



HOUSING NEEDS SURVEY REPORT: Older Persons

Steypning

Horsham DISTRICT

December 2011

Action in rural Sussex

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1 Introduction

Action in rural Sussex was asked by Steyning Parish Council to carry out an Older Person's Housing Needs Survey in the autumn of 2011. The aim of the survey was to determine the existing and future housing needs of older residents in Steyning particularly those on low or modest incomes. This report identifies the housing and support needs of older people in Steyning and reports on the views of these residents regarding access to housing and support services.

The role of the Rural Housing Enabler (RHE) is to provide independent support, advice and information to Parish Councils and community groups concerned about the lack of affordable housing in their rural communities.

Action in rural Sussex (AirS) is a registered charity (No.1035401) whose purpose is to improve the quality of life of local communities, particularly for disadvantaged people, and to facilitate the development of thriving, diverse and sustainable communities throughout rural Sussex.

2 The Parish of Steyning

The parish of Steyning is a large village and civil parish located at the southern edge of Horsham District in West Sussex.

It lies just off of the A283 road, which connects the main A27 coastal road to the south with the A24 at Washington to the north. The village along with the settlements Bramber and Upper Beeding are located at the gap in the South Downs formed by the River Adur and constitute a bridging point across the river.

The village of Steyning possesses a number of shops and services including a primary school, pre-school, recreation ground, banks, leisure centre and pubs. Steyning Grammar School is also located here with its attached sixth form.

According to the Census, the population of the parish was 5,812 persons in 2001 (Census).

2.1 Housing type in Steyning

Figure 1 shows that the majority of properties in the parish are semi-detached or terraced (46.77%), with a slightly smaller number of detached properties (37.67%). Flats/maisonettes are fewest in number and constitute only 14.91% of the total housing stock. The 2001 census data revealed there to be 17 second homes within the parish (0.65%).

Figure 1 - Housing Type Breakdown

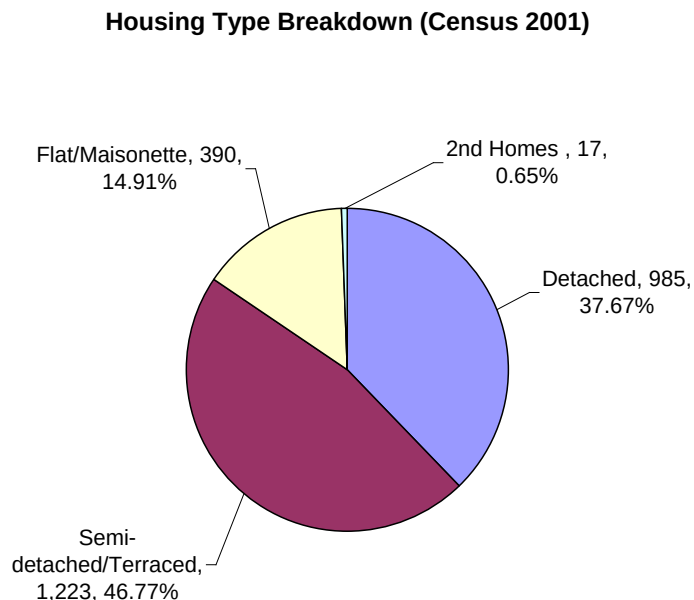


Table 1 shows that there are a slightly smaller proportion of detached properties within Steyning compared to the average for the rest of the district, but with slightly higher levels of semi-detached housing. This table also clearly shows that there is a higher

proportion of flats/maisonettes and second homes in the parish when compared to the rest of Horsham District.

Table 1 - Housing Type in Horsham District and Steyning Parish

Housing Type	Horsham District	Steyning Parish
Detached	20,633 (41%)	985 (37.67%)
Semi-detached / Terraced	22,792 (45%)	1,223 (46.77%)
Flat / Maisonette	6,164 (13.5%)	390 (14.91%)
Second Homes	263 (0.5%)	17 (0.65%)

(Source: Census 2001)

2.2 Housing Tenure in Steyning

From the 2001 Census data and as seen in Table 2 the predominant tenure in Steyning is owner occupation, with rates much higher than the rest of the UK, but on a par with the rest of Horsham District. Steyning also possesses rates of rentable housing in the public sector and private sector at similar levels to Horsham District, but with rates of Housing Association stock far lower than the rest of the UK.

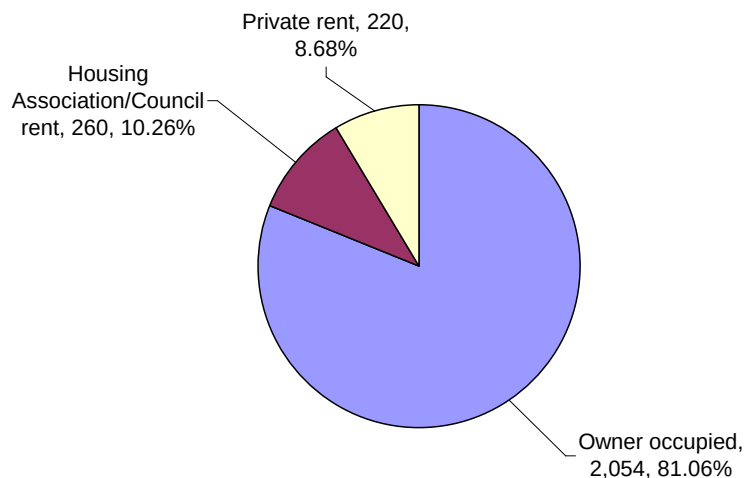
Table 2 - Housing Tenure in England, Horsham District and Steyning Parish

Tenure	UK	Horsham	Steyning
Owner occupied	70%	80%	81%
Housing Association / Council rent	19%	11%	10%
Private rent	10%	8.5%	8.7%

(Source: Census 2001)

Figure 2 – Housing Tenure Breakdown

Housing Tenure Breakdown (Census 2001)



2.3 Age structure

As Table 3 clearly shows, Steyning Parish has a lower proportion of their population in the very young age groups than either the rest of the district, region or the country. This trend is reversed for the upper age groups, particularly the 45-64 age range which is well represented in Steyning. This is particularly significant given that these figures were last gathered in the 2001 Census and many of those individuals in this age bracket will now be reaching, or have reached retirement age.

The most noticeable trend is that Steyning Parish has a particularly high proportion of the population in the 65-74 and 75 and over age ranges when compared to the other geographical areas. This clearly illustrates that appropriate housing for older people is likely to be an issue both currently and in the future.

Table 3 – Age structure for Steyning, Horsham District, South East and England.

Age	Steyning Parish	Horsham District	South East (%)	England (%)
0 – 4	4.82%	5.94%	5.91%	5.96%
5 – 15	13.85%	14.69%	14.02%	14.19%
16 – 24	7.88%	8.53%	10.58%	10.92%
25 – 44	22.81%	28.07%	28.85%	29.30%
45 – 64	27.62%	26.00%	24.28%	23.75%
65 – 74	10.82%	8.55%	8.36%	8.35%
75 and over	12.20%	8.22%	7.99%	7.54%

(Source: Census, 2001)

3 Survey methodology and response rate

3.1 Methodology

Action in rural Sussex worked with Steyning Parish Council and Horsham District Council to agree the method and process by which the Older Person's Housing Need Survey would be undertaken. A copy of the covering letter and the Housing Need Survey are included in the appendices.

The survey was delivered by post to 2771 households in the parish. A pre-paid envelope was included for residents to return the survey by the 7th October 2011 to Action in rural Sussex so that the results could be analysed.

3.2 Response rate

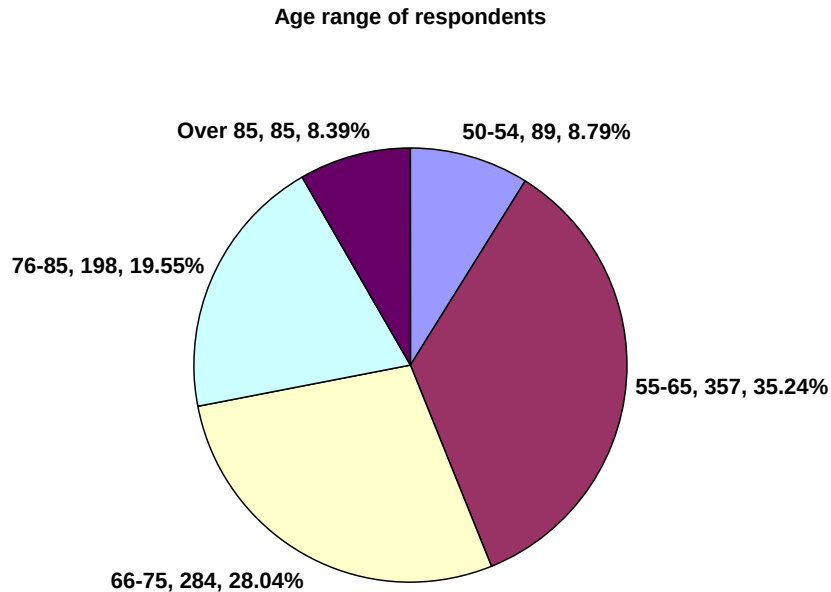
Overall 2771 questionnaires were sent out; one to each household in the parish. A total of 684 survey forms were returned with the Older Persons section completed, giving the Housing Needs Survey a response rate of 24.6 %. Of these, 80 respondents identified their current dwelling as their main home whilst 604 did not complete the question. No respondents identified their residence as a second home, therefore all responses will be taken as responses from people living in their main home.

4 Older Person Survey

4.1 Household characteristics

Survey participants were asked to identify both their own age and that of their partner. As Figure 3 shows, the greatest number of respondents were in the 55-65 age range (35.24%), followed by those aged 66-75 (28.04%), 76-85 (19.55%), 50-54 (8.79%) and those aged over 85 (8.39%).

Figure 3 - Age of respondents and their partners



It is important to identify the number of residents in each household in order to determine the particular status of the homeowner and any other individuals living in the dwelling. This information may then be used to assess the type and level of need.

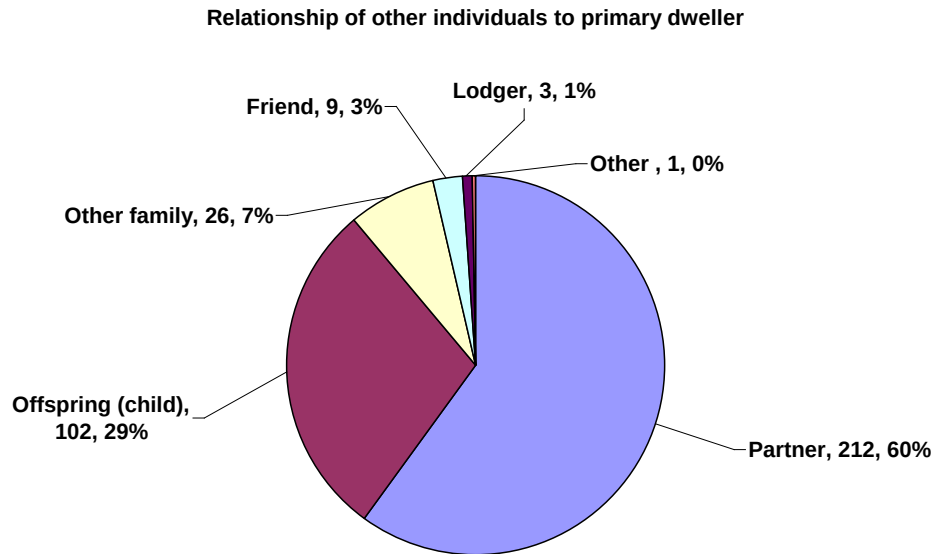
As Table 4 shows, 149 out of the 526 responding households had at least one other individual resident in the home at the time of the survey. The most common response was that no other person was resident in respondent's home (71.67%), followed by 1 other person (16.73%) and 2 other people (7.41%).

Table 4 - Number of residents present in respondents homes

Number of other residents	Number of responses
0	377 (71.67%)
1	88 (16.73%)
2	39 (7.41%)
3	14 (2.66%)
4	8 (1.52%)
5	0 (0.00%)
6	0 (0.00%)

Of those households with more than one resident, 212 were identified as a spouse or partner, 102 as offspring and 26 as other family members. 9 other residents were identified as friends and 3 as lodgers.

Figure 4 - Relationship of other household members to primary dweller



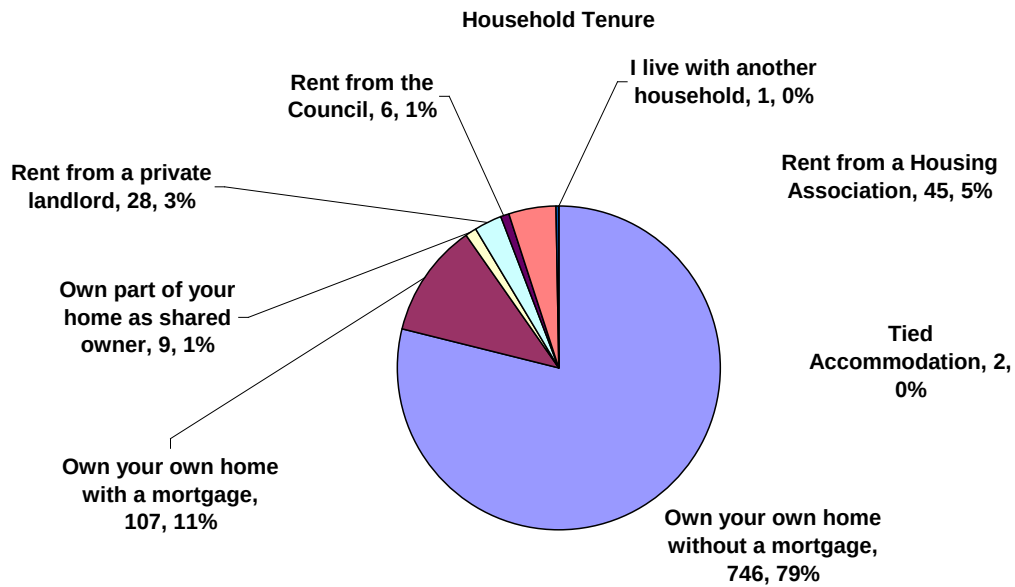
As shown in Table 5, the majority of respondents to the survey had been residents in Steyning for between 3 and 10 years (22.49%). The next most common responses were 11 to 20 years (20.86%), 21 to 30 years (20.41%), 31 to 40 years (13.17%), less than 3 years (8.58%), 51+ years (8.28%) and 41 to 50 years (each with 6.21%).

Table 5 - Table showing the duration of residence in Steyning Parish

Number of years	Number of responses
Less than 3	58 (8.58%)
3 to 10	152 (22.49%)
11 to 20	141 (20.86%)
21 to 30	138 (20.41%)
31 to 40	89 (13.17%)
41 to 50	42 (6.21%)
51+	56 (8.28%)

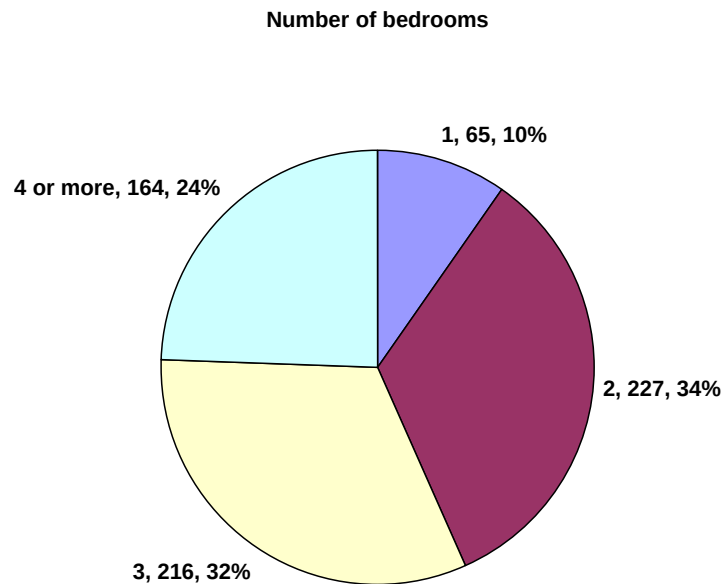
As illustrated in Figure 5, the vast majority of respondents to the survey (90%) currently own their own home (either outright or with a mortgage). 45 respondents were currently renting from a Housing Association (5%), 28 are renting from a private landlord (3%), 9 owned their home as part of a shared ownership agreement and 6 were renting from the Council (1%).

Figure 5 - Household tenure of respondents



As Figure 6 shows, the majority of respondents to the survey occupied homes with 3 or more bedrooms (55%), with 34% occupying a 2 bedroom home and 10% a one bedroom dwelling.

Figure 6 - Number of bedrooms in respondent's homes



It is important to establish whether respondents have any particular conditions or circumstances which may impact on their housing requirements, both now and in the future. As Table 6 shows, 181 respondents identified that they were currently experiencing long-term illness, health problems or a disability. This represents approximately a quarter of all respondents.

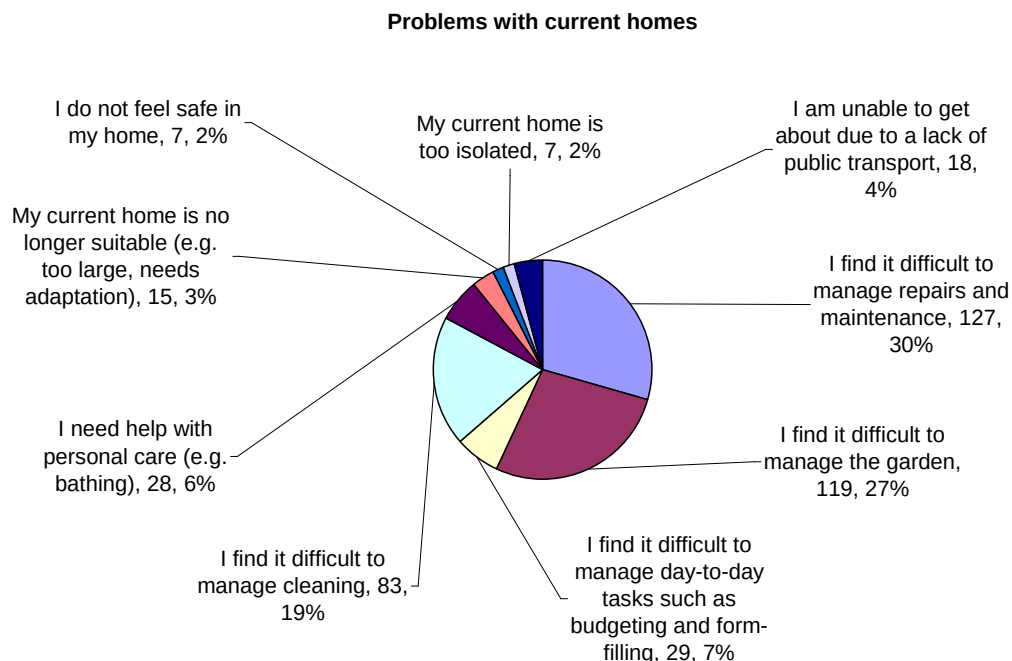
Table 6 - Households experiencing long-term illness, health problems or disability

Response	Number of responses
Yes	181 (27.68%)
No	473 (72.32%)

141 respondents identified that they currently receive support or help in relation to maintaining their home (21.81%), whilst 527 respondents (78.19%) highlighted that they did not currently receive any form of support. In terms of those that feel able and willing to pay for their current or future care needs, 186 (61.39%) made clear that they did feel capable of meeting this financial cost and a total of 117 (38.61%) highlighted that this was not the case.

As Figure 7 below clearly shows, respondents identified a range of factors related to their own home or its location which had the potential to cause them problems. These included finding it difficult to manage repairs and maintenance (30%), finding it difficult to manage the garden (27%), finding it difficult to manage cleaning (19%) and completing everyday tasks such as form filling and budgeting (7%).

Figure 7 - Issues with existing homes



Only 84 respondents (12.96%) identified that they currently lived in a home specifically provided for older people, whilst some 564 (87.04%) did not. Of those in older person's accommodation, 33 are living in bungalows (31.73%), 45 live in a sheltered scheme (43.27%) and 26 live in other types of housing (25.0%).

When asked which forms of assistance would assist respondents in remaining in their own homes, 371 (33.45%) replied that having a handyman scheme to help with repairs and home maintenance would be their preferred option, with 321 favouring care and support in their home (28.94%).

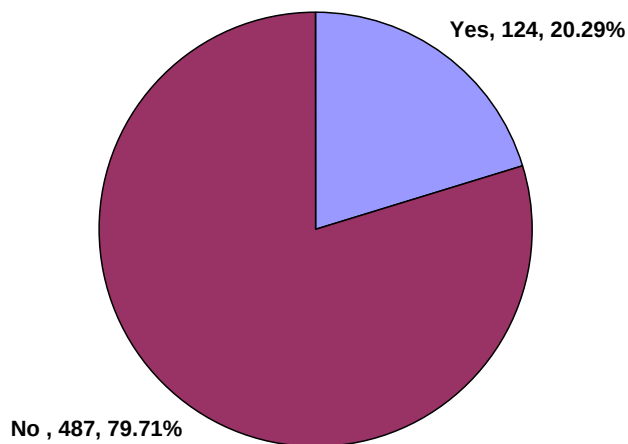
Table 7 - Assistance required to allow people to remain in their own homes

Response	Number of responses
Having a handyperson scheme to help with repairs and home maintenance	371 (33.45%)
Receiving care and support in your current home	321 (28.94%)
Having an alarm linked to a warden	208 (18.76%)
Physical adaptations to your home	178 (16.05%)
Participating in a Homeshare scheme	31 (2.80%)

Of 611 respondents that answered the question as to whether their circumstances had led to them considering a move, 124 (20.29%) highlighted that they had considered moving from their current residence whilst 487 (79.71%) had not considered doing so at this stage.

Figure 8 - Household members likely to move

Households that had considered moving from their current home



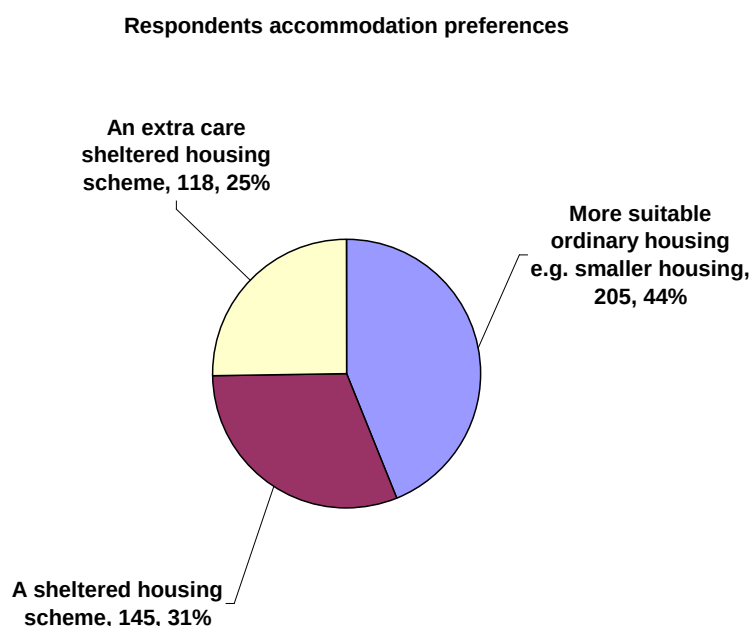
Respondents were asked to identify the likely timeframe of them needing to move. The most common response is for 10 years or more (51.64%), then 6 to 10 years (26.17%) and 0 to 5 years (22.20%).

Table 8 - Timeframe for respondents to move

Response	Number of responses
0 to 5 years	95 (22.20%)
6 to 10 years	112 (26.17%)
More than 10 years	221 (51.64%)

For those residents seeking to move, the greatest number (205) are seeking to move into smaller regular dwellings. A smaller number (145) highlighted a preference for a sheltered housing scheme, whilst (118) made clear that they would like to move into extra care sheltered housing.

Figure 9 - Respondents accommodation preferences



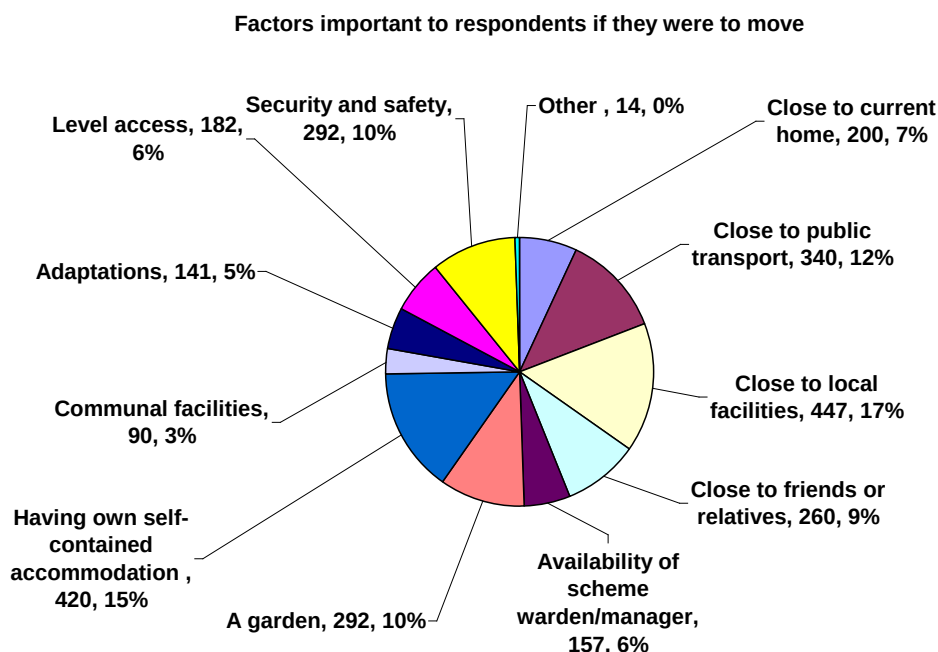
When the time to move comes about, respondents highlighted a preference for leasehold (39.29%) or rented accommodation (38.28%) over shared ownership (21.88%).

Figure 10 - Housing tenure preferences

Response	Number of responses
Leasehold	167 (39.29%)
Rented	165 (38.28%)
Shared Ownership	93 (21.88%)

Respondents identified a wide range of factors which would have a bearing on any decision to move as well as the type of dwelling they would move to. These factors are outlined in Figure 11. The most commonly identified factors were being close to local facilities (17%), having self-contained accommodation (15%), close to public transport (12%), a garden (10%), close to friends or relatives (9%) and being close to their current home (7%).

Figure 11 - Factors important to respondents if they were to move



As Table 9 illustrates, a majority of those residents (265) seeking to move would like to remain in an area adjacent to that in which they currently reside. 153 respondents were happy to move to adjacent locations (153) and 112 were stated that they were willing to move to another area.

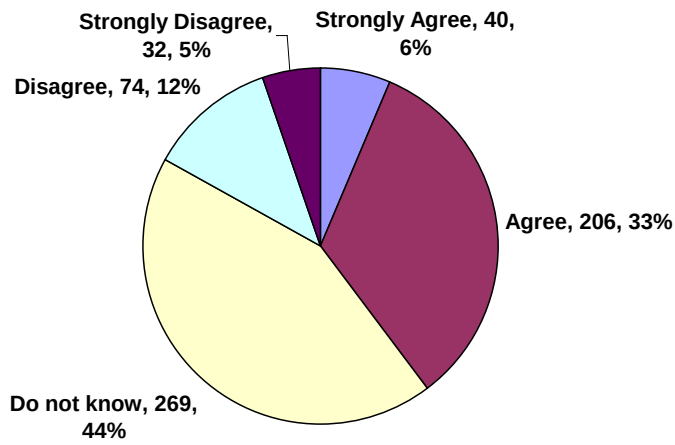
Table 9 - Location preference for those moving home

Response	Number of responses
Would not consider another area	265 (50.0%)
Neighbouring Parish	153 (28.87%)
Other	112 (21.13%)

Respondents were asked to identify how knowledgeable they were in relation to information regarding future housing and care options. As Figure 12 shows, 33% respondents felt that they were sufficiently aware of the appropriate sources of advice and information regarding housing and care options. However, a large proportion of respondents (44%) made clear that they do not know how and where they can access advice and information in relation to future housing and care options.

Figure 12 – Respondents awareness of services regarding information and advice about future housing options and care

Respondents awareness of services regarding information and advice about future housing options and care



As Figure 13 shows, a majority of respondents (504) felt confident or very confident about making decisions in relation to their future care and housing needs. 36 did not feel confident in doing so. Despite this, 91 highlighted that they did not know how they felt in relation to making such decisions.

Figure 13 - Respondents confidence in making decisions about future care and housing arrangements

Respondents confidence in making decisions about future care and housing arrangements

