
Emsworth

Housing Needs Survey 2020

For

The Emsworth Community Land Trust

Executive Summary

March 2020

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arc4 was commissioned by the Emsworth Community Land Trust to undertake a housing needs survey (HNS). This was conducted in order to identify type and tenure of housing that might be provided to meet local needs and requirements identified in the study area. The study area is that of Emsworth Ward within Havant District.

What affordable housing need exists in Emsworth?

The housing needs survey (HNS) has concluded that:

- need exists for 46 p.a. additional affordable homes (c.230 over the next 5-years);
- around 20% of this flow is likely to consist of older people who are seeking mostly 1 and 2-bedroom bungalows and flats. There are a small number of households headed by a person aged over 55 seeking 3 and 4-bedroom family houses; and
- for younger households the need is almost evenly divided between households seeking 1 and 2-bedroom houses and flats and larger families seeking 3 and 4-bedroom houses.

Why is this?

- this is mostly due to high house prices when compared to the average prices for Havant district and that relatively little social rented housing exists in the ward;
- most existing households (64%) in housing need want to remain living in the ward;
- nearly half of newly forming households (48%) want to live in the ward; and
- the most frequent reasons cited for moving home by existing households is '*cannot manage existing house - house/garden too big*' or '*want to move to a nicer house*'.

What is the need for additional market housing in Emsworth?

- there is a significant undersupply of 1 and 2-bedroom bungalows and other types; and
- 'other types' are age restricted or specialist housing for older people.

Why is this?

- the ward has a large proportion of older one and two person households with no children resident that are seeking to downsize to more suitable housing; and
- findings also show that supply is greater than demand for 3 and 4-bedroom houses from local households.

House prices and affordability

- on average, ward house prices are much higher than for Havant District as a whole;
- this means that larger amounts of income and capital such as savings and equity are needed to fund house purchase or rents;
- this particularly affects younger households and first-time buyers; and

- it also means that affordable housing in its various forms is needed if younger people and families are to be retained in the ward, including low cost affordable housing as defined by the National Planning Policy Framework (NPPF 2019). Low-cost home ownership needed would be extra to the 46 dwellings per annum identified as needed for affordable rent.

What demographic trends are likely to apply to the ward?

- over 25 years (2016 to 2041) the population of the district will grow by 10.9% (13,529 people);
- there is estimated to be a small reduction in the population aged 50-64;
- the population aged 65 and over will grow by 48% (13,746 people) and is estimated to become the largest group within the population by 2028; and
- this change will impact on the ward and future housing need as it has a disproportionately large proportion of people aged 65 years of age and older.

What are the general perceptions of respondents regarding future priorities?

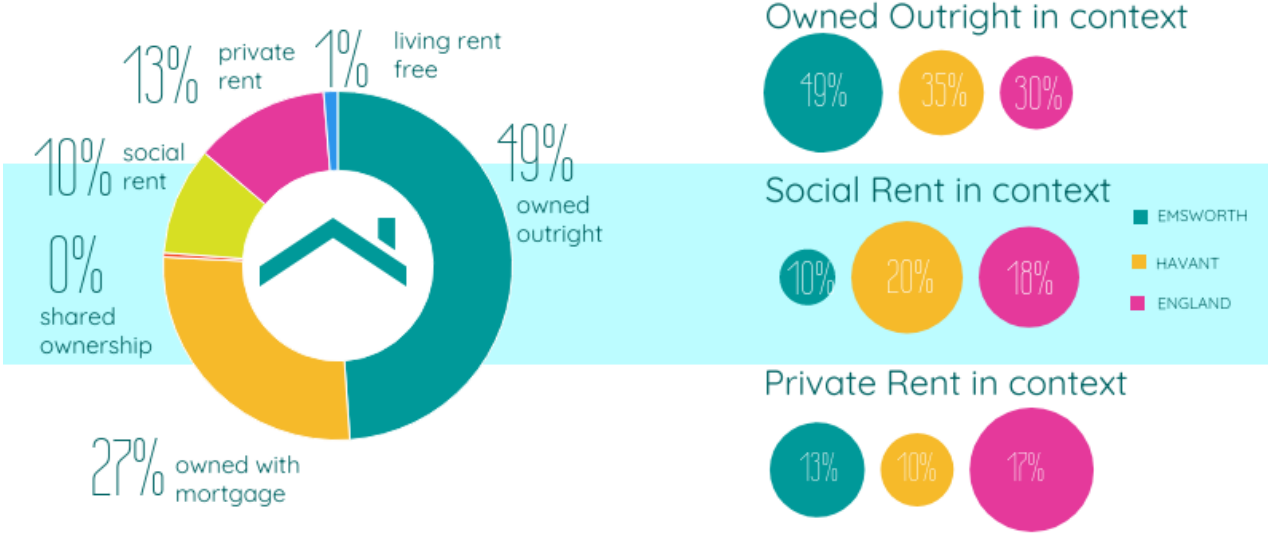
- the priority groups for additional housing should be public service workers and first-time buyers;
- the priority dwelling types should be small houses for single person households and small families. Also, bungalows and other accommodation suited to older people;
- value is attached to all local facilities;
- local facilities are considered adequate with the exception of *'activities for teenagers (places to meet etc.)'*; and
- priorities for improving the town centre are *'more cash points/access to community banking'*; *'improved car parking and longer free time'*; *'reduction in traffic and better pedestrian access'*; *'more outdoor seating, planting and interacting space'*; *'improved disability access'* and *'improved community safety'*.

How when and why was this evidence collected?

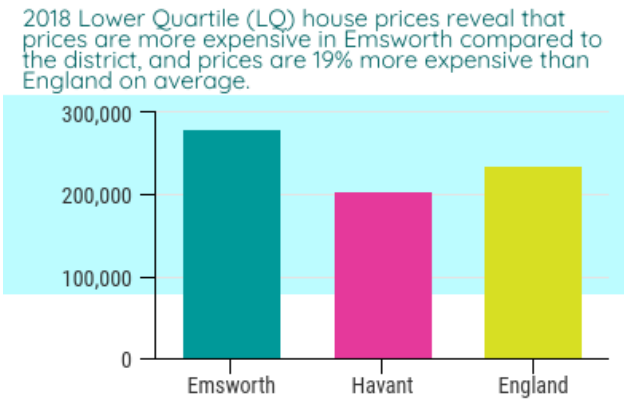
- data was sourced from the Office for National Statistics (ONS) the Valuation Office Agency (VOA), the Land Registry, Rightmove and Zoopla;
- data and other information were also collected from a household survey. 976 valid responses were received; and
- the household survey was conducted in November 2019. The report was drafted in December 2019.

EMSWORTH HNS HEADLINES

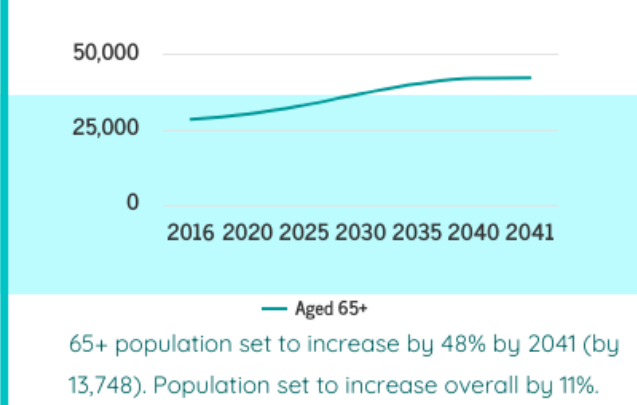
Tenure in Emsworth



House Prices

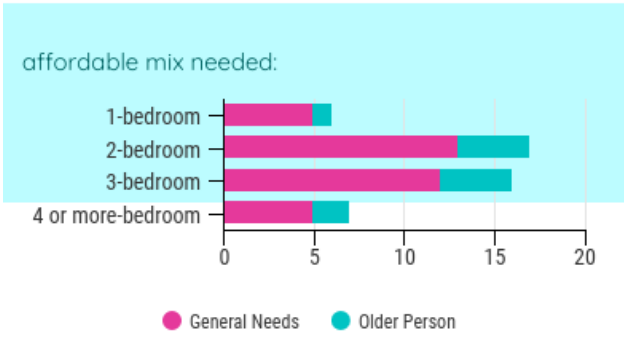


An ageing population



Key Findings

46 affordable dwellings needed per year. This level of need arises due to high house prices and low levels of social rented housing.



Market overall market surplus of 256 due to older households leaving the ward. The surplus will be occupied by incomers.

