

Housing Stock in Ticehurst Parish

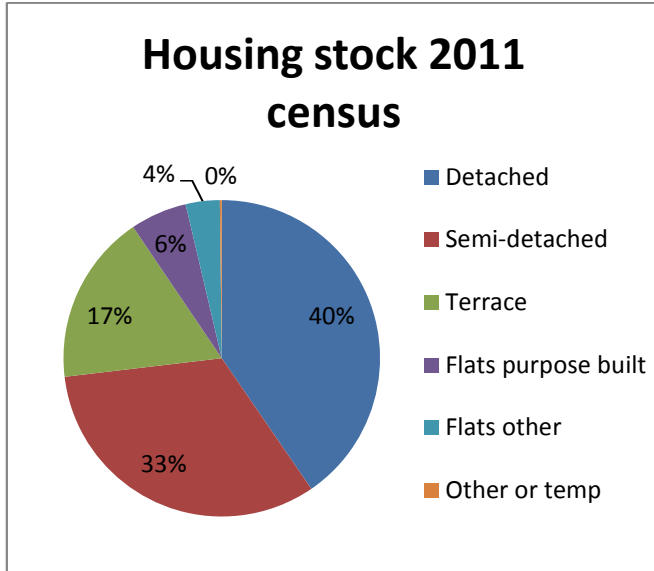


Chart 1	2011 census
Detached	650
Semi-detached	526
Terrace	280
Flats purpose built	93
Flats other	56
Other or temp	3
Total	1608

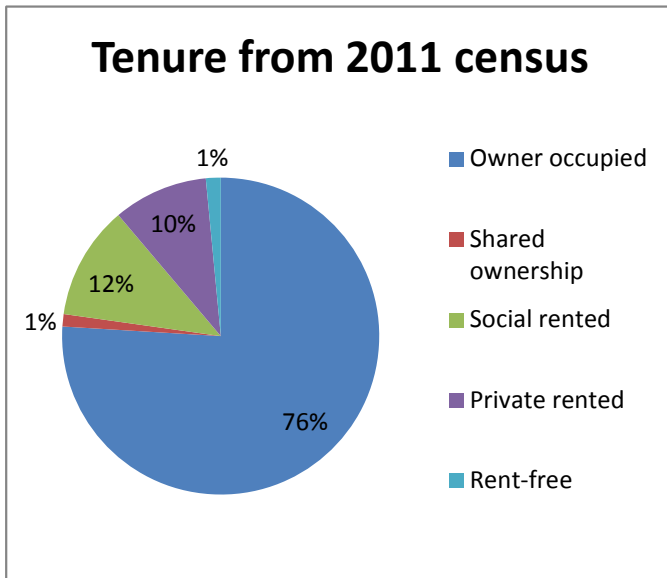
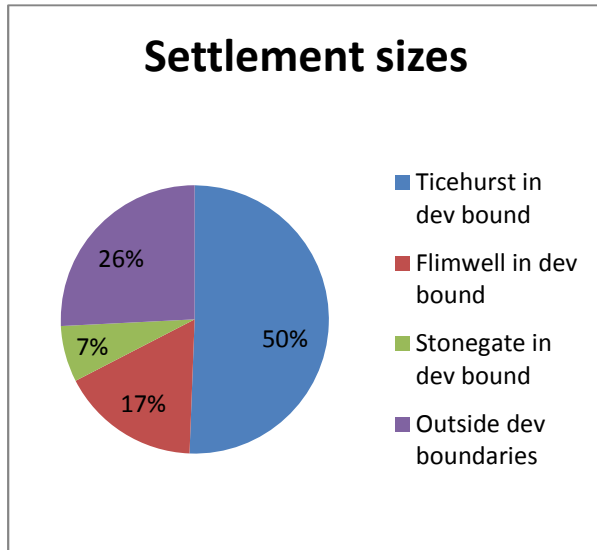


Chart 2	2011 census	
Owner occupied	1154	
Shared ownership	19	
Social rented	176	
Private rented	147	
Rent-free	23	1519
Temporary accommodation	19	
Unoccupied	70	1608

The pie chart does not include temporary or unoccupied properties



Houses within development boundaries (figures from Rother DC). Houses outside derived from 2011 census total.

Chart 3	
Ticehurst in dev't boundary	814
Flimwell in dev't boundary	270
Stonegate in dev't boundary	109
Outside dev't boundaries	1229

Occupancy rating of properties

Occupancy rating provides a measure of whether a household's accommodation is overcrowded or under-occupied and gives an indication of how many households may be living in overcrowded conditions. The occupancy rating of a household is calculated by subtracting the notional number of rooms required from the actual number of rooms.

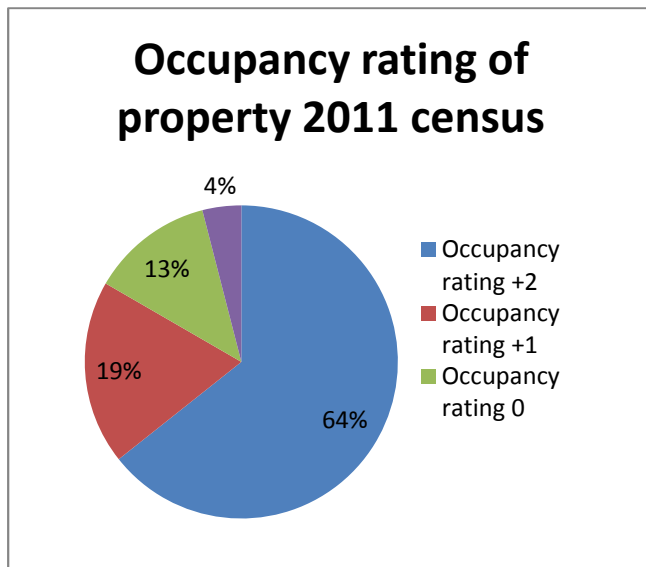


Chart 4	
Occupancy rating +2	977
Occupancy rating +1	289
Occupancy rating 0	192
Occupancy rating -1	61

These results say that 96% of properties in Ticehurst are not overcrowded.

Size of houses - bedrooms

All properties

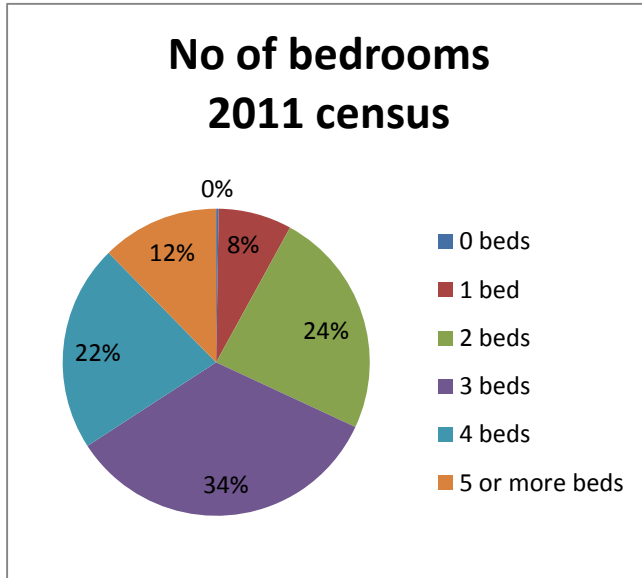


Chart 5	
0 beds	4
1 bed	117
2 beds	364
3 beds	515
4 beds	331
5 or more beds	188

Size of houses (by number of bedrooms) for all properties

Affordable housing

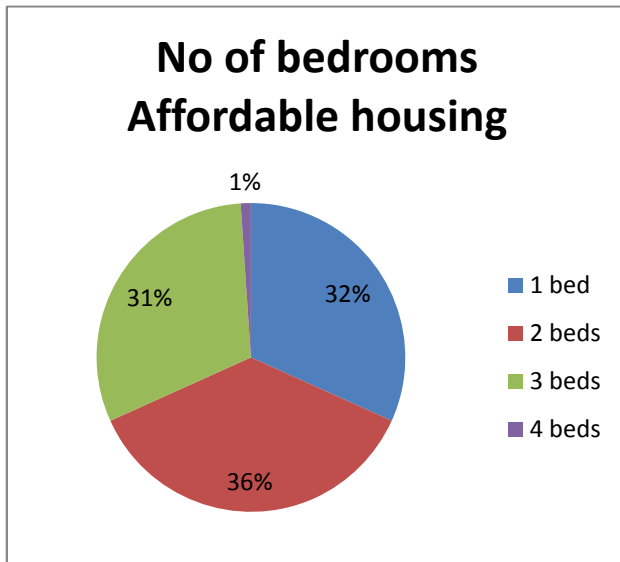


Chart 6	
1 bed	60
2 beds	69
3 beds	58
4 beds	2

Size of houses (by number of bedrooms) for properties managed by Housing Associations

Total Housing Stock by type

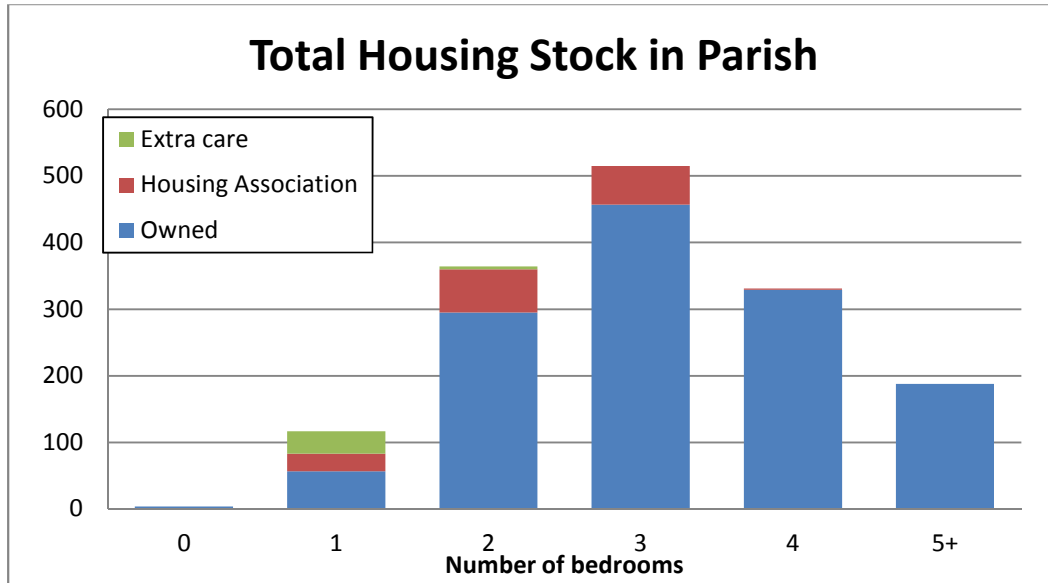
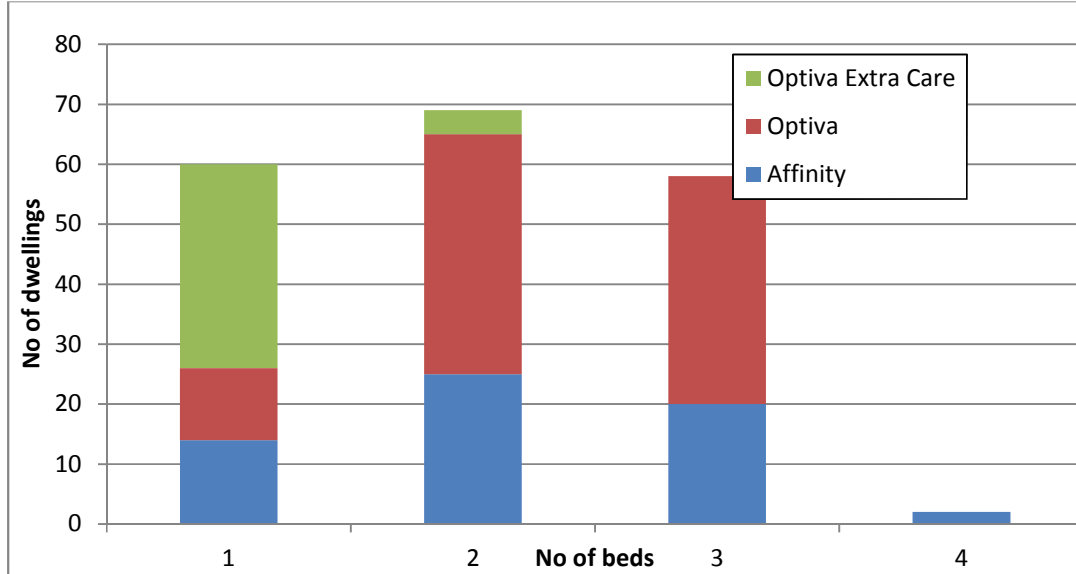


Chart 7					
Beds	Owned	Housing Association	Extra care	Total	
0	4	0		4	
1	57	26	34	117	8%
2	295	65	4	364	24%
3	457	58		515	34%
4	329	2		331	22%
5+	188	0		188	12%
	1330	151	38	1519	

Housing Association Stock

There are two Housing Associations managing properties in Ticehurst Parish – Affinity and Optiva (which used to be Amicus). Optiva manage Newington Court which is extra care apartments for the elderly or disabled.



Discounting the extra care apartments, there is a predominance of 2- and 3-bed properties, with very few 4-bed houses.

Beds	Affinity	Optiva	Optiva Extra Care	Total
1	14	12	34	60
2	25	40	4	69
3	20	38	0	58
4	2	0	0	2
Total	61	90	38	189

Ticehurst NP survey - what was wanted

The 2017 Ticehurst Survey asked about the type of affordable housing wanted by residents of the Parish. The results show that half wanted to rent and half wanted either part-owned or low-cost starter homes. 3-bed houses were in most demand, but 2-bed houses were also popular. There was also a demand for 4-bed houses.

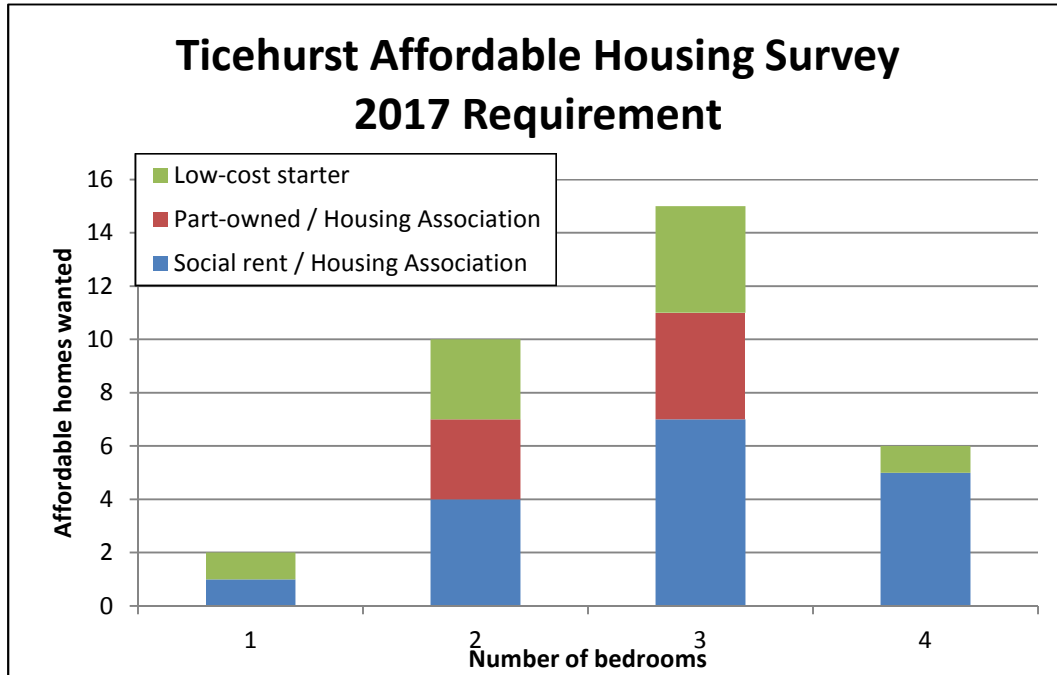


Chart 9					
Ticehurst NP survey		Social rent / Housing Association	Part-owned / Housing Association	Low-cost starter	
What was wanted	Beds				Total
	1	1	0	1	2
	2	4	3	3	10
	3	7	4	4	15
	4	5	0	1	6
	Total	17	7	9	33

Rother Strategic Housing Research Project Jan 2018

This project assessed the needs for both market and affordable housing in Rother. The chart below shows the housing mix of objectively assessed need (OAN) for both in Rother. The percentages for one- and two-bed dwellings are probably influenced by the requirements for Bexhill, which has a high percentage of older people without families.

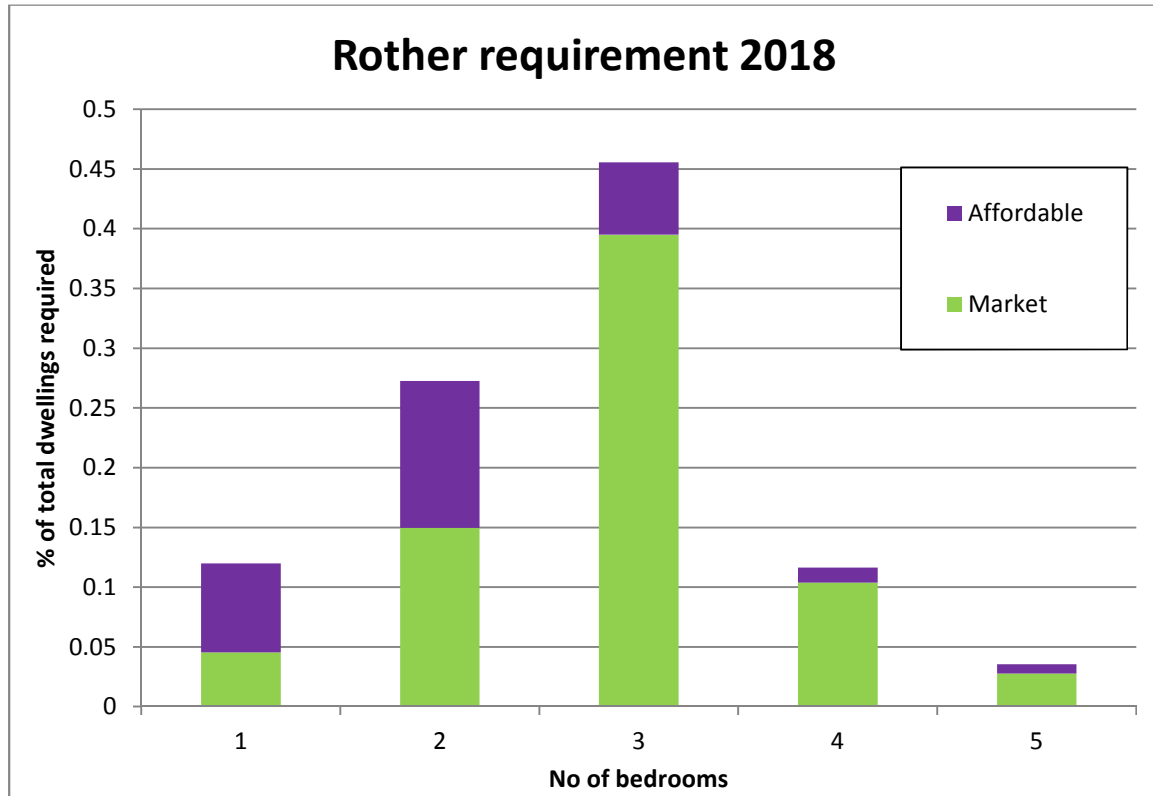


Chart 10	Market	Affordable	Total	Market	Affordable	Total
1 bedroom	220	361	582	5%	7%	12%
2 bedrooms	725	595	1320	15%	12%	27%
3 bedrooms	1,914	293	2,208	40%	6%	46%
4 bedrooms	503	61	564	10%	1%	12%
5+ bedrooms	134	38	172	3%	1%	4%
TOTAL	3,496	1,349	4,845	72%	28%	100%

Page 115 Figure 118: Housing mix of objectively assessed need (OAN) for market and affordable housing in Rother (Source: ORS Housing Model. Note: Figures may not sum exactly due to arithmetic rounding)

Comparison of Rother and Ticehurst

The next chart compares figures for the whole of Rother to Ticehurst Parish in the 2011 census, and shows that Ticehurst had fewer one- and two-bed properties.

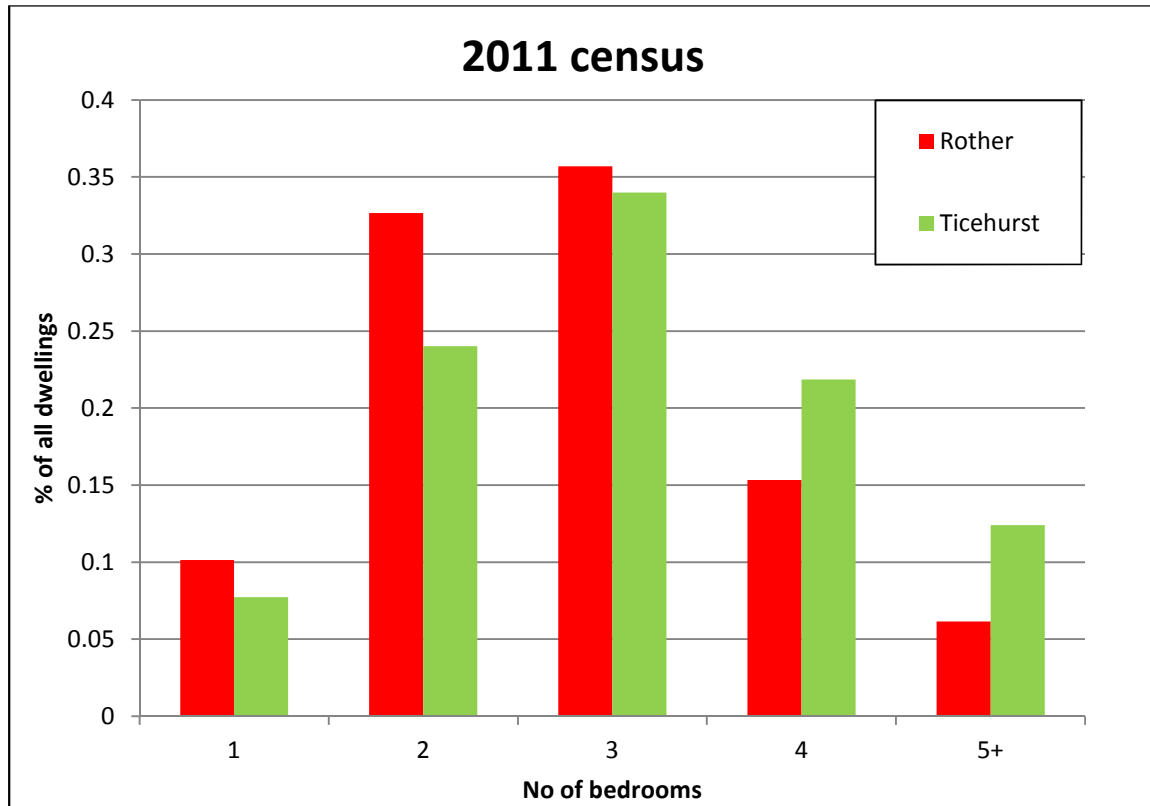
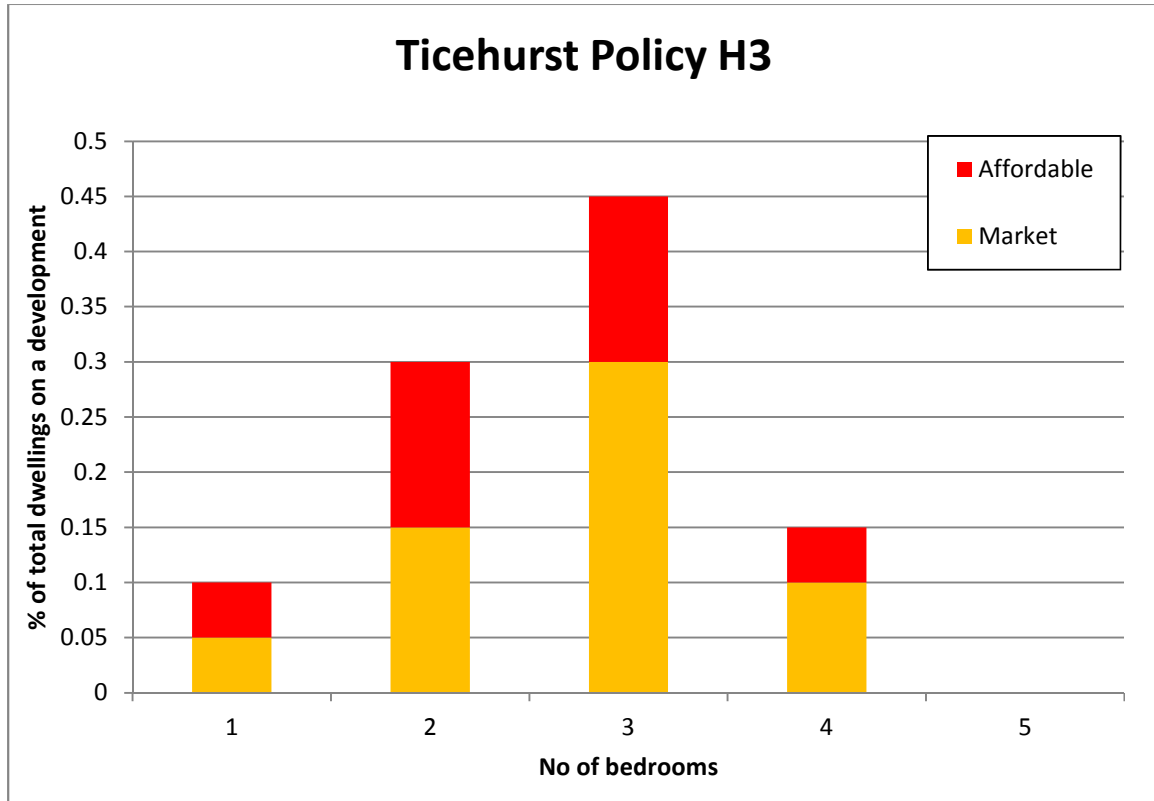


Chart 11	Rother	Ticehurst	Rother	Ticehurst
1 bedroom	4137	117	10%	8%
2 bedrooms	13315	364	33%	24%
3 bedrooms	14554	515	36%	34%
4 bedrooms	6257	331	15%	22%
5+ bedrooms	2512	188	6%	12%
TOTAL	40775	1515	100%	100%

Ticehurst Policy H3

As a result, the suggested policy H3 (Mix of Housing Sizes and Tenures) for the TNP differs from the Rother policy LHN1 ((Achieving Mixed and Balanced Communities). The TNP policy has 40% of all houses (affordable and market) being one- or two-bed, whereas the Rother policy has 30%.



No of bedrooms	Market	Affordable	% of housing
1	5%	5%	10%
2	15%	15%	30%
3	30%	15%	45%
4	10%	5%	15%
5	0%	0%	0%
TOTAL	60%	40%	100%

This also ties in with the Ticehurst Survey (see Chart 9).

As of August 2018, one development is being built in Ticehurst (Corner Farm, Flimwell) and two have outline planning permission (Banky Field and Hillbury Field, both in Ticehurst Village), amounting to 95 houses. The current plans for these sites provide a total of 65% affordable housing (more than the 28% in the Rother study requirement), as Banky Field has been bought by the Optivo Housing Association and is planned for 100% affordable housing.

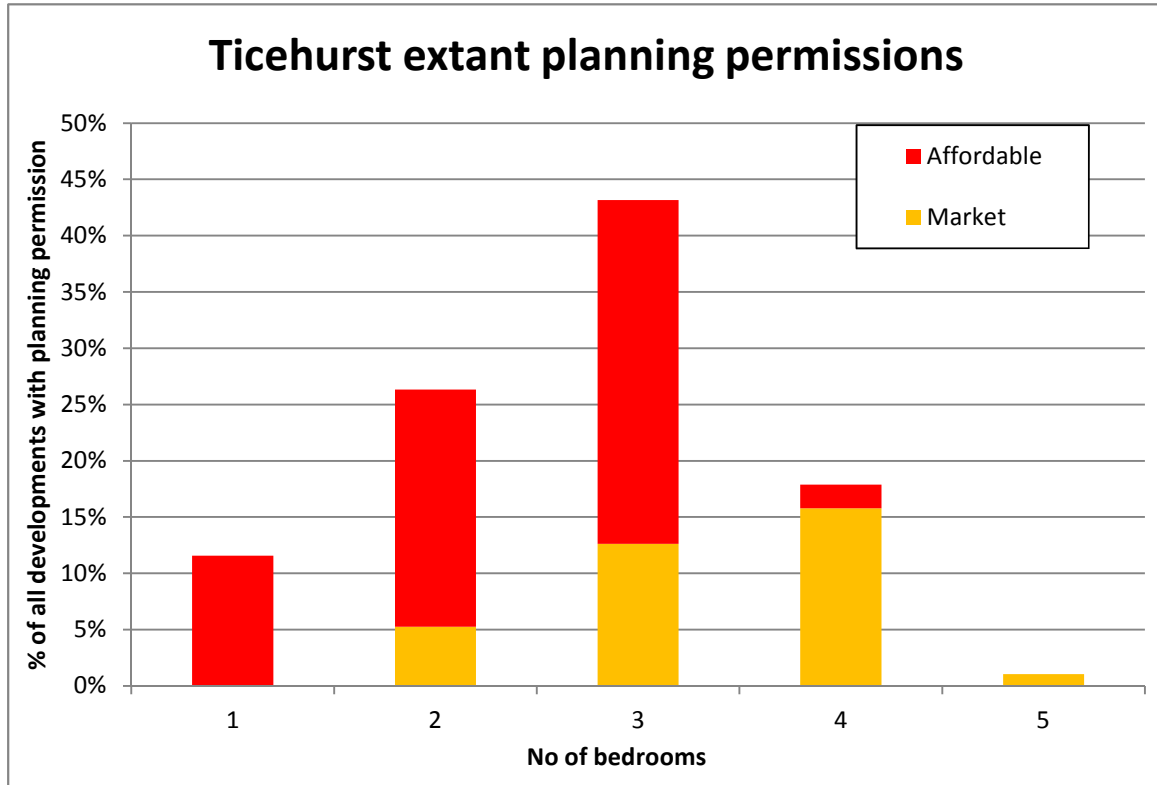


Chart 13				
No of bedrooms	Hillbury Field	Banky Field	Corner Farm	Total
1	2	5	4	11
2	11	10	4	25
3	13	23	8	44
4	4	2	8	14
5	0	0	1	1
TOTAL	30	40	25	95

Chart 13	Ticehurst extant PPs	
	Market	Affordable
1	0	12%
2	5%	21%
3	13%	31%
4	16%	2%
5	1%	0%
TOTAL	35%	65%

In summary, the chart below compares three sets of figures – Ticehurst planning permissions, Rother requirement from their Strategic Housing Research Project, and the TNP proposal.

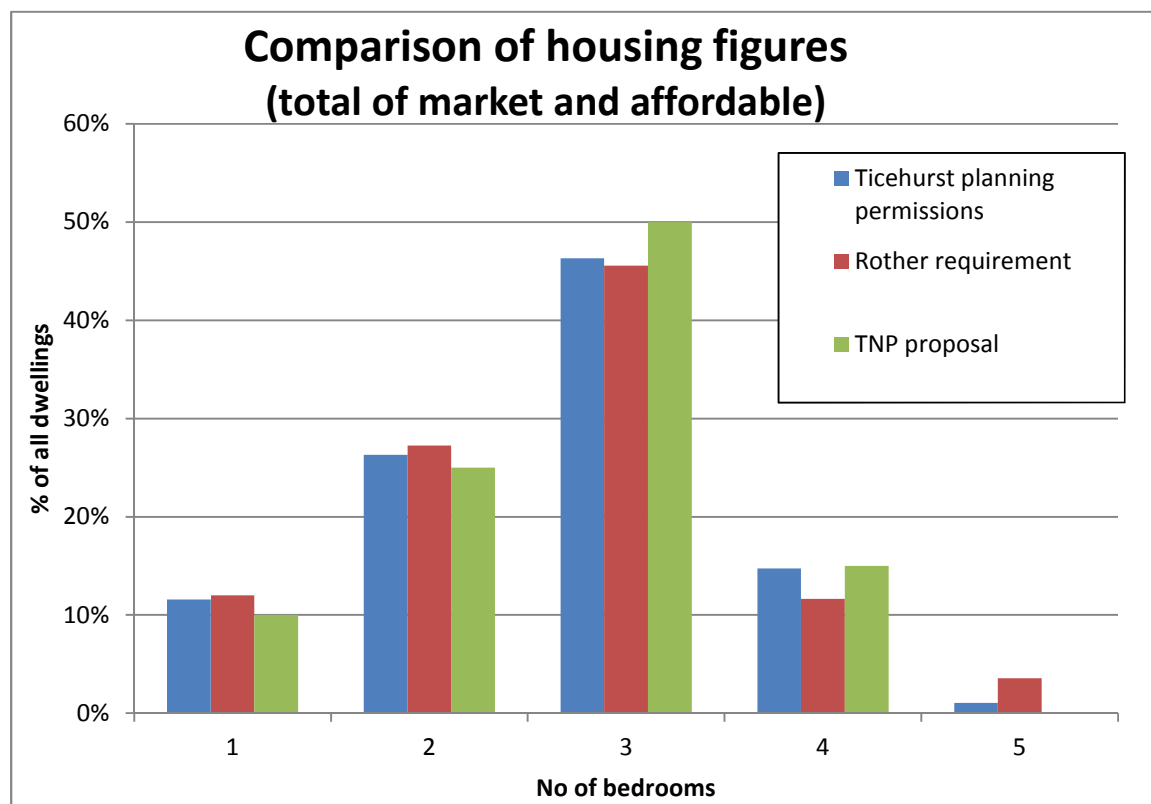


Chart 14

No of bedrooms	Ticehurst planning permissions	Rother requirement	TNP proposal
1	12%	12%	10%
2	26%	27%	30%
3	46%	46%	45%
4	15%	12%	15%
5	1%	4%	0%
	100%	100%	100%

Finally, the Rother Housing List shows the requirements of people on the Housing Register, which have remained stable over the last year.

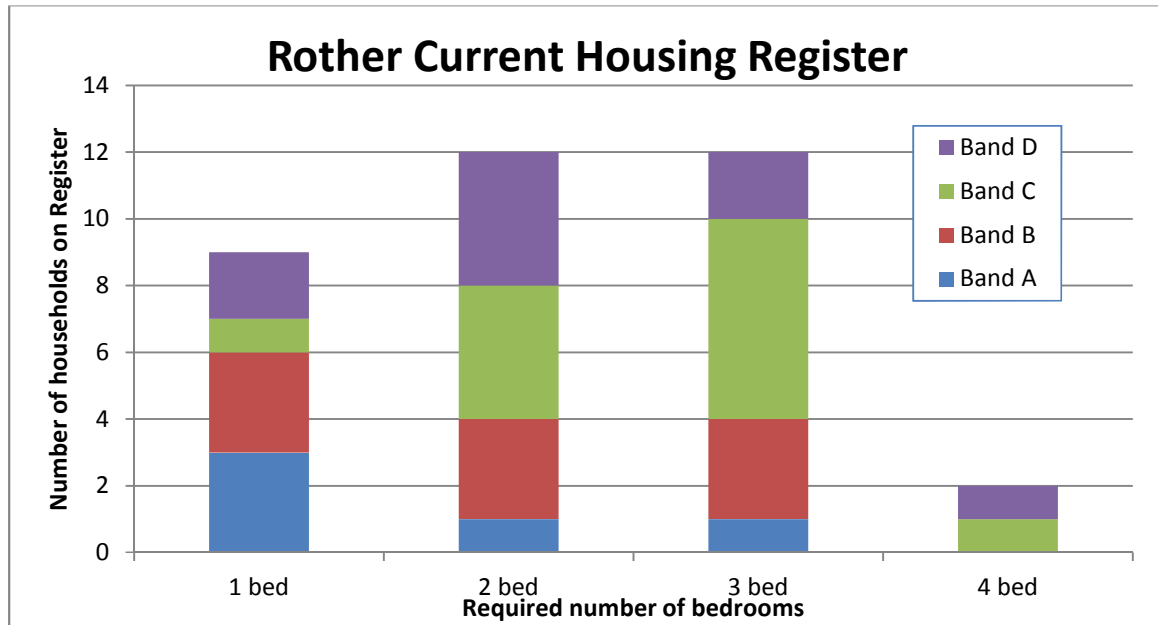


Chart 15 - Rother current housing register (August 2018)

Allocation Band;	1 bed	2 bed	3 bed	4 bed	TOTAL
Band A	3	1	1	0	5
Band B	3	3	3	0	9
Band C	1	4	6	1	12
Band D	2	4	2	1	9
TOTAL cased on Housing Register for TICEHURST* only	9	12	12	2	35

Rother housing register (August 2017)

Allocation Band;	1 bed	2 bed	3 bed	4 bed	TOTAL
Band A	4	2	0	0	6
Band B	4	2	2	0	8
Band C	1	2	4	1	8
Band D	4	5	1	1	11
TOTAL cased on Housing Register for TICEHURST* only	13	11	7	2	33