,501 - £40,000	7.6	87.1	30.0
£40,001 - £50,000	6.5	93.6	
£50,001 - £60,000	2.8	96.4	
£60,001 - £75,000	1.7	98.1	
£75,001 - £100,000	1.3	99.4	
Above £100,000	0.6	100.0	

\* Source: DWP Family Resources Survey 2002-2003, © Crown Copyright

4.4.7 The response rate to the income question was 76.8% and should give a good picture of the income levels in the Borough. The table shows 25.6% of households had incomes below £10,000, above to the corresponding UK figure (21.6%). The total proportion in the Borough earning below the approximate national average household income of £27,300 per annum was 71% above to the average for the UK as a whole (63.6%). 23.5% of the households in the Borough on the basis of the survey data had incomes above £32,500 per annum, below the UK average (30.0%).

4.4.8 Cross-tabulation produced the following split of income levels by tenure for the four main tenure types.

**Table 4-32 Annual Income by Tenure**

Question 16c by Q.1

Tenure	Below £10k	£10k-£20k	£20k-£27.5k	£27.5k-£32.5k	£32.5k-£40k	£40k-£50k	£50k-£60k	£60k-£75k	£75-£100	Above £100k	Total
Owner occupier – mortgage	6.1	20.8	18.8	13.7	14.3	12.7	5.5	3.8	3.0	1.3	100.0
Owner occupier – outright	32.7	41.7	10.8	5.6	4.2	3.1	1.1	0.6	0.0	0.2	100.0
Private rented	41.0	36.9	12.9	3.7	2.7	1.7	0.8	0.0	0.3	0.0	100.0
RSL rented	52.9	38.5	7.0	1.6	0.0	0.0	0.0	0.0	0.0	0.0	100.0

4.4.9 The profiles were largely as would be expected as between owner-occupiers and renters, especially bearing in mind that a significant proportion of owner-occupiers without mortgage would be people with limited pension income. RSL rented sector incomes were concentrated (52.9%) below £10,000 per annum. Private rented sector incomes were generally higher than RSL rented sector incomes although 41% were still below £10,000 and 77.9% below £20,000 per annum.

- 4.4.10 Our findings are also broadly consistent with the findings of the Family Spending Review 2000/01. The review found the average gross income of owners without a mortgage to be £21,944 compared to £36,712 for those with a mortgage. Lowest incomes were found among local authority tenants (£12,168) and housing association tenants (£13,468). 54.8% of households with incomes in the lowest income group (up to 5,564 per year) were social housing tenants; 24.4% were outright owners.
- 4.4.11 The 2004 Annual Survey of Hours and Earnings (ASHE) data shows that the mean incomes of people in work in Hastings have increased by only 9.89% between 2001 and 2004, around 3% p.a. close to inflation levels only. In 2004 the median income was £18,070 p.a. and 75% of all employees earned below £22,481 p.a. Income levels generally are low in the Borough.
- 4.4.12 Across the East Sussex region, the 2004 ASHE data shows that there is a wide distribution of earnings. Analysis of the data for the Region shows that in 2004: -
- ◆ 10% earned less than £11,920;
  - ◆ 25% earned less than £15,120;
  - ◆ 50% earned less than £20,430;
  - ◆ 90% earned less than £34,586.
- Please note findings from Annual survey of Hours and Earnings for this area are based on a reasonably precise statistical measurement of quality at CV >5% and <=10%.*
- 4.4.13 40.7% of households were in receipt of financial support (15,703 implied), well above the average found in recent DCA surveys (23%). The results from those responding to a multiple-choice question are set out in Table 4-33 below. On average, each respondent indicated 1.7 forms of financial support.

**Table 4-33      Financial Support**  
Question 16d

	Responses %	Households %	N <sup>os</sup> implied
Housing Benefit	29.2	50.6	7,938
Working Family Tax Credit	11.7	20.2	3,176
Pensions Credit	12.7	22.1	3,464
Income Support	17.8	30.8	4,835
Disability Allowance	14.7	25.5	4,000
Job Seekers Allowance	2.3	4.0	628
Other	11.6	20.2	3,172
<b>Total</b>	<b>100.0</b>		<b>27,213</b>

- 4.4.14 50.6% of households responding were in receipt of Housing Benefit (7,938 implied) or 56.8% of renters in the sample.

## 4.5 Housing Needs in the Borough

4.5.1 Finally respondents were asked what new types of housing, if any they thought were needed in the area. Based on a response rate of 94.8% we found that 66.7% of households would support affordable housing development for local people, and 46.3% would support housing for young people. Only 8.4% of respondents said there was no need for more housing development.

**Table 4-34 Support for New Housing Development**  
Question 37

	% responses	% households	N <sup>os</sup> implied
Affordable housing for local people	19.9	66.7	24,396
Housing for young people	13.8	46.3	16,930
Housing for families	13.1	43.8	16,011
Housing for older people	11.5	38.4	14,050
Housing for key workers	10.4	35.0	12,789
Environmentally friendly housing	10.0	33.6	12,294
Housing for disabled people	9.7	32.6	11,924
Stopping places for Gypsies / travellers	3.4	11.5	4,206
No opinion	3.2	10.5	3,829
No more housing needed	2.5	8.4	3,071
Permanent sites for Gypsies / travellers	2.5	8.4	3,078
<b>Total</b>	<b>100.0</b>		<b>122,578</b>

4.5.2 Finally respondents were asked how important and unimportant various aspects of new development were to them. There were 35,665 implied respondents answering questions on how important aspects of new development were, and 12,343 implied respondents answering the question on how unimportant they were. The results are summarised below.

**Table 4-35 Relative Importance of Aspects of New Development**  
Question 38

	Important		Unimportant	
	%	N <sup>os</sup>	%	N <sup>os</sup>
Open space	82.9	29,552	19.9	2,456
Children's play areas	74.3	26,499	24.5	3,025
Own car parking	74.6	26,621	39.5	4,870
Cycle ways / parking	65.1	23,218	34.0	4,193
Design for community safety	75.7	26,988	15.2	1,879
High quality design	56.3	20,083	49.5	6,108
Cheap to heat	80.4	28,677	13.0	1,606
Close to public transport / and services	84.6	30,188	18.5	2,285

## 5 MIGRATION

### 5.1 In-migration to Hastings

- 5.1.1 This section looks at the patterns of in and out migration for the Hastings area. In the first part of the section we asked the 7,696 implied households (20% of the sample) who had moved in the last 2 years where they had moved from. 66.6% of the respondents to the question had previously lived within Hastings.
- 5.1.2 Of those households in-migrating to the Borough, 9.3% had moved from London, 4.3% from elsewhere within UK (i.e. from outside the South East). The highest levels of in-migration from authorities within East Sussex are mainly from Rother (5.6%), Eastbourne 2.4% and Brighton and Hove (1.6%). The inward flow from Wealden (0.5%) and Lewes (0.3%) are much lower.

**Table 5-1 Location of Previous Dwelling**

Question 4a

	%	N <sup>os</sup> implied
Within Hastings Borough	66.6	5,328
Brighton and Hove	1.6	128
Lewes	0.3	22
Eastbourne	2.4	192
Rother (inc. Bexhill)	5.6	447
Wealden	0.5	43
Elsewhere in Sussex	0.6	51
Tunbridge Wells	0.8	64
Ashford	0.0	0
Elsewhere in Kent	3.5	283
London	9.3	740
Elsewhere in South East	2.2	178
Elsewhere in the UK	4.3	343
Abroad	2.3	182
<b>Total</b>	<b>100.0</b>	<b>8,001</b>

- 5.1.3 18.6% of those who had moved in the last 2 years were moving to their first home.
- 5.1.4 Those who had moved into Hastings within the last 2 years were then asked what the most important reason was for moving home. 2,362 implied households responded to the question.

**Table 5-2 Reason for the Moving Within Last 2 Years**  
Question 4c

	%	N <sup>os</sup> implied
Needed more space	8.0	188
Needed less space	2.6	61
Retirement	13.9	329
Wanted own home	13.5	319
Family breakdown	7.3	173
To be near family	12.5	295
To move to a cheaper home	3.8	90
New job	15.5	365
Closer / easier to commute to work	6.1	144
Wanted to buy	5.2	122
Health reasons	9.6	228
Education	2.0	48
<b>Total</b>	<b>100.0</b>	<b>2,362</b>

5.1.5 Employment is commonly the most popular reason given for moving into the Borough in our surveys. 21.6% had moved into Hastings for work related reasons. 13.9% had retired to the Borough and 12.5% for family reasons.

## 5.2 Out Migration from Hastings

5.2.1 Out-migration will account for 38.1% (2,963 implied) of all intended moves for both existing and concealed households over the next 3 years. Out-migration is expected to account for 40.3% (2,410 implied) of all existing households moving and 24.8% (553 implied) of all concealed households moving.

5.2.2 Those moving out of the Borough were asked where they were thinking of moving to and 2,342 implied existing households (97.2%) and 526 implied concealed households (95.1%) responded to the question.

**Table 5-3 Location of Move for those Moving Outside Hastings Borough**  
Question 17c

Location	Existing households		Concealed households	
	%	N <sup>os</sup> implied	%	N <sup>os</sup> implied
Brighton and Hove	5.5	128	6.9	36
Eastbourne	4.3	100	0.0	0
Lewes	0.0	0	0.0	0
Rother (inc Bexhill)	19.8	463	14.3	75
Wealden	2.4	55	0.0	0
Elsewhere in Sussex	5.4	127	6.7	35
Tunbridge Wells	3.4	79	0.0	0
Ashford	0.0	0	0.0	0
Elsewhere in Kent	6.0	139	6.3	33
London	4.7	109	17.9	94
Elsewhere in South East	8.3	195	13.2	69
Elsewhere in UK	29.1	682	41.3	217
Abroad	19.6	458	6.9	36
<b>Total</b>		<b>2,535</b>		<b>595</b>

- 5.2.3 In the case of both existing and concealed households, the main location was “elsewhere in the UK” with some 29.1% of existing households and 41.3% of concealed households moving.
- 5.2.4 Those moving out of the Borough were asked their reasons for moving away. 2,108 implied existing households, 87.5% of those intending to move out of the Borough, and 514 implied concealed households, 92.9% of those intending to move outside the Borough, responded to a multiple choice question, offering around 1.5 choices in the case of existing households and 1.5 in the case of new households.
- 5.2.5 London (17.9%) and Rother (14.3%) are the other main choices for concealed households. Rother (19.8%) and abroad (19.6%) are significantly the most popular choices for existing households.

**Table 5-4 Reason for Moving Out of Hastings Borough**  
Question 17d

	Existing Households		Concealed households	
	% households	N <sup>os</sup> implied	% households	N <sup>os</sup> implied
Retirement	17.9	378	0.0	0
Better employment / access to work	32.4	683	64.1	329
Better area	57.8	1,217	42.3	217
Safety / fear of crime	32.5	686	14.5	74
Lack of affordable housing to buy	5.1	108	4.5	23
Better education facilities	8.7	183	24.5	126
<b>Total</b>		<b>3,255</b>		<b>769</b>

5.2.6 The single most common reason given by existing households moving outside the Borough was simply to move to a better area (57.8%), but employment reasons (32.4%) and safety / fear of crime (32.5%) were also prominent. In the case of concealed households moving, choices were as might be expected for a younger group more focused on better employment and access to work (64.1%).

### 5.3 Migration Summary

5.3.1 This table reflects the net migration position for existing Hastings households only. The Sub-regional report will examine cross boundary movement between all Councils in greater detail.

**Table 5-5 Existing Households**

Migration Areas	Brighton & Hove	Lewes	Eastbourne	Rother	Wealden
Moving in to Hastings from	128	22	192	447	43
Moving out of Hastings to	128	0	100	463	55
Net Migration	0	22	92	-16	-12

Reasons	Retirement	Employment	Education
In to Hastings	329	509	48
Out of Hastings	378	683	183
<b>Net Impact</b>	<b>-49</b>	<b>-174</b>	<b>-135</b>

5.3.2 Other than with Brighton & Hove where there is a balanced net position there is a loss of households to Rother and Wealden districts, but an increase from Eastbourne and Lewes. A negative position applies to the three main reasons for migration.

## 6 FUTURE HOUSING REQUIREMENTS

### 6.1 Moving Households within Hastings Borough

- 6.1.1 Moving intentions and behaviour were tested in several sections of the questionnaire with an emphasis on future plans to move within the Borough for existing households and also a more focused study on concealed households who represent an existing pent up demand for housing.
- 6.1.2 Respondents were asked to say whether they or any members of the household were currently seeking to move or will do so in the next three years. We found that 20.2% of all households responding (7,763 implied) planned a move. A further 9.8% (3,777 implied) indicated that they wished to move but were unable to do so.
- 6.1.3 The scale of movement implied, at an average of around 6.7% per annum, was higher than that found in other recent surveys carried out by DCA in which an average annual figure of around 4.6% has emerged. This proportion would rise to 10% if all those wishing to move in the period were able to do so.
- 6.1.4 Those indicating a wish to move but an inability so to do offered the following reasons for not being able to move. Respondents offered around 1.8 choices on average. However, the number of implied households responding was 4,410, not 3,777 as indicated by the basic responses on moving referred to at 6.1.2 above. We assume that some households experiencing a difficulty in moving in the shorter term also answered this question even though they expected to move some time in the next three years.
- 6.1.5 It would seem clear from Table 6-1 below that affordability was by far the most important single factor with 35.7% saying they were unable to afford to move, 55.4% unable to buy a home, 54.2% mentioned a lack of affordable rented housing.

**Table 6-1**            **Reasons Preventing a Move**

Question 17e

	% responses	% households	N <sup>os</sup> implied
Unable to afford to move	19.4	35.7	1,575
Unable to buy a home	30.0	55.4	2,442
Lack of affordable rented housing	29.4	54.2	2,389
Family reasons	4.8	8.8	389
Location of employment	2.7	5.0	220
Local education choices	2.0	3.6	160
Other	11.7	21.7	956
<b>Total</b>	<b>100.0</b>		<b>8,131</b>

## 6.2 Housing Needs of Existing Households Moving Within the Hastings Borough

- 6.2.1 The percentages in all tables in this section (except cross tabulations) have been applied to the control total of 3,568 implied existing household moving within the Borough, corresponding to the total number of households responding to question 17b asking about the nature of the move.
- 6.2.2 The first table in this section looks at the current tenure of existing households moving within the Borough. 52.4% of the group were owners; 11.5% were RSL rented sector tenants as compared with 12% on average on recent DCA surveys. The data suggests turnover within the RSL rented sector of 7% over the next 3 years.

**Table 6-2 Current Tenure of Existing Households Moving Within Hastings Borough**

Question 17b by Q.1

Tenure	% of moving households	N <sup>os</sup> implied
Owner occupier with a mortgage	40.0	1,427
Owner occupier no mortgage	12.4	444
Private rented	36.1	1,287
RSL rented *	11.5	410
Shared ownership	0.0	0
Tied to employment / other *	0.0	0
<b>Total</b>	<b>100.0</b>	<b>3,568</b>

**Table 6-3 When is the Accommodation Required**

Question 18

Time accommodation required	%	N <sup>os</sup> implied
Within 1 year	50.9	1,816
Within 1 - 2 year	32.5	1,160
2 - 3 years	16.6	592
<b>Total</b>	<b>100.0</b>	<b>3,568</b>

- 6.2.3 The table shows that 50.9% of potential movers sought to do so within one year; 83.4% within 2 years. 16.6% of the respondents indicated an intention to move in the longer term (i.e. 2 - 3 years from now).
- 6.2.4 53.7% of existing moving households said they could afford to move to a house of a suitable size. 46.3% said they could not afford to move.

**Table 6-4** *Type of Accommodation Required*

Question 19

Type	%	N <sup>os</sup> implied
Detached	20.2	721
Semi-detached	19.0	678
Terraced	21.4	764
Flat / maisonette	23.6	842
Bungalow	12.7	453
Supported Housing	2.6	92
Bedsit / studio / room only	0.5	18
Caravan / mobile home	0.0	0
<b>Total</b>	<b>100.0</b>	<b>3,568</b>

- 6.2.5 Table 6-4 indicates that 20.2% of these respondents felt that they required detached houses – just below the average for this group found in recent DCA surveys (32%). Interest in flats / maisonettes at 23.6% was well above that found in recent DCA surveys, interest in flats from existing households moving has typically only been around 8%.

**Table 6-5** *Number of Bedrooms Required*

Question 20

Bedrooms	%	N <sup>os</sup> implied
One	8.9	318
Two	40.5	1,445
Three	33.0	1,177
Four	14.5	517
Five or more	3.1	111
<b>Total</b>	<b>100.0</b>	<b>3,568</b>

- 6.2.6 73.5% of existing household moving respondents indicated that they required two or three bedroom accommodation. The requirement for one bedroom accommodation (8.9%) was close to the average found in other recent surveys carried out by DCA in which 8% has been around the average, even though in Hastings there was a far higher level of interest in flats and maisonettes, suggesting considerable demand for larger flats, as shown in Table 6-6 below.
- 6.2.7 We ran a cross-tabulation relating type of property required to size required in terms of bedrooms with the following results.

**Table 6-6 Type Required by Size Required**  
Question 20 by Q.19

Type	One bed		Two bed		Three bed		Four beds		Five + bed		Total
	%	N <sup>OS</sup>	%	N <sup>OS</sup>	%	N <sup>OS</sup>	%	N <sup>OS</sup>	%	N <sup>OS</sup>	N <sup>OS</sup>
Semi-detached	0.0	0	37.2	245	44.6	294	18.2	120	0.0	0	<b>659</b>
Detached	0.0	0	11.2	78	36.2	252	45.0	314	7.6	53	<b>697</b>
Terraced	0.0	0	28.7	209	58.0	423	5.4	40	7.9	58	<b>730</b>
Flat / maisonette	23.5	181	62.2	479	11.1	86	3.2	24	0.0	0	<b>770</b>
Bungalow	12.8	57	71.2	313	16.0	70	0.0	0	0.0	0	<b>440</b>
Bedsit / studio / room only	0.0	0	100.0	13	0.0	0	0.0	0	0.0	0	<b>13</b>
Supported Housing	40.3	36	59.7	54	0.0	0	0.0	0	0.0	0	<b>90</b>
<b>Total</b>		<b>274</b>		<b>1,391</b>		<b>1,125</b>		<b>498</b>		<b>111</b>	<b>3,399</b>

NOTE: in this table the figures have not been adjusted to the control total of 3,568

- 6.2.8 84% of bungalow demand was for 1 or 2-bed accommodation as compared with 11.2% of detached demand, of which 52.6% favoured 4+ bed accommodation. 44.6% of semi-detached demand was for 3-bed accommodation; 37.2% for 2-bed accommodation.
- 6.2.9 Existing moving households were next asked if they were looking to rent or buy. The results are set out in Table 6-7.

**Table 6-7 Preferred Tenure**  
Question 21

Tenure	%	N <sup>OS</sup> implied
Owner occupation	60.0	2,141
RSL rented	20.4	728
RSL shared ownership	5.0	178
Private rented	14.6	521
Tied to employment	0.0	0
<b>Total</b>	<b>100.0</b>	<b>3,568</b>

- 6.2.10 60% (2,141 implied) saw owner occupation as their preference – below the average found in recent DCA surveys (74%). 20.4% of the group indicated a preference for RSL rented accommodation – close to the level found for social rented accommodation in recent DCA surveys (20%). The number of households expressing a demand for social rented accommodation (728 implied) was higher than the number of RSL rented tenants indicating an intention to move in Table 6-2 above (410 implied). Interest in the private rented sector (14.6%) is marginally higher than the existing stock level of 13.5%.
- 6.2.11 89.2% of existing RSL tenants planning to move wished to remain in the RSL sector, 5.4% wanted to move into owner occupation, and 5.4% into private renting. In contrast 90.8% of owners with a mortgage intended to buy another home, 4.2% planned to move to RSL rented accommodation. The proportion of owners without a mortgage planning to move to RSL rented accommodation was just 3%, a further 3% wanted to move to RSL shared ownership.

6.2.12 We ran a cross-tabulation to compare type of property required with type of tenure preferred with the following results.

**Table 6-8 Type Required by Preferred Tenure**  
Question 21 by Q.19

Type	Owner Occupation		RSL shared ownership		Social Rented		Private rented		Tied to employment		Total
	%	N <sup>os</sup>	%	N <sup>os</sup>	%	N <sup>os</sup>	%	N <sup>os</sup>	%	N <sup>os</sup>	N <sup>os</sup>
Semi-detached	25.3	524	23.7	41	10.4	70	4.8	23	0.0	0	<b>658</b>
Detached	30.6	634	0.0	0	0.0	0	13.3	63	0.0	0	<b>697</b>
Terraced	14.7	305	69.4	121	23.2	155	29.5	140	0.0	0	<b>721</b>
Flat / maisonette	14.8	306	0.0	0	34.8	233	52.4	248	0.0	0	<b>787</b>
Bungalow	12.1	253	0.0	0	25.8	173	0.0	0	0.0	0	<b>426</b>
Bedsit / studio / room only	0.0	0	0.0	0	2.0	13	0.0	0	0.0	0	<b>13</b>
Supported Housing	2.5	52	6.9	25	3.8	25	0.0	0	0.0	0	<b>102</b>
<b>Total</b>	<b>100.0</b>	<b>2,074</b>	<b>100.0</b>	<b>187</b>	<b>100.0</b>	<b>669</b>	<b>100.0</b>	<b>474</b>	<b>0.0</b>	<b>0</b>	<b>3,404</b>

(\*Low volume of data).

NOTE: in this table the figures have not been adjusted to the control total of 3,568).

- 6.2.13 34.8% of demand in the Social rented sector was for flats / maisonettes; 10.4% for semi-detached houses. 30.6% of owner-occupation demand was for detached houses; 25.3% for semi-detached houses.
- 6.2.14 90.9% of demand for detached houses; 79.6% of demand for semi-detached houses and 59.3% of demand for bungalows was for owner-occupation. 40.6% of demand for bungalows was for Social rented accommodation.
- 6.2.15 13.4% of existing moving households (477 implied) were registered on a housing waiting list, 73.1% indicating registration on the Hastings Borough Council list. 51.1% indicated registration on a housing association list. Overall, 115 households (24.1%) indicated they were registered on more than one list.
- 6.2.16 Existing households moving were asked where accommodation was required. Up to two choices were invited.

**Table 6-9**                    **Where Accommodation is Required**  
Question 25

Location	All existing moving households			RSL tenants only
	% responses	% households	N <sup>os</sup> implied (all choices)	N <sup>os</sup> implied (all choices)
Hastings Town Centre	11.8	19.0	678	70
Hastings Old Town	15.3	24.5	874	106
Ore / Clive Vale	8.9	14.3	510	37
Broomgrove / Halton	1.9	3.1	111	44
Central St Leonards / Bohemia	12.5	20.0	714	215
West St Leonards / Maze Hill	9.4	15.1	539	121
Hollington	8.7	14.0	500	147
Beauport / Battle Road / Silverhill	16.4	26.4	942	113
St Helens / Conquest	15.1	24.1	860	20
<b>Total</b>	<b>100.0</b>		<b>5,728</b>	<b>873</b>

6.2.17 Interest was well spread across most areas, with the exception of Broomgrove / Halton. 26.4% required accommodation in the Beauport / Battle Road / Silverhill, 24.5% in Hastings Old Town and 24.1% in St Helens / Conquest.

6.2.18 We ran a separate cross tabulation looking at the locations required by RSL tenants who made 1.7 choices on average. Demand among RSL rented tenants was focused on Central St Leonards / Bohemia.

6.2.19 The final question in this section asked respondents why they preferred a particular location. 46.5% simply wanted to move to a better area. The desire to remain in familiar locations, close to family and friends, were also, as usual, popular choices; 'always lived here' (34%) and 'near family / carer' (25.6%). Employment reasons, often the most popular choice in our surveys, was chosen by just 18.6% of households.

**Table 6-10**                    **Reason for Preferred Location**  
Question 26

Location	% responses	% households	N <sup>os</sup> implied (all choices)
Employment / closer to work	9.1	18.6	664
Better area	22.8	46.5	1,659
Near family / carer	12.6	25.6	913
Nearer / better schools / colleges	6.9	14.0	500
Always lived here	16.7	34.0	1,213
Safer / less crime	9.2	18.8	670
Nearer / better shopping /leisure facilities	10.9	22.1	789
Greater availability of cheaper housing	4.8	9.8	350
Better public transport	7.0	14.2	507
<b>Total</b>	<b>100.0</b>		<b>7,265</b>

### 6.3 Needs of Concealed Households Moving Within Hastings

- 6.3.1 In this section we look in detail at those people living in an existing household but described as a 'concealed' household which we take as a proxy for the extent of 'concealment' of housing need within the Borough because these households represent a pent up and unmet demand for housing.
- 6.3.2 The questionnaire allowed for up to 2 concealed households to be identified within each existing household. We identified 1,673 households with one concealed household (as per Q17b on the nature of move) and 294 with a second concealed household (based on the average responses in the detailed data tables), giving a total of 1,967 concealed households in the Borough.
- 6.3.3 The tables below show both the findings for all concealed household planning to move within the next 3 years (1,967 households) and the findings for those moving within the next 12 months (596 households)
- 6.3.4 The vast majority (94.1%) of the total of concealed households consisted of people described as children of the household as set out in Table 6-11 below. The level of relationship breakdown at 0.8% is lower than normal (below 4%).

**Table 6-11 Person Looking to Form Concealed Households**  
Question 27

Persons forming household	%	N <sup>os</sup> implied
Children 16 +	94.1	1,851
Friend	0.8	16
Lodger	1.2	24
Parent / Grandparent	0.0	0
Partner / Spouse	0.8	16
Other	3.1	60
<b>Total</b>	<b>100.0</b>	<b>1,967</b>

**Table 6-12 Age Structure of Concealed Households**  
Question 28b&c

Age	%	N <sup>os</sup> implied
16 – 19	26.8	686
20 – 29	65.3	1,674
30 – 44	6.0	155
45 – 59	0.5	14
60 – 74	1.4	33
75+	0.0	0
<b>Total</b>	<b>100.0</b>	<b>2,562</b>

- 6.3.5 The age question refers to individual adult household members. Table 6-12 above suggests 26.8% of concealment related to the 16 - 19 age group with 92.1% relating to all those under 30 years of age.

**Table 6-13**      **Number of Children**

Question 28d

<b>Children</b>	<b>%</b>	<b>N<sup>os</sup> implied</b>
Child due	3.4	67
One	10.3	203
Two	4.8	94
None	81.5	1,603
<b>Total</b>	<b>100.0</b>	<b>1,967</b>

- 6.3.6 The survey found that children (under the age of 16) were involved in only 18.5% of cases (364 implied).
- 6.3.7 64.9% of new households were being formed as single people, 35.1% as couples. We asked the couple household where their partner was currently living, in 45.6% of cases the partner was living in the same household, in 46.6% of cases the partner was living elsewhere in Hastings Borough and in 7.8% of cases outside Hastings Borough.

**Table 6-14**      **Time of Move**

Question 30

<b>When required</b>	<b>%</b>	<b>N<sup>os</sup> implied</b>
Within 1 year	30.3	596
1 - 2 years	28.6	563
2 - 3 years	41.1	808
<b>Total</b>	<b>100.0</b>	<b>1,967</b>

- 6.3.8 30.3% (596 implied) of the concealed household moving group required accommodation within one year as compared with 50.9% in the case of existing households moving. 41.1% of the group saw their requirement as longer term (2-3 years).
- 6.3.9 New Household Formation
- 6.3.10 The Good Practice Guidance recommends that the scale of annual new household formation is calculated as an average of the first two years numbers identified in the survey. Table 6-14 above shows that 596 and 563 households intend to form in the Borough over two years, averaging 580 households.
- 6.3.11 Guidance also requires that double counting is avoided and the following numbers of two person formation with a partner living elsewhere in the Borough and those already on the Housing Register are removed.

**Table 6-15**      **Double Counting Removal**

9.	New household formation (gross p.a.)	580
10.	MINUS - Two person formation (16.4%) x 0.5	<u>48</u>
		532
11.	MINUS - Households registered on waiting list (20.1%)	<u>107</u>
		425

- 6.3.12 The net level of 425 households is that considered to form each year and used in the Assessment Model at Section 11.2.

**Table 6-16 Tenure Needed**

Question 29a

Tenure	All concealed households moving		Concealed households moving within one year	
	%	N <sup>OS</sup> implied	%	N <sup>OS</sup> implied
Owner occupation	40.0	787	24.5	146
Private rented	34.3	675	38.5	229
RSL rented	23.2	456	31.8	190
RSL shared ownership	2.5	49	5.2	31
<b>Total</b>	<b>100.0</b>	<b>1,967</b>	<b>100.0</b>	<b>596</b>

*No data for tied to employment*

- 6.3.13 The highest proportion (40%) of all concealed households moving say their need is for owner occupation, 34.3% opted for private rented accommodation, this is high in our experience. Need for social rented accommodation was 23.2%. Those moving within a year showed a higher preference for RSL rented accommodation and a higher preference for private renting, but a significantly lower level of need for owner occupation, perhaps reflecting better knowledge of housing need costs.

**Table 6-17 Tenure Preferred**

Question 29b

Tenure	All concealed households moving		Concealed households moving within one year	
	%	N <sup>OS</sup> implied	%	N <sup>OS</sup> implied
Owner-occupation	65.3	1,284	50.5	301
Private rented	20.9	411	23.7	141
RSL rented	11.4	224	23.0	137
RSL shared ownership	2.4	48	2.8	17
<b>Total</b>	<b>100.0</b>	<b>1,967</b>	<b>100.0</b>	<b>596</b>

*No data for tied to employment*

- 6.3.14 In the case of tenure preference, the choices of all concealed households moving were, not surprisingly, more aspirational, with higher preference for owner occupation over the other forms of tenure but still only at 50.5%. Demand for private rented accommodation remained high at 20.9%, but only 11.4% indicated a preference for social rented housing. Concealed households moving within one year indicated a similar profile, with a slightly lower level of preference for owner occupation than for all concealed households moving with a higher level of interest in RSL rented accommodation (23.0%) and private renting (23.7%), both for those forming in a year and compared to need.

**Table 6-18 Type of Accommodation Needed**

Question 31a

Type	All concealed households moving		Concealed households moving within one year	
	%	N <sup>os</sup> implied	%	N <sup>os</sup> implied
Semi-detached	17.1	336	11.0	66
Terraced	19.2	378	14.8	88
Detached	2.3	45	5.2	31
Flat / maisonette	52.3	1,029	56.7	338
Bedsit / studio / room only	6.3	124	7.1	42
Bungalow	0.0	0	0.0	0
Caravan / mobile home	0.0	0	0.0	0
Sheltered housing (warden support)	2.8	55	5.2	31
<b>Total</b>	<b>100.0</b>	<b>1,967</b>	<b>100.0</b>	<b>596</b>

6.3.15 The results from the survey showed a different profile from existing households moving, as might be expected for a generally younger group. 52.3% of all concealed moving households required flats / maisonettes, higher than the level of 40-50% commonly found in our surveys. Aspiration to detached houses was just 2.3%. The profile of those moving within 1 year showed a slightly lower level of need for houses and a higher need for flats / maisonettes.

**Table 6-19 Type of Accommodation Preferred**

Question 31b

Bedrooms	All concealed households moving		Concealed households moving within one year	
	%	N <sup>os</sup> implied	%	N <sup>os</sup> implied
Semi-detached	27.1	533	17.0	101
Detached	10.9	214	18.7	111
Terraced	27.1	533	20.4	122
Flats / maisonette	30.7	604	40.1	239
Bungalow	1.1	22	3.8	23
Sheltered housing (warden support)	1.3	26	0.0	0
Bedsit / studio / room only	1.8	35	0.0	0
Caravan / mobile home	0.0	0	0.0	0
<b>Total</b>	<b>100.0</b>	<b>1,967</b>	<b>100.0</b>	<b>596</b>

- 6.3.16 The more aspirational view usually reflected amongst all concealed households moving on preference for type (i.e. more houses; fewer flats) was evident in Hastings as in many of our other recent surveys the shift away from flats (21.6%) was towards semi detached and terraced houses, there was also some increase in demand for detached houses. The position in relation to those moving within 1 year also showed a shift away from flats, with only 40.1% saying they would prefer a flat compared to 56.7% expressing a need. There was a higher level of need for houses.

**Table 6-20 Number of Bedrooms Needed**

Question 32a

Bedrooms	All concealed households moving		All concealed households moving within one year	
	%	N <sup>os</sup> implied	%	N <sup>os</sup> implied
One	40.7	800	45.1	269
Two	52.0	1,023	40.7	243
Three	7.3	144	14.2	84
Four or more	0.0	0	0.0	0
<b>Total</b>	<b>100.0</b>	<b>1,967</b>	<b>100.0</b>	<b>596</b>

- 6.3.17 Reflecting the high level of demand for flats referred to at 6.3.15 above, 40.7% of all new household need just one bedroom, 92.7% need no more than 2 bedrooms. No new households needed more than 3 bedrooms. The profile for those moving within a year differed only in so far as the level of need for 1-bed and 3-bed accommodation was higher with less interest in 2-bed accommodation.

**Table 6-21 Number of Bedrooms Preferred**

Question 32b

Bedrooms	All concealed households moving		All concealed households moving within one year	
	%	N <sup>os</sup> implied	%	N <sup>os</sup> implied
One	19.0	374	26.1	156
Two	59.9	1,178	43.9	262
Three	20.1	395	30.0	178
Four or more	1.0	20	0.0	0
<b>Total</b>	<b>100.0</b>	<b>1,967</b>	<b>100.0</b>	<b>596</b>

- 6.3.18 The results for all concealed households moving reflected the interest in larger house types referred to at 6.3.16 above in that preference for 1-bed properties was much lower (19%) as compared with need (40.7%) at Table 6-20. The results for concealed households moving within one year show a lower level of interest in one bedroom properties, and a higher level of interest in three bedrooms compatible with the higher level of preference houses indicated at Table 6-19.
- 6.3.19 We ran two cross-tabulations for all concealed households moving on need only relating the type of property required to size required.

**Table 6-22 Type Needed by Size Needed**  
Question 32a by Q31a

Type	1-bed		2-bed		3-bed		4-bed +		Total
	%	N <sup>os</sup>	%	N <sup>os</sup>	%	N <sup>os</sup>	%	N <sup>os</sup>	N <sup>os</sup>
Semi-detached	0.0	0	72.8	233	27.2	87	0.0	0	<b>320</b>
Detached	0.0	0	65.9	29	34.1	15	0.0	0	<b>44</b>
Terraced	10.7	33	89.3	276	10.7	33	0.0	0	<b>309</b>
Flat / maisonette	58.1	571	41.9	412	0.0	0	0.0	0	<b>983</b>
Bedsit / studio / room only	100.0	119	0.0	0	0.0	0	0.0	0	<b>119</b>
Sheltered housing	66.0	35	34.0	18	0.0	0	0.0	0	<b>53</b>
<b>Total</b>		<b>758</b>		<b>968</b>		<b>135</b>		<b>0</b>	<b>1,828</b>

NOTE: these figures have not been adjusted to the control total of 1,967.

- 6.3.20 As might be expected, 58.1% of flatted accommodation demand was for 1-bed property; 41.9% for two-bed property. 72.8% of semi-detached demand and 89.3% of terraced demand was for 2-bed property.

**Table 6-23 Type Needed by Tenure Needed**  
Question 29a by Q.31a

Type	Owner Occupation		Private Rented		RSL rented		RSL Shared Ownership		Total
	%	N <sup>os</sup>	%	N <sup>os</sup>	%	N <sup>os</sup>	%	N <sup>os</sup>	N <sup>os</sup>
Semi-detached	33.5	461	0.0	0	20.8	44	34.9	15	<b>520</b>
Detached	3.1	43	0.0	0	0.0	0	0.0	0	<b>43</b>
Terraced	20.1	277	13.7	50	15.6	33	0.0	0	<b>360</b>
Flat / maisonette	39.9	549	73.7	269	54.2	115	65.1	28	<b>961</b>
Bedsit / studio / room only	2.1	29	12.6	46	9.4	20	0.0	0	<b>95</b>
Sheltered housing (warden support)	1.3	18	0.0	0	0.0	0	0.0	0	<b>18</b>
<b>Total</b>	<b>100.0</b>	<b>1,377</b>	<b>100.0</b>	<b>365</b>	<b>100.0</b>	<b>212</b>	<b>100.0</b>	<b>43</b>	<b>1,997</b>

NOTE: these figures have not been adjusted to the control total of 1,967.

- 6.3.21 54.2% of interest in RSL rented accommodation was for flats. Interest in owner-occupation was evenly spread across house types although 39.9% of demand was flats. Interest in the private rented sector was 73.7% for flats.
- 6.3.22 100% of interest in detached houses, 88.7% of interest in semi detached houses, and 76.9% of interest in terraced houses was for owner occupied accommodation.
- 6.3.23 Only 12.6% of all concealed households moving (248 implied) were registered on a housing waiting list, 64.1% being on the Hastings Joint Housing Register, held by the Borough Council. The proportion rose to 20.1% (120 implied) among concealed households moving within one year, 63.3% being on the Hastings Borough Council list.
- 6.3.24 Concealed households were asked the same questions on location as existing households moving. Respondents gave around 1.5 choices on average in the case of all concealed households and 1.6 in the case of those moving within one year, based on response rates of 91.8% and 89.6% respectively.

**Table 6-24 Choice of Location**

Question 34

Location	All concealed households moving			Concealed households moving within one year		
	% responses	% households	N <sup>os</sup> implied	% responses	% households	N <sup>os</sup> implied
Hastings Town Centre	18.5	27.7	545	23.8	37.6	224
Hastings Old Town	7.1	10.7	210	2.2	3.6	21
Ore / Clive Vale	7.8	11.6	228	5.5	8.8	52
Broomgrove / Halton	1.6	2.4	47	0.0	0.0	0
Central St Leonards / Bohemia	14.2	21.2	417	23.9	37.8	225
West St Leonards / Maze Hill	15.6	23.3	458	8.8	14.0	83
Hollington	10.0	15.0	295	6.8	10.7	64
Beauport / Battle Road / Silverhill	9.4	14.0	275	14.4	22.7	135
St Helens / Conquest	15.8	23.7	466	14.6	23.0	137
<b>Total</b>	<b>100.0</b>		<b>2,941</b>	<b>100.0</b>		<b>941</b>

- 6.3.25 As with existing households, for all concealed households moving and those moving within one year interest was spread across all the options offered and generally at similar levels. In the case of all concealed households 27.7% want Hastings Town Centre. Those moving within a year focused primarily on Hastings Town Centre and Central St Leonards / Bohemia.

**Table 6-25 Reason for Preferred Location**  
Question 35

Reason	All concealed households moving			Concealed households moving within 1 year		
	% responses	% h'holds	N <sup>os</sup> implied (all choices)	% responses	% h'holds	N <sup>os</sup> implied (all choices)
Employment / closer to work	18.3	38.2	751	13.5	25.9	154
Always lived here	20.2	42.4	830	21.4	40.9	244
Nearer / better shopping / leisure facilities	10.9	22.7	447	11.9	22.9	136
Better area	15.4	32.2	633	21.3	40.7	243
Better public transport	10.0	20.8	409	10.8	20.7	123
Greater availability of cheaper housing	5.5	11.6	228	5.4	10.3	61
Nearer / better schools / colleges	6.1	12.7	250	5.2	9.9	59
Greater availability of smaller homes	4.6	9.4	185	5.4	10.4	62
Safer / less crime	9.0	18.8	370	5.1	9.7	58
<b>Total</b>	<b>100.0</b>		<b>4,103</b>	<b>100.0</b>		<b>1,140</b>

6.3.26 The most popular reason given by all concealed households moving was “always lived here” (42.4%, 830 implied). Employment/closer to work (38.2%) was also a popular choice, frequently the most popular choice among new households in our surveys. The profile of reasons given by those moving within one year was similar with 40.9% saying they had always lived in the area and 40.7% wishing to move to a better area. Employment / access to work received a lower priority than for all concealed households moving.

**Table 6-26 Maximum Weekly / Monthly Rent of Concealed Households**  
Question 36a

Weekly rent	All concealed households moving		Concealed households moving within one year	
	%	Cum %	%	Cum %
Below £50 pw / £215 pm	14.3	14.3	7.9	7.9
£50 - £60 pw / £215 - £260 pm	28.9	43.2	25.5	33.4
£61 - £70 pw / £261 - £300 pm	23.0	66.2	17.8	51.2
£71 - £80 pw / £301 - £350 pm	14.2	80.4	21.1	72.3
£81 - £100 pw / £351 - £430 pm	12.0	92.4	24.3	96.6
£101 - £150 pw / £431 - £650 pm	6.6	99.0	0.0	96.6
£151 - £200 pw / £651 - £865 pm	0.0	99.0	0.0	96.6
Over 201 pw / £866 pm	1.0	100.0	3.4	100.0

6.3.27 Responses were received from 73.8% (1,453 implied) of all concealed households moving. Of those, 14.3% could afford a weekly rent of no more than £50; 43.2% no more than £60 (as compared with 12% in the existing household profile at Table 4-28). In the case of the movers within 1 year, 33.4% could afford to pay no more than £60 per week based on a 72.5% response.

**Table 6-27** *Maximum Monthly Mortgage of 'Concealed' Households*  
Question 36c

Monthly mortgage	All concealed households moving		Concealed households moving within one year	
	%	Cum %	%	Cum %
Below £250	19.5	19.5	5.4	5.4
£250 - £300	25.2	44.7	35.6	41.0
£301 - £400	33.8	78.5	27.8	68.8
£401 - £500	9.5	88.0	5.8	74.6
£501 - £600	7.5	95.5	19.9	94.5
£601 - £750	2.1	97.6	0.0	94.5
£751 - £1,000	1.3	98.9	5.5	100.0
Over £1,000	1.1	100.0	0.0	0.0

- 6.3.28 68.7% (1,351 implied) of all concealed households moving responded. For those seeking to buy a dwelling, 44.7% or so could not or would not pay a mortgage of more than £300 per month. In the case of concealed households moving within one year, 41% could not or would not pay a mortgage of more than £300 per month based on a 55.5% response (331 implied). The mortgage bands selected might reflect to some degree perceptions of the actual cost of access to home ownership.
- 6.3.29 81.2% (1,597 implied) of all concealed households responded to a question asking about the level of savings available to meet deposit, stamp duty and legal costs on their new home. 68.1% had less than £1,000 savings; 20.6% £1,000 - £5,000 savings. The proportion among those moving within a year based on a response rate of 68.8% was 61.2% with less than £1,000, 27.3% with £1,000 - £5,000. Only 11.5% have over £10,000, the level needed to purchase two bedroom accommodation.

**Table 6-28** *Savings of 'Concealed' Households*  
Question 36d

Savings	All concealed households moving		Concealed households moving within one year	
	%	Cum %	%	Cum %
Under £1,000	68.1	68.1	61.2	61.2
£1,000 - £5,000	20.6	88.7	27.3	88.5
£5,001 - £10,000	6.6	95.3	0.0	88.5
£10,001 - £15,000	1.8	97.1	3.7	92.2
Over £15,000	2.9	100.0	7.8	100.0

6.3.30 The concealed households were asked for further information on their financial position via a question on annual income. These findings are presented in Table 6-29 below.

**Table 6-29 Annual Income of Concealed Households**  
Question 36e

Annual Income	All concealed households moving			Concealed households moving within one year		
	%	Cum %	N <sup>os</sup> implied	%	Cum %	N <sup>os</sup> implied
Below £10,000	37.2	37.2	732	33.5	33.5	197
£10,000 - £20,000	24.0	61.2	472	25.0	58.5	149
£20,001 - £25,000	20.0	81.2	393	20.9	79.4	125
£25,001 - £30,000	10.4	91.6	205	9.1	88.5	54
£30,001 - £32,500	3.9	95.5	77	4.5	93.0	27
£32,501 - £35,000	1.3	96.8	26	2.5	95.5	16
£35,001 - £37,500	1.0	97.8	20	1.8	97.3	11
£37,501 - £40,000	0.5	98.3	10	1.0	98.3	7
£40,001 - £45,000	0.0	98.3	0	0.0	98.3	0
£45,001 - £50,000	0.9	99.2	17	0.0	98.3	0
Above £50,000	0.8	100.0	15	1.7	100.0	10
<b>Total</b>	<b>100.0</b>		<b>1,967</b>	<b>100.0</b>		<b>596</b>

6.3.31 A response was received from 100% (1,967 implied) of all concealed household respondents, much higher than the 77% for existing households and strongly suggesting that they were involved in completion of the questionnaire. The proportion of concealed households with annual incomes above the approximate average UK annual household income of £27,300 was around 24%. The proportion in the sub £10,000 per annum category (37.2%) was well above the average for concealed households moving found in other recent DCA surveys. For concealed household moving within one year, in view of the small sample size, we have used income data for those concealed households moving within two years as this is a more robust sample. 34% of these concealed households moving within one year had an income below £10,000.

6.3.32 The current incomes of households who formed in the Borough over the last two years are only marginally higher than those about to form. 62% earn below £25,000 including 40% below £10,000, but 17.9% earn over £32,500 compared to 7%. These income levels are used in the Assessment Model calculation in Section 11.2.

6.3.33 On the basis of 99.3% response, 26.2% (511 implied) of all concealed households moving would be likely to claim Housing Benefit. 13% has been the average in our recent surveys. In the case of concealed households moving within one year, 30.6% (182 implied) would be likely to claim Housing Benefit based on a 92.8% response.

## 7 SUPPORTED AND ADAPTED HOUSING

### 7.1 Needs of Disabled People

- 7.1.1 Issues relating to households with one or more member affected by a disability or long-term illness term were addressed through a series of questions. This section draws together the findings from these questions.
- 7.1.2 We found that 25.2% of households in the area did contain somebody with a disability, suggesting 9,716 households in the Borough were affected in some way.
- 7.1.3 Assessment of an UK average for the percentage of households affected is difficult both because of the impact of multiple disability and the tendency to express statistics in terms of population rather than household population. The Department of Social Security report of 1998 (based on a 1996 / 97 survey) suggested as many as 8.6 million disabled adults in private households - around 14 - 15% of the population.
- 7.1.4 From cross-tabulation we established that the comparative figures for the various tenures were as per Table 7-1 below. The RSL rented figure (44.3%) was similar to the average for the social rented sector found in recent DCA surveys (39%). People with a disability in this sector are almost three times over-represented compared to the proportion (15.1%) that this sector is of all tenures.
- 7.1.5 The level for owner occupiers no mortgage (26.1%) was low in our experience and especially so given the older age profile in this tenure. The level for private rented sector (28.2%) is high.

**Table 7-1 Incidence of Disability by Tenure**

Question 9 by Q.1

Tenure	Tenure %	Disability %	N <sup>os</sup> implied
Owner occupied with mortgage	35.9	14.8	2,050
Owner occupied without mortgage	27.8	26.1	2,795
Private rented	20.5	28.2	2,234
RSL rented	15.1	44.3	2,568
Shared ownership*	0.1	0.0	0
Tied to employment / other	0.6	28.7	70

(\* Low volume of data).

- 7.1.6 In 84.5% of cases only one household member was involved; in 15.5% two members were involved. On this basis we identified 11,178 individuals in the Borough with a disability. However, the age profile and nature of disability data referred to below suggest marginally different totals. 37% of households containing two members with a disability were in the RSL rented sector, 32.2% were in the owner occupied no mortgage sector.

7.1.7 The age groups of all disabled household members are shown in Table 7-2 below. 53.7% of all disabled household members were over the age of 60 including 25.4% over 75, 23.9% were under the age of 45.

**Table 7-2 Age of all Household Members with a Disability**

Question 10b

Age	%	N <sup>os</sup> implied
0 – 15	5.6	625
16 – 24	3.4	386
25 – 44	14.9	1,672
45 – 59	22.4	2,516
60 – 74	28.3	3,175
75+	25.4	2,843
<b>Total</b>	<b>100.0</b>	<b>11,217</b>

7.1.8 The next table addresses the nature of the disability of members of the household. The results reflect the fact that more than one choice was offered, based on 9,381 and 1,761 implied cases for 1<sup>st</sup> and 2<sup>nd</sup> members respectively.

**Table 7-3 Nature of Disability**

Question 10c

Disability	1 <sup>st</sup> Member			2 <sup>nd</sup> Member		
	% responses	% households	N <sup>os</sup> implied (all choices)	% responses	% households	N <sup>os</sup> implied (all choices)
Walking difficulty	31.9	53.0	4,967	27.4	41.7	734
Limiting long-term illness	15.1	25.0	2,349	16.4	25.0	441
Asthmatic / respiratory problems	13.8	22.8	2,140	18.9	28.7	506
Other physical disability	14.0	23.1	2,169	10.3	15.6	275
Visual / hearing impairment	9.1	15.0	1,411	13.8	21.0	370
Wheelchair user	3.2	5.4	505	1.5	2.3	40
Mental health problem	9.1	15.1	1,416	4.7	7.1	126
Learning difficulty	3.8	6.3	590	7.0	10.7	189
<b>Total</b>	<b>100.0</b>		<b>15,547</b>	<b>100.0</b>		<b>2,681</b>

7.1.9 By far the largest group of people was those with walking difficulty (51.2%). 4.9% of households contained a member who was a wheelchair user suggesting 545 in the Borough as a whole.

7.1.10 We ran a cross-tabulation to see if the houses which had been adapted for a wheelchair were indeed the dwellings where people using a wheelchair lived and found this to apply in only 11.8% of cases (75 of the 633 at Table 7-7), suggesting a major mismatch between houses adapted and those where wheelchair users lived. By extension, it would appear that 470 households (86.2%) did not live in suitably adapted premises (viz. 545 in Table 7-3 above less 75).

## 7.2 Support Needs

- 7.2.1 11,236 people responded to the question on need for care or support. 45.5% indicated a need for care or support (5,113 implied).
- 7.2.2 80.2% of those with a care or support need felt they were getting enough support, the data implying 19.8% (1,008) with outstanding support needs.
- 7.2.3 Those with an outstanding care or support need were asked what types of support they needed. Responses were received from 1,094 respondents, each making an average of 2 choices each.

**Table 7-4 Type of Care / Support Required (All Disabled Household Members)**  
Question 10g

Care / Support	% responses	% households	N <sup>os</sup> implied
Claiming welfare benefits / managing finances	16.9	33.2	363
Personal care	22.8	44.7	489
Setting up / looking after home	17.5	34.4	376
Establishing personal safety / security	17.1	33.5	367
Accessing training / employment	2.1	4.2	46
Someone to act for you	10.7	20.9	229
Establishing social contacts / activities	12.9	25.5	279
<b>Total</b>	<b>100.0</b>		<b>2,149</b>

- 7.2.4 Personal care (44.7%) was the most popular choice. However, responses were well spread across all the options with 34.4% needing help setting up / looking after the home, 33.2% with claiming benefits / managing finance, and 33.5% establishing personal safety / security.
- 7.2.5 A cross tabulation looked at the type of disability affecting those with an outstanding support need. The specific needs of different groups were highlighted in the data. 63.5% of wheelchair users needed help setting up / looking after the home, 63.5% needed help establishing social contacts / activities. 43.7% of those with walking difficulties needed help with personal care, 41.5% needed help with claiming benefits / managing finance. 55.8% of respondents with mental health problems needed help establishing personal safety / security. 53.4% of people with other physical disabilities needed help looking after their home.
- 7.2.6 The Supporting People programme was introduced in April 2003, to provide a structure for funding the housing related support services outlined in Table 7-4 above. New services developed after April 2003 have to compete for resources with established schemes within the County. The local authority will need to develop plans to meet outstanding needs through the Supporting People programme.
- 7.2.7 Those who currently receive care and support services were asked who provided their support. In 32.5% of cases (1,406 implied) support was provided by Social Services / Voluntary Body. In the majority of cases (67.5% or 3,439 cases) support was provided by family / friends / neighbours. (In 518 cases support was received from both sources).

## 7.3 Adaptations

- 7.3.1 Two questions sought information from all households in the Borough on the degree to which the home had been built or adapted to meet the needs of disabled persons.

**Table 7-5 Adaptations for the Disabled**

Question 11a

Adaptations	%	N <sup>os</sup> implied
Adapted	9.8	3,759
Not adapted	90.2	34,692
<b>Total</b>	<b>100.0</b>	<b>38,451</b>

- 7.3.2 As can be seen from the table above, 9.8% of properties have been adapted, close to the average level found in other recent DCA surveys (9%).
- 7.3.3 The split by tenure is set out in the table below.

**Table 7-6 Adaptations by Tenure**

Question 11a by Q.1

Tenure	%	N <sup>os</sup> implied
Owner occupied with mortgage	3.6	490
Owner occupied no mortgage	12.6	1,349
Private rented	9.7	765
RSL rented	19.7	1,132
Shared ownership*	33.3	21
Tied to employment / other *	0.0	0

(\*Low volume of data).

- 7.3.4 Adaptation in the social rented sector (19.7%) was considerably higher than in the owner occupied sector. Adaptation in the owner occupied no mortgage sector was only just above the average for the Borough, even though a higher proportion of elderly persons tends to be within that sector.
- 7.3.5 3,934 implied households actually responded to the question on which adaptations had been provided, suggesting an adaptation level of 10.2% (rather than 9.8% in Table 7-5 above). The following adaptations were identified based on responses to a multiple-choice question.

**Table 7-7**      **Types of Adaptations Provided**  
Question 11b

<b>Adaptations</b>	<b>% responses</b>	<b>% households</b>	<b>N<sup>os</sup> implied (all choices)</b>
Handrails / grabrails	25.7	51.3	2,019
Bathroom adaptations	18.9	37.7	1,483
Ground floor toilet	12.9	25.8	1,016
Access to property	16.4	32.8	1,292
Stairlift / vertical lift	13.1	26.2	1,030
Wheelchair adaptations	8.0	16.1	633
Extension	1.1	2.2	86
Other	3.9	7.8	306
<b>Total</b>	<b>100.0</b>		<b>7,865</b>

- 7.3.6 Wheelchair adaptations at 16.1% (633 implied) were at a slightly higher level than the average found in recent DCA surveys (15%). The data taken in conjunction with 7.1.10 above suggests that many adapted premises are no longer occupied by wheelchair users (558 properties implied). The most common adaptations carried out were handrails / grabrails (51.3%) and bathroom adaptations (37.7%).
- 7.3.7 7,486 implied households (19.4% of the sample) responded to a further question on what facilities still needed to be provided to meet the needs of a current member of the household. Respondents made around 1.6 choices on average.

**Table 7-8**      **Types of Adaptations Needed for Current Member**  
Question 12

<b>Adaptations</b>	<b>% responses</b>	<b>% households</b>	<b>N<sup>os</sup> implied (all choices)</b>
Bathroom adaptations	25.8	42.0	3,145
Handrails / grabrails	16.6	27.1	2,026
Stairlift / vertical lift	10.8	17.6	1,319
Ground floor toilet	8.1	13.2	989
Access to property	11.9	19.4	1,448
Extension	6.7	10.9	819
Wheelchair adaptations	8.0	13.0	972
Other	12.1	19.6	1,466
<b>Total</b>	<b>100.0</b>		<b>12,184</b>

- 7.3.8 Handrails and grab rails, access to property and ground floor toilets featured much less prominently when compared to adaptations provided, presumably reflecting levels of work completed as indicated in Table 7-7 above. However, demand for bathroom adaptations was very high, even though significant adaptation work appears to have been carried out. Demand for wheelchair adaptation (13% implying 972 cases) would appear compatible with the mismatch referred to at 7.1.10 above but not with our comment on adaptations provided at 7.3.6 above.

## 7.4 Supported Accommodation

7.4.1 Existing households moving were asked if they were interested in supported housing and what type of supported housing they required. The results of this question are set out in Table 7-9 and Table 7-10 below.

**Table 7-9 Type of Supported Accommodation Required**

Question 19

Type	% responses	N <sup>os</sup> implied
Residential / nursing home	14.6	29
Independent accommodation (with external support)	67.2	133
Independent accommodation (with live-in carer)	18.2	36
<b>Total</b>	<b>100.0</b>	<b>198</b>

7.4.2 Demand for supported accommodation was primarily for independent accommodation with external support.

7.4.3 A cross tabulation looked at the type of accommodation required by respondents with different disabilities or long-term illness. We found that of those requiring independent accommodation with visiting support worker 50% had mental health problems. Of those requiring residential / nursing accommodation, some 58.8% had a limiting long term illness, 41.2% had a visual / hearing impairment.

**Table 7-10 Nature of Disability / Type of Supported Accommodation**

Question 10c / 19

	Independent accommodation with visiting support worker		Residential / Nursing home	
	% households (of 90)	N <sup>os</sup>	% households (of 29)	N <sup>os</sup>
Walking difficulties	14.4	13	41.2	12
Wheelchair user	0.0	0	0.0	0
Learning disability	22.1	20	0.0	0
Mental health problem	50.0	45	0.0	0
Limiting long term illness	22.9	20	58.8	17
Other physical disability	22.9	20	0.0	0
Visual / hearing impairment	13.5	12	41.2	12
Asthmatic / respiratory problems	37.3	33	0.0	0
<b>Total</b>		<b>163</b>		<b>41</b>

## 7.5 Housing Needs of Older People

7.5.1 Based on 99.5% response, 4.2% of existing households (1,610 implied) indicated that they had elderly relatives (over 60) who would need to move to the Borough in the next three years. 1,695 implied households responded to a further multiple-choice question on the type of accommodation required, with respondents making 1.3 choices on average.

**Table 7-11 Accommodation Required by Elderly Relatives in Next 5 Years**

Question 13b

Adaptations	% responses	% households	N <sup>os</sup> implied (all choices)
Private sheltered housing	19.1	24.0	407
RSL sheltered housing	17.5	21.9	372
Private Housing	13.1	16.4	278
Residential care / nursing home	14.8	18.6	316
Live with respondent (need extension / adaptation)	19.4	24.4	413
Live with respondent (existing home adequate)	11.3	14.1	240
RSL Housing	4.8	6.1	104
<b>Total</b>	<b>100.0</b>		<b>2,130</b>

7.5.2 Demand for this group was predicted by the children of elderly people and, as would be expected, it shows a different pattern to that normally seen among elderly respondents themselves in DCA surveys. In our experience elderly people seek to remain in their own homes and prefer to receive support at home. In contrast, the children of elderly parents tend to predict the need for supported housing. In this case, 21.9% of demand was for RSL sheltered housing; 24% for private sheltered housing. 18.6% of demand was for residential / nursing home accommodation. 38.5% (653 households implied) indicated that their relative could live with them but in some 63.2% of cases (413 implied) the home would need adaptation or extension to accommodate an elderly relative.

7.5.3 The sheltered housing needs of elderly people within the Borough were captured within the question for all movers within the Borough on supported housing. The combined requirement for sheltered housing in both sectors from existing households living in the Borough and in-migrating parents / relatives is shown below.

**Table 7-12 Sheltered Housing Demand**

	Private Market	Affordable Sector	All Sectors
Existing Households	15	288	<b>303</b>
In-migrant Households	407	372	<b>779</b>
<b>Total</b>	<b>422</b>	<b>660</b>	<b>1,082</b>

- 7.5.4 It is normal to find a significantly higher level of elderly accommodation for people moving into the Borough is common to our surveys. As discussed in Section 7.5.2 above generally, the forecast is being made by their children who assist in the moving process. Conversely, the indigenous older population prefer to continue in the area / surroundings they know and within their own home as long as possible.
- 7.5.5 In total, the data suggests a combined requirement for sheltered accommodation from older people currently living in the Borough (303 households) and those who may in-migrate to be beside their family (779 households) of 1,082 units, 660 in the affordable sector and 422 in the private sector.
- 7.5.6 Some of this requirement will be addressed by flow of the existing sheltered stock, but acceptability of existing stock to meet today's standards will need to be assessed in calculating the scale of new delivery.

## 8 KEY WORKER HOUSING ISSUES

### 8.1 Introduction

- 8.1.1 The survey identified whether household members worked in the following Public Sector services; Health, Education, Police, Social Work, Fire, Occupational therapy, Probation or Prison services. If the respondent is employed in any of the listed Public Sector services and specified that they work within Hastings Borough we have identified them as 'Key Workers'.
- 8.1.2 For the purposes of this survey a Key Worker is "any person who directly provides services that are essential for the balanced and sustainable development of the local community and local economy, where recruitment or retention difficulties apply". This includes people who are teachers, nurses, other public sector and public service workers and employees of businesses considered vital to sustaining the economy of an area.
- 8.1.3 In this section we have split the analysis of key workers into two groups: those from existing households and those from concealed households, as we believe these groups are affected by different issues.

### 8.2 Housing Issues of Key Workers from Existing Households

- 8.2.1 Respondents and their spouse / partner were asked to state which area of Public Sector employment they worked, see Table 8-1 below. There were no key workers employed as fire and rescue officers or prison staff.

**Table 8-1 Nature of Employment within Public Sector**  
Question 14g

	%	N <sup>os</sup> implied
Health	53.6	2,273
Education	30.1	1,276
Social Worker	7.2	305
Police	6.1	258
Occupation Therapist	2.1	87
Probation Service Staff	0.9	37
<b>Total</b>	<b>100.0</b>	<b>4,236</b>

- 8.2.2 4,236 implied households (11% of all households in Hastings) gave details of their work in the public sector, with 53.6% (2,273 implied) work in Health services, 30.1% (1,276 implied) indicating work in education, 7.2% (305 implied) work in social work services and 6.1% (258 implied) work in the police service. Numbers working in occupational therapy and probation service staff were far lower than all other areas, 2.1% (87 implied) work in occupational therapy, 0.9% (37 implied) work in probation service.
- 8.2.3 We ran a series of cross tabulations on households who work in the Public Sector, to try and gather information on their tenure preferences and the types of housing they can afford to access.
- 8.2.4 Firstly we looked at those who have already decided to leave the Borough. Around 6.1% (258 implied) of the key workers identified in Table 8-1 are existing households leaving the Borough 45.2% (122 implied) are leaving due to a better area; 36.8% (99 implied) are leaving due to better employment / access to work and 20.5% are leaving due to retirement.

8.2.5 Of 4,236 existing household key workers, 2,424 gave details of their total household income (i.e. including spouse / partners income), shown in Table 8-2 below.

**Table 8-2 Annual Household Income of Key Workers (%)**  
Question 16c

Income	Health	Education	Social Worker	Police	Probation Staff	Occupational Therapist
Below £10,000	3.7	4.1	33.0	0.0	0.0	0.0
£10,000 - £20,000	26.0	8.6	36.8	27.0	0.0	38.6
£20,001 - £27,500	30.3	21.3	10.6	19.2	0.0	0.0
£27,501 - £32,500	11.3	16.7	6.8	28.9	0.0	25.4
£32,501 - £40,000	3.4	38.0	5.5	0.0	100.0	0.0
£40,001 - £50,000	12.9	2.5	0.0	24.9	0.0	36.0
£50,001 - £60,000	4.5	3.6	7.3	0.0	0.0	0.0
£60,001 - £75,000	4.6	5.2	0.0	0.0	0.0	0.0
£75,001 - £100,000	2.1	0.0	0.0	0.0	0.0	0.0
Above £100,000	1.2	0.0	0.0	0.0	0.0	0.0
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

8.2.6 Access to the owner-occupied market in the Borough through the cheapest 1-bed flats, requires an income of at least £19,800 we found that the proportions who could not afford to owner occupy in Hastings were:-

- ◆ 69.1% of Social Work Staff
- ◆ 37.8% of Occupational Therapy staff
- ◆ 29.2% of Health staff
- ◆ 26.5% of Police staff
- ◆ 12.5% of Education staff

*NB: All probation staff who responded had incomes over £19,800, and therefore could afford to owner occupy in the Borough*

8.2.7 We ran a series of cross tabulations on key worker households who stated they would be moving within the Borough, to find information on their tenure and house type preferences. There was no data for fire service workers, probation service staff or prison staff.

**Table 8-3 Key Workers House Tenure Preference (%)**  
Question 21

Tenure	Health	Education	Social Worker *	Police	Occupational Therapist *
Owner occupation	83.1	100.0	100.0	100.0	100.0
Private rent	7.9	0.0	0.0	0.0	0.0
RSL rent	9.0	0.0	0.0	0.0	0.0
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

\* Low volume of data

NB No data for RSL Shared ownership, Council rent and tied to employment

- 8.2.8 Of those responding to the question on tenure preference, all key worker households working in education, social work, police and occupation therapist services and who are moving within the Borough prefer owner occupation, as do 83.1% of health workers. 7.9% of health workers moving within the Borough preferred private rent and 9.0% of health workers preferred RSL rent.
- 8.2.9 Table 8-4 shows the type of housing preferred by Key workers moving within the Borough / District.

**Table 8-4 Key Workers House Type Required (%)**  
Question Q14g x Question 19

	Health	Education	Social Worker *	Police	Occupational Therapist *
Semi-detached	11.1	71.9	0.0	67.5	0.0
Detached	54.1	28.1	0.0	32.5	0.0
Terraced	18.8	0.0	100.0	0.0	100.0
Bungalow	16.0	0.0	0.0	0.0	0.0
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

\* Low volume of data

N.B: No data for other house types

- 8.2.10 All social work staff and occupation therapy staff responding required terraced accommodation. 71.9% of education staff and 67.5% of police staff required semi-detached accommodation. 54.1% health staff that responded said they required detached accommodation, with a further 16% requiring bungalow accommodation.

**Table 8-5**      **Number of Bedrooms Required (%)**  
Question 14g x Question 21

	Health	Education	Social Work*	Police	Occupational Therapist*
One	6.9	0.0	0.0	0.0	0.0
Two	46.8	55.2	0.0	0.0	0.0
Three	18.8	21.6	100.0	45.7	100.0
Four	19.6	23.2	0.0	54.3	0.0
Five or more	7.9	0.0	0.0	0.0	0.0
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

\* Low volume of data

- 8.2.11 Table 8-5 indicates the number of bedrooms required by key workers moving within the Borough. Interest was mainly focused around three bedroomed accommodation with all social work staff and occupational therapy staff and of 45.7%; police staff requiring three bedroomed accommodation. 6.9% health staff said that they required one bedroom and 55.2% of education staff said that they required two bedrooms. 54.5% of police staff said they needed four bedroomed accommodation, as did 19.6% of health staff.

### 8.3 Housing Issues of Key Workers from Concealed Households

- 8.3.1 The response we received from concealed key workers moving within the Borough was small and the data in this section should not be treated as being representative of the whole group. Neither did we obtain responses from a cross-section of key workers, with no responses from Fire service, police service, probation service or prison staff, or occupational therapists.
- 8.3.2 Respondents were asked to state which area of the Public Sector they were employed in, (see Table 8-6 below for results).

**Table 8-6**      **Nature of Employment within Public Sector**  
Question 14

	%
Health	67.7
Education	20.5
Social Work	11.8
<b>Total</b>	<b>100.0</b>

- 8.3.3 Of the concealed workers responding around 67.7% (155 implied) work in health services; 20.5% (47 implied) work in education, and 11.8% are in employed in the social work sector.
- 8.3.4 We asked respondents about their total household annual income, the results are shown in Table 8-7 below. The majority of workers responding stated they earned between £10,001 and £20,000; 56%. 44% said their incomes were between £20,001 and £25,000. No concealed Key worker household earned over £25,001.

**Table 8-7 Annual Household Income of Key Workers**

Question 36e

Income	Key Workers
Below £10,000	0.0
£10,001 - £20,000	55.6
£20,001 - £25,000	44.4
<b>Total</b>	<b>100.0</b>

*N.B. No incomes above £25,000*

- 8.3.5 Looking at the access levels to the owner-occupied market in the Borough, requiring an income of £19,800 we found that around 54.4% of the concealed key workers could not afford to owner occupy in the Hastings Borough.
- 8.3.6 Concealed key workers were asked if they had any savings to meet a deposit and legal costs in terms of purchasing a property. All had less than £1,000 saved to meet these costs.
- 8.3.7 We ran a series of cross tabulations on key worker households who stated they would be moving within the Borough, to find information on their tenure and house type preferences. It should be noted that the following analysis for tenure, type and size is based on a very small sample of only 22 implied respondents, and therefore cannot be deemed as an accurate representation of key workers in Hastings.
- 8.3.8 Table 8-8 below, shows that the most popular tenure was private rent, mentioned by 55.6% of concealed key workers and owner occupation mentioned by 44.4%. There was no demand for RSL rent, RSL shared ownership or tied to employment.

**Table 8-8 Preferred Tenure of Concealed Key Workers**

Question 29b

Tenure	Key Workers
Owner Occupation	44.4
Private Rent	55.6
<b>Total</b>	<b>100.0</b>

- 8.3.9 We asked the concealed key workers what type of accommodation was needed by the new household. All key workers said they needed a flat / maisonette. There was no expressed need for any other type of accommodation.
- 8.3.10 All concealed key workers stated they needed two bedroomed accommodation. There was no demand for any other number of bedrooms.

## 9 BLACK AND MINORITY ETHNIC NEEDS

### 9.1 Introduction

- 9.1.1 In the case of ethnic origin, the breakdown provided in Table 9-1 below refers to the ethnicity of the household in which the respondent lives. This provides numerical and percentage breakdown of all ethnic groups who responded to the postal survey. Table 9-1 shows that 34,860 (92.2%) of households ethnic origin was British. The remaining 2,963 (7.8%) household's ethnic origin fall into the other ethnic origin categories.
- 9.1.2 Local Area 2001 Census figures are provided as an illustration however, Census data relates to population not households so the figures are not directly comparable.

**Table 9-1 Ethnic Origin**

	%	N <sup>os</sup> implied	Local Area Census 2001 **
British	92.2	34,860	94.1
Other White	1.8	675	2.0
Irish	1.6	619	1.0
Other mixed	0.8	302	0.3
Other Asian background	0.6	228	0.2
White & Black Caribbean	0.5	201	0.4
Indian	0.5	170	0.3
Caribbean	0.4	160	0.2
White & Asian	0.4	149	0.4
Chinese	0.3	133	0.2
African	0.3	107	0.2
White & Black African	0.3	107	0.1
Other Black background	0.1	33	0.1
Pakistani	0.0	0	0.1
Bangladeshi	0.0	0	0.1
Other	0.2	79	0.3
<b>Total</b>	<b>100.0</b>	<b>37,823</b>	<b>100.0</b>

\* - Nearest decimal place.

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- 9.1.3 Table 9-2 illustrates the ethnic breakdown in more detail within Hastings. 149 Black and Minority Ethnic (BME) respondents provide statistical validity of  $\pm 6.55\%$ . This sample represents 2,963 implied households which have been drawn from the survey and analysed separately to give an insight into the specific housing needs of BME households in Hastings. The BME responders include categories of 'White Irish' and 'White Other' (in line with the Census definition) which represents 1,294 (43.7%) of BME implied households across the Borough.
- 9.1.4 These two categories represent just under half of BME groups in the Borough, with the remaining 1,669 respondents (56.3%) spread across the remaining mixed or black ethnic groups. The needs of this group cannot effectively be addressed in a postal survey and a specific questionnaire has been created to identify their needs through a sub-regional series of face to face interviews across all East Sussex Districts. The results are reported separately along with other special household group interviews.

**Table 9-2 Ethnic Origin**

	<b>N<sup>os</sup></b>	<b>%</b>	<b>2001 Census *</b>
White Other	675	22.8	33.5
White Irish	619	20.9	16.0
Other Mixed	302	10.2	5.4
Other Asian	228	7.7	2.9
White & Black Caribbean	201	6.8	6.4
Indian	170	5.7	6.2
Black Caribbean	160	5.4	3.7
White & Asian	149	5.0	7.1
Chinese	133	4.5	3.6
Black African	107	3.6	3.6
White & Black African	107	3.6	2.9
Other ethnic	79	2.7	4.4
Other Black	33	1.1	0.9
Pakistani	0	0.0	1.2
Bangladeshi	0	0.0	2.2
<b>Total</b>	<b>2,963</b>	<b>100.0</b>	<b>100.0</b>

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## 9.2 Current Housing

9.2.1 It should be noted that in all cross-tabulations, data is included only where the respondent has answered each element (question) involved; hence there may be some small discrepancies when compared with the tables relating to a single data source.

**Table 9-3 Property Type by Number of Bedrooms**

Question 2 by Q5

Type	Bedsit		1-bed		2-bed		3-bed		4-bed		5+ bed		Total
	%	N <sup>os</sup>	%	N <sup>os</sup>	%	N <sup>os</sup>	%	N <sup>os</sup>	%	N <sup>os</sup>	%	N <sup>os</sup>	N <sup>os</sup>
Semi-detached	0.0	0	0.0	0	33.9	201	55.4	328	7.1	42	3.6	21	592
Detached	0.0	0	0.0	0	0.0	0	40.7	139	41.0	139	18.3	62	340
Terraced	0.0	0	0.0	0	22.1	164	30.7	173	27.3	154	12.8	72	563
Flat / maisonette	4.5	59	37.6	489	47.7	621	10.1	131	0.0	0	0.0	0	1,300
Bungalow	0.0	0	17.3	20	48.0	55	34.8	40	0.0	0	0.0	0	115
Bedsit	100.0	39	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	39
<b>Total</b>		<b>98</b>		<b>509</b>		<b>1,041</b>		<b>811</b>		<b>335</b>		<b>155</b>	<b>2,949</b>

9.2.2 The majority of respondents (around 44.1%) live in a flat / maisonette, followed by semi-detached (20.1%). The majority of respondents living in a flat / maisonette have 2-bedroom properties (47.7%). 55.4% of respondents who live in semi-detached accommodation have 3-bedroom properties.

**Table 9-4 Access to Basic Facilities**

Question 6

Facilities	N <sup>os</sup>	%	All households
Central heating (full)	2,305	81.8	80.9
Central heating (part)	372	13.2	10.5
Double glazing (full)	1,598	56.7	64.7
Double glazing (part)	546	19.4	15.9
Cavity wall insulation	456	16.2	21.3
Loft insulation	1,095	38.8	54.8
Water pipes insulated	852	30.2	38.7
Hot water tank insulated	1,333	47.3	60.2
Draught proofing	754	26.7	19.4

- 9.2.3 Households with central heating at 95.0% (compared with 91.4% for the whole population) were above the national average in the 2001 Census (91.5%) and above the average of 94% found in the 2001 English House Condition Survey (EHCS). Full double-glazing at 56.7% (64.7% for the whole population) was below the UK average of 70% (EHCS 2001).
- 9.2.4 84.4% of respondents indicated that their homes were adequate. 460 (15.6%) BME households indicated their home was inadequate. Respondents were asked to indicate the reasons why the accommodation was not suitable. Responses on the reason for inadequacy were invited on two bases - 'in-house' solutions (improvement / repairs or cost of heating) and other solutions. Respondents could reply in both categories on a multiple choice basis. 81.5% of the group indicated an 'in-house' solution (compared to 59.2% in the whole population) of which 85.6% (90.7% for the whole population) selected need for repairs / improvements as one of their choices; 47.7% selected too costly to heat compared to 40.8% for the whole population.
- 9.2.5 Table 9-5 below sets out the other choices with all respondents opting for solutions likely to require a move. A total of 287 BME households answered the question with 429 responses, giving an average of 1.5 choices per respondent.

**Table 9-5 Inadequacy of Present Accommodation (likely to require a move)**

Reasons	N <sup>os</sup>	% (all choices)	All households
Too small	171	59.6	64.0
Housing affecting health	116	40.5	20.5
Rent / mortgage too expensive	110	38.2	19.3
Tenancy insecure	32	11.2	14.0
Too large	0	0.0	9.0
<b>Total</b>	<b>429</b>		

- 9.2.6 As in the whole population the largest single issue was that the dwelling was too small; 59.6% of households with a problem in the BME sample and 64.0% in the whole population said their home was too small. The extent to which this represents natural demand in market terms or a response to overcrowding is debatable. The second largest issue mentioned by BME households and all households was that the housing is affecting health, mentioned by 40.5% and 20.5% of the whole population.

### 9.3 Disability / Limiting Long Term Illness

- 9.3.1 Respondents were asked to indicate if any member of the household had a disability or long term limiting illness. 23.7% of the BME sample had a member of their household with a disability or long-term illness, a lower level to that found for the whole population (25.2%). In the majority of cases only one person was affected, in 129 cases two members of the household had a disability or long-term illness.
- 9.3.2 BME households were asked about the nature of their disability as is shown in Table 9-6 below. 729 1st household members gave 1,285 responses, making an average of 1.8 choices. 129 2nd household members gave 159 responses to the question making an average of 1.2 choices each.

**Table 9-6 Nature of Disability / Long Term Illness**  
Question 10c

	1 <sup>st</sup> Member		2 <sup>nd</sup> Member	
	N <sup>os</sup>	% (households)	N <sup>os</sup>	% (households)
Walking difficulty (not in wheelchair)	419	57.4	54	41.7
Limiting long-term illness	265	36.4	47	36.7
Other physical disability	208	28.5	0	0.0
Asthmatic / respiratory problems	147	20.1	58	45.0
Mental health problem	133	18.2	0	0.0
Visual / hearing impairment	84	11.5	0	0.0
Wheelchair user	29	4.0	0	0.0
<b>Total</b>	<b>1,285</b>		<b>159</b>	

- 9.3.3 The majority of 1st member respondents (57.4%) had a walking difficulty, similar to the general population where the majority of 1<sup>st</sup> members with a disability were also those with a walking difficulty (53%). 265 respondents (36.4%) had a limiting long-term illness, 208 respondents (28.5%) said that they had an “other” physical disability and 133 (18.2%) had a mental health problem. Of the 419 people who had a walking difficulty 37.8% were aged 60 years or over.

## 9.4 Annual Income

9.4.1 The next question probed for information about household income and the results are set out in Table 9-7.

**Table 9-7 Gross Annual Income of Households**  
Question 16c

Annual income	%	Cum %	All households cum %
Below £10,000	28.8	28.8	25.6
£10,000 - £20,000	27.4	56.2	57.1
£20,001 - £27,500	18.2	74.4	71.3
£27,501 - £32,500	4.5	78.9	79.5
£32,501 - £40,000	7.6	86.5	87.1
£40,001 - £50,000	4.9	91.4	93.6
£50,001 - £60,000	3.4	94.8	96.4
£60,001 - £75,000	3.0	97.8	98.1
£75,001 - £100,000	2.2	100.0	99.4
Above £100,000	0.0	100.0	100.0

9.4.2 The response rate to the income question was 78.4% (2,323 households). The table shows that 28.8% of households had incomes below £10,000, compared to 25.6% in the whole population, below the corresponding UK figure (33.0%). 25.6% of BME households, on the basis of the survey data, had incomes above £27,500 compared to 28.7% in the whole population. None of the BME households had incomes above £100,000 compared to 0.6% in the whole population.

## 9.5 Moving

9.5.1 Respondents were asked the reasons that prevented them moving and the results are shown in Table 9-8 below. As was found for the whole population, the majority of the BME households said they were unable to buy another home (351 implied; 60.2%). Lack of affordable rented housing (56.4%), 'other' reasons (25.4%) and unable to afford to move (24.0%) were also significant choices for BME households unable to move.

**Table 9-8 Reasons Preventing a Move**  
Question 17e

	N <sup>os</sup>	% households	All H/Holds %
Unable to buy another home	351	60.2	55.3
Lack of affordable rented housing	329	56.4	54.2
Unable to afford to move	140	24.0	35.7
Family reasons	68	11.6	8.8
Location of employment	39	6.6	5.0
Local education choices	0	0.0	3.6
Other	148	25.4	21.7
<b>Total</b>	<b>1,075</b>		

- 9.5.2 Respondents were also asked to indicate the reasons for moving out of Hastings. 298 respondents gave 355 responses making an average of 1.2 choices each. The results are shown in Table 9-9 below.

**Table 9-9 Reasons for Moving Out of Hastings**

Question 17d

	N <sup>os</sup>	% cases (298)	All H/Holds %
Employment / better access to work	142	47.7	38.1
Better area	103	34.5	52.7
Safety / fear of crime	49	16.5	28.3
Retirement	39	13.2	15.9
Better education facilities	22	7.2	11.5
Lack of affordable housing to buy	0	0.0	5.4

- 9.5.3 The most important reason for BME households leaving Hastings Borough was for employment / better access to work with 47.7% mentioning this, compared to 38.1% for the whole population. The second most important reason for BME households leaving the Borough was to move to a better area, mentioned by 34.5% of BME households responding. This was followed by safety / fear of crime mentioned by 16.5% of BME respondents.

## 9.6 Existing Households Moving

**Table 9-10 Type Required by Number of Bedrooms**

Question 19 by Question 20

	Terraced	Detached	Flat / maisonette	Bungalow	Total
One	0	0	0	0	<b>0</b>
Two	20	15	20	36	<b>91</b>
Three	0	0	0	0	<b>0</b>
Four	0	0	0	0	<b>0</b>
Five or more	0	17	0	0	<b>17</b>
<b>Total</b>	<b>20</b>	<b>32</b>	<b>20</b>	<b>36</b>	<b>108</b>

*NB. No data available for any other property type*

- 9.6.1 134 BME existing households indicated they would be moving within the Borough in the next 3 years, of those 134 households, 108 answered the questions on type and size of accommodation required. 33.3% indicated they required bungalow accommodation of which all required two-bedrooms. 29.6% of moving BME households required detached accommodation and of these 53.1% required five or more bedrooms. The largest demand for existing households moving was for two-bedroom accommodation (84.2%).
- 9.6.2 An assessment of the type of accommodation required, by preferred tenure. The main preference made by BME households moving was for owner occupation (65.7%; 88 implied) followed by RSL rent (19.4%; 26 implied) and private rent (14.9%; 20 implied).

**Table 9-11 Type Required by Tenure Preferred**  
Question 19 by Question 21

	Detached	Terraced	Flat / maisonette	Bungalow	Total
Owner occupation	32	20	0	36	<b>88</b>
Private rent	0	0	20	0	<b>20</b>
RSL rent	0	0	26	0	<b>26</b>
<b>Total</b>	<b>32</b>	<b>20</b>	<b>46</b>	<b>36</b>	<b>134</b>

*NB. No data available for any other property type or tenure*

- 9.6.3 As Table 9-11 above shows, all of those requiring detached, terraced or bungalow accommodation prefer owner occupation. Of those requiring a flat / maisonette, 56.5% prefer RSL rent and 43.5% prefer private rent.

## 9.7 New / Concealed Households Moving

- 9.7.1 166 concealed BME households are forming within Hastings over the next three years. Of these 74.7% are forming within 1 year, and the remaining 25.3% within 1 and 2 years.
- 9.7.2 BME households were asked how many children would be forming in each new household. 40.7% BME respondents had two or more children and 59.3% had no children. This is compared to the general population in which 10.3% contained at least one child, 4.8% contained two or more children, 3.4% were expecting a child and the majority (81.5%) have no children.
- 9.7.3 73.5% of the concealed BME households said that they required a flat / maisonette, and 26.5% said they would need a semi-detached house. There was no other preference for any other property type.
- 9.7.4 42.8% of concealed BME respondents said they required two bedroomed accommodation. 30.7% said they needed one bedroom and 26.5% said they needed three bedrooms.
- 9.7.5 44% of demand from concealed BME households moving with regard tenure was for RSL rent, closely followed by owner occupation (38.6%). 9% of concealed BME households preferred RSL shared ownership accommodation and the remaining 8.4% had a preference for private rent.

## **9.8 BME Households - Conclusions**

- 9.8.1 149 Black and Minority Ethnic (BME) returns, representing 2,963 implied households have been drawn from the Survey and analysed separately to give an insight into the specific housing needs of BME households in Hastings. The BME returns include the categories of 'White Irish' and 'White Other' which represent 1,294 implied households across the Borough.
- 9.8.2 The majority of BME households who responded to the DCA survey are living in a flat / maisonette. Around 20.1% live in semi-detached housing and 19.1% live in terraced accommodation.
- 9.8.3 59.5% of those BME households who said their home was inadequate, cited 'too small' as the reason for inadequacy. This was lower than the 64.0% found in the whole population.
- 9.8.4 57.4% of the BME 1<sup>st</sup> member disabled respondents had a walking difficulty slightly higher than the whole population (53.0%). The majority of other disabilities were lower than the whole population, other than mental health problems which was slightly higher than the whole population and limiting long-term illness which was higher than for all households.
- 9.8.5 Income levels within BME households are very similar up to £40,000 to those in the whole population. However, the proportion of BME households on the lowest incomes, i.e. below £10,000 is 28.8%, compared to all households at 25.6%. 25.6% of BME households, on the basis of the survey data, had incomes above £27,500 compared to 28.7% for the whole population.
- 9.8.6 60.2% of the BME households, who wished to move but cannot, said they were unable to buy another home compared to 55.3% for the whole population and lack of affordable rented housing affected 56.4% of households, slightly higher than the level for all household at 54.2%.
- 9.8.7 Better employment and better access to work (47.7%) were the main reasons for leaving Hastings compared to 38.1% in the whole population.
- 9.8.8 The majority of existing BME households moving within Hastings Borough in the next 3 years stated they required two bedrooms with the highest preference for bungalows. All households stated owner-occupation as their preferred tenure.
- 9.8.9 166 new forming BME households are forming within the Borough in the next three years. 74% require flats / maisonettes, 43% require two bedrooms and 44% would prefer RSL rented accommodation.

## 10 POPULATION GROWTH AND HOUSEHOLD FORMATION PROJECTIONS

### 10.1 Introduction

- 10.1.1 In this section of the report we provide a short background commentary to the demographic element in housing demand in Hastings Borough. The purpose is two-fold. First, to provide a context in which the results of the postal questionnaire can be interpreted. Secondly, to give a more specific focus on the demand for affordable housing provision and to make projections for five and ten year periods.
- 10.1.2 Modelling housing needs is a very complex procedure and it is only very recently that attempts have been made to model local housing needs. Most of the established procedures are aimed at the provision of national level estimates of housing need, including:-
- ◆ simple estimates such as those provided by the ODPM, which measured the crude dwelling to household surplus (and concluded no additional building was necessary to meet need);
  - ◆ a second approach by the Audit Commission measured household growth minus expected private sector output;
  - ◆ Glen Bramley's work focused on local supply and demand to calculate for a particular point in time the proportion of new households unable to buy in the market (minus social sector re-lets);
  - ◆ Steve Wilcox described a 'Net Stock' approach which calculates net household increase and adds a factor for concealed households before deducting new private sector output to arrive at estimates of need in the social sector.
- 10.1.3 Kleinman and Whitehead have devised a so-called 'Gross Flows' approach which looks at gross household formation, tenure choice, demand from in-migrants and deducts these from new social output and re-lets to yield a measure of social housing requirements.
- 10.1.4 How these national models translate to the local level is not at all clear. Kleinman and Whitehead have attempted a 'Gross Flows' analysis for Cambridge but relied entirely on secondary data for their estimates. This is a problem in the model particularly for the incorporation of measures of concealed households and factors relating to affordability are not considered directly but by modelling the tenure propensities of new households.
- 10.1.5 Our method emphasises the affordability issue and gives much greater weight to the issue of concealment of households than most of the 'national' level studies.
- 10.1.6 The affordability measure is derived from primary data collected in the household's surveys and from access to the Land Registry database on house prices and the concealment issue is also addressed through the survey findings. We are mindful that because our study is targeted at Hastings Borough, there are inevitable limitations because local housing markets encompass much wider areas than a single Council area.

## 10.2 Demographic Analysis

10.2.1 There are four basic components to changes in the number and composition of households. The aim of this section of the report is to highlight the issues which are relevant to the evaluation of housing needs in Hastings Borough particularly the changes in:-

- ◆ the age distribution of the population arising from births, deaths and ageing of the indigenous population;
- ◆ family units such as marriage, divorce and child bearing patterns;
- ◆ the number and composition of households arising from migration, particularly due to employment opportunities in the area;
- ◆ the probabilities that family units form a separate household, particularly in response to changes in incomes in the labour market area.

10.2.2 In local area forecasting new household formation is mainly due to responses to income and employment opportunities. New household formation is also affected by life cycle patterns. This purely demographic influence on the number of households contributes to about 40% of the growth in the number of new households at any one time (Dicks, 1988; Ermisch, 1985).

10.2.3 The general demographic forecasts in the tables in this section have been provided by East Sussex County Council and are 2003 forecasts based on ONS trend-based sub-national population projections to 2021, using the 2003 Mid Year Estimate as their starting point. The 2001 Census data has been taken into consideration in the production of these projections.

10.2.4 The factors which combine to produce the population and household forecasts are:- population age-sex structures, headship rates, survival factors, infant mortality, fertility rates, base numbers of dwellings, vacancy rates, building / demolition programmes and the age-sex structure of migrants. The summary of this data is provided in the following tables with the population changes for a 3 year interval 2003 – 2006 and then 5 year intervals from 2006 - 2021. This is due to the fact that the projections were published from 2003 based data rather than 2001 based data.

10.2.5 These projections are produced periodically by the Government and use the 2003 mid year estimate as their starting point. They assume the continuation of current trends in fertility and mortality and migration moves into and out of the area. They do not reflect change due to future housing development in the area.

## 10.3 Population Projections

10.3.1 The projections in Table 10-1 are based on the provided by East Sussex County Council and are 2003 ONS trend-based population projections. These projections are produced periodically by the government, and use the 2003 Mid Year Estimate as their starting point. They assume the continuation of current trends in fertility and mortality, and migration moves into and out of the area, as outlined in paragraphs 10.2.1 to 10.2.4. They do not reflect change due to future housing development in the area.

**Table 10-1 Population Change in Hastings Borough, 2003 - 2021**

	2003	2006	2011	2016	2021	Change
Total Population	85,100	86,300	88,600	91,300	94,000	
Change		+ 1,200	+ 2,300	+ 2,700	+ 2,700	+ 8,900
% Change		+ 1.4	+ 2.7	+ 3.0	+ 2.9	+ 10.5

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- 10.3.2 The table shows an increase in the population of Hastings Borough of about 8,900 over the forecast period. A steady increase is seen across the forecast period, with the main rise occurring between 2016 and 2021 (2,700; 3.0%).

## 10.4 Age Structure Forecast 2003 - 2021

- 10.4.1 The next stage in the forecast is to disaggregate the population data into age bands because there may be changes in the population structure with significant housing implications. Table 10-2 is based on the net migration model and for this purpose best represents the position.

**Table 10-2 Population Age Band Forecast, Hastings Borough, 2003 - 2021**

	2003	2006	2011	2016	2021	Change
0 - 19	22,000	21,900	21,100	20,600	20,500	- 1,500
20 - 29	8,600	9,000	10,000	10,600	10,300	+ 1,700
30 - 44	18,300	17,800	16,700	15,900	16,300	- 2,000
45 - 64	21,000	22,500	24,400	25,600	26,500	+ 5,500
65 +	15,100	15,000	16,200	18,500	20,200	+ 5,100
<b>Total</b>	<b>85,100</b>	<b>86,300</b>	<b>88,600</b>	<b>91,300</b>	<b>94,000</b>	<b>+ 8,900</b>
% Change		+ 1.4	+ 2.7	+ 3.0	+ 2.9	+ 10.5

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- 10.4.2 Percentage change is measured between year bands, not the base population. This is a better representation of the incremental change.
- 10.4.3 Figures are rounded to the nearest 100 so totals may not agree with the sum of their rounded counter parts.
- 10.4.4 As we see in Table 10-2 above there will be an average rise in the population of Hastings Borough of approximately 0.6% per annum over the forecast period according to the forecast model. There is projected to be around 8,900 more people in Hastings Borough in 2021 than in 2003.
- 10.4.5 The 0-19 age range shows a decrease (1,500; 6.8%). A steady fall is seen throughout the forecast period, with the largest decrease of 800 people being seen between 2006 and 2011 (3.7%).

- 10.4.6 The 20-29 age range comprises new households forming and will have implications for future affordable housing need both in the short and longer term. Overall this age group shows a rise (1,700; 19.8%), with the most significant increase seen between 2006 and 2011 (1,000; 11.1%).
- 10.4.7 The 30-44 age group, the main economically active and household moving group shows a large decline overall (2,000; 10.9%). Numbers fall by 1,600 between 2003 and 2011 (8.7%), and a small rise is seen between 2016 and 2021.
- 10.4.8 The 45-64 age group shows an overall rise in numbers. Over the forecast period there is an increase of 5,500 people (26.2%). There is a steady rise throughout the forecast period, with an increase of 3,400 people between 2003 and 2011.
- 10.4.9 The most significant feature here is the growth of the population in the over 65 age group with an increase of 5,100 people (33.8%) seen over the forecast period. Numbers rise throughout the forecast period, with a rise of 1,100 occurring in the current decade to 2011.
- 10.4.10 Numbers in the 80+ age group increase by 700 (14.3%) up to 2021. Numbers actually decrease to 2011 (200; 4.1%) but an increase is seen from 2011 to 2021, with the greatest rise proportionately in percentage terms occurring between 2011 and 2016 (400; 8.5%). Given the resource demands often associated with very elderly people, these are significant figures.

**Table 10-3 Numbers of 80+ in Hastings Borough, 2003 - 2021**

	2003	2006	2011	2016	2021	Change
80+	4,900	4,800	4,700	5,100	5,600	
Change		- 100	- 100	+ 400	+ 400	+ 700
% Change		- 2.0	- 2.1	+ 8.5	+ 7.8	+ 14.3

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## 10.5 Forecast Change in Households 2001 - 2011

- 10.5.1 Table 10-4 outlines the household formation forecasts for the Hastings Borough which are only available for the 10-year period from 2001 to 2011. It is based on the statistics provided by East Sussex County Council, and we consider it the best available forecast on currently available data of household change in the Borough.

**Table 10-4 Forecast Change in Households in Hastings Borough, 2001 - 2011**

	Census 2001	2001	2006	2011	Change
Households	37,604	37,000	39,000	40,000	
Household change	+ 604		+ 2,000	+ 1,000	+ 3,000
% change	+ 1.6		+ 5.4	+ 2.7	+ 8.1

\* Household projections were rounded to the nearest 1,000 in accordance with ODPM requirements.

- 10.5.2 There have been significant changes in household formation over the last decade which result in much higher household numbers compared to population growth and falling average household size caused by the increase in single person households through elderly people living longer, separation and divorce and young people forming single person households.

## 10.6 Summary

- ◆ The forecasts to 2021 are based on the assumptions outlined in paragraphs 10.2.1 to 10.2.4 regarding mortality, fertility and migration etc, and are contained in population projections for Hastings Borough for the period 2003 - 2021 provided by East Sussex County Council.
- ◆ The population is projected to increase by 8,900 people, 10.5% over the 18 years to 2021.
- ◆ The 0-19 age range shows a decrease (1,500; 6.8%). A steady fall is seen throughout the forecast period, with the largest decrease of 800 people being seen between 2006 and 2011 (3.7%).
- ◆ The 20-29 age range comprises new households forming and will have implications for future affordable housing need both in the short and longer term. Overall this age group shows a rise (1,700; 19.8%), with the most significant increase seen between 2003 and 2011 (1,400; 16.3%).
- ◆ The 30-44 age group, the main economically active group shows a large decline overall (2,000; 10.9%). Numbers fall by 1,600 between 2003 and 2011 (8.7%), and a small rise is seen between 2016 and 2021.
- ◆ The 45-64 age group shows an overall rise in numbers. Over the forecast period there is an increase of 5,500 people (26.2%). A steady rise is seen throughout the forecast period, with an increase of 3,400 people between 2003 and 2011.
- ◆ The most significant feature here is the growth of the population in the over 65 age group with an increase of 5,100 people (33.8%) seen over the forecast period. Numbers rise throughout the forecast period, with a rise of 1,100 occurring in the current decade to 2011.
- ◆ The "older" population within the retirement group, those 80 and over rises by 14%, 700 more people by 2021. A quarter all people with a disability are over 75 and over half have a walking difficulty, with likely requirements for adaptations and support services and the link between ageing and frailty is therefore significant. This group represents 5,600 people in the area by 2021 who are much more likely to have care and support needs which should now be assessed in detail.
- ◆ Household formation over the 10 years to 2011 is forecast to rise at a rate of 8.1%, almost double that of the population increase over this period. This is due to a large increase in single person households, through elderly people living longer, separation and divorce, and young people forming single person households.

# 11 NEEDS ASSESSMENT MODEL, PLANNING & DELIVERY

## 11.1 Affordable Housing Needs Requirement

- 11.1.1 In this section, we calculate the overall affordable housing needs requirement on an annual basis. The need requirement calculation is structured from the survey data to take account of the key demand sources, households requiring subsidised housing, homeless households not assessed in the survey, households living in unsuitable housing whose needs can only be resolved in a different dwelling and concealed household formation emanating from demographic change.
- 11.1.2 Each category has been adjusted to ensure that proper account is taken of households who can access the lowest quartile stock in the owner occupied market without assistance (income >£15,500 / £34,200) subject to location. The private rent sector costs are estimated at an access cost of £260 / £520 per month for the vast majority of households in this sector, requiring an annual income of at least £12,500 / £24,000 per annum.
- 11.1.3 The model has been prepared in accordance with the 2000 Good Practice Guidance (ODPM).

	<b>The Backlog of existing housing need is as follows:-</b>	
1.	Households living in unsuitable housing in the Borough who are planning to move in the next three years.	HNS 4.2.1
2.	RSL tenant households living in unsuitable housing are excluded because a move would release a unit of affordable housing and it is therefore assumed that there would be no overall net effect.	HNS
3.	Households in unsuitable housing who can have their need resolved in situ.	HNS
4.	Proportion of existing households unable to buy (i.e. income <£15,500/ £34,200) or rent (£12,500 / £24,000) depending on location and need to move.	HNS 3.8.1 and 3.11.1
5.	Priority homeless in temporary accommodation.	HBC
<b>6.</b>	<b>Total Backlog need.</b>	
7.	Quota to eliminate backlog over a 5-year period (20%) as recommended in guidance.	ODPM Guidance
<b>8.</b>	<b>Total net annual need.</b>	
	<b>Newly Arising Need is as follows:-</b>	
9.	Concealed households identified in the survey, annualised at the average level of those forming in the first two years.	HNS
10.	Proportion unable to buy (i.e. income <£15,500/ £34,200) or rent (£12,500 / £24,000)	HNS 3.8.1 and 3.11.1
11.	Ex-institutional population moving into community p.a.	HBC
12.	Housing Register priority need new applications 2003-2004 less cancellations.	HBC
13.	In-migrant households over the last year who live in social housing.	HBC
<b>14.</b>	<b>Total newly arising need.</b>	
	<b>Supply of Affordable Units is as follows:-</b>	
15.	Existing social stock re-lets from the RSL's net of transfers. (HIP 2004)	HBC
16.	Increased vacancies and units taken out of management.	HBC
17.	Future new supply each year based on average level over next three years.	HBC
18.	Total affordable supply per annum.	
19.	Total affordable need per annum.	

## 11.2 Affordable Housing Needs Assessment Model

<b><u>Backlog of Need</u></b>		
1.	Households in unsuitable housing and intend to move	3,575
2.	MINUS – RSL tenants	844
3.	Cases where in-situ solution most appropriate	<u>1,504</u>
		2,348
		<u>1,227</u>
4.	TIMES - Proportion unable to afford to buy or rent	48%
5.	PLUS - Backlog (non-households)	<u>150</u>
<b>6.</b>	<b>TOTAL BACKLOG NEED</b>	<b>739</b>
7.	TIMES - Quota to progressively reduce backlog *	(20%)
<b>8.</b>	<b>ANNUAL NEED TO REDUCE BACKLOG</b>	<b><u>148</u></b>
<b><u>Newly Arising Need:</u></b>		
9.	New household formation	425
10.	TIMES Proportion unable to buy (62%) or rent (49%) in market	(49%)
11.	PLUS - Ex-institutional population moving into community	No data
12.	Existing households falling into priority need	544
13.	In-migrant households unable to afford market housing	<u>149</u>
<b>14.</b>	<b>TOTAL NEWLY ARISING NEED</b>	<b><u>901</u></b>
<b><u>Supply of Affordable Units:</u></b>		
15.	Supply of social re-lets p.a.	457
16.	MINUS Increased vacancies (if applicable) and units taken out of management. Right to Buy	(47 x 7.7%)
		<u>4</u>
		453
17.	PLUS - Committed units of new affordable supply (not able to predict accurately)	0
<b>18.</b>	<b>AFFORDABLE SUPPLY</b>	<b><u>453</u></b>
	Annual need to reduce backlog	148
	Newly arising need	<u>901</u>
<b>19.</b>	<b>TOTAL AFFORDABLE NEED</b>	<b>1,049</b>
	MINUS - Affordable supply	<u>453</u>
<b>20.</b>	<b>OVERALL ANNUAL SHORTFALL</b>	<b><u>596</u></b>

\* Elimination over a five year period is recommended in the Guidance for model purposes but the Council can make a Policy decision to do so over a longer period (e.g. 10 years or years to 2011).

### 11.3 Model Structure

- 11.3.1 The model is structured on a ‘flows’ basis, taking account of recent experience over the previous three years and examining projections over the next two years. It has to be assumed that this ‘annualised’ data will occur each year to 2011. The primary data gathering will of course be undertaken again before 2011, but unless there are major changes, up or down, in house prices and incomes it is unlikely that there will be much variation in the overall situation.
- 11.3.2 The data from HIP returns for the three years to 31/3/2004 shows the following trends:-

**Table 11-1 2003 to 2004 Affordable Housing Supply**

Supply	2002	2003	2004	Average
RSL Re-lets	<u>491</u>	<u>412</u>	<u>467</u>	<u>457</u>
Total New RSL Supply	<u>51</u>	<u>23</u>	<u>48</u>	<u>41</u>
Total Supply	542	435	515	497
Right to Buy	41	56	44	47

### 11.4 Needs Assessment

- 11.4.1 The total affordable housing need annually is for 1,049 units. Net re-lets of the existing social stock, after Right to Buy (RTB) impact, average 453 units and is the major means of addressing the scale of need identified. However the average level of RTB of 47 units over the last three years is six more than new delivery eliminating any increase in stock levels.
- 11.4.2 After allowing for existing stock net re-let supply and continued new unit delivery at current levels, there will still be an annual affordable housing shortfall of 596 units, 3,576 units in total over the six years to 2011.
- 11.4.3 Based on the average supply of around 41 units over the last 3 years, this level of annual need is over 14 times the number of units likely to be able to be delivered from new delivery and conversions resulting in growing levels of unmet need each year. New delivery is projected to rise to around 54 units in 2005 and 130 in 2006, still well below the level of need.
- 11.4.4 Because the level of new delivery has varied by over 100% in the last 3 years and may do so again by 2006, we do not predict future new flow and it should be recorded as actual units delivered in annual monitoring.

### 11.5 Land and Affordable Housing Delivery

- 11.5.1 Land supply is crucial to the provision of housing. Land available at a discount is often the key to making a social housing scheme viable, particularly given the limited funding available. Therefore, local authority housing and planning strategies need to ascertain the availability of sites and propose ways of bringing sites forward.
- 11.5.2 The inter-relationship of the land and subsidy issues is important in the negotiation process. It is clear from the scale of affordable need identified in the survey that the Council will need to negotiate with private landowners and developers to be able to deliver the scale of housing required.

## 11.6 Planning Policies for Affordable Housing

- 11.6.1 Planning Guidance Note 3 on Housing gives the planning system a role in affordable housing provision. Policy H6 of the Hastings Local Plan, Adopted 2004, addresses affordable housing on sites with a threshold of over 15 units or 0.5 hectare. The current affordable housing target in the Policy is 25% on 'Brownfield' and 30% on Greenfield sites.
- 11.6.2 The target levels on allocated sites in Appendix 7a(i) of the Plan would, if achieved, deliver 457 units to 2011. Guidance at the national and regional level since the plan was prepared are expecting higher levels of "intermediate" housing to be delivered and this factor will need to be considered particularly in relation to regeneration strategies and the impact of house price inflation in the last four years.

## 11.7 Affordable Housing

- 11.7.1 Circular 6/98 emphasises the need for local authorities to provide a local definition of affordable housing. A basis for a definition of affordable housing, which would assist for local planning purposes, is discussed in Para 11.7.2 below.
- 11.7.2 The Council definition of affordable housing in the Local Plan is very close to the DCA definition. We have attempted to provide text which identifies the requirement but leaves the percentage to be achieved as an issue for negotiation on a site by site basis. Our definition is:-

*"Affordable housing is that provided with subsidy, both for rent and low cost market housing, for people who are unable to resolve their housing requirements in the local private sector housing market because of the relationship between housing costs and incomes. This definition covers housing for social rent, shared ownership, low cost home ownership and sub-market rent."*

- 11.7.3 The types of affordable housing which comply with our definition are as follows:-

### **Social Rent**

- ◆ *RSL units for rent, the major requirement;*

### **"Intermediate" Housing**

- ◆ *shared ownership with grant;*
- ◆ *shared equity where land value is retained to provide housing for sale at below market levels and where control of the 'equity discount' can be retained as long as they are needed;*
- ◆ *discounted market rented housing.*

- 11.7.4 The DCA definition of affordable housing has been followed in the Good Practice Guidance published in January 2004 by the South East Regional Assembly (SEERA) including reference to subsidy:-

*"housing provided with a subsidy to enable the asking price or rent to be substantially lower than the prevailing market prices or rents in the locality".*

- 11.7.5 All definitions vary slightly but the core meaning is the same. The Draft from the South East Plan Policy H4 however also provides a very clear definition and stresses the importance of "subsidy". The policy text is as follows:-

“Affordable housing is defined as that provided with a subsidy to enable the asking price or rent to be substantially lower than the prevailing market prices or rents in the locality and where mechanisms exist to ensure that the housing remains affordable for those who cannot afford market housing. The subsidy is provided from the public sector, usually through a local authority or registered social landlord, or from the private sector through planning obligations. This definition covers housing for social rent, shared ownership, low cost home ownership and sub-market rent.

- 11.7.6 The policy guidance gives the Council the power to negotiate with developers on all new permissions, subject to the ability to provide defensible data to justify need following a rigorous and up to date assessment provided in this survey.

## **11.8 Low Cost Market Housing**

- 11.8.1 Circular 6/98 lacks clarity particularly regarding low cost market housing. We do not accept that “low cost market housing”, provided without subsidy, satisfies ODPM’s own definition of affordable housing and have always questioned the lack of clarity in the Guidance definition, particularly in areas with high house prices relative to local income levels.
- 11.8.2 Low cost market housing is not small units which are provided without subsidy to meet the needs of households with income levels just adequate to access the housing market. These are ‘starter’ homes and are part of the general market. A household able to buy a house-builders cheapest new unit is not included in our calculation of affordable housing need because they could buy market re-sales.
- 11.8.3 Low cost market housing can be provided with subsidy (i.e. shared equity) and if this is the case it would be incorporated within our definition for affordable housing. The consultation paper ‘Planning for Mixed Communities’ identifies the types of housing described at 11.7.3 (other than social rented) as “intermediate housing” which should remove the lack of understanding of what was previously termed, ‘low cost market housing’.

## **11.9 Perpetuity**

- 11.9.1 It is important that additional affordable housing units provided through acquisition, conversion or new delivery add to the available affordable stock in the long term. Many past initiatives have provided subsidy which has been of benefit to the first occupier only and perpetuity providing control of the subsidy element, whether provided by free land, grant or discount is vital if the benefit is to be passed to subsequent occupiers for as long as it is needed.
- 11.9.2 To ensure the delivery and long term occupation of the affordable housing, it will be preferable for a specialist organisation such as an RSL or trust to be involved in the ownership and management of the dwellings to be provided. These arrangements would be formalised within a legal agreement to ensure that provision meets with the Council’s affordability criteria.

## **11.10 Overall Target Levels**

- 11.10.1 The annual level of outstanding affordable need of 596 units, after allowing for current re-let supply is clearly not economically deliverable or sustainable, bearing in mind past new supply levels averaging 41 units each year. Despite the evidence of the scale of need from existing and concealed households, there are wider issues to consider when setting targets for delivery of affordable housing from new developments. Primarily there is a need to build viable, sustainable developments.

- 11.10.2 The whole housing requirement for Hastings in the East Sussex and Brighton & Hove Structure Plan is for 6,000 units, 360 per annum to 2006 and 120 per annum to 2011. The 2005 survey shortfall of 596 units per annum is 199% of the whole annual housing allocation (irrespective of delivery shortfall), and clearly is unachievable. It is necessary therefore to form a judgement as to the target level, taking account of the level of housing need, the need to provide for balanced communities, and the availability and viability of housing development opportunities.
- 11.10.3 Essentially planning should be providing for balanced communities, which acknowledge the need for social compatibility if the problems of housing in the past are not to be repeated. We recommend that targets for affordable housing should be re-assessed when the current Local Plan is reviewed. New targets should provide for both affordable housing for rent and subsidised low cost market housing to meet the needs of low income households, key workers and those on average incomes unable to purchase. Targets may vary on a site by site basis and should take account of the empty units being brought back into use through the regeneration strategies.
- 11.10.4 In view of the scale of need, particularly in the period to 2008, subsidised affordable units should be negotiated on all suitable sites, the ‘target’ for each site taking into account existing supply, survey demand and other regeneration, planning, sustainability and economic factors.
- 11.10.5 The increases in house prices over the last four years have excluded many of ‘first-time buyers’ from the owner occupied market. We believe therefore that the proportion of affordable housing provided on new sites should encompass more subsidised low cost market housing than would have been the case four years ago when it was a more marginal element of affordable need.

## 11.11 Site Thresholds

- 11.11.1 It is anticipated that a new lower site threshold of 15 units or 0.5 hectares will be standard level in the new national Planning Guidance although the Adopted Plan already uses this threshold. A strong case should be made in justification for a lower threshold of 5 units or 0.2 hectares either for the whole Borough or in specific areas to increase the number of sites able to be negotiated and deliver high levels of affordable units.
- 11.11.2 Justification however, will require an urban capacity study as well as the scale of need identified by the 2005 survey.

## 11.12 Affordable Housing Need Summary

- 11.12.1 The summary of total affordable need and supply in Table 11-2 is derived from the Assessment Model in Section 11.2.

**Table 11-2 Affordable Need Summary**

11.12.2 Total Annual Need	11.12.3 1,049	11.12.4
11.12.5 Existing Stock Re-lets / Net Units	11.12.6 453	11.12.7
11.12.8 Net New Units Needed	11.12.9 596	11.12.10

### **11.13 Affordable Rented Accommodation**

11.13.1 The local relationship between house prices and incomes is such that around 62% of new forming households are unable to purchase in their own right depending on location. Social stock is 15.1% of housing in the Borough below the national level of 19.3%. The availability of rented stock through re-lets is low relative to the expectation that existing stock flows should address 90-95% of all need. The largest proportion of additional affordable units are required as rented properties, both for new forming households and existing families.

### **11.14 Low Cost Market Housing**

11.14.1 146 concealed households forming in the next year express a need (25%) and 301 a preference (51%) for owner occupation but generally around 62% of them have incomes inadequate to be able to purchase. The sustained period of high house price inflation of between 89% to 151% in the cost of terraced houses and flats, has impacted on new forming households' ability to buy and requires an increase in supply of low cost housing to assist those on middle incomes including key workers.

11.14.2 There is an expressed need for around 227 Shared Ownership units from either new forming (49) or existing households (178) over the next three years, around 80 each year, a significant level relative to current new delivery levels. The price / income relationship locally is that 50% discount maybe required to reach many new forming households.

### **11.15 Market Rent**

11.15.1 Around 411 new households and 521 existing households, 932 in total express a preference for private rental over the next 3 years. Initiatives to deliver discounted market rent may assist households, including key workers unable to afford full market costs. Their needs may however at least partly be met by the improvement and re-use of empty flats in the private sector and there would have to be an adequate gap in costs between social and market rent to make this initiative viable in Hastings.

11.15.2 New, higher quality housing provided in this sector could also address the short term needs of key worker and other middle income households expressing interest in shared ownership, especially those at the early stages of their careers or on limited employment contracts who are looking for flexibility in their housing arrangements.

### **11.16 Needs Distribution by Sub-Area**

11.16.1 There will be variance at local level between demand and existing stock supply and the localised supply / demand analysis report will be valuable in setting site targets, both to address affordable housing and in particular by house type and size. Some future development may be undertaken on Council owned land but as this supply is running out, future subsidy through land provision will need to be negotiated with private landowners and developers in the provision of planning permission.

11.16.2 The survey data disks contain a breakdown of the whole of the future housing needs section of the questionnaire, which can be used by officers to identify specific needs by ward by cross-tabulation.

11.16.3 The data tables provided give a localised breakdown of each question, analysed both by existing households planning to move and the newly forming "concealed" households and facilitates the preparation of localised housing type and size requirements which will be useful for site development briefs.

## 11.17 Location Demand Analysis

- 11.17.1 It is important to assess localised ability to buy within the Borough and cross-tabulations to check on the actual income capacity of households expressing preference to live in the areas are outlined in the table below.
- 11.17.2 Local entry level prices in each area were assessed against the incomes of concealed households expressing preference to live in that specific area to calculate the numbers of households unable to purchase.
- 11.17.3 The locational preferences (up to two) expressed by concealed households forming in each area to 2008 are listed below:-

Location	Net New / Concealed Households*	Net Affordable Need	
		%	N <sup>OS</sup> implied
Hastings Town Centre	336	77.8	261
Hastings Old Town	130	85.4	111
Ore / Clive Vale	140	75.4	106
Broomgrove / Halton	29	100.0	29
Central St Leonards / Bohemia	256	78.3	200
West St Leonards / Maze Hill	283	29.1	82
Hollington	181	70.4	127
Beauport / Battle Road / Silverhill	169	74.0	125
St Helens / Conquest	287	67.4	193
<b>Total</b>	<b>1,811</b>	<b>68.1</b>	<b>1,234</b>

- 11.17.4 In individual locations, between 29.1% and all of the concealed households earn below the required income threshold to enter the owner occupied market. Generally 68% of new / concealed households need some form of affordable housing across Hastings Borough.

## **APPENDIX I**

### **TYPE, SIZE & TENURE REQUIREMENTS FOR MOVING HOUSEHOLDS BY SUB-AREA**

## Hastings Housing Needs Survey 2005

### AREA 1 - HASTINGS TOWN CENTRE

#### Private Sector Type / Size Required for All Households Moving

Property Type / Size	Owner Occupation	Private Rented	Tied to Employment	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	51	86	0	137
1 Bed Bungalows	0	0	0	0
1 Bed Houses	0	0	0	0
2 Bed Flats	38	99	0	137
2 Bed Bungalows	12	0	0	12
2 Bed Houses	22	29	0	51
3 Bed Flats	0	0	0	0
3 Bed Bungalows	0	0	0	0
3 Bed Houses	24	23	0	47
4+ Bed Flats	0	0	0	0
4+ Bed Bungalows	0	0	0	0
4+ Bed Houses	53	0	0	53
<b>Total</b>	<b>200</b>	<b>237</b>	<b>0</b>	<b>437</b>

#### Affordable Sector Type / Size Required for All Households Moving

Property Type / Size	HA Rent	HA Shared Ownership	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	61	0	61
1 Bed Bungalows	0	0	0
1 Bed Houses	0	0	0
2 Bed Flats	45	0	45
2 Bed Bungalows	10	0	10
2 Bed Houses	11	11	22
3+ Bed Flats	13	0	13
3+ Bed Bungalows	0	0	0
3+ Bed Houses	0	13	13
<b>Total</b>	<b>140</b>	<b>24</b>	<b>164</b>

## Hastings Housing Needs Survey 2005

### AREA 2 - HASTINGS OLD TOWN

#### Private Sector Type / Size Required for All Households Moving

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	0	30	0	30
1 Bed Bungalows	0	0	0	0
1 Bed Houses	0	0	0	0
2 Bed Flats	94	59	0	153
2 Bed Bungalows	10	0	0	10
2 Bed Houses	73	0	0	73
3 Bed Flats	0	0	0	0
3 Bed Bungalows	0	0	0	0
3 Bed Houses	69	0	0	69
4+ Bed Flats	0	0	0	0
4+ Bed Bungalows	0	0	0	0
4+ Bed Houses	48	0	0	48
<b>Total</b>	<b>294</b>	<b>89</b>	<b>0</b>	<b>383</b>

#### Affordable Sector Type / Size Required for All Households Moving

Property Type / Size	HA Rent	HA Shared Ownership	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	46	0	46
1 Bed Bungalows	26	0	26
1 Bed Houses	0	0	0
2 Bed Flats	13	0	13
2 Bed Bungalows	0	0	0
2 Bed Houses	13	11	24
3+ Bed Flats	13	0	13
3+ Bed Bungalows	35	0	35
3+ Bed Houses	0	13	13
<b>Total</b>	<b>146</b>	<b>24</b>	<b>170</b>

## Hastings Housing Needs Survey 2005

### AREA 3 - ORE / CLIVE VALE

#### Private Sector Type / Size Required for All Households Moving

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	0	23	0	23
1 Bed Bungalows	0	0	0	0
1 Bed Houses	0	0	0	0
2 Bed Flats	0	8	0	8
2 Bed Bungalows	21	0	0	21
2 Bed Houses	84	41	0	125
3 Bed Flats	0	0	0	0
3 Bed Bungalows	0	0	0	0
3 Bed Houses	54	0	0	54
4+ Bed Flats	0	0	0	0
4+ Bed Bungalows	0	0	0	0
4+ Bed Houses	50	0	0	50
<b>Total</b>	<b>209</b>	<b>72</b>	<b>0</b>	<b>281</b>

#### Affordable Sector Type / Size Required for All Households Moving

Property Type / Size	HA Rent	HA Shared Ownership	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	0	0	0
1 Bed Bungalows	0	0	0
1 Bed Houses	0	0	0
2 Bed Flats	15	0	15
2 Bed Bungalows	17	0	17
2 Bed Houses	8	0	8
3+ Bed Flats	0	0	0
3+ Bed Bungalows	36	0	36
3+ Bed Houses	51	0	51
<b>Total</b>	<b>127</b>	<b>0</b>	<b>127</b>

## Hastings Housing Needs Survey 2005

### AREA 4 - BROOMGROVE / HALTON

#### Private Sector Type / Size Required for All Households Moving

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	0	0	0	0
1 Bed Bungalows	0	0	0	0
1 Bed Houses	0	0	0	0
2 Bed Flats	8	0	0	8
2 Bed Bungalows	7	0	0	7
2 Bed Houses	0	0	0	0
3 Bed Flats	0	0	0	0
3 Bed Bungalows	0	0	0	0
3 Bed Houses	11	0	0	11
4+ Bed Flats	0	0	0	0
4+ Bed Bungalows	0	0	0	0
4+ Bed Houses	0	0	0	0
<b>Total</b>	<b>26</b>	<b>0</b>	<b>0</b>	<b>26</b>

#### Affordable Sector Type / Size Required for All Households Moving

Property Type / Size	HA Rent	HA Shared Ownership	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	19	0	19
1 Bed Bungalows	0	0	0
1 Bed Houses	0	0	0
2 Bed Flats	15	0	15
2 Bed Bungalows	0	0	0
2 Bed Houses	0	0	0
3+ Bed Flats	0	0	0
3+ Bed Bungalows	0	0	0
3+ Bed Houses	0	0	0
<b>Total</b>	<b>34</b>	<b>0</b>	<b>34</b>

## Hastings Housing Needs Survey 2005

### AREA 5 - CENTRAL ST LEONARD'S / BOHEMIA

#### Private Sector Type / Size Required for All Households Moving

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	80	58	0	138
1 Bed Bungalows	0	0	0	0
1 Bed Houses	0	0	0	0
2 Bed Flats	78	59	0	137
2 Bed Bungalows	0	0	0	0
2 Bed Houses	61	0	0	61
3 Bed Flats	0	0	0	0
3 Bed Bungalows	0	0	0	0
3 Bed Houses	31	15	0	46
4+ Bed Flats	0	0	0	0
4+ Bed Bungalows	0	0	0	0
4+ Bed Houses	13	0	0	13
<b>Total</b>	<b>263</b>	<b>132</b>	<b>0</b>	<b>395</b>

#### Affordable Sector Type / Size Required for All Households Moving

Property Type / Size	HA Rent	HA Shared Ownership	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	0	0	0
1 Bed Bungalows	0	0	0
1 Bed Houses	0	0	0
2 Bed Flats	45	0	45
2 Bed Bungalows	0	0	0
2 Bed Houses	28	0	28
3+ Bed Flats	0	0	0
3+ Bed Bungalows	0	0	0
3+ Bed Houses	54	0	54
<b>Total</b>	<b>127</b>	<b>0</b>	<b>127</b>

## Hastings Housing Needs Survey 2005

### AREA 6 - WEST ST LEONARD'S / MAZE HILL

#### Private Sector Type / Size Required for All Households Moving

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	7	19	0	26
1 Bed Bungalows	0	0	0	0
1 Bed Houses	11	0	0	11
2 Bed Flats	8	9	0	17
2 Bed Bungalows	43	0	0	43
2 Bed Houses	141	22	0	163
3 Bed Flats	0	0	0	0
3 Bed Bungalows	0	0	0	0
3 Bed Houses	51	0	0	51
4+ Bed Flats	0	0	0	0
4+ Bed Bungalows	0	0	0	0
4+ Bed Houses	49	0	0	49
<b>Total</b>	<b>310</b>	<b>50</b>	<b>0</b>	<b>360</b>

#### Affordable Sector Type / Size Required for All Households Moving

Property Type / Size	HA Rent	HA Shared Ownership	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	25	0	25
1 Bed Bungalows	0	0	0
1 Bed Houses	0	0	0
2 Bed Flats	13	0	13
2 Bed Bungalows	13	0	13
2 Bed Houses	13	26	39
3+ Bed Flats	0	0	0
3+ Bed Bungalows	8	0	8
3+ Bed Houses	28	28	56
<b>Total</b>	<b>100</b>	<b>54</b>	<b>154</b>

## Hastings Housing Needs Survey 2005

### AREA 7 - HOLLINGTON

#### Private Sector Type / Size Required for All Households Moving

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	17	30	0	47
1 Bed Bungalows	0	0	0	0
1 Bed Houses	0	0	0	0
2 Bed Flats	40	0	0	40
2 Bed Bungalows	24	0	0	24
2 Bed Houses	0	27	0	27
3 Bed Flats	0	0	0	0
3 Bed Bungalows	0	0	0	0
3 Bed Houses	11	46	0	57
4+ Bed Flats	0	0	0	0
4+ Bed Bungalows	0	0	0	0
4+ Bed Houses	8	0	0	8
<b>Total</b>	<b>100</b>	<b>103</b>	<b>0</b>	<b>203</b>

#### Affordable Sector Type / Size Required for All Households Moving

Property Type / Size	HA Rent	HA Shared Ownership	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	21	0	21
1 Bed Bungalows	13	0	13
1 Bed Houses	0	0	0
2 Bed Flats	60	0	60
2 Bed Bungalows	0	0	0
2 Bed Houses	51	26	77
3+ Bed Flats	0	0	0
3+ Bed Bungalows	8	0	8
3+ Bed Houses	21	28	49
<b>Total</b>	<b>174</b>	<b>54</b>	<b>228</b>

## Hastings Housing Needs Survey 2005

### AREA 8 - BEAUPORT / BATTLE ROAD / SILVERHILL

#### Private Sector Type / Size Required for All Households Moving

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	13	9	0	22
1 Bed Bungalows	0	0	0	0
1 Bed Houses	0	9	0	9
2 Bed Flats	0	9	0	9
2 Bed Bungalows	30	0	0	30
2 Bed Houses	61	37	0	98
3 Bed Flats	15	12	0	27
3 Bed Bungalows	0	0	0	0
3 Bed Houses	121	58	0	179
4+ Bed Flats	0	14	0	14
4+ Bed Bungalows	0	0	0	0
4+ Bed Houses	138	0	0	138
<b>Total</b>	<b>378</b>	<b>148</b>	<b>0</b>	<b>526</b>

#### Affordable Sector Type / Size Required for All Households Moving

Property Type / Size	HA Rent	HA Shared Ownership	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	0	0	0
1 Bed Bungalows	0	0	0
1 Bed Houses	0	0	0
2 Bed Flats	40	0	40
2 Bed Bungalows	23	0	23
2 Bed Houses	17	10	27
3+ Bed Flats	0	0	0
3+ Bed Bungalows	0	0	0
3+ Bed Houses	43	0	43
<b>Total</b>	<b>123</b>	<b>10</b>	<b>133</b>

## Hastings Housing Needs Survey 2005

### AREA 9 - ST HELEN'S / CONQUEST

#### Private Sector Type / Size Required for All Households Moving

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	8	56	0	64
1 Bed Bungalows	9	0	0	9
1 Bed Houses	11	0	0	11
2 Bed Flats	34	16	0	50
2 Bed Bungalows	57	0	0	57
2 Bed Houses	73	32	0	105
3 Bed Flats	15	0	0	15
3 Bed Bungalows	0	0	0	0
3 Bed Houses	129	12	0	141
4+ Bed Flats	0	0	0	0
4+ Bed Bungalows	0	0	0	0
4+ Bed Houses	156	0	0	156
<b>Total</b>	<b>492</b>	<b>116</b>	<b>0</b>	<b>608</b>

#### Affordable Sector Type / Size Required for All Households Moving

Property Type / Size	HA Rent	HA Shared Ownership	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	47	10	57
1 Bed Bungalows	26	0	26
1 Bed Houses	0	0	0
2 Bed Flats	0	0	0
2 Bed Bungalows	0	0	0
2 Bed Houses	22	0	22
3+ Bed Flats	0	0	0
3+ Bed Bungalows	0	0	0
3+ Bed Houses	0	0	0
<b>Total</b>	<b>95</b>	<b>10</b>	<b>105</b>

## Hastings Housing Needs Survey 2005

### BOROUGH-WIDE

#### Private Sector Type / Size Required for All Households Moving

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	176	311	0	487
1 Bed Bungalows	9	0	0	9
1 Bed Houses	21	9	0	30
2 Bed Flats	300	258	0	558
2 Bed Bungalows	203	0	0	203
2 Bed Houses	516	189	0	705
3 Bed Flats	30	12	0	42
3 Bed Bungalows	0	0	0	0
3 Bed Houses	501	154	0	655
4+ Bed Flats	0	14	0	14
4+ Bed Bungalows	0	0	0	0
4+ Bed Houses	516	0	0	516
<b>Total</b>	<b>2,272</b>	<b>947</b>	<b>0</b>	<b>3,219</b>

#### Affordable Sector Type / Size Required for All Households Moving

Property Type / Size	HA Rent	HA Shared Ownership	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	219	10	229
1 Bed Bungalows	65	0	65
1 Bed Houses	0	0	0
2 Bed Flats	245	0	245
2 Bed Bungalows	63	0	63
2 Bed Houses	163	84	247
3 Bed Flats	26	0	26
3 Bed Bungalows	88	0	88
3 Bed Houses	197	82	279
<b>Total</b>	<b>1,066</b>	<b>176</b>	<b>1,242</b>

## **APPENDIX II**

### **LAND REGISTRY**

## LAND REGISTRY HOUSE PRICE DATA

### House Price Inflation England & Wales

% change in prices for the period Oct - Dec 2003 to Oct - Dec 2004 inclusive

	Detached Price		Semi Detached Price		Terraced Price		Flat/Maisonette Price		Overall Price	
	Price	% Change	Price	% Change	Price	% Change	Price	% Change	Price	% Change
Oct - Dec 2003	£247,524	+ 14.0%	£147,052	+ 15.0%	£124,151	+ 12.1%	£156,200	+ 7.9%	£163,829	+ 11.7%
Oct - Dec 2004	£282,157		£169,074		£139,122		£168,571		£182,920	

Source: Land Registry, © Crown Copyright

### House Price Inflation South East

% change in prices for the period Oct - Dec 2003 to Oct - Dec 2004 inclusive

	Detached Price		Semi Detached Price		Terraced Price		Flat/Maisonette Price		Overall Price	
	Price	% Change	Price	% Change	Price	% Change	Price	% Change	Price	% Change
Oct - Dec 2003	£329,774	+ 9.1%	£194,294	+ 9.2%	£160,926	+ 8.8%	£134,616	+ 8.3%	£205,520	+ 8.1%
Oct - Dec 2004	£359,877		£212,143		£175,077		£145,832		£222,147	

Source: Land Registry, © Crown Copyright

### House Price Inflation East Sussex

% change in prices for the period Oct - Dec 2003 to Oct - Dec 2004 inclusive

	Detached Price		Semi Detached Price		Terraced Price		Flat/Maisonette Price		Overall Price	
	Price	% Change	Price	% Change	Price	% Change	Price	% Change	Price	% Change
Oct - Dec 2003	£285,309	+ 10.8%	£176,758	+ 8.9%	£153,526	+ 9.7%	£113,504	+ 9.7%	£185,093	+ 7.9%
Oct - Dec 2004	£316,024		£192,550		£168,352		£124,561		£199,747	

Source: Land Registry, © Crown Copyright

### House Price Inflation Hastings

% change in prices for the period Oct - Dec 2003 to Oct - Dec 2004 inclusive

	Detached Price		Semi Detached Price		Terraced Price		Flat/Maisonette Price		Overall Price	
	Price	% Change	Price	% Change	Price	% Change	Price	% Change	Price	% Change
Oct - Dec 2003	£212,780	+ 12.7%	£145,420	+ 16.4%	£130,511	+ 4.1%	£81,480	+ 12.9%	£126,595	+ 9.9%
Oct - Dec 2004	£239,727		£169,211		£135,860		£91,998		£139,129	

**Average House Prices by Property Type****South East**

Oct - Dec 2004

Detached		Semi Detached		Terraced		Flat/Maisonette		Overall	
Av. Price	Sales	Av. Price	Sales	Av. Price	Sales	Av. Price	Sales	Av. Price	Sales
£359,877	12,636	£212,143	14,379	£175,077	14,780	£145,832	11,804	£222,147	53,599

Source: Land Reigstry, © Crown Copyright

**Average House Prices by Property Type****East Sussex**

Oct - Dec 2004

Detached		Semi Detached		Terraced		Flat/Maisonette		Overall	
Av. Price	Sales	Av. Price	Sales	Av. Price	Sales	Av. Price	Sales	Av. Price	Sales
£316,024	696	£192,550	574	£168,352	662	£124,561	745	£199,747	2,677

Source: Land Reigstry, © Crown Copyright

**Average House Prices by Property Type****Hastings**

Oct - Dec 2004

Detached		Semi Detached		Terraced		Flat/Maisonette		Overall	
Av. Price	Sales	Av. Price	Sales	Av. Price	Sales	Av. Price	Sales	Av. Price	Sales
£239,727	59	£169,211	90	£135,860	164	£91,998	172	£139,129	485

Source: Land Reigstry, © Crown Copyright

## **APPENDIX III**

### **GLOSSARY OF TERMS**

# GLOSSARY

<b>ADP – Approved Development Programme</b>	This is the Housing Corporation's total capital programme in any one year. It is normally broken down into rented housing, shared ownership and other home ownership indicatives.
<b>Affordability</b>	<p>A measure of whether households can access and sustain the costs of private sector housing. DCA use two types of affordability: mortgage and rental.</p> <p><u>Mortgage affordability</u> measures whether households can afford a deposit and a mortgage; <u>rental affordability</u> measures whether a household can afford a private rental.</p> <p>Mortgage affordability is based on conditions set by mortgage lenders - a minimum level of household income and savings. We use a 3 times multiple of gross income. Rental affordability is defined as the rent being less than a proportion of a household's income. We use a 25% level of rental affordability.</p>
<b>Affordable Housing</b>	Affordable housing is that provided, with subsidy <sup>1</sup> , for people who are unable to resolve their housing requirements, in the general housing market because of the relationship between local housing costs and incomes. This definition covers housing for social rent, shared ownership, low cost home ownership and sub-market rent.
<b>Bedroom Standard<sup>2</sup></b>	<p>The standard number of bedrooms allocated to each household in accordance with its age/sex/marital status composition and the relationship of the members to one another.</p> <p>A separate bedroom is allocated to each married couple, any person aged 21 or over, each pair of adolescents aged 10 – 20 of the same sex, and each pair of children under 10. Any unpaired person aged 10 – 20 is paired, if possible with a child under 10 of the same sex, or, if that is not possible, he or she is given a separate bedroom, as is any unpaired child under 10. This standard is then compared with the actual number of bedrooms available for the sole use of the household and the differences are tabulated.</p>
<b>Concealed Household</b>	A Concealed Household is someone living within a household wanting to move to their own accommodation and form a separate household (e.g. adult children living with their parents).
<b>Cost rented housing</b>	Housing let at rents which are set to cover development and management costs only, i.e. not for profit. Cost rents are above the Housing Corporation's rent caps but below market rents.
<b>Data Entry Checks</b>	Checks on errors in keying survey data into computer systems.
<b>Data Processing and Analysis</b>	The process by which the responses on a questionnaire are converted into numbers or categories. These are then used to produce outputs such as tables and charts.

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<sup>1</sup> This subsidy is not always public subsidy.

<sup>2</sup> This definition is taken from the Survey of English Housing, ODPM.

<b>Housing Demand</b>	Is the quantity and type / quality of housing which households wish to buy or rent and are able to afford. It therefore takes account of preferences and ability to pay.
<b>Discounted Market Rented Housing</b>	New Units utilising the equity from the discounted or free land from the planning process where Housing Associations could build at only development cost and provide, without grant, units which would be available at lower than private rented market cost but above Housing Corporation rent caps.
<b>Existing Household</b>	An existing household encompasses the household in its entirety.
<b>Existing Household In Housing Need</b>	The term has been used in a wide range of senses. DCA define existing households in housing need using two tests: a) the household is unable to afford private sector housing, and b) the household must be currently living in unsuitable housing (i.e. registering at least eight unsuitable housing points under our standard assessment procedure).
<b>Focus Group</b>	A type of <b>qualitative research</b> in which the views of <b>respondents</b> are sought and recorded in a group setting. Also known as a 'group discussion'.
<b>Homeless Household</b>	A household is accepted as statutorily homeless by the authority if it meets the criteria set out in the Housing Act 1996.
<b>Household</b>	The Census definition of a household is:- <i>"A household comprises either one person living alone or a group of people (not necessarily related) living at the same address with common housekeeping - that is, sharing at least one meal a day or sharing a living room or sitting room."</i>
<b>Households In Unregistered Need</b>	Households in unregistered need are those households that are in need but not registered on the Council's Waiting or Transfer List.
<b>Housing Register</b>	A register of people waiting for affordable housing. It may have two components: a list for those not currently occupying affordable housing (more properly known as the Housing Register) and a Transfer List for those tenants who wish to move to another affordable home within the same District.
<b>Key Worker</b>	A Key Worker is "any person who directly provides services that are essential for the balanced and sustainable development of the local community and local economy, where recruitment or retention difficulties apply", and includes teachers, nurses, other public sector workers and employees of businesses considered vital to sustaining the economy of an area.
<b>Inadequate Housing</b>	Housing which is inadequate or unsuitable to the needs of the household comprising a range of criteria on house condition, size, cost and security of tenure. These criteria assess as to whether the unsuitability can be resolved by improvements to the dwelling, or whether the household has to move to another home.
<b>Intermediate Housing</b>	Housing at prices or rents above those of social rented but below

market prices of rents. This can include sub-market renting or low cost homeownership.

**Low cost market housing**

Low cost market housing is taken to relate to small units which are provided without subsidy to meet the needs of households with income levels just adequate to access the housing market. Access prices should relate to the local average of terraced houses or flats subject to local supply levels.

Low cost market housing can on occasion be provided with subsidy and if this is the case it would be incorporated within our definition and target for **affordable housing**. However this is not the only form of affordable housing provision.

**Housing Need**

Refers to households lacking their own housing or living in housing which is inadequate or unsuitable, who are unlikely to be able to meet their needs in the housing market without some assistance.

**ODPM**

Office of the Deputy Prime Minister has responsibility for local and regional government, housing, planning, fire, regeneration, social exclusion and neighbourhood renewal with the ambition to create sustainable communities for all.

**Over Occupation**

Over occupation occurs when, using the **bedroom standard**, there are insufficient bedrooms in the property based on the number of residents and their age/sex/marital status composition. Over occupation is more common in the public sector than the private sector.

**Preference**

The desire and want for something that may improve and enhance one's life.

**Qualitative Research**

A type of research designed to reveal a full range of views and circumstances of the population under study, giving an in-depth picture. Examples of this approach are **depth interviews** and **focus groups**. It differs from **quantitative research** in not providing statistically reliable numerical data.

**Quantitative Research**

Research designed to provide numerical information about a topic which is statistically reliable. If carried out using adequate methodology, quantitative data from a sample of the population can be extrapolated to assume that the results apply to the population as a whole, to greater or lesser degrees of reliability. Data is usually collected by post, telephone or by face-to face interview.

**Random Sample**

A sample where no member of the target population has a greater chance of being of being chosen than any other. Also known as **Simple Random Sampling**.

**Relets**

Local Authority or RSL rented accommodation that becomes vacant due to the departure of a previous tenant; therefore the accommodation can be re-let to another tenant or new applicant on the Housing Register.

<b>Rent caps / Target rents</b>	Rent limits provided by the Housing Corporation specified by Total Cost Indicators <sup>3</sup> and by floor area, for all new affordable housing schemes.
<b>RSL – Registered Social Landlords</b>	A Housing Association or a not-for-profit company, registered by the Housing Corporation, providing social housing. SHG can only be paid to an RSL.
<b>SEERA</b>	The South East England Regional Assembly (SEERA) is the representative voice of the South East region.
<b>SO – Shared Ownership</b>	Housing produced by an RSL, previously , either new or existing properties purchased by an RSL, which the RSL then sells on a part rent / part buy basis. The shared owner buys a percentage of the property, funded by mortgage and/or savings. The remaining percentage is still owned by the RSL who charges a rent on it.
<b>SDS – Scheme Development Standards</b>	A set of standards published by the Housing Corporation setting out the essential and desirable standards for SHG-funded property acquired or developed an RSL.
<b>SHG – Social Housing Grant</b>	Capital provided by the Housing Corporation, or local authority, to fully or partially fund RSLs when development social housing. SHG is paid under s18 of the Housing Act 1996.
<b>Section 106 sites<sup>4</sup> (S106 of the Town and County Planning Act 1990)</b>	A general term to describe a housing site which is large enough to require a developer to contribute affordable housing as part of a development scheme. S106 of the Act allows Planning Authorities to negotiate planning obligations as part of a development; this could include, among other things, a proportion of affordable housing.
<b>Transfer List</b>	A list of Local Authority and RSL tenants that have applied for alternative Local Authority housing. Housing associations may keep their own Transfer Lists.
<b>Under Occupation</b>	A household is under-occupying if more than one spare bedroom is available, using the <b>bedroom standard</b> as a test.  Under-occupation is common in the private sector.

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<sup>3</sup> TCI are costs the Housing Corporation publish annually which show the maximum allowable costs for new development to be funded by SHG.

<sup>4</sup> DCA Definition