



East Clandon Housing Needs Survey

June 2019

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Report Summary

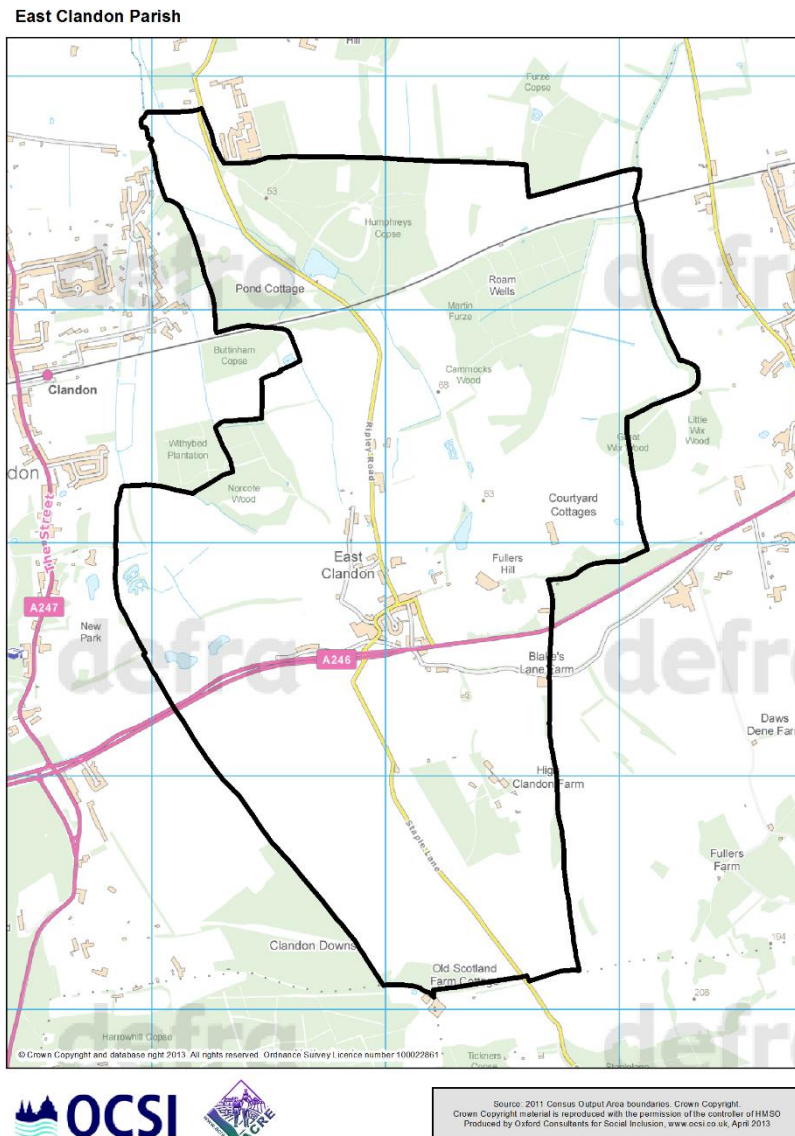
This report sets out the results of the housing needs survey conducted in the parish of East Clandon, its purpose was to understand the housing needs of the parish and to gather views on the future development of an affordable housing scheme for local people within the parish.

A summary of the findings follows:

- 36% of households responded to the survey.
- 98%% considered themselves well housed.
- 90% were owner occupiers
- 49% were against an affordable housing scheme local people, with 18% unsure
- 48% of respondents were made of elderly households
- No affordable housing need was found

Introduction

The purpose of this report is to outline the results of the housing needs survey which was undertaken in May 2019. The housing needs survey was designed to gather opinion on the future development of an affordable housing scheme in the parish of East Clandon and to assess the level of need of those responding. The report sets out the responses to the survey along with information on the current housing market and how this may impact upon the local community and their housing needs.



East Clandon Background

East Clandon is one of the oldest villages in Surrey and is mentioned in the Domesday Book. The village lies approximately half way between Guildford and Leatherhead, alongside the A246. For a small village of just over 110 households it has a vibrant village pub and church but no longer has a village school, although the nearby school at West Clandon is currently transitioning to a full primary school.

Further afield there are two independent prep schools, Cranmore Preparatory and Glenesk Pre- preparatory as well as The Raleigh, an Academy School for children aged 4-11. The nearest secondary schools are George Abbot School (3 miles) and Howard of Effingham (4 miles).

Within the East Clandon parish is Hatchlands Park, a large country estate now in the ownership of the National Trust. The village and many of the dwellings within it have long connections with the estate.

The village appears to be well organised with a number of organisations including a Parish Council, Parochial Parish Council, and actively supported local charities including FROST, the village hall and Cherry Trees. There is a lively community spirit, with a varied calendar of local events and amenities in place to benefit villagers include a recreation ground, tennis court and village hall.

The nearest railway station is located in West Clandon, just over 1 mile away as the crow flies, accessed by footpaths, or by road through West Clandon. The village is served by the number 478/479 bus service, however the first bus is not until after 9.30 and the last bus is at 5pm, with just one bus in between. The A246 is a busy road, and although popular with skilled and competitive cyclists, is not well served with safe, off road cycle lanes. Households living in the village would therefore find it difficult to depend solely on public and sustainable transport.

Setting the Scene

Surrey, often seen as an affluent County with a strong housing market, has its own unique problems when it comes to new housing development. Large areas of the County fall within the Green Belt, Areas of Outstanding Natural Beauty, Areas of Special Scientific Interest and some settlement areas are often subject to conservation area regulations.

Typically, many of the new homes built within the rural areas of Surrey have been achieved either via infill, garden division or the demolition of single houses within large grounds and the building of 3-4 new homes in their place. An increasing number of the original 'village' type properties have been extended leading to a loss of the smaller cottages which historically would have made ideal 'entry level' properties. Combined with the loss of many of the traditional council homes through the 'right to buy' it is very difficult for families to be able to afford to live Surrey's rural villages and most have seen an increasingly ageing population.

Over the years this has resulted in a gradual decline for many of the rural villages, increasing property values, an ageing population, local schools lost through declining local numbers in turn impacting on local shops, schools and bus services leading to an over reliance on private vehicles to name a few.

Defining 'Housing Need'

Housing need in this context is defined as follows:

- The need for an individual or household to obtain housing which is suitable to their circumstances;
- It implies that there are issues or limitations with the household's current housing arrangements and that the household is unable to afford or to access suitable accommodation in the private sector;
- Such problems may be concerned with housing costs, size, location, layout, state of repair or security of tenure;
- This need may be immediate or anticipated in the near future.
- It may also include ageing households who are looking to downsize but remain within the locality and emerging households who may not consider themselves eligible to be housed by the Local Authority.

Defining 'Affordable' Housing

In recent years, it has become more difficult to agree exactly what is defined as affordable housing. The new government definition¹ is:

'Affordable housing; housing for sale or rent, for those whose needs are not met by the market'

¹ National Planning Policy Framework – Annex 2; Glossary, page 64

Tenure Types

Open Market

The price of property is determined by supply and demand, there are no restrictions placed on who can purchase.

Discounted Market Sale

The product is discounted, (by at least 20%) usually in perpetuity, to those with a defined need with the discount being applied at each point of sale (following valuation). The defined need may be financial and/or geographical for example.

So, a £300,000 property has a 20% discount applied at the first point of sale and is sold for £240,000. 10 years later the same property is revalued at £400,000 and sold for £320,000.

The discount is 'locked' into the asset usually through a covenant on the land or property.

Affordable Rent

Historically the guide to what is affordable has been 30-35% of a household's net income. For some even these 'affordable rents' can now be unaffordable and with the push towards 'affordable rents' (80% of open market rents) households could potentially be looking to spend over £14,000 pa on an 'affordable rent' property in a typical rural area in Surrey. The average social rent is around £8,000 per annum.

The situation is further complicated by restrictions on the Housing Register eligibility criteria where those with a gross income of over £60,000 or savings/assets more than £30,000 will not qualify. Whilst this is considered a healthy income, it may not be enough to buy a property in rural Surrey nor can all households afford to privately rent. Such families are often caught between the two, being too rich for one and too poor for the other.

Social Rent

Social rented housing is typically owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. Often the rents are approximately 60% of open market rents.

Affordable Private Rent (Build to Rent)

Build to rent schemes are a distinct asset class within the private rented sector, within which any affordable housing provided will be in the form of 'affordable private rent' – a class of housing specifically designed for build to rent (usually a 20% discount on private market rents and should be calculated when a discounted home is rented or the tenancy renewed. Affordable private rent and private market rent units within a development should be managed collectively by a single build to rent landlord.

Shared Ownership

A percentage of the property is purchased, and the remaining percentage is rented, typically from a Housing Association. This housing tenure may be an alternative option as it offers the opportunity to gain a foot on the housing ladder whilst building up some equity in the property, however this option should be approached with some caution. Again, with house prices being so high the actual level that people may be able to afford to buy into may be less than the normal 40% of the property value. In turn this means the rental percentage will be higher too. Problems may also occur on re-sale, where a homeowner has 'staircased up'² The re-sale price may be too high for those looking to purchase, or because the income levels for this tenure type is currently capped at £80,000, those that may be able to afford it may be earning more than this amount. This rather limits the product to those who have a reasonably sized deposit, and who do not earn over the prescribed limit. In addition, on development's built on a rural exception site there are restrictions whereby the maximum amount an owner is allowed to staircase up to is 80%, there are only a very small number of lenders prepared to lend on these criteria.

Starter Homes

The Housing and Planning Act 2016 introduced a further affordable housing tenure, 'Starter Homes'. These are homes which are to be sold at 20% discount on the market price to people under the aged of 40. However, the cap is set at £250,000. The average house price in Surrey is over £535,000, therefore even with a 20% discount (£107,000) this is still way above the cap set. Some smaller properties and flats may fall just within this price range in urban areas (the average sale price for which is £298,000) but such properties (high rise flats) would not be appropriate within a rural setting.

Other Assistance Given to Buy a Home

Help to Buy

Providing help to purchasers through Equity Loans, the Government provides a loan of 20% towards the cost of new build homes (up to £120,000) meaning purchasers only need to find a 5% deposit and a 75% mortgage. Interest is only paid after 5 years and the full loan is due after 25 years or if the property sells. Taking the average house price in Surrey at £530,000 allowing for the maximum £120,000 loan and minus a 5% deposit the purchaser still needs to have an income of just over £111,000 per annum (assuming a 3.5 loan to value ratio). The Government Help to Buy ISA does however offer an opportunity to save towards a deposit with a maximum £3,000 bonus for each purchaser.

The Help to Buy Mortgage Guarantee Scheme is not affordable housing for the purposes of policy as it does not meet the definition of affordable housing in the NPPF. It differs from affordable homeownership products such as shared ownership and shared equity, which have set eligibility criteria. It can be offered on private market developments and is generally welcomed as it enables households to get on the housing ladder for the first time.

² This term refers to the act of increasing the percentage of ownership.

Community Led Housing

In December 2016 the Government announced a new £60 million fund to assist local authorities in tackling the problem of high levels of second home ownership. Community led housing is inspired and controlled by the community. It is not a new mechanism for delivering homes but the number of homes being built through this means is rapidly increasing. There are some basic guiding principles to Community Led Housing.

A scheme is community led when:

- There is meaningful community engagement and consent throughout the process.
- The local community manages the homes in a manner of their choosing. This could be done in partnership with a housing association or be completely self-managed.
- The benefits to the community are clearly defined and legally protected in perpetuity e.g. through an asset lock.

There are several ways in which this may happen:

Permanent affordability and local control of assets can be achieved by forming a Community Land Trust (CLT). This approach is supported by the *National Community Land Trust Network* and there is substantial support and funding available to help a Community Land Trust form and develop housing.

Closer and more supportive communities can be achieved using cohousing where households each have a self-contained home, but residents come together to manage their community and share some facilities. Cohousing is becoming increasingly popular with older people to create mutual support and with younger people in cities and is supported by *UK Cohousing*.

Self-build groups can work together to develop their own housing, supporting one another and creating a strong community.

Housing cooperatives allow tenants to democratically control their homes

Self-help housing brings empty properties into use as homes.

It should be noted that a single type of scheme, whether it is a CLT or a Co-housing project can deliver a number of tenure types on a single site, and such a site can be a rural exception scheme.

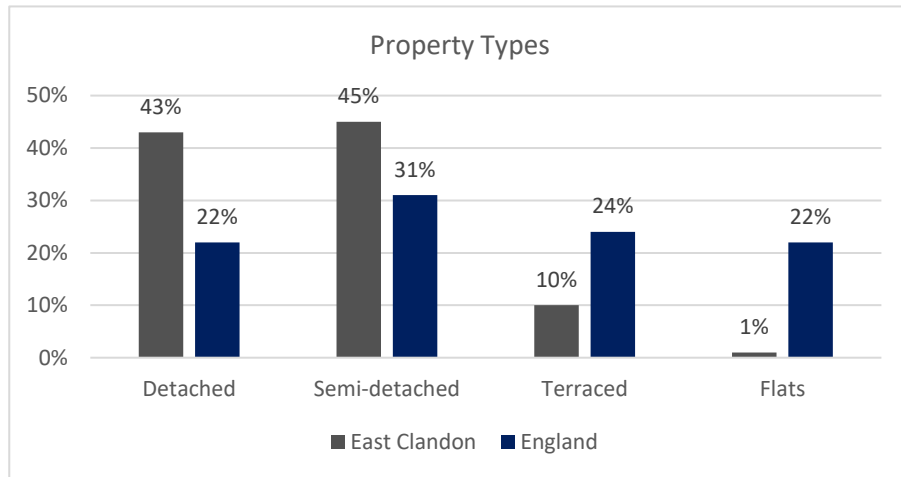
Rural Exception Sites

The National Planning Policy Framework refers to rural exception sites as "Small sites used for affordable housing in perpetuity, where sites would not normally be used for housing. Rural exception sites seek to address the needs of the community by accommodating households who are either residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding"

Local Housing Demographics³

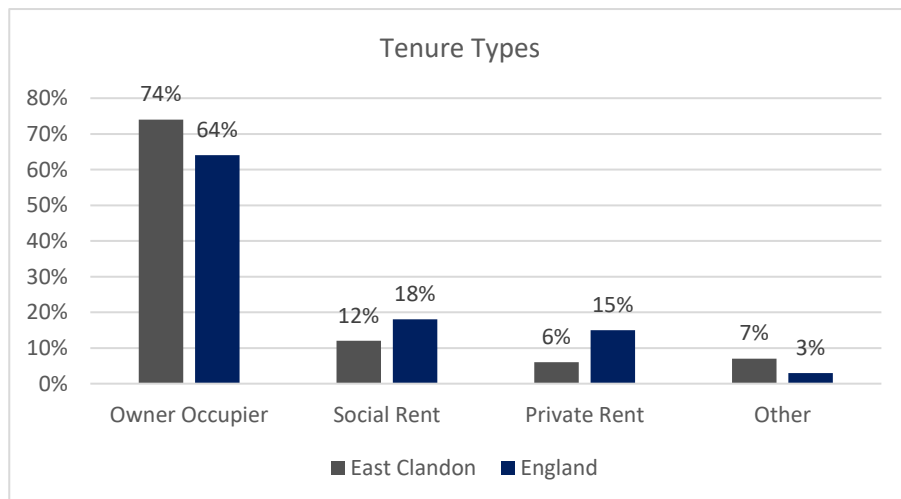
Like so many other rural areas in Surrey, East Clandon is dominated by detached properties with the percentage of detached homes being nearly three times that of the England average and the number of terraced homes and flats falling well below the England average.

Fig 1. Housing stock in East Clandon Parish from 2011 Census



With regards to tenure, (At the time of the last Census) East Clandon has 10% more home ownership than the average for England, in terms of rented stock East Clandon has a third less than the England average whilst private rent sits at just under half that of the England average. In this case 'other' will relate to tied accommodation and or temporary accommodation such as caravans.

Fig 2. Household Tenure Type – 2011 Census



³ Source: Census 2011 (table KS401EW)

Market Data

In the past 5 years just 7 properties have been sold in East Clandon. The average of those sold is broken down as follows:

Detached	£911,667
Semi-detached	£837,500
Terraced	£542,500

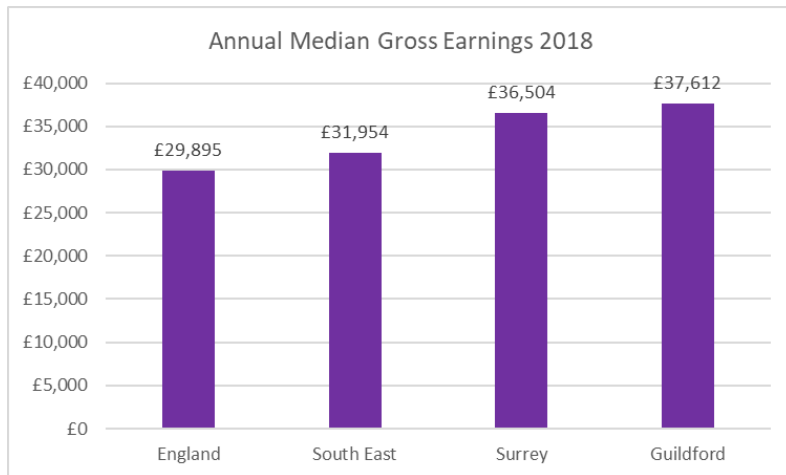
When compared with the wider area East Clandon sits well above the average for all house types.

Fig 3 – Average Sale Prices Comparison

Area	Detached	Semi-det	Terraced	Flat/mais	Overall average
England	£406,859	£251,347	£235,191	£280,943	£289,276
South East	£577,659	£358,690	£300,630	£222,737	£374,113
Surrey	£854,816	£490,223	£416,777	£297,741	£535,079
Guildford	£841,229	£441,329	£409,805	£312,406	£549,830

Data from the Department of Works and Pensions shows that the average salary in Guildford in 2018 was £37,612, this is one of the highest in Surrey.

Fig 4 – Gross Earnings 2018



However, because of the high house prices a substantial household income is still required to afford to purchase a property, coupled with the tightening of mortgage lending it is becoming increasingly difficult for those on an average income to be able to afford/obtain a mortgage.

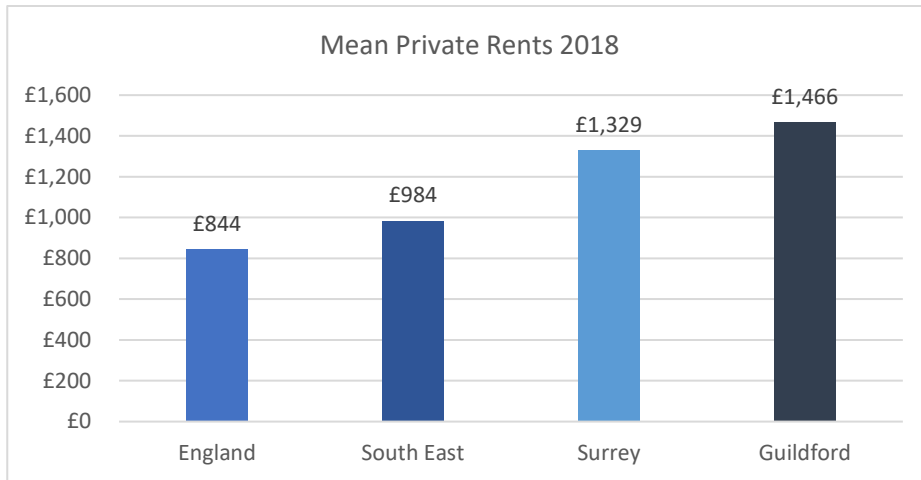
Current lending levels remain at 3 to 4 times the household income, so assuming a 20% deposit and a loan ratio of 3.5 the income required to purchase a home locally would need to be in the region of £115,000.

At the time of writing there were no properties for sale in East Clandon.

Private Rental Market

No properties were available to rent privately at the time of writing. However, data from the Valuation Office provides data on the average private rents for the area.

Fig 5 -Private Rents



Where households are having difficulty in paying their rent, they can apply for Local Housing Allowance (LHA) which will pay up the maximum amount based on their housing need and the size of accommodation they live in.

In Guildford, the LHA⁴ rates for 2019/20 in the Guildford area are as follows:

Fig 6. Local Housing Allowance Rates

Local Housing Allowance rates (1 April 2019 – 31 March 2020)		
Number of Bedrooms	Weekly Rate	Monthly Rate
Shared	£89.16	£387.42
One	£175.79	£763.85
Two	£222.96	£968.81
Three	£276.07	£1,199.59
Four	£366.24	£1,591.40

Currently 28% of all housing benefit claimants in Guildford are in employment, (this compares to 24% nationally) once again illustrating the unaffordability for many households on low – average incomes.

⁴ Source. Guildford Borough Council

Current Affordable Housing

Guildford Borough Council currently owns 4 properties in the parish, this would suggest that 9 properties have been lost through the Right to Buy since the 2011 Census which records 13 socially rented properties.

There are 3 x 3-bedroom houses and 1 x 4-bedroom house.

There are currently no households, living in East Clandon, registered with Guildford Borough Council

Fig 12. Typical Social Rents in Guildford

Property Type	Weekly	Monthly
1 Bed Bedsit	£83.29	£360.92
1 Bed Flat	£94.04	£407.51
2 Bed Flat	£110.26	£477.79
1 Bed Bungalow	£117.21	£507.91
2 Bedroom Bungalow	£130.06	£563.59
2 Bedroom House	£135.33	£586.43
3 Bedroom House	£137.63	£596.40

Renting privately in the parish will cost you approximately £800 more than if you were renting from the local authority

Housing Need Survey – Purpose

The purpose of the survey was to provide a more detailed understanding of the views of local people towards development of an affordable housing scheme, for local people, to ascertain if a housing need existed and if so for what type of housing.

Typically, the level of response to surveys of this kind range from 10-30%, as most people living in the area are well housed and would not necessarily respond to a housing survey unless they felt it directly affected them.

The aim of this survey was twofold:

- To give all residents an opportunity to provide an opinion on the issue of housing development within the village;
- To assess whether there is a need for housing amongst residents and if so for what type of housing.

Part 1 of the questionnaire was designed to survey all residents about their views regarding the first point and Part 2 was aimed specifically at those people who consider themselves to be in housing need, now or in the near future and is designed to help measure the level of need and type of housing by those people with a local connection to the Parish, both for affordable and open market housing (the needs of older people and emerging families)

Whilst the surveys were sent to all households in the parish, the survey results do not purport to be representative of all residents; no information is available on non-respondents and it is not possible to gross up results to the entire population. Nor does the survey purport to assess the entirety of housing need in the area.

The forms were posted to all households who were listed with the local authority in March 2019 (this includes all annexes and caravans) and householders were supplied with reply paid envelopes, there was also an option to complete the survey online. A total of 41 responses were received within the time scale, one was returned outside of this, giving an overall response rate of just over 36%, in the experience of the rural housing enabler this is considered a good return rate which typically range from 10 to 30%.

The data from all returned forms has been collated and analysed as follows:

Total distributed	113
Total returned	41
Return rate	36.2%

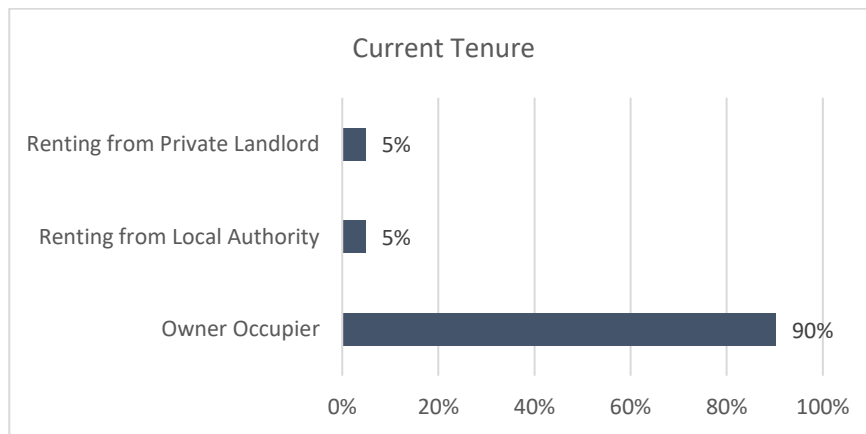
Please note that findings are based on 41 responses but not everyone responded to every question and percentages have been rounded up/down so may not total 100%.

Survey Findings

Q1. How would you describe your current living arrangements?

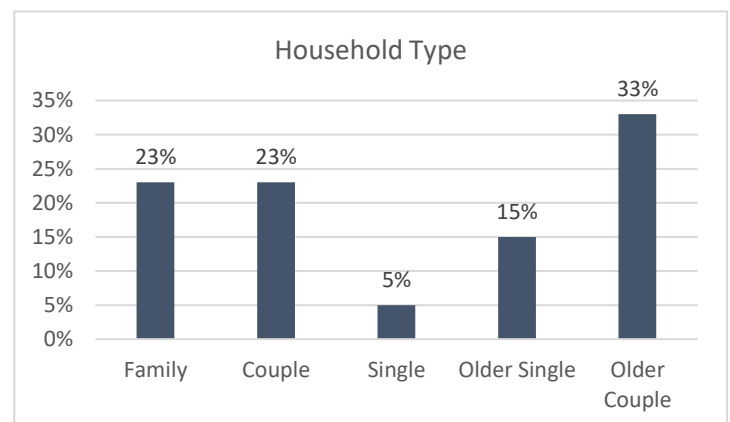
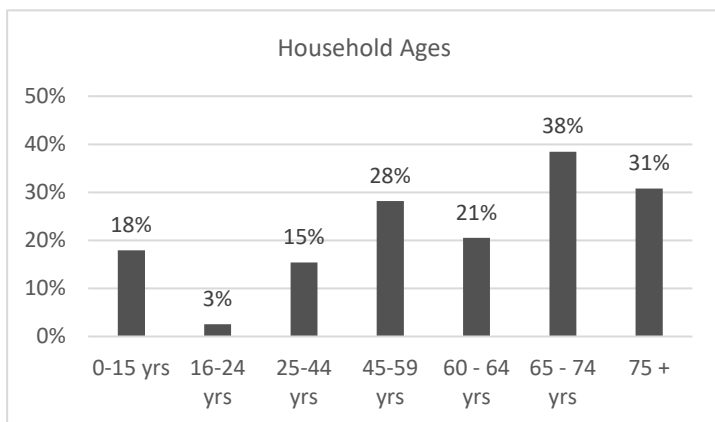
98% of all respondents considered themselves well housed, just one household stated they needed a larger property.

Q2. How would you describe your current tenure?



90% of all respondents owned their own home with 5% living in private, rented accommodation and 5% living in social rented accommodation.

Q3. How many people in each age group are living in your home?



The majority of respondents, 48%, were made up of elderly households. 15% of these are elderly, single people. 23% of respondents were families, including several multigenerational families and 33% were older couples.

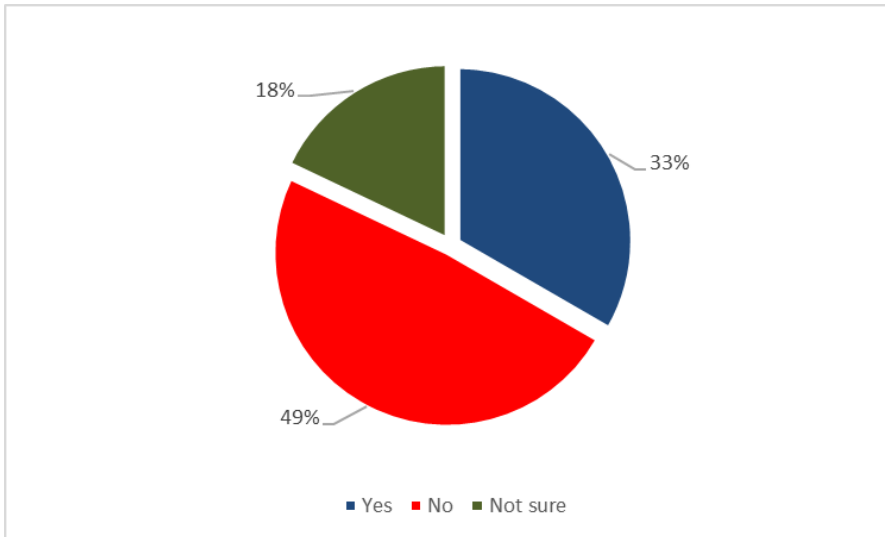
Q4. Are you or is anyone living with you looking to move to alternative accommodation within the village in the next 5 years?)

Just 2 respondents were looking to move in the next 5 years and 2 responded that they were unsure.

Q5. If so, how would you describe the best reason for this move?

One household stated they required larger accommodation, two were looking to downsize and one gave retirement as their reason.

Q6 If a rural exception scheme for affordable homes were to be developed in East Clandon, would you, in principle be supportive of such a scheme?



49% were not in favour of a local scheme and 18% were unsure. Just 33% said they would be in favour.

Q7. If a development were to take place which types of property/tenures would you like to see?

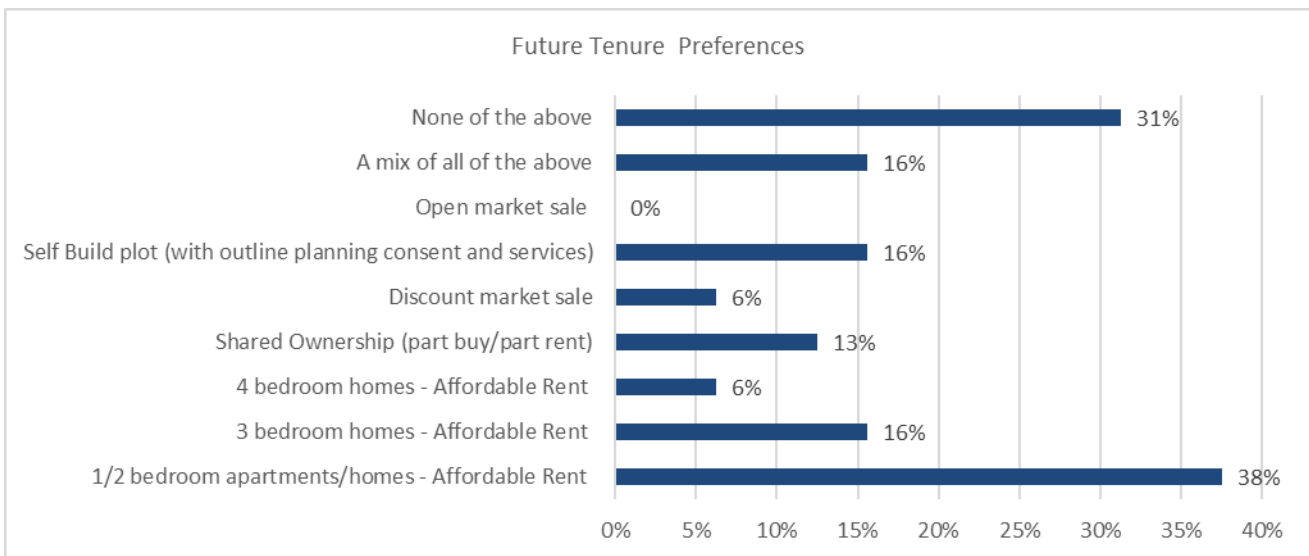


Fig 1.7 - Base 337 respondents

Respondents were able to tick more than one answer; the most popular choice were 1/2 bedroom properties. 31% did not want to see any of the options developed.

Q8. Are there any particular features that you would like to see incorporated into either the properties or the external areas?

13 comments were made which have been listed below.

1.	underground garaging to reduce parking issues, solar panels, grey water capture. single story to reduce visual impact. Locally sensitive materials and style essential shared green space (grow your own plot)
2.	to outwardly blend with existing village properties. to be built to highest technical specification, insulation/heating/low electrical use
3.	Decent size plots, landscaped
4.	top quality insulation, LED lighting, ground source heat pump, solar panels, external wall electric vehicle charge unit, rainwater capture, storage and re-use system.
5.	Off road parking
6.	In keeping with existing houses
7.	Parking facility for 2 cars per residence. Design of properties should be in keeping with village
8.	Live work units might be good
9.	Houses should be as green as possible - grey water systems, solar energy? air to ground source energy? Homes should have gardens
10.	Eco friendly
11.	Parking
12.	low cost housing is what is required, affordable housing is 80% of the market value which doesn't help any person to live and afford their own home.
13.	no high-density development must blend with character /style of village

Q10. Additional Comments

1.	80% market rate is still expensive in this area, why not less? An ongoing arrangement with a housing association (rented properties) is far preferable to a developer selling discounted properties
2.	To permit a landowner to build on land which they could not otherwise develop i.e. land of little value at the cost of a 20% reduction in rent does not make the home affordable, simply generates a great profit for the landowner
3.	if people self build or have a share in housing they would be more attentive to keep in good order.
4.	To carry out this survey after the Guildford Local Plan has been approved/confirmed is simply stupid. Central government must manage the adequate provision of housing not leave it to private companies and the whims of the market
5.	It seems strange that a huge amount of houses can be built on greenbelt nearby and we can't get permissions for small alterations to our properties
6.	There is a suitable area where 12-14 properties would be very suitable. To date GBC deem any thing less than 24 properties are not viable this area and the adjacent roads etc would not withstand these numbers neither would the infrastructure
7.	If the land owner was granted permission to build a few affordable homes would this then allow him at a later date to build large market homes?? if so we would be against any affordable homes schemes
8.	As a conservation area village, East Clandon is not really a place for affordable housing. Lacking a railway station and only limited bus service, one or two cars per household is a virtual necessity - not easy on a low income.

9.	A village like East Clandon should be protected from new buildings. It is a fine example of the heritage of Surrey and England. It stands as an aspiration to many and a reminder of the beauty England contains. Also the roads wouldn't cope.
10.	I cannot see a need for any additional housing in East Clandon, as you have stated. It would change current environment completely and the dissolution eventually of East Clandon itself.
11.	No development or changes in the current. We are already threatened with over development of what we thought was Green Belt.
12.	Land opposite Northcote Road/East Lane. Re-locate Raleigh School
13.	I think the council needs to be more flexible to convert existing buildings such as garages or outside building into homes rather than building new homes from green spaces. To be able to extend you own house.
14.	I wouldn't be in favour of any development that included market housing and any housing built should remain affordable in perpetuity.

Just 4 household went on to answer part two of the survey which collected information on future need.

Part 2 – Future Need

Q11. Who owns your current home?

Three respondents were owner occupiers and one was currently living in a council property.

Q12. Which tenure would you prefer your new home to be?

All four wished to remain with the same tenure.

Q13. Are you on Guildford's housing register?

No one stated they were registered with Guildford Borough Council.

Q14. Are you registered with bpha, the organisation for low cost home ownership in Guildford?

None of the households who responded to this question were currently registered with the local authority or bpha.

Q15. Are you a homeowner looking to downsize but remain within the parish?

Two households confirmed that they were looking to downsize.

Q16. Are you looking for an entry level size property to get a foot on the housing ladder?

None of the households were looking for an entry level sized property.

Q17. What type of property would best meet your needs?

Two were looking for a house and two were looking for a bungalow.

Q.21 How many bedrooms do you require?

1 x 2 bed

2 x 3 bed

1 x 5 bed

Q22. Does anyone requiring alternative accommodation has specific housing needs? e.g. adapted for wheelchair access.

None of the households has specific housing needs.

Q20. How would you describe the make-up of the new household?

One household was single, two were elderly couples and one was a family.

Q21. What is your connection to East Clandon?

Only 2 respondents answered this question, one had lived in the village for 24 years and the other for 44 years.

Financial Questions

These remained largely unanswered and only one respondent was possibly interested in a shared ownership property.

Summary of Need and Recommendations

Based on the feedback received there is currently no affordable housing need in East Clandon, nor does there appear to be any appetite for supporting the development of a local housing scheme. Consequently, I am unable to recommend any further action be taken.

Louise Williams

Rural Housing Enabler

June 2018