



Housing Development Survey April 2018

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Report Summary

This report sets out the results of the housing development survey conducted for the Dunsfold Neighbourhood Plan which took place in March 2018 to gather the views on the future development of housing within the Parish.

A summary of the findings follows:

- 26% of households responded to the survey.
- 86% considered themselves well housed.
- 7% were homeowners looking to downsize.
- 66% only wanted to allow development in special circumstances during the next 5 years
- 70% wanted to see small family homes developed
- 45% wanted to see developments of 6 or less homes
- 34% were in favour of infill
- 47% wanted to see the building of new homes spread across the Parish.

23 respondents stated they needed to find alternative accommodation within the next 5 years and 9 were unsure. About half indicated they were interested in renting or shared ownership.

The 2013 survey asked fewer questions so it is not possible to do a full comparison of the results, however;

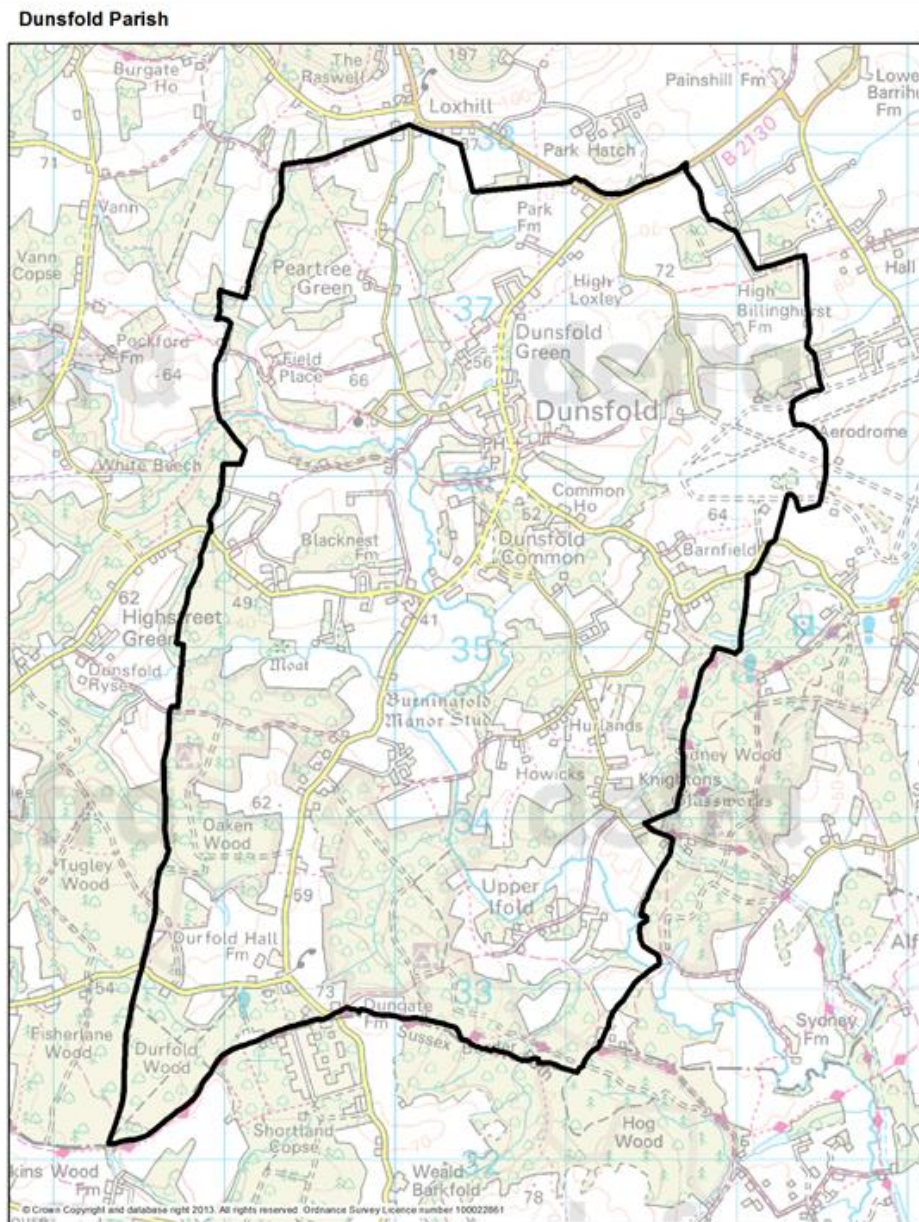
- there was a 30% response rate to the survey
- 30 households were identified as being in need
- 22 households were looking for rented accommodation
- 8 were interested in shared ownership

Key Comments

- For Dunsfold to retain its rural/village feel
- The need to improve local road infrastructure particularly considering the Dunsfold Park Development.
- To consider the ageing population who wish to downsize
- Affordable homes for young families
- Development which is sympathetic to existing village design.

Introduction

The Dunsfold Neighbourhood Plan area was approved on 2nd August 2017 and covers the same area as the Parish boundary shown below and includes part of Dunsfold Aerodrome. The survey was designed to gather opinion on the future development of housing 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.



Source: 2011 Census Output Area boundaries. Crown Copyright.
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Produced by Oxford Consultants for Social Inclusion, www.ocsocial.co.uk, April 2013

Dunsfold Background

Dunsfold, a small village of approximately 1000 people, in 480 properties, lies just over 8 miles from Guildford and around 5 miles from Cranleigh, in the borough of Waverley. It's a vibrant village that has retained its village shop, which is now run as a community shop by local people (with post office), village hall, pub, thirteenth century church and a wealth of local groups and organisations.



The village has a detailed Village Design Statement which was adopted by Waverley Borough Council in April 2001. Whilst there is no single 'typical style' of building the older properties tend to be of red brick with a clay tile roof, often set back from the road and in good sized plots. Many of the properties are two stories with the first-floor windows sitting

closely under the eaves. Other styles include post war bungalows along with larger Victorian and Georgian homes. There are 75 listed buildings within the village, 49 of which are houses, this equates to 10 per cent of the total stock being Grade II listed.



Within the settlement area, there are two conservation areas covering the village, which include the area surrounding the Church and that of the common. The conservation areas were reviewed and the changes adopted by Waverley Borough Council in April 2017. (Detailed maps are attached as Appendix 1)



In the past 2 years, there have been several planning applications, the majority of which are related to a single dwelling, often infill. Of significance is the approved application of 42 homes on land adjoining Nugent Close, of which 17 will be affordable. In addition, on 27 April, approval was given for 8 affordable dwellings on the land adjoining Springfield Cottage, Alfold Road, Dunsfold, with priority given to those with local connections. In March 2018 the Secretary of State approved plans for the

development of 1800 homes at Dunsfold Aerodrome, just under half of which falls within the

boundary of the parish whilst the other half is shared with Alfold. However, the plans show that most of the houses on Dunsfold Aerodrome will be in Alfold.

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 makes it 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.

Defining 'Affordable' Housing

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

'Affordable housing is social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices'

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, 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.

¹ <https://www.gov.uk/guidance/definitions-of-general-housing-terms#social-and-affordable-housing>

Shared Ownership

This is where you purchase a % of the property and rent the remaining %, 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.

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 £480,000, therefore even with a 20% discount (£96,000) this is still way above the cap set. Some smaller properties and flats may fall just within this price range in urban areas but such properties (high rise flats) would not be appropriate within a rural setting.

Help to Buy

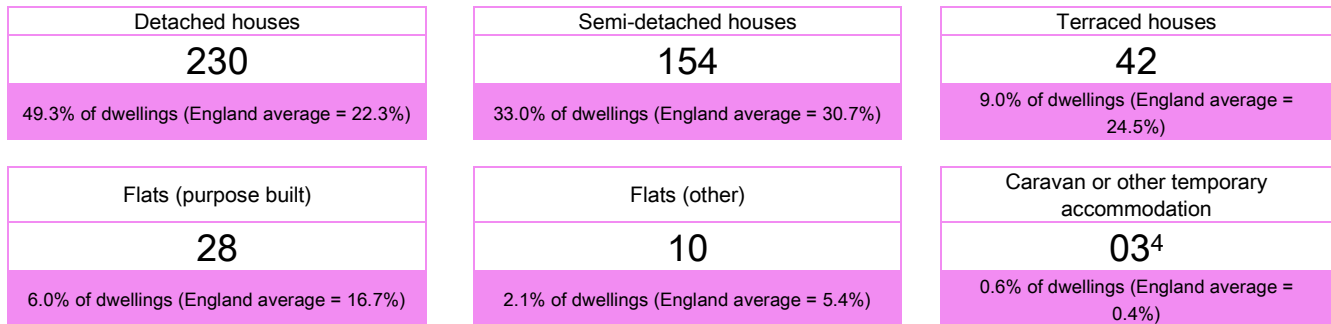
Providing help to buyers through Equity Loans, the Government provides a loan of 20% towards the cost of new build homes (up to £120,000) meaning purchasers only need to find a 5% deposit and a 75% mortgage. Interest is only paid after 5 years and the full loan is due after 25 years or if the property sells. Taking the average house price in Surrey at £484,735, allowing for the maximum £120,000 loan and minus a 5% deposit the purchaser would still need to have an income of just under £100,000 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.

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

Local Housing Demographics³

Like so many other rural areas in Surrey, Dunsfold is dominated by detached properties with the percentage of detached homes being double that of the England average and the number flats falling well below the England average.

Fig 1. Housing stock in Dunsfold Parish from 2011 Census



With regards to tenure Dunsfold is 8.7% higher than the average level for home ownership and approximately 3% below the average for socially rented homes. 7% of all homes are privately rented.

Fig 2. Household Tenure Type – 2011 Census

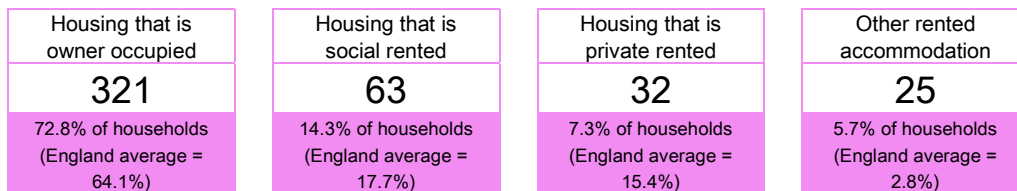
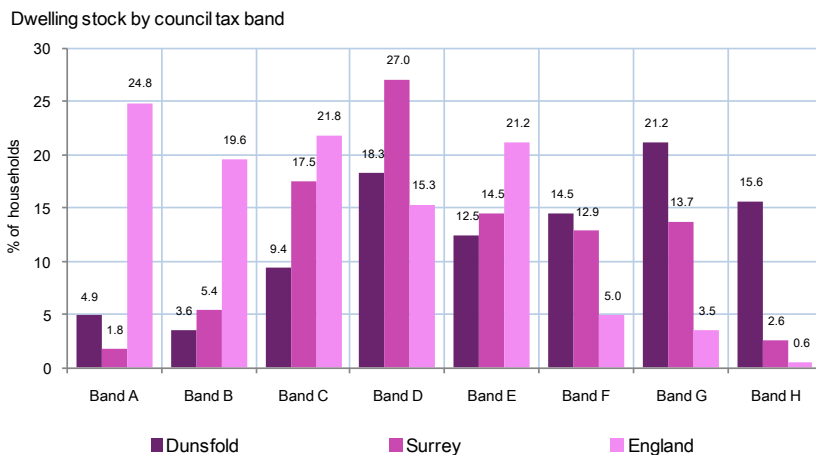


Fig 3 illustrates the proportion of properties in each council tax band, Dunsfold has a significantly higher percentage of properties in Band G and H.



These price bands are set nationally, so can help show how the cost of all local property (not just those properties that have recently been sold) compares with other areas in both Surrey and England.

³ Source: Census 2011 (table KS401EW)

⁴ Please note that the data from the census records the number of households in situ on 27th March 2011 and may not reflect those residing in caravans at other times of the year

Figures 4 and 5 show data from the land registry office. Figure 4 illustrates all sold prices in the GU8 4 postcode area between 2016-2018 and figure 5 illustrates just the new build property prices from 2012-2015. There have been no new builds (which have been sold on the open market) since 2015.

Fig 4.

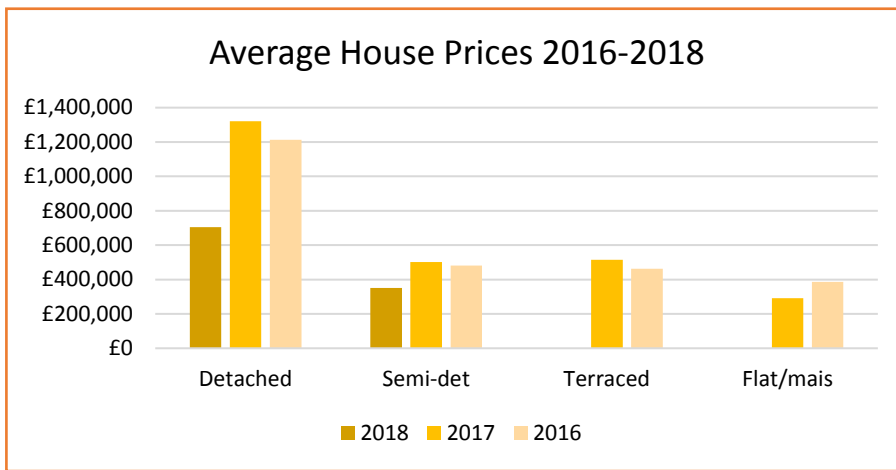


Fig 5.

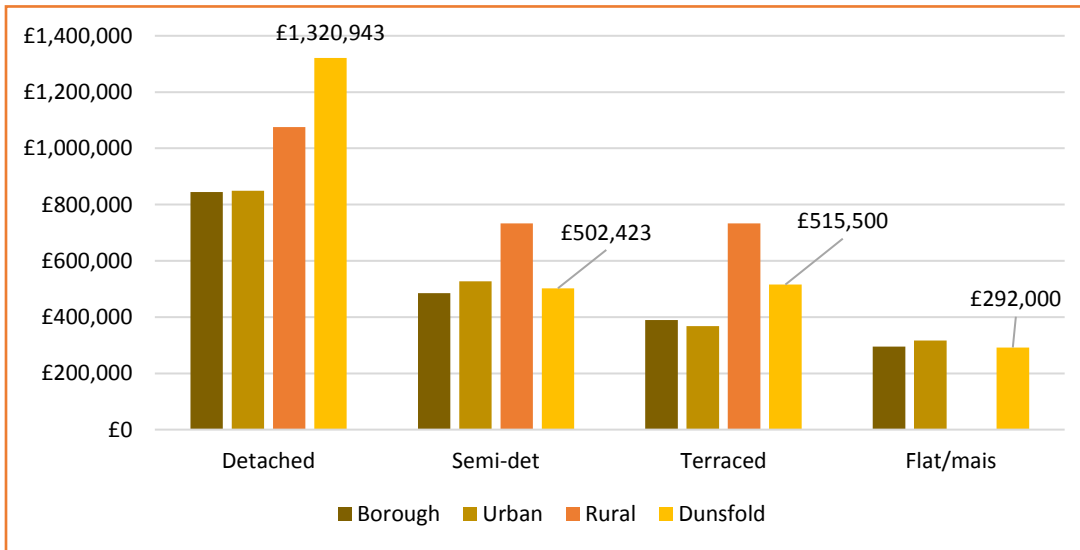
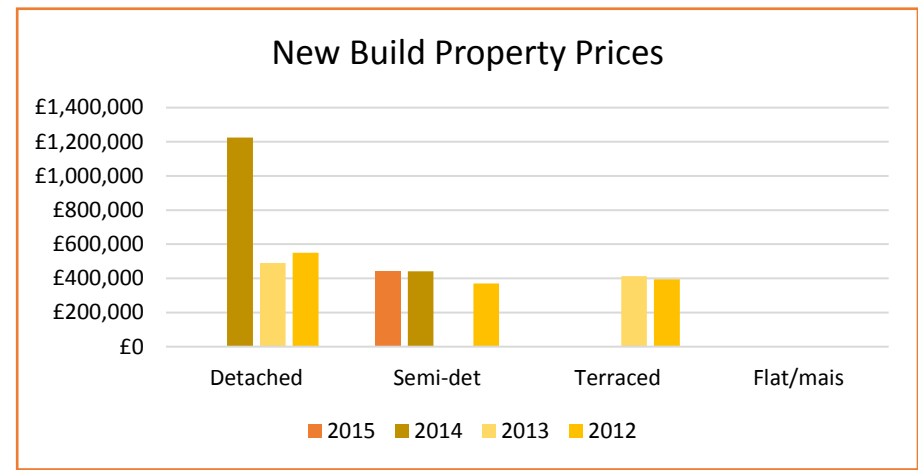


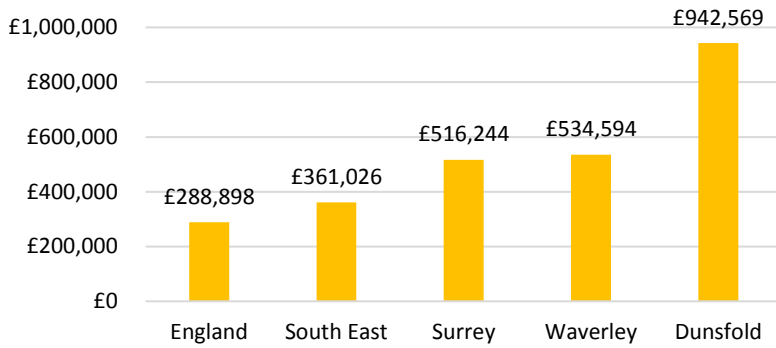
Fig 6

Fig 6. Provides details of current average house prices within the borough, as you can see these are more often closely associated with urban areas such as Godalming or Farnham, compared with other rural areas in the borough the average price of a semi-detached or terraced home is less, however the difference in the cost of a detached home is almost £300,000 more.

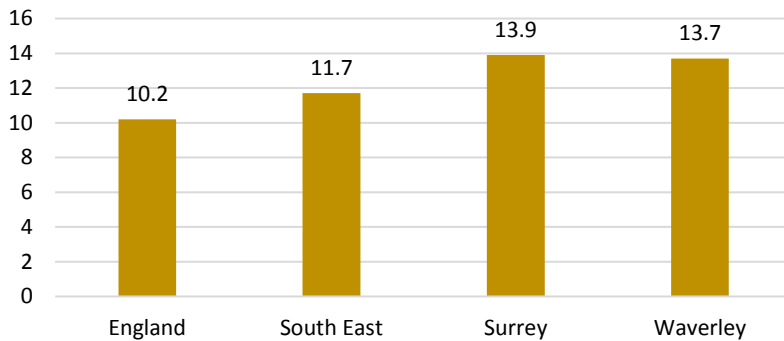
Figs 7, 8 and 9.⁵ – 2017/2018

⁵ National Housing Federation – Home Truths 2017/18

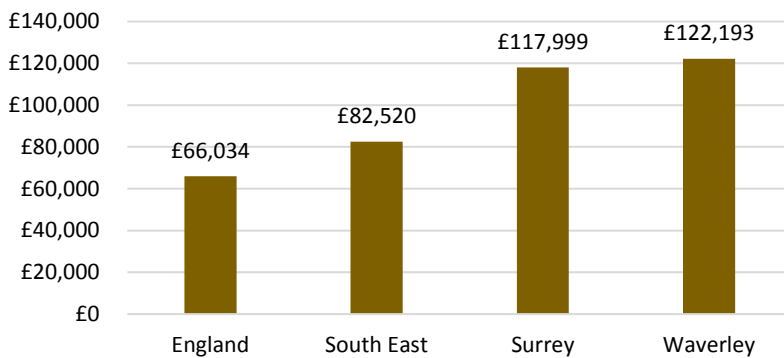
Average House Prices



Ratio of house prices to income



Gross Income required for 80% mortgage



Local Market

Figs 7, 8 and 9 illustrate the latest market figures for Dunsfold and how it compares locally, regionally and nationally.

Placed in the wider context, despite the recent dip in the price of property, Dunsfold is more than £650,000 more expensive than the England average, £426,000 more expensive than the Surrey average and £407,000 more expensive than the average for Waverley. For the period January 2017 to June 2018 Land Registry data for the postcode area of GU8 4 shows that 74 homes were sold in this period.

Whilst not the most expensive rural area in Surrey, the house price ratio in Waverley is now 13.7 times the average salary, meaning that to acquire an 80% mortgage you would require an annual household income of £122,193 (the average income for Waverley is £39,057) which places much of the property within the area out of the reach of the average family.

Current Property for Sale

A search was undertaken in April 2018, just 6 properties were on the market in Dunsfold and these ranged from £5.7 million for an 11-bedroom property to £485,000 for a 2 bed, semi-detached house.

Property Type	Asking Price
11 bed detached house	£5,750,000
6 bed detached house	£3,000,000 +
3 bed cottages	£750,000 +
3 beds semi-detached	£525,000
2 beds semi-detached	£485,000
3 beds semi-detached	£460,000

Private Rental Market

There were just three properties currently available or recently let, although the latest data from the National Housing Federation gives the average monthly private sector rent as £1,148 the properties available in Dunsfold ranged from £950 for a 1 bed flat/annex, £895 for a 2 bed-terrace and £1495 for a 3-bed barn conversion. However, it is difficult to explore what would be typical rental figures for the area because of the wide variety in the type of property available, which in itself is limited.

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 Waverley, the LHA⁶ rates for 2018/19 in the Guildford area are as follows:

Fig 11.

Local Housing Allowance rates (1 April 2018 – 31 March 2019)		
Number of Bedrooms	Weekly Rate	Monthly Rate
Shared	£86.56	£376.12
One	£170.67	£741.60
Two	£222.96	£968.81
Three	£276.07	£1,199.59
Four	£355.57	£1,545.04

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

⁶ Source. Waverley Borough Council

Current Affordable Housing

Waverley currently owns 45 properties in the parish. In addition, there are 12 affordable rented homes owned by London and Quadrant and 20 properties owned by English Rural which are a mixture of affordable rent and shared ownership. As of April 2018, there were 8 households on the Housing Register.

Fig 12. Social Housing Stock – Waverley Borough Council - Dunsfold

Property Type	No of units
1 Bed –	32
2 Bed – general needs	2
3 Bed – general needs	11
Total	45

Fig 13. Affordable Housing Stock – Housing Association - Dunsfold

Property Type	Rented units	Shared Ownership units
1 bedroom	-	1
2 bedrooms	9	8
3 bedrooms	9	5
Total	18	14

Fig 14. Typical Social Rents In Waverley

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

For the year 2017/18 there were just 3 properties which became vacant for re-letting.

*Renting a 3-bed house privately, in Dunsfold will cost you about **£899** a month more than if you rented from the local authority. Many households find themselves in the 'private rent trap' of being unable to save towards any alternative*

Housing and Development Survey – Purpose

The purpose of the survey was to provide a more detailed understanding of the views of local people towards development, 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.

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 listed with the local authority in March 2018 (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 123 responses were received within the timeframe and 2 were returned outside of it, these responses have not been included. This gives a response rate of 26%, which is quite acceptable for a survey of this kind.

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

Fig 15.

		Completed Online	Hard Copy
Total distributed	480		
Total returned	123	19	104
Return rate	26%		

Please note that findings are based on 123 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 housing situation?

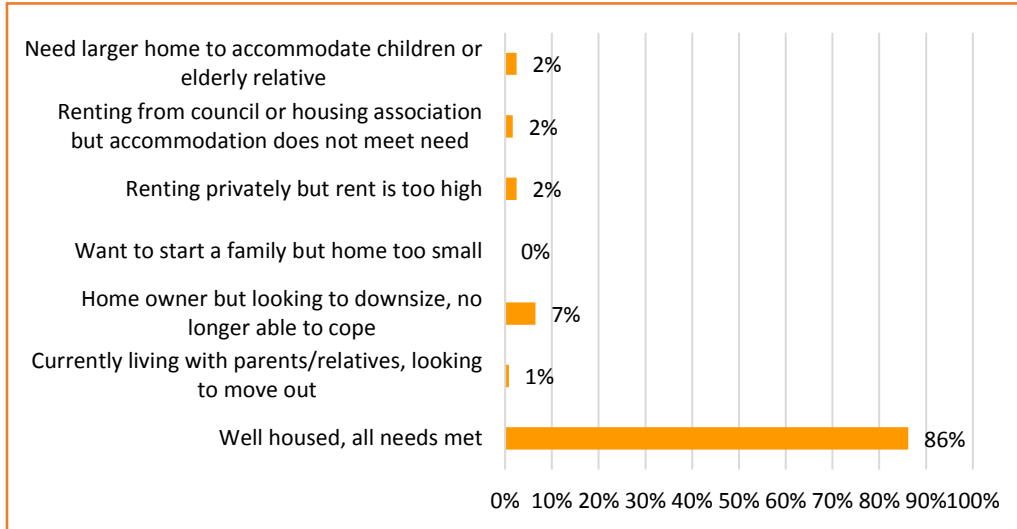


Fig 1.1 – Base: 123 respondents

86% of respondents (106) considered themselves well housed with all needs met. 7%, (8 households) were looking to downsize.

Q2. Do you plan or has any member of your household been forced to move out of the area for any of the following reasons?

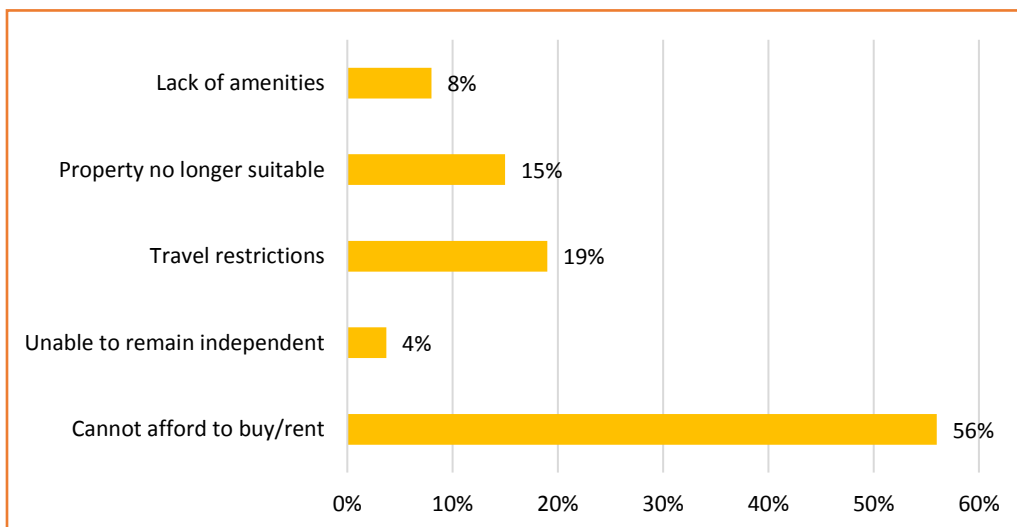
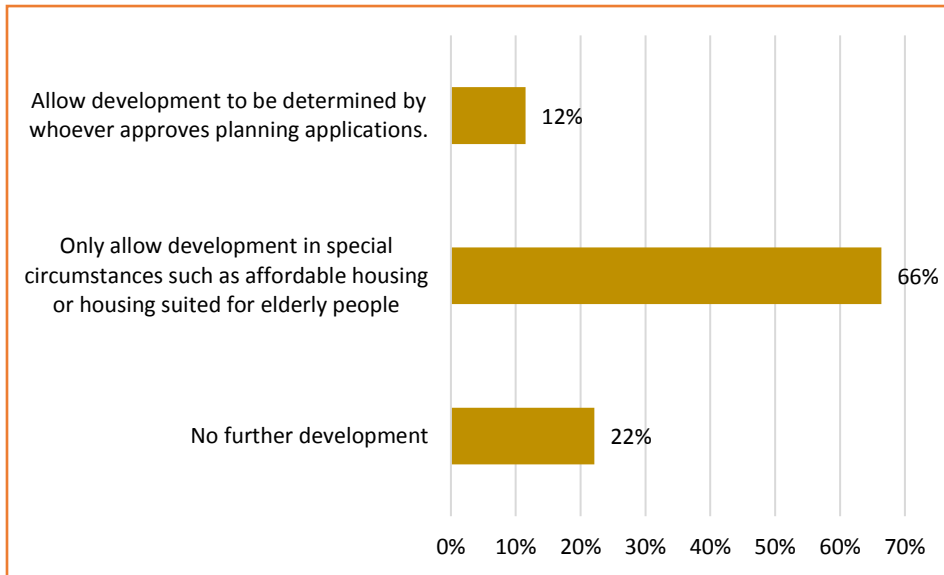


Fig 1.2 – Base: 96 respondents

The single biggest reason for needing to move out of the area was affordability with 56% of respondents (15 households) giving this as the reason.

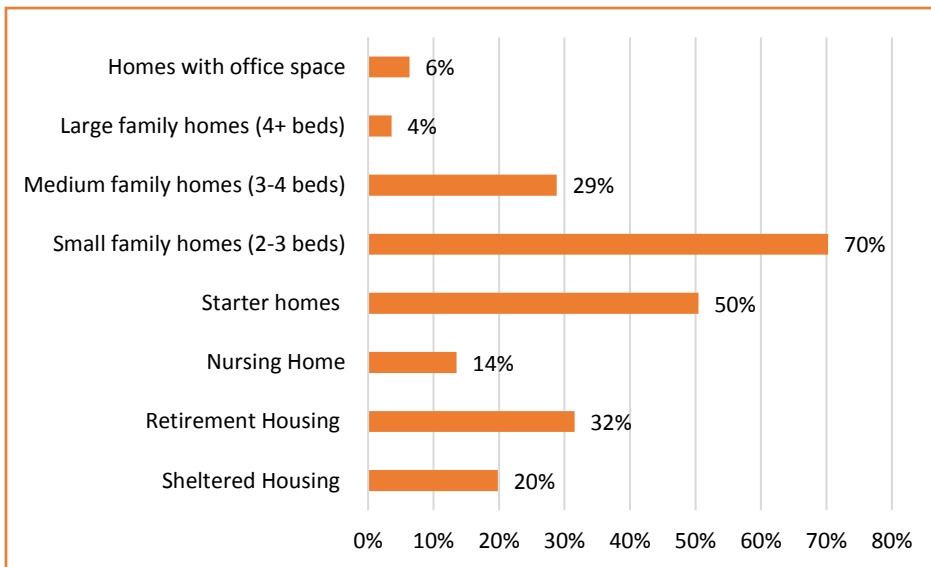
Q3. Thinking now of just the next five years how would you like to see the Parish develop?

Fig 1.3 – Base 113 respondents



66% of respondents only wanted to allow development to go ahead in special circumstances during the next 5 years. 22% did not want any further development at all.

Q4. What type of new housing would you like to see developed? (more than one answer allowed)



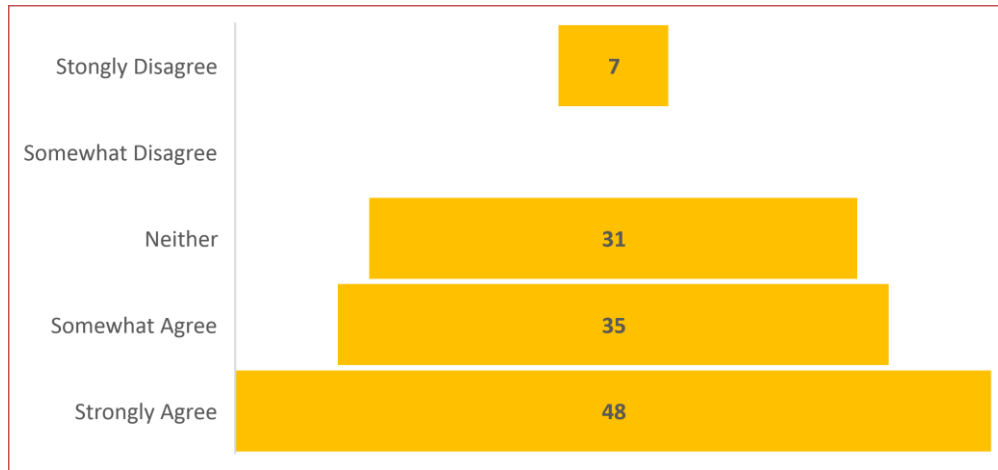
70% of respondents preferred to see the development of small family homes with 50% supporting starter homes.

32% were in favour of retirement housing with just 4% supporting the development of larger homes

Fig 1.4 – Base: 111 respondents

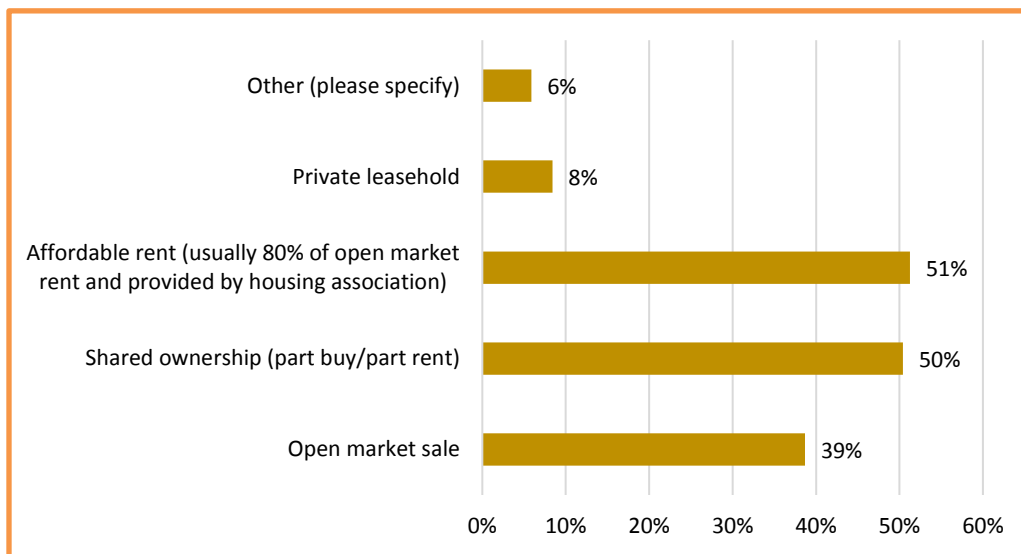
Q5. How supportive would you be towards new development where the homes were allocated or sold to people with a local connection?

Fig 1.5 – Base: 122 respondents



48 respondents strongly agreed with a policy of new homes being allocated or sold to local people. 31 remained neutral and 7 were against such a policy.

Q6. What tenure would you like to see these homes? (More than one answer allowed)



51% stated a preference for affordable rent, with 50% supporting shared ownership. 39% were in favour of open market sale.

Fig 1.6 – Base: 119 respondents

Q7. What form do you think further development should take? (More than one answer allowed)

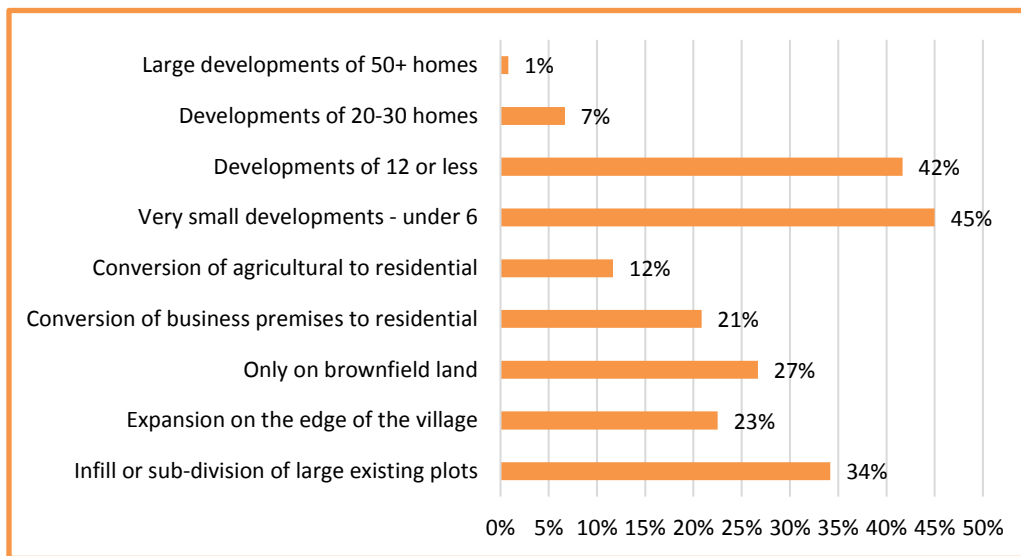


Fig 1.7 – Base: 120 respondents

45% wanted to see developments of 6 or less with 42% supporting development of 12 or less. 34% were in favour of infill or sub division with 27% only wishing to see development take place on brownfield land. 23% of respondents wanted to see expansion on the edge of the village.

Q8. Do you think new homes should be built within the current defined settlement areas or perhaps spread across the parish?

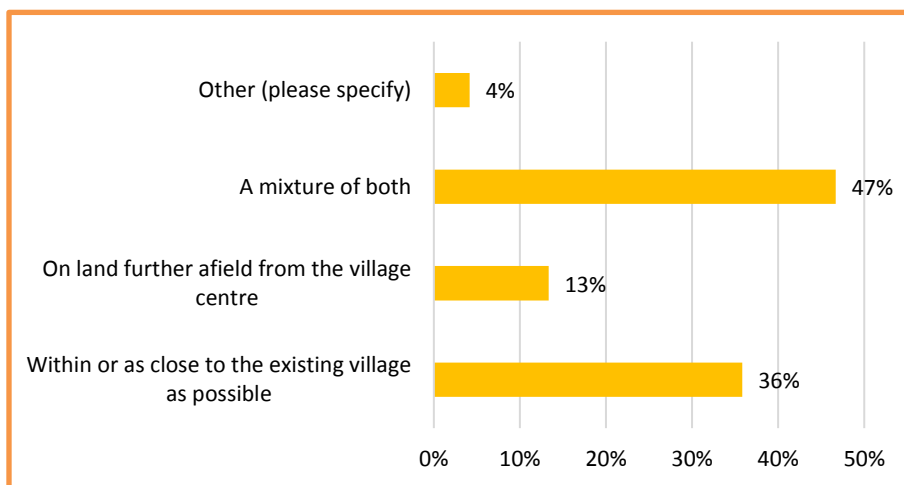


Fig 1.8 – Base: 120 respondents

47% felt that new homes should be built both within the settlement area and on land further afield. 36% wanted to see new homes as close to the existing village as possible.

Q9. Do you or any member of your household need to move to alternative accommodation within the parish in the next 5 years?

23 respondents stated they needed to find alternative accommodation within the next 5 years and 9 were unsure.

Q10. How would you describe the reason for this move?

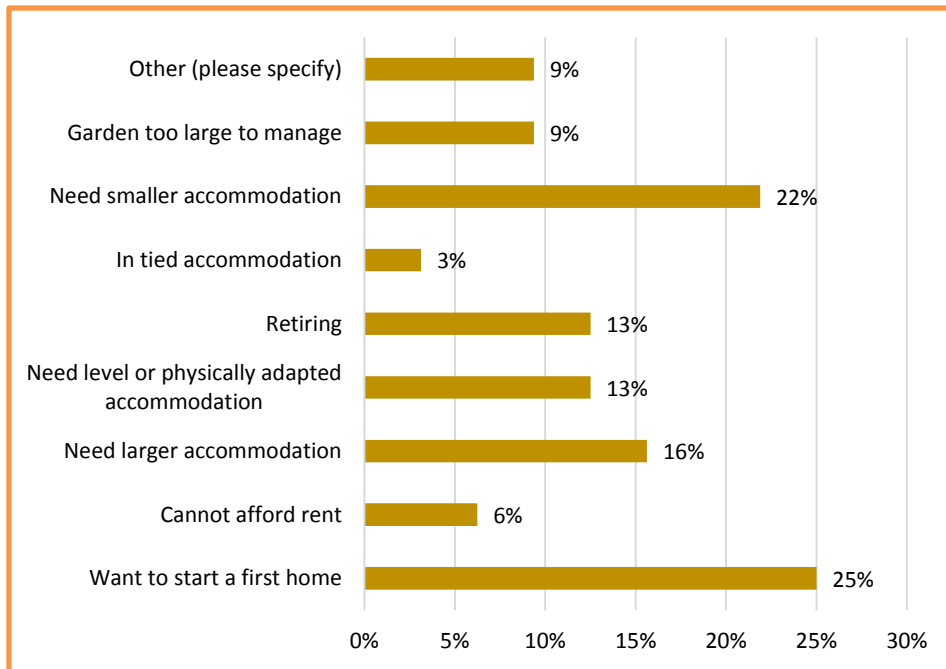


Fig 1.9 – Base: 32 respondents

The main two reasons for needing to move were downsizing (22%) and wanting to start a first home. (25%)

16% were looking for a larger property.

Q11. What will the age range of this household be?

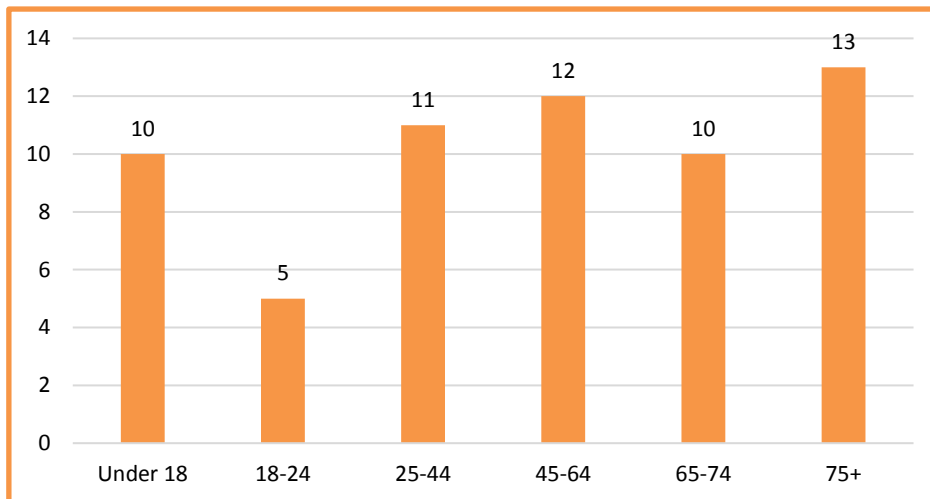


Fig 1.10 – Base 31 respondents

The makeup of the 31 households who responded to this question is shown in Fig 1.10. 37% of these households will have a person or persons aged 65+ in the makeup, of which 21% will be aged 75+.

Q12. Which tenure do you expect this home to be? (more than one answer allowed)

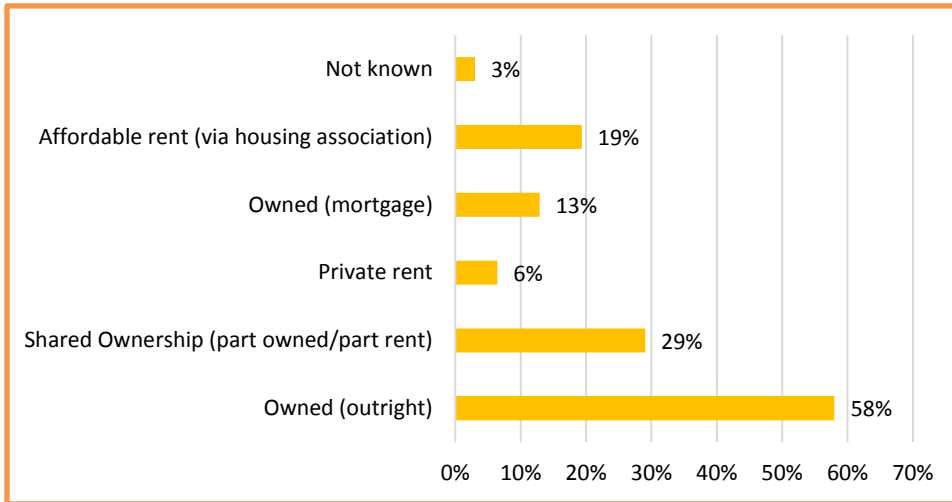


Fig 1.11 – Base 31 respondents

Given the age range of those looking to move it is not surprising that 58% of them expect to purchase outright. 29% are looking for a shared ownership property and 19% are hoping for affordable rent.

Q13. What type of property do you expect this to be?

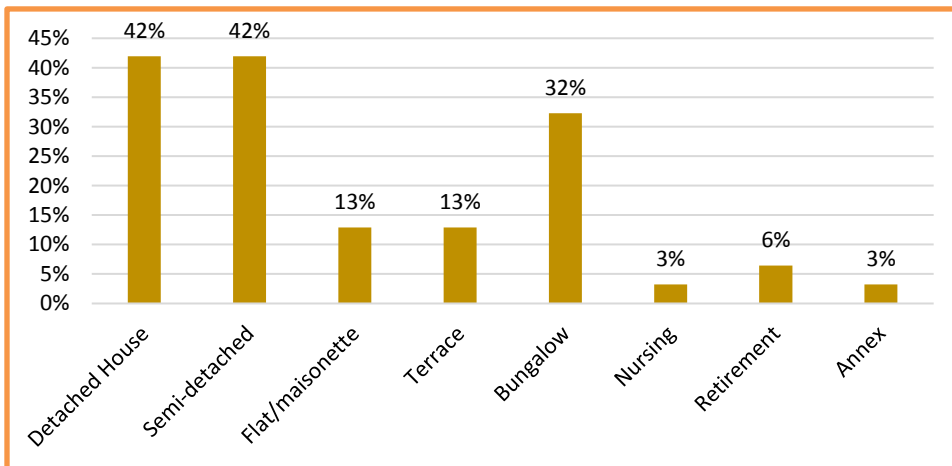


Fig 1.12 – Base 31 respondents

Although most respondents were expecting to occupy detached or semi-detached properties many households expressed a wish for accommodation more suited to an 'older person' such as a bungalow, retirement or nursing home?

Q14. How many bedrooms do you expect to need?

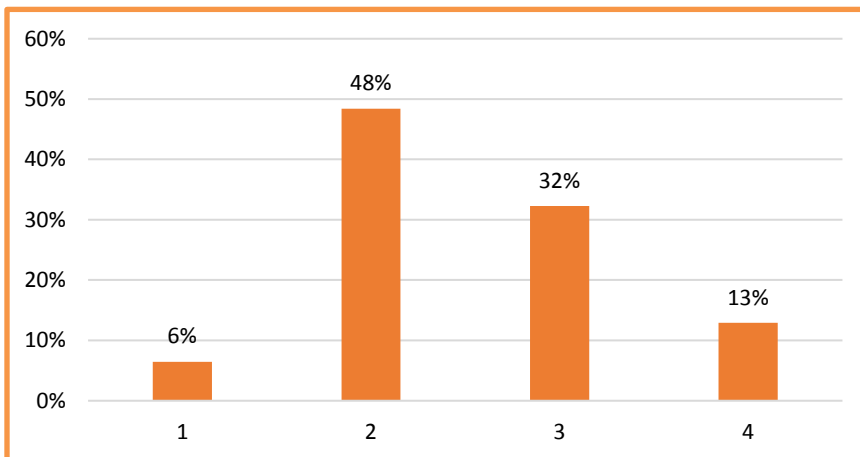


Fig 1.13 – Base 31 respondents

48% of respondents (15 households) were looking for a 2-bed home, 32% (10 households) were looking for a 3-bed home.

Q15. Do you need physically adapted accommodation?

3 respondents were looking for a physically adapted property.

Q16. How many car park spaces will you need?

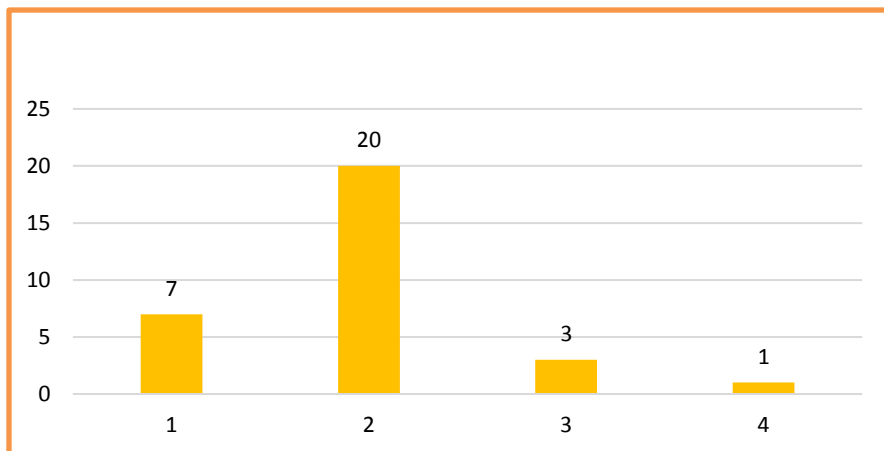
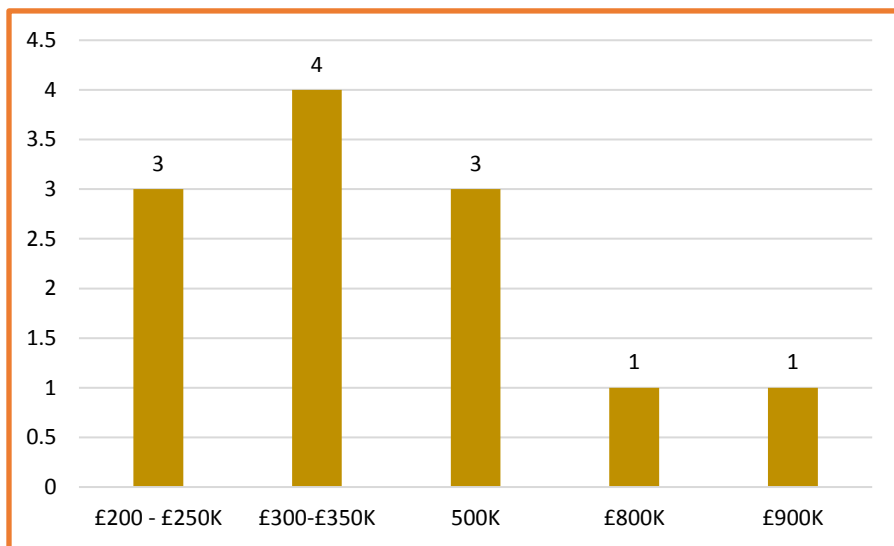


Fig 1.14 – Base 31 respondents

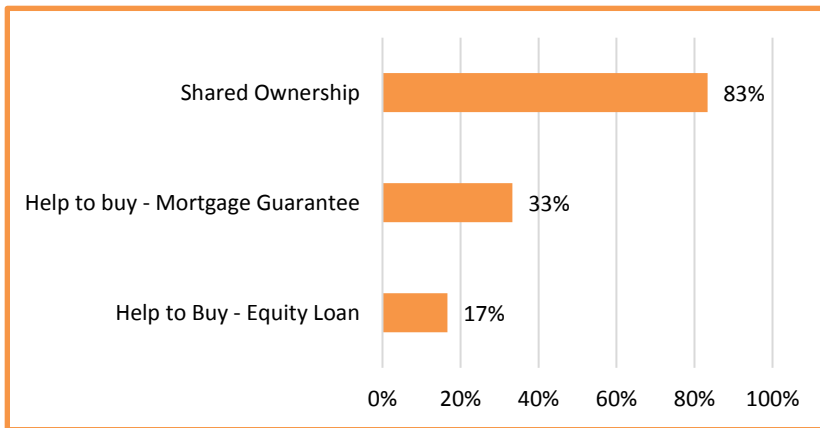
Q17. If you are looking to buy, how much do you expect to pay for the property?

Although the number of people who responded to this question was low (12 households) it is interesting to note that 7 of them are hoping to buy at under £350,000, in current market conditions this would only allow you to purchase a flat.

Fig 1.14 – Base 12 respondents



Q18 and 19. Do you expect to take advantage of any Government Help to Buy Schemes and if so which ones?



5 households were hoping to take advantage of a shared ownership scheme.

Fig 1.15 – Base 7 respondents.

Q20. Are you registered with bpha, the partner organisation for low cost home ownership in Waverley?

None of the households who replied were currently registered but 5 said they would now look to do so.

Q21. What is the gross annual income of the new household?

The gross income ranged from £22,000 per annum to £70,000 with 4 households earning in the region of £40,000. As a household would require in the region of £106,000 for an 80% mortgage to be able to afford an averaged priced home in the borough you can see the disparity between aspiration and reality. For a household with an income of £40,000, the most they could expect to borrow is £140,000, even if they were purchasing a flat in Dunsfold they would need a deposit of more than £150,000.

Q22. How much do you expect to be able to put down as a deposit?

7 households responded to this question, the values ranged from £8,000 to £350,000 as shown below.



Q23. How much do you think you would be able to obtain as a mortgage?

Only 4 households replied to this question with answers ranging from £100K to £350K

Q.24. Sought clarification on whether the household were looking to rent and if so on what grounds. One household was looking to rent privately and 5 were hoping to do so via a housing association.

Q25. Are you on Waverley Borough Council's Housing Register?

Three households confirmed they were registered with Waverley.

Q26. How much do you think you can afford in rent per month?

Four households responded to this question. Although one household felt they could afford to pay £900 per month, the others averaged £670 per month. Whilst this may be enough to cover a social rent (i.e. those set by the council) it may not be enough to cover the cost of an 'affordable rent' which is 80% of the market rent.

Q27. Additional Comments

33 respondents made additional comments, a selection of which are highlighted below, a full list of all comments has been attached as appendix 2.

'There are a number of elderly people who are increasingly needing carers or sheltered accommodation within the village most of these have lived for many years and would be reluctant to leave. However, it is very important that new blood needs to be attracted to ensure the lively and friendly community continues to thrive.'

'We need to ensure that we cater for both ends of the housing market in Dunsfold. In addition to providing more entry level homes there must be homes provided at the same time for the elderly, less abled etc who would like to remain living in the village but whose needs now require better suited accommodation.'

'Continuous small and thoughtful development as well as a focus on affordability seems to be the best approach'

'With approval of Dunsfold Park today, I feel the village should only add the minimum of required housing.'

'Housing is obviously needed and Dunsfold should play its part. However, our road networks cannot cope with the current volumes of traffic and should form the basis of any development.'

'We do not want to see ribbon development sprawling over the countryside.'