

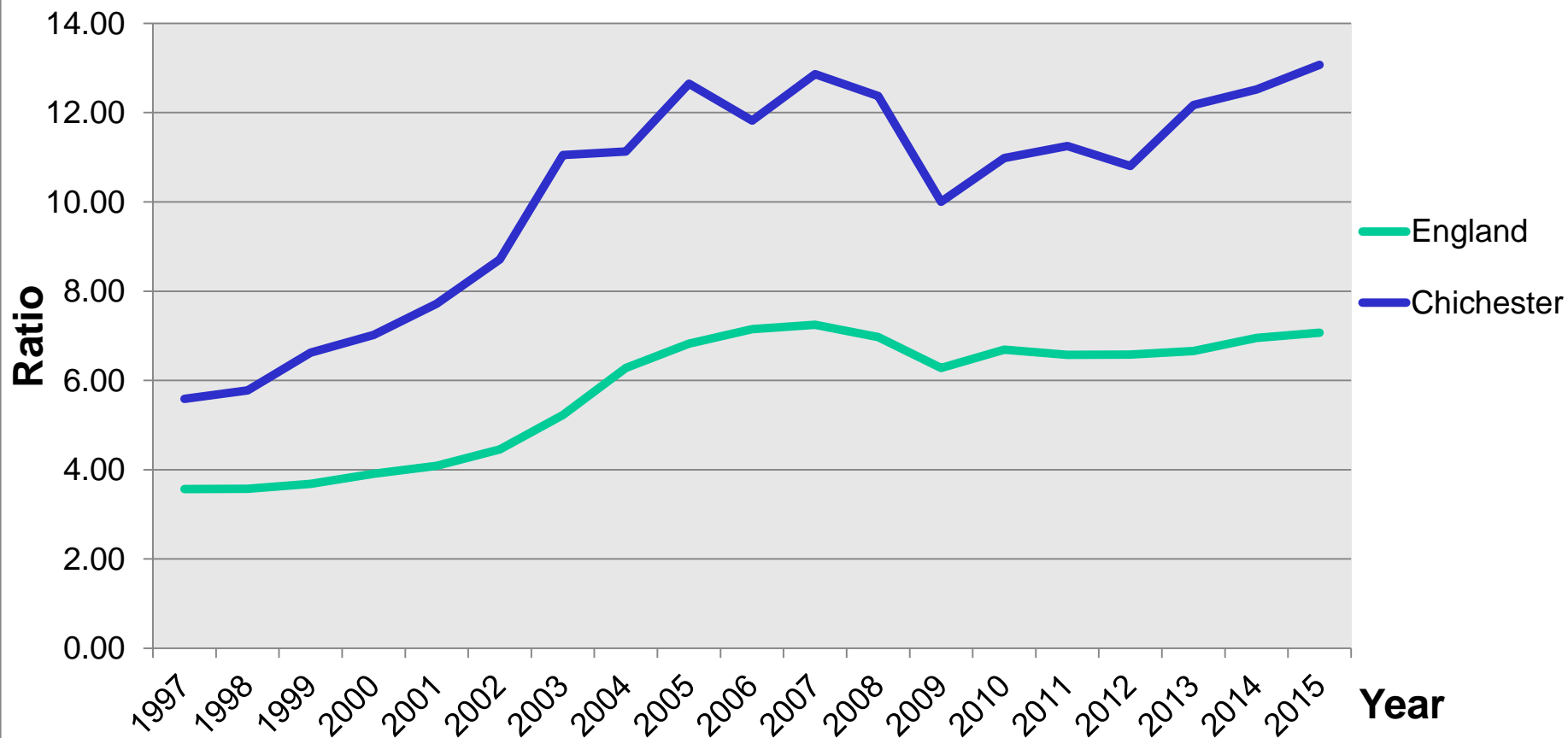
Meeting the Housing Aspirations of our Children



Affordability



Ratio of lower quartile earnings to lower quartile house prices



Affordability comparisons



2 bedroom lower quartile house with a full market value of £260,000

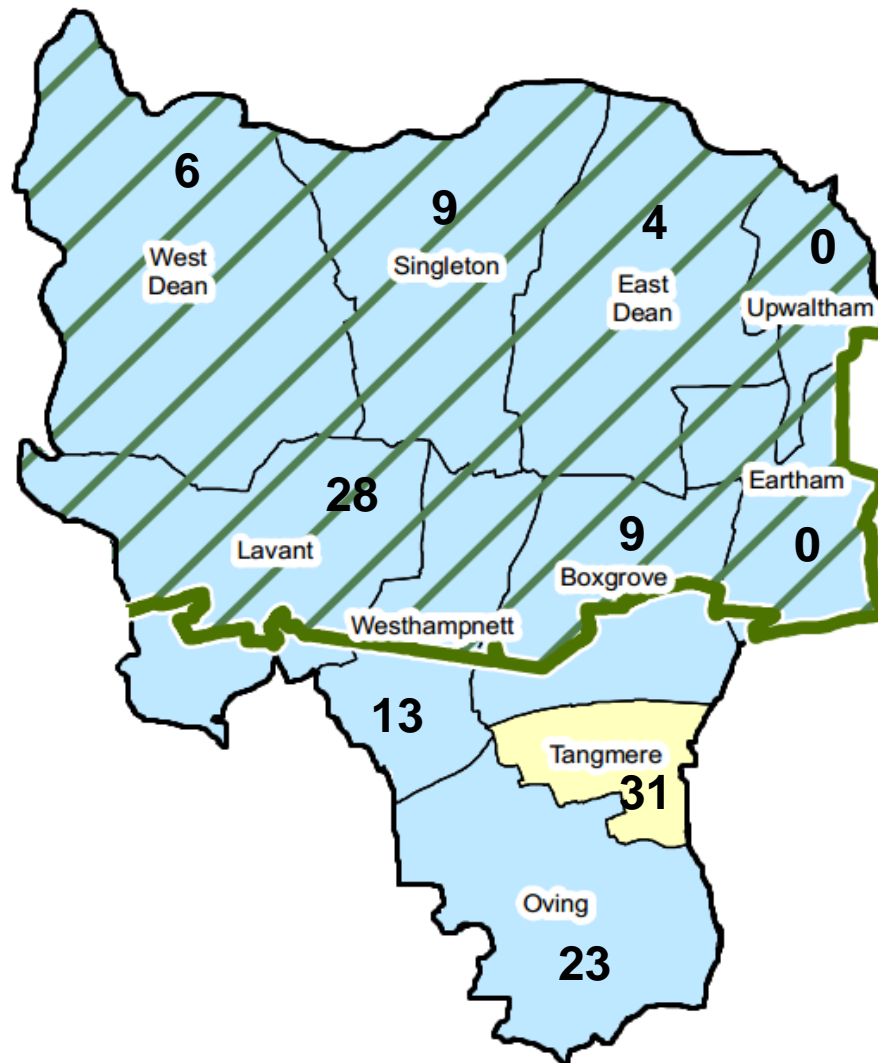
Tenure Type	Required joint income	5% deposit and additional purchasing costs	Total monthly repayments
Open Market Ownership	£54,889	£18,000	£1,318
Starter Homes (80%)	£46,222	£14,066	£1,054
Shared Ownership (40%)	£23,111	£7,200	£885
Shared Equity (60%)	£34,667	£10,420	£791
Market Rent	-	-	£850
Affordable Rent	Max £34,944	-	£680
Social Rent	-	-	£510



Average salary of a Chichester resident £25,739
Average salary of a Chichester employee £22,865

Affordable rented housing needs

Lavant Valley



Census overall housing stock

Lavant Valley



- Average of 58% of the housing stock are 3+ bedroom properties.
- Average of 58% is owner occupied
- Average of 16% is private rented accommodation
- Average of 21% is affordable rented accommodation

Existing Affordable Housing Stock – Lavant Valley



- 723 affordable rented, 61% are located in Tangmere and Lavant
- Highest need - 1 & 2 bedroom properties - highest turnover.
- Very low turnover of 3 & 4 bedroom properties
- 342 lost to the 'Right to Buy' since 1980



Housing in the pipeline

Lavant Valley



Site Name	S/O	A/R
Gribble Lane, Oving	0	11
Gain Store, Tangmere	19	45
E of Meadow way, Tangmere	6	17

Anticipated Strategic Site Mixes

Site Name	Total	Starter Homes	S/O	A/R
Shopwhyke	585	117	29	29
Westhampnett	500	100	25	25
Tangmere	1000	200	50	50



Plot 15 - Front



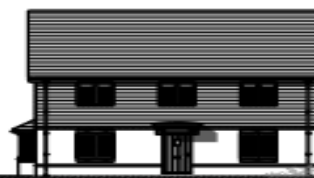
Plot 16 - Side



Plot 16 - Side



Plot 15 - Rear



Plot 16 - Front



Plot 15 - Side

Government Priorities



- New homes and homeownership
- Starter homes for first time buyers (under 40 year olds)
- Double the number of custom and self-built homes
- Extend the Right to Buy to housing association tenants
- Help to Buy ISA for first time buyers



Housing and Planning
Act 2016

Other Local Issues

- House prices continue to rise, build costs also rising
- Affordable rents are set at 80% of market rents
- High demand for intermediate housing & private rent
- Increasingly difficult to develop small rural sites
- Housing Associations becoming more remote
- Aging Population and care needs
- Lack of small to medium sized builders & skills shortage



What does the future have in store?

Starter homes and intermediate housing will be delivered by developers on market sites.

But:

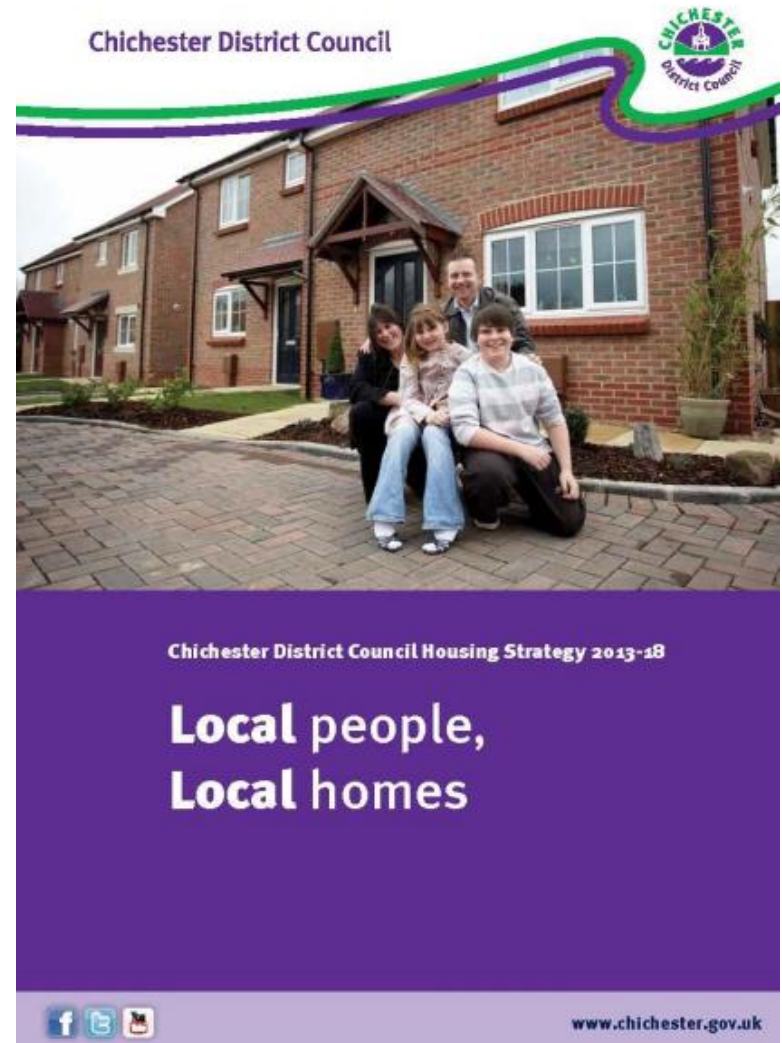
- Will they be affordable to local people?
- Significantly less new affordable rented housing especially larger family homes and small rural schemes.
- Less local control over the allocation of new lets and existing stock



CDC's Housing Strategy Review



- Promote and increase opportunities for first time buyers to access the housing market
- Provide a range of options for delivering housing to meet the needs of local people and in particular those unable to purchase.
- Provide advice and support to communities on community led housing options
- Grant & loan funding to support small local schemes



First time Buyers



- Help to Buy ISA
- Help to Buy Equity Loan
- Help to Buy Mortgage
- Help to Buy shared ownership
- Starter homes



www.helptobuy.gov.uk

www.chichester.gov.uk/housingtobuy

Community led housing options



- Affordable Housing Working Group working with a registered provider
- Community Land Trust
- Self-build
- Co-ownership housing



What is a Community Land Trust?



- Local ownership, control and accountability of affordable housing in perpetuity
- Investment directly in local communities.
- A more personal, responsive service for local people.
- Locally agreed rents and nominations arrangements.
- Securing properties for local people (not lost to the market)
- Local consultants, contractors and labour could boost the local economy.
- Eco-friendly development as determined locally



How Can CDC Help ?



- Advice and support on housing delivery options and how to set up a CLT.
- Help with site identification, liaising with planning authority and community consultation
- Provision of and identification of grant and capital funding











Any Questions ?

Contacts



Linda Grange Housing Delivery Manager

tel.01243 534787

lgrange@chichester.gov.uk

Holly Nicol, Rural Housing Enabler

tel.01243 534699

hnicol@chichester.gov.uk

Councillor Susan Taylor, Cabinet

Portfolio Holder for Housing & Planning

tel. 01243 514034

sttaylor@chichester.gov.uk