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Arreton Parish Housing Needs Survey 2025

Prepared for Arreton Parish Council

By Community Action Isle of Wight

The Riverside Centre, The Quay, Newport, PO30 2QR



**Community
Action
Isle of Wight**
at the Riverside

February 2025

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1 Executive Summary

A Housing Needs Survey was carried out between 16th August and 19th September 2024. Letters inviting residents to partake in the survey were sent to all households within the Parish. Those with a close connection other than residence to the Parish (i.e. close family, past residence, employment) were also invited to take part.

Arreton Parish has a higher than average population of residents aged 60 or over at 41.52% compared to 36.71% for the Island as a whole and 24.36% for England and Wales. More than half of households in the Parish have 2 or more spare bedrooms, which is far above the averages for the Island as a whole and for England & Wales. However, there was only one respondent who identified that they would like to down-size.

The number of respondents has decreased since the last survey, however, given that numbers on the school roll have dropped and the Census shows an increase of older aged people, it seems likely that working aged families have moved to different, more affordable areas of the Island.

Availability of property generally is an issue in the Parish, especially when looking for smaller / affordable properties.

1.1 Key Findings

1.1.1 Housing Need

Housing need is a particularly complex issue that local authorities across the country are facing. One reason being that there is a significant shortfall in the provision of housing compared with the level of need.

Nationally, local people are not able to find a home within their communities that is suitable for their needs and that they can afford.

There are several contributing factors to this including:

- Increases in rural house prices
- Lack of available affordable homes
- Lack of specialist housing
- Availability of finance for developers and prospective homeowners
- Availability of sufficient land for new homes
- Local opposition for new homes

This survey identified a clear need for affordable housing across a range of tenures as did the previous survey in 2014.

Two developments on the same site in the Parish, the larger being 89 properties, were granted planning permission in 2014. This would have almost provided the need identified in the 2014 survey, with the exception of 1-bed and accessible properties, and a single 3-bed affordable rented property. Unfortunately, none of these 89 properties have been built.

The housing need identified from this survey is:

Bedrooms	1	2	3	4+	TOTAL
Market Housing	0	2	0	1	3
Rent – Private	0	1	1	0	2
Rent – Housing Association	0	3	1	0	4
Shared Ownership (Part Rent, Part Buy)	1	1	1	0	3
Market Housing (Adapted)	0	1	0	0	1
Rent – Private (Adapted)	0	1	0	0	1
Rent – Housing Association (Adapted)	1	0	0	0	1
TOTAL	2	9	3	1	15

As well as the expected need for families for affordable properties both to rent and to buy, there was also a clear need for:

1.1.1.1 Accessible/adapted properties

Census data shows that 32.86% of households in Arreton Parish contain someone who has a disability. The survey identified that at least 5 properties were needed for those who needed accessible or adapted properties. Therefore, the need for this kind of property is not likely to decrease, but potentially increase as the population ages.

1.1.1.2 One bed Starter homes

There were 3 responses from single people looking to move out of the homes that they share with friends/family who all worked in the Parish or an adjoining Parish.

1.1.2 Affordability

The key issue identified when analysing the data was affordability. Those who would like to purchase with a mortgage were highly unlikely to be able to afford this on their current salaries, even with a reasonable deposit of £20,000.

Other affordable options are extremely limited. No affordable properties have been built since the last survey and there are very few remaining social rented properties.

1.2 Structure of the report

This report consists of three main parts:

Section 2 provides a background to the survey and information about the Parish.

Section 3 provides data from the surveys examining the households that have declared that they have need for new housing within the parish. Of the households that have declared a need.

Section 4 contains relevant secondary data referring to the current households in the parish in order to provide a description of the existing housing and affordability.

The report is concluded in Section 5.

2 Background Information

2.1 What is a Housing Needs Survey?

Housing Needs Surveys provide an objective, evidenced overview of the scale and nature of the full range of housing need in a locality, usually a village or parish. Information is gathered using a range of survey techniques on the attributes of households seeking accommodation whose requirements are not being met by the current housing stock. This may be a consequence of the housing not being available or the respondent not having the income to buy or rent a home that meets their needs.

Surveys provide a robust evidence base of an assessment of the scale of need and an understanding of its characteristics in terms of housing tenures, house sizes and types, affordability, household characteristics and bespoke adaptive requirements. They can also feed into their Local Plan/Neighbourhood plan.

Housing Needs Surveys are only a snapshot and will become out of date as individuals' housing circumstances change. The rule of thumb is that the results have a shelf life of between three and five years. Arreton Parish Council last carried out a Housing Needs Survey in 2014.

Housing Needs Surveys are a key aspect of bringing rural affordable housing forwards, as a proven need is required to allow schemes to progress. A Housing Needs Survey does not mean a scheme will automatically be built. It does mean both the commissioner of the survey and the community (where these are not the same) should be in possession of a robust piece of evidence that sets out in clear terms the scale and nature of the housing need in the area surveyed. On this basis, an informed discussion can proceed with those responsible for delivering affordable housing, principally those within the community, Registered Providers of Social Housing and Local Authority housing and planning staff.

Rural affordable housing is an important aspect of rural life as it allows younger people to remain in the villages they grew up in, allows those on low incomes to gain access to housing without having to leave the area, allows people to live closer to their support network, and enables communities to remain diverse and inclusive of all ages and backgrounds.

2.2 The Parish

The Parish includes the predominantly linear villages of Arreton in the east, Merstone in the centre and Blackwater on the western edge of the Parish¹. The north of the Parish is dominated by Arreton and St George's Downs, which are designated as a National Landscape (formerly Area of Outstanding Natural Beauty). This makes up approximately one quarter of the Parish's total area. In the south, the land is much flatter, crossed by the eastern Yar and Medina Rivers. Amongst all of this, the entire Parish is dominated by farmland, with

¹ A map of the Parish boundaries: <https://www.ordnancesurvey.co.uk/election-maps/gb/?x=452538&y=85605&z=6&bnd1=cpc&bnd2=&labels=off>

various largely-rural businesses scattered throughout the villages and countryside. Of note are the large number of glasshouses in the south-east and the quarries in the west and north.

The Parish is bounded by the parishes of Newport & Carisbrooke to the north-west, Havenstreet & Asheby to the north-east, Newchurch to the east, Godshill to the south, Rookley to the south-west and Chillerton & Gatcombe to the west.

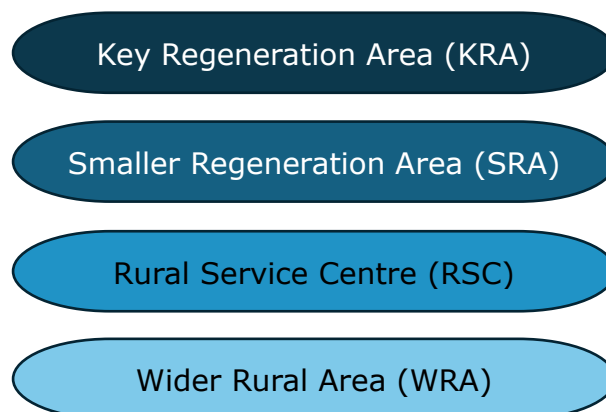
The Parish is popular with retirees; 41.52% of residents are 60 or over, compared to 36.71% for the Island as a whole and 24.36% for England and Wales.

The Parish is split into three "Output Areas" (the smallest geographical division for Census purposes)². Output Area E00087353 is near the centre of the Parish, with a shape reminiscent of the Manx Flag, and covers the south-east of Arreton village and the north-east of Merstone. E00087354 covers the north-west of Arreton village, Blackwater, and much of the rural north and west of the Parish. E00087355 covers the south-west of Merstone and the rural south and east of the Parish, including Hale Common.

The Isle of Wight is classified as a 'Mainly Rural' area in accordance with the Rural-Urban Classification for Census Output Areas in England³. The same classification applies to each Output Area individually, with the central one in the Parish being classed as 'Rural Village' and the other two as 'Rural Hamlets and Isolated Dwellings'.

2.2.1 Rural Service Centre

The Isle of Wight Council classifies the entire Island into one of four categories, based on services and amenities available in that area. The hierarchy of settlements is:



² A map of Output Areas (as well as Middle-Layer and Lower-Layer Super Output Areas) is here: <https://geoportal.statistics.gov.uk/maps/f690a3b063774521a05cc2a3480cb9d6/explore?location=50.674239%2C-1.250918%2C12.20>

³ https://assets.publishing.service.gov.uk/media/5a81ae00e5274a2e8ab5547c/Defining_rural_areas_Mar_2017.pdf

Section 5 of the Island Plan⁴ provides the Isle of Wight Council's Spatial Strategy. It states the expectation that there will be more development in the KRAs, to enable the majority of housing and employment development in locations which minimise the need to travel. Development outside of the KRAs and SRAs should be focussed within or immediately adjacent to the RSCs. This should contribute to the RSC's future viability. Development within the RSCs or the WRA should meet an identified local need.

Areas higher up the hierarchy tend to support those lower down. For example, a village shop in an RSC will also be used by people in the surrounding WRA, whilst a supermarket in an SRA or KRA will also be used by people in the nearby RSCs and WRA.

The Isle of Wight Council scored settlements outside of the KRAs and SRAs to decide which should be classified as an RSC, based on their facilities. The scoring was originally done in 2008⁵, and was updated in 2022⁶. Based on this, the village of Arreton is classified as an RSC, whilst the rest of the Parish is part of the WRA. RSCs are decided based upon access to local services, as well as proximity to urban centres. Although it is one of the lowest-scoring settlements which was classified as an RSC, Arreton village scores fairly highly compared to other settlements. The scoring mechanism cites its proximity to Newport, medium-sized population, and access to a village shop, post office, primary school, village hall, public house, hourly bus service, other shops/facilities, recreational facilities, organisations/clubs, public open spaces, a church and a mobile library. The village lacks a rail service, recycling facilities and a GP surgery.

However, the village shop has been greatly reduced in scale in recent years, now operating as little more than a Post Office, with no grocery provision. There is no longer a mobile library service. Additionally, the Primary School is threatened with closure.

2.2.2 School

There is one school in the Parish – Arreton St George's Church of England (Aided) Primary School. It has a capacity of 210 pupils aged 4-11, and it had 138 children on the roll in the 2023-2024 academic year.

The situation with the school has changed in recent months, as the local School Place Plan Strategy⁷ named it as one of six primary schools threatened with closure at the end of this school year. On 3 January 2025, the Local Authority issued a Closure Notice with a final consultation open until 3 February 2025.

⁴ <https://www.iow.gov.uk/azservices/documents/1321-Core%20Strategy%20-%20Adopted%20Mar%202012.pdf>

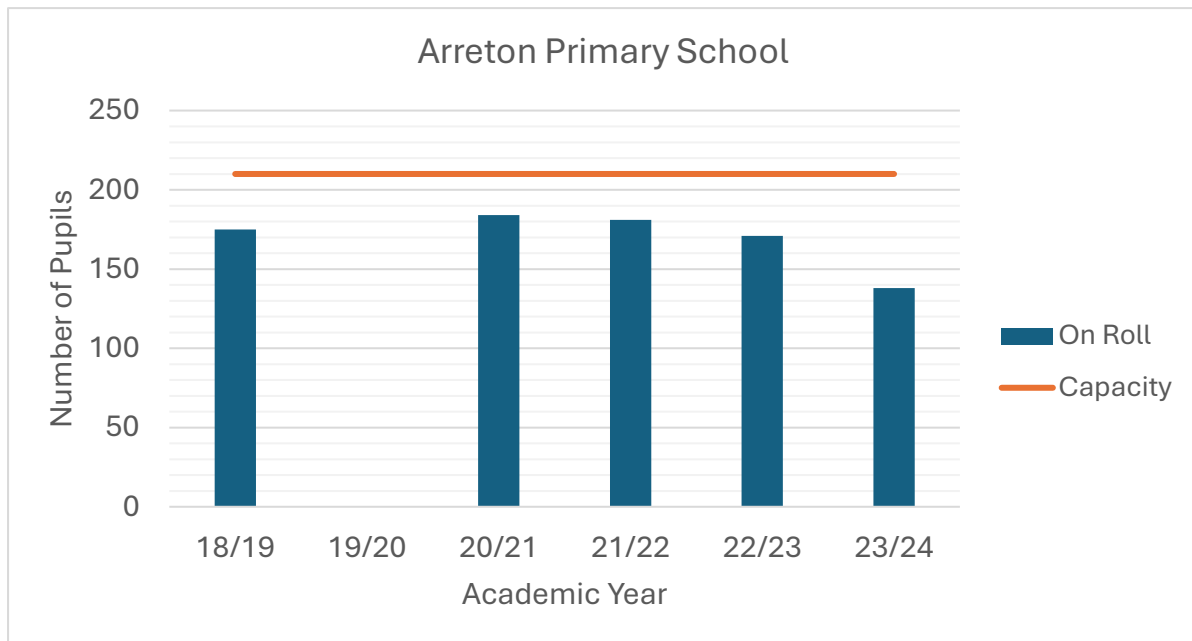
⁵ <https://www.iow.gov.uk/azservices/documents/2782-D18-Rural-Sustainability-Matrix.pdf>

⁶ <https://iwc.iow.gov.uk/documentlibrary/download/ips-evidence-paper-rural-sustainability-matrix-april-2022>

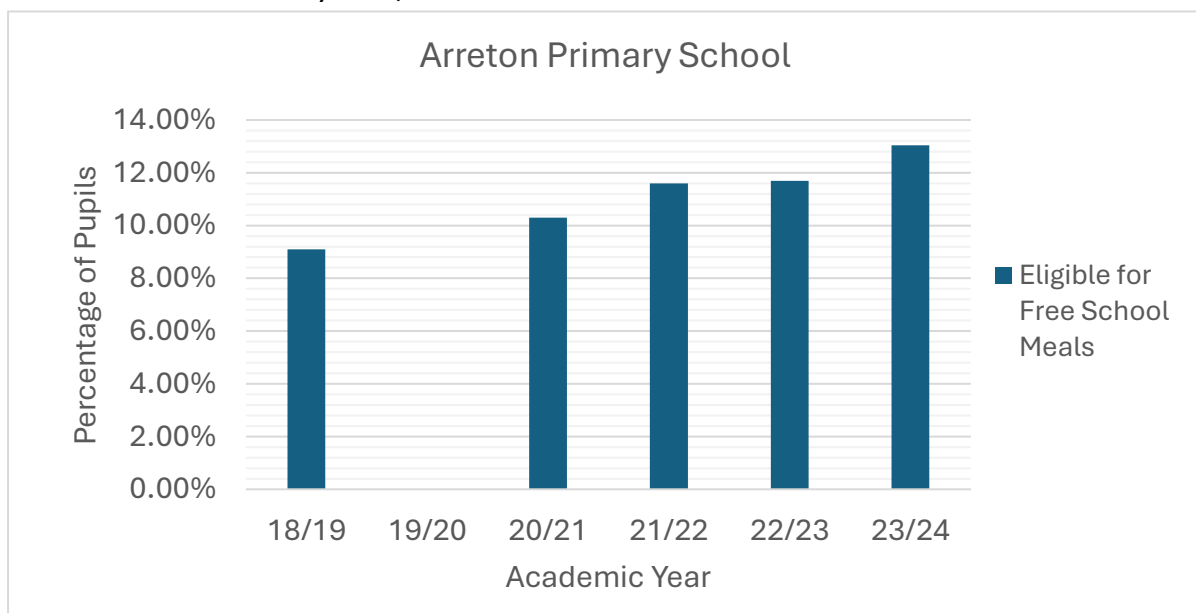
⁷ <https://www.iow.gov.uk/schools-and-education/island-education-plans-and-policies/school-place-planning/>

Local residents tell us that children are being withdrawn from the school and moving them elsewhere, as parents are concerned about the disruption to their children. This concern is also reflected in the Arreton Parish Council response to the consultation:

The School Place Planning Consultation process employed by IWC... has already resulted in a large drop in pupil numbers with parents reacting to the news by moving their children to other schools to avoid having to split families between different schools.



13.0% of pupils are eligible for free school meals⁸. This number has gradually increased in recent years, as shown below.



There are no secondary schools in the parish, or within walking distance.

⁸ Eligibility criteria can be found here: <https://www.gov.uk/apply-free-school-meals>

2.2.3 Areas of Environmental/Historical Interest

There are different types of areas of environmental interest within/bordering Arreton Parish. These consist of areas with different status under law which therefore means that development in these areas is subject to those laws. The areas in the Parish comprise the following types:

Type	Legal status	Relevant Legislation
National Landscape (formerly AONB – Area of Outstanding Natural Beauty)	Statutory	Countryside and Rights of Way Act 2000, Part IV
SSSI – Site of Special Scientific Interest	Statutory	Wildlife and Countryside Act 1981, Part II
Local Nature Reserve	Statutory	National Parks and Access to the Countryside Act 1949, Section 21

The National Landscape covers much of St George’s and Arreton Downs in the north of the parish. The SSSI is also on Arreton Down. The Local Nature Reserve at the old Shide Chalk Pit is primarily in the adjacent parish of Newport and Carisbrooke, but just edges into the far north-west of Arreton Parish (this is also a SSSI).

There are 3 Scheduled Monuments in the parish: two burial mounds on Arreton Down and the Monastic Grange at Haseley Manor. There is one Grade I Listed Building (St George’s Church in Arreton village), four Grade II* (Standen House, Merston Manor [sic], Arreton Manor and Haseley Manor) and 49 Grade II.⁹

The Parish Council has a Biodiversity Policy¹⁰.

2.2.4 Transport Links

Two of the Island’s five A-roads cross the Parish. The A3020 passes down the western edge, connecting Newport with Shanklin through the village of Blackwater. The A3056 connects Newport with Lake/Sandown, starting at the A3020 at Blackwater Junction, and passing east and then south-east through the village of Arreton.

National Cycle Route 23 passes through the Parish, connecting Newport with Sandown along the old railway line.

The Parish is served by three regular bus routes year-round. There is an extra route in the summer along the Parish’s northern boundary:

- Route 2 goes south from Newport through Blackwater Junction and Merstone and continues on to Godshill, Shanklin, Sandown, Brading and Ryde. This route runs half-hourly in each direction from early morning to early evening, 7 days a week (with a later start on Sundays and Bank Holidays).

⁹ A list of scheduled monuments and listed buildings is here (type Arreton in the Parish box): <https://historicengland.org.uk/listing/the-list/advanced-search/>

¹⁰ <https://www.arreton-pc.gov.uk/documents/biodiversity-policy-2023/>

- Route 3 goes south from Newport through Blackwater itself, and continues on to Rookley, Godshill, Ventnor, Shanklin, Sandown, Brading and Ryde. This route runs half-hourly in each direction from early morning to late evening, 7 days a week, with extra night buses on Fridays and Saturdays.
- Route 8 goes east from Newport, enters the Parish at Downend, passes through Arreton village and Hale Common, and continues on to Winford, Sandown, Bembridge, Seaview and Ryde. This route runs hourly in each direction from early morning to late evening, 7 days a week (less frequently in late evenings).
- The Downs Breezer is an open-top route which runs from Ryde, through Wootton to Downend, along the top of the Downs to Sandown, Bembridge and back to Ryde. This route runs hourly in this direction only (anti-clockwise), from the end of May to the end of September.

The Parish is also served by 4 school buses:

- Route 62 goes from Yarbridge via Sandown, Shanklin, Godshill, Merstone and Blackwater Junction to Newport in the morning, where the Island's SEN schools, much of its secondary education and most of its further education provision is based. The route is reversed in the afternoon.
- Route 63 goes from Ventnor via the Island Free School, Godshill, Rookley, Blackwater and Newport to Medina College in the morning. The route is reversed in the afternoon.
- Route 68 goes from Sandown via Winford, Arreton village, Downend and Newport to the two secondary schools in Carisbrooke – Christ the King College and Carisbrooke College in the morning. The route is reversed in the afternoon, continuing to the edge of Bembridge on request.
- Route 73 goes from Newport via Blackwater, Rookley and Godshill to The Island Free School near Ventnor in the morning. The route is reversed in the afternoon.

There are no railways or any other transport links in the Parish.

2.3 The Survey

2.3.1 Distribution of Leaflets

A leaflet was produced by the Rural Housing Enabler (RHE) Team and distributed to all 404 households in the Parish by the Parish Council. The leaflet is shown at Appendix 1. The leaflet invited those with a need for housing in the Parish to complete the survey. Respondents could either currently live in the Parish, or have a local connection to it. The survey could be completed online by following the link in the leaflet, or by collecting a paper copy from one of three central locations in the Parish or the Riverside Centre in Newport. The hard copy surveys could be returned to marked postboxes at the same 4 locations.

The back of the leaflet was used as an opportunity to advertise the Island's choice-based lettings site, [Island HomeFinder](#), to the Parishioners. It was decided to do this so that any future affordable housing developments would be more accessible to local people.

2.3.2 Time Scale

The leaflets were distributed in the week beginning the 5th of August, 2024. From this date, the online survey was live and the hard copy locations were also set up. The survey was advertised as closing on the 15th of September. The survey period was longer than is normally given, due to the school holidays. The survey was advertised at a community event on the 15th and, to allow for any last-minute submissions, the online survey remained live until the 22nd of September, and the hard copies were collected on the 23rd of September.

2.3.3 Content

The survey is shown at Appendix 2. Its content was decided after talks between the Parish Council's working group and the RHE Team at Community Action Isle of Wight. It was decided to ask questions which purely related to housing **need**, rather than a broader survey of opinions on housing and other issues.

2.3.4 Response Rate

There were 10 online responses and 5 hard copy responses. These 15 responses were from households which contained 31 people. According to the 2021 Census, the Parish has a population of 1,038 people, so the return rate is 2.99% of the population. A typical expected return rate for a survey which is purely of housing **need** is about 2%¹¹.

2.3.5 Analysis of Data

Data were analysed, and this report was written, by the RHE Team at Community Action Isle of Wight. Whilst the return rate is good, the small size of the parish population means that the absolute number of returns was small. Therefore, care had to be taken in writing this report to ensure that no individual household could be identified from their responses. The draft report was taken to the Parish Council in December 2024, and the report was finalised in early 2025.

¹¹ <https://communityfutures.org.uk/wp-content/uploads/2024/05/RHE-Surveys-principles-and-guidance-April2024.pdf>

3 Primary Data Results

3.1 Age

The breakdown of ages of respondents was as follows:

- 0-15** – 6 people over 5 households
- 16-24** – 5 people over 5 households
- 25-44** – 8 people over 6 households
- 45-59** – 5 people over 4 households
- 60-74** – 4 people over 3 households
- 75+** – 1 person over 1 household

Two respondents did not provide their ages.

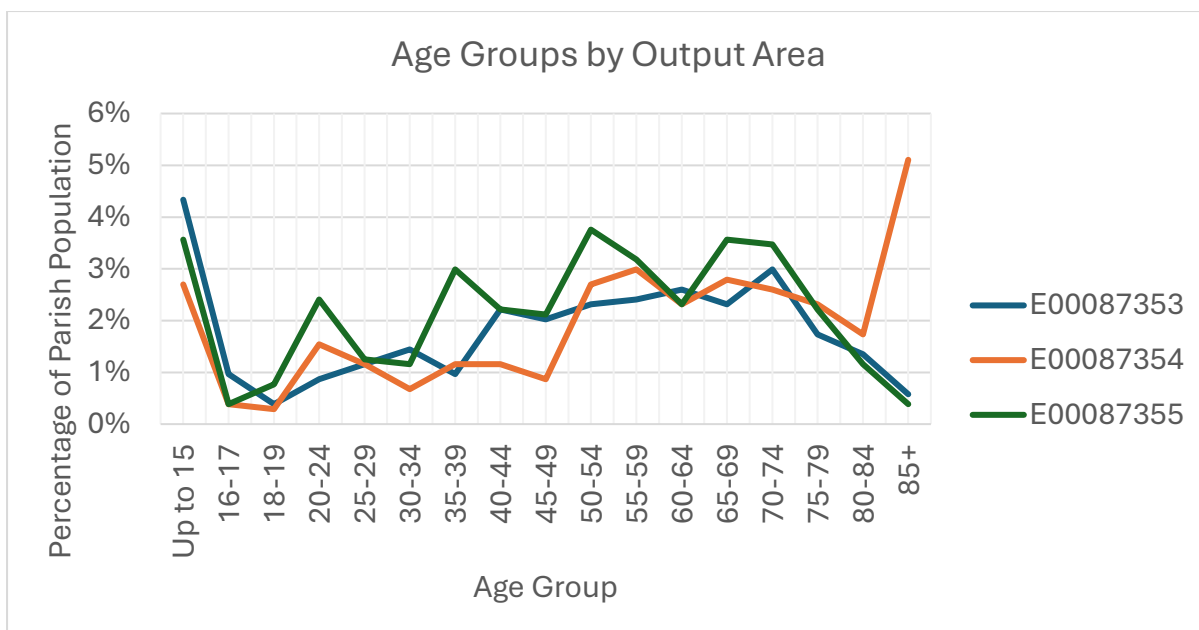
When comparing the age of respondents to the most recent Census data (2021), the following differences in respondents versus the make-up of the population in Arreton Parish were observed:

Age Group	Survey responses	Data from 2021 Census	Percentage of age group represented
0-15	20.69%	10.60%	+ 95.24%
16-24	17.24%	8.00%	+115.62%
25-44	27.59%	17.53%	+ 57.33%
45-59	17.24%	22.35%	- 22.86%
60-74	13.79%	24.95%	- 44.72%
75+	3.45%	16.57%	- 79.19%

There is a general trend that younger people are overrepresented amongst the respondents, whilst older people are underrepresented. This is somewhat expected, since growing families with young children often need to up-size, and young adults often want to leave the family home.

Whilst some older respondents cited needing to down-size due to the difficulty in affording and/or physically maintaining a larger home, many older people generally do not need or wish to down-size. This is reflected in the fact that older people were vastly underrepresented in this survey of Housing Need. See also Section 3.5 on under-occupation.

One particular entity which has a significant impact on the profile of the Parish's population is the 60-bed care home in Blackwater. This brings a significant number of older people to the Parish, as can be seen in the spike at the end of the orange line in the below graph from Census 2021 data. Leaflets were not delivered to the care home, and this further explains the under-representation of older people amongst respondents.



3.1.1 Forecast

The Hampshire and Isle of Wight Public Health Intelligence Team produces forecasts of population changes for different age groups. The table below shows their forecast for the Parish.

Age Group	2023 Actual Population	2028 Forecast Population	Percentage Change
4-11	55	56	+1.82%
0-17	130	123	-5.38%
18-64	479	486	+1.46%
65+	295	298	+1.02%
Total	904	907	+0.33%

Although the total number of children in the Parish is forecast to decrease somewhat, the number of Primary School-aged children is set to increase slightly. It remains to be seen how speculation around the school's potential closure affects these statistics.

There are also modest increases expected in the working age, retired and total populations.

3.2 Types of Housing

Respondents lived in the following types of properties:

Household Type	Results	% of Overall
Bungalow	2	13.33%
House	11	73.33%
Caravan/Mobile/Temporary Structure	0	0.00%
Room in Shared House	0	0.00%
Flat/Maisonette	2	13.33%
Other	0	0.00%

Census data shows that 5.67% of households in the Parish lived in caravans or other mobile or temporary structures (i.e. 24). Notably, this number is larger than the number of households in a terraced house (21). The caravan statistics are much higher than the averages for both the Island as a whole (0.69%) and for England and Wales (0.42%). In particular, Output Area E00087355 (which covers the south and east of the Parish) has more than 1 in 8 households in such accommodation (12.88%).

These households are often associated with agricultural workers, and it is likely that there are more which were not disclosed in the Census. No-one who lived in this type of accommodation responded to the survey. Leaflets were not delivered to any caravans or mobile homes, and this possibly masks a hidden housing issue – more so if people are afraid to declare their status.

There are no sites in Arreton Parish licensed for permanent residential mobile homes/caravans. However, it is acknowledged at a Parish and Island-wide level that there are a considerable number of people living in caravans and holiday chalets as their primary abode (see Appendix 3).

3.3 Tenure Type

Respondents had the following types of tenure:

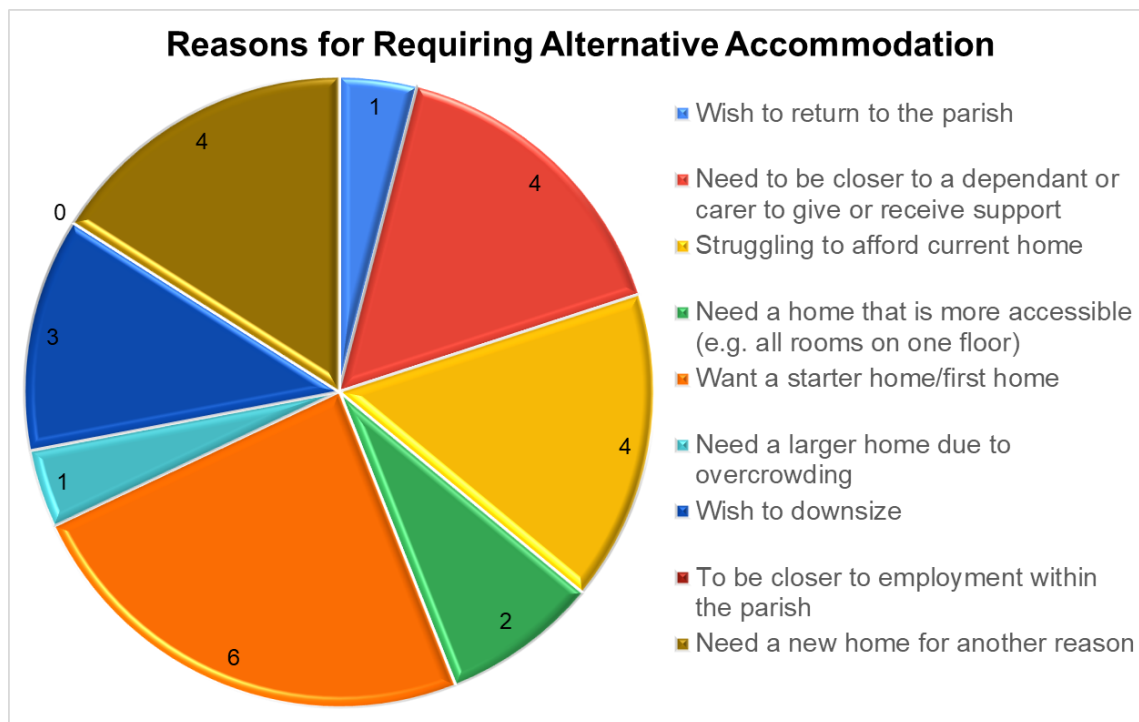
Housing Tenure	Results	% of Overall
Owned Outright	1	6.67%
Owned with a Mortgage	2	13.33%
Rent – Private	7	46.67%
Rent – Housing Association	1	6.67%
Shared Ownership (Part Rent, Part Buy)	0	0.00%
Live with Friends/Family	4	26.67%
Provided by Employer	0	0.00%
Other	0	0.00%

By comparison to the Census data, those who own outright are vastly underrepresented in survey responses (50.71% of households in the Parish). Similarly, those with a mortgage (25.83%). This is not unexpected, since those who own their home are generally more able to move when in need. Conversely, private renters are over-represented (18.72%), whilst social renters are about even (4.27%). As the Census data is by household, there is no option to record living with friends/family.

There is a significantly lower proportion of households in socially-rented accommodation in the Parish (4.27%), compared to the Island as a whole (10.89%) and England & Wales (17.06%).

3.4 Movement in and out of the Parish

Reasons given for requiring alternative accommodation were as follows:



3.5 Number of Bedrooms, Overcrowding and Under-occupation

A household’s required number of bedrooms can be estimated based on the age, sex and relationship of its members. This can be compared to the actual number of bedrooms to determine overcrowding or under-occupation¹².

Based on the Respondents’:

- declared household compositions;
- current number of bedrooms; and
- preferred number of bedrooms in future housing;

the current and preferred overcrowding/under-occupation can be calculated.

Surplus/Deficiency in Number of Bedrooms	Number of Households (Current)*	Number of Households (Preferred)
+3	3	0
+2	5	1
+1	2	8
0	5	5
-1	0	1

¹² The Census definition of overcrowding and under-occupation is slightly different to that used for entitlement to Welfare Benefits. <https://www.ons.gov.uk/census/census2021/dictionary/variablesbytopic/housingvariables/census2021/occupancyratingforbedrooms>

* It is important to note that, if someone is leaving a household (e.g. an adult child buying their first home), their current number of bedrooms will not be reflective of their need as a separate household. This appears to account for two of the +3 current surpluses.

There is a clear desire for a general trend towards housing that is less under-occupied (i.e. fewer spare bedrooms), with the majority preferring to have one spare bedroom. This could be due to the cost and/or physical effort of maintaining a larger home.

As expected, there was a correlation between the current/preferred number of bedrooms and those giving reasons for moving as “struggling to afford current home”, “want a starter/first home”, “need a larger home due to overcrowding” and “wish to downsize”.

3.5.1 Under-occupation

According to Census 2021 data, more than half of households in the Parish have 2 or more spare bedrooms, which is far above the averages for the Island as a whole and for England & Wales. Conversely, there are fewer households which have only 1 spare bedroom or are ideally occupied. The number of overcrowded households is comparable to the Isle of Wight and England & Wales as below.

	Arreton Parish	Isle of Wight	England & Wales
Overcrowded by 2 or more bedrooms	0.5%	0.2%	0.7%
Overcrowded by 1 bedroom	2.4%	1.9%	3.6%
Ideally occupied	13.9%	24.4%	26.5%
Under-occupied by 1 bedroom	33.0%	37.4%	33.3%
Under-occupied by 2 or more bedrooms	50.2%	36.1%	35.9%

This additional under-occupation equates to about 45 of the Parish’s ~420 households.

3.6 Local Housing Need

Respondents identified various options for tenure they would like to obtain.

3.6.1 Affordable Housing

8 households which responded indicated that some form of Affordable Housing would be what they would expect to obtain. This was broken down as follows:

	Only option identified	Also identified other options
Rent – Housing Association	2	5
Shared Ownership	0	2

Data provided by local Registered Provider Southern Housing is that they only have 14 properties in the Parish which are Social Rented. All of these are

occupied by long-term tenants, so these properties are unlikely to become available to satisfy any housing need.

3.6.2 Properties with a mortgage

When looking at the 6 households who identified that they would like a property with a mortgage:

- 3 households were currently living with friends/family
- 4 wanted a first home/starter home
- 2 already had a mortgage
- 3 had savings
- None were registered on Island Homefinder

3.6.3 Owned Outright

For the sake of anonymity, we have chosen not to report on this data as we feel that it would make the respondents too identifiable.

3.6.4 Self-build

Six respondents said they would be interested in a self-build¹³. Their current and expected tenures are tabulated below:

Tenure Type	Current Tenure Number	Expected Tenure Number (Multiple Options Allowed)
Owned Outright	1	1
Owned with a Mortgage	1	4
Rent – Private	0	3
Rent – Housing Association	1	2
Shared Ownership (Part Rent, Part Buy)	0	1
Living with Friends/Family	3	0

3.6.5 Private rented properties

7 households identified that they would consider moving into Private rental property, and all 7 identified other preferred tenure options too. 4 of these already lived in a private rental.

3.6.6 Accessible properties

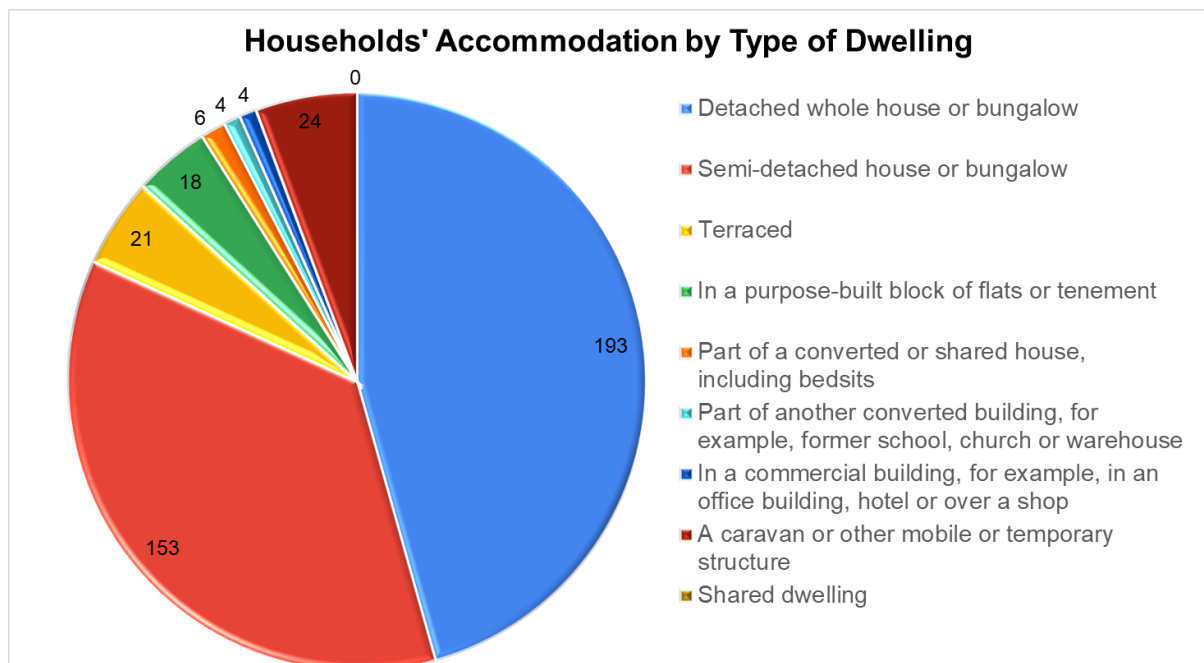
5 households identified that they would need some sort of ground floor/adapted accommodation due to a household member having a disability. The respondents were from across the economic spectrum, but 3 of them did have savings or equity that they could invest, indicating that affordable ownership could be an option.

¹³ More information on self-build can be found here: <https://nacsba.org.uk/>

4 Secondary Data

4.1 Dwellings in the Parish

From the Census data, the breakdown of accommodation by type of dwelling for households is below. There are no shared dwellings recorded.



4.2 Properties Available for Purchase and their Cost

As of 6 November 24 there were 6 properties for sale in Arreton Parish listed on Rightmove. 2 of these had land attached. 4 of the properties were listed for sale on 'On The Market'.

We also checked the specialist commercial agents Gully Howard, Scotcher & Co. who had no properties listed in Arreton Parish.

Our rationale for checking both residential and commercial sectors is that farms and other businesses might be listed as commercial but have accommodation attached.

	Price	Bedrooms	Type of property	Location in parish	Land attached?
Property 1	£1,195,000	4	Detached house	Merstone	Yes
Property 2	£785,000	4	Detached bungalow	Arreton	Yes
Property 3	£270,000	3	Semi-detached house	Arreton	No
Property 4	£195,000	2	Terraced / Cottage	Horringtonford	Yes
Property 5	£235,000	2	Bungalow	Horringtonford	Yes
Property 6	£950,000	5	house	Bathingbourne	Yes

4.3 Employment

4.3.1 From the Annual Survey of Hours and Earnings (ASHE) 2024:

It is important to note that ASHE only takes account of data from employers, so if a household is self-employed, this data is not included. ASHE data is only available for Local Authority areas.

4.3.1.1 Full time salaries (more than 30 hours a week)

The median salary on the Isle of Wight is £30,983 and the mean salary is £34,696.

However, 25% of people earn a gross mean salary of £24,917 or less per annum.

4.3.1.2 Part time salaries

The median salary is £14,099 and the mean salary is £14,907.

25% of people earn a gross mean salary of less than £9,442

4.3.2 From the Census data for the Parish:

- 7.24% of households are deprived in the employment dimension (either unemployed or economically inactive due to long-term sickness or disability);
- 31.66% of residents are retired;
- 33.97% of residents are employed
- 11.58% of residents are self-employed
- Of those in employment:
 - 25.26% work from home;
 - A minimum of 5% work in the parish;
 - 42-46.5% work on the Isle of Wight
 - At least 4.96% work on the mainland
- 19.96% of residents have no qualifications, whilst 24.49% have Level 4 qualifications or above (degrees etc.)
- 10.22% of residents are unpaid carers

4.4 Sold prices of property

4.4.1 Isle of Wight

The average house price on the Isle of Wight in Sept 2024¹⁴ was £266,000 (a reduction of 5.5% from the previous year).

4.4.2 In the Parish

4.4.2.1 HM Land Registry

HM Land Registry reports that there were 9 properties sold in the Parish from 7th of November 2023 to 6th of November 2024.

The sales ranged from £245,000 to £690,000 with an average price of £371,278.

Property Type	Amount Sold	Average Price
Semi Detached	5	£301,800
Detached	4	£458,125
Terraced	0	N/A
Flat/Maisonette	0	N/A
Other	0	N/A
Total	9	£371,278

From 7th of November 2019 to 6th of November 2020, HM Land Registry reports that 10 properties were sold in the Parish:

¹⁴ <https://www.ons.gov.uk/visualisations/housingpriceslocal/E06000046/>

Property Type	Amount Sold	Average Price
Semi Detached	2	£212,500
Detached	4	£386,500
Terraced	1	£200,000
Flat/Maisonette	2	£186,250
Other	1	£50,000
Total	10	£282,611*

*If we exclude the "Other" property from the calculation, the average sold price was £282,611.

After accounting for inflation, the Bank of England Inflation Calculator¹⁵ shows that the average house price has increased by £20,000.

4.4.2.2 Rightmove

Over the last year, house prices around Arreton had an overall average cost of £388,222. The majority of properties sold around Arreton during the last year were detached properties, selling for an average price of £457,000. Semi-detached properties sold for an average of £302,250.

Overall, the historical sold prices around Arreton over the last year were 31% down on the previous year and 14% up on the 2020 peak of £341,778¹⁶.

There were no 1 or 2 bedrooomed properties available for sale / sold in the last year. There were 4 3 bedrooomed properties sold and the average price of these was £355,875.

4.5 Private rental prices

The cost of private rents on the Island rose to an average of £840 per month in October 2024, an annual increase of 6.5% from £789 in October 2023. This was lower than the rise in the South East (8.2%) over the year¹⁷.

4.6 Data from Island HomeFinder

The Isle of Wight Council were approached a number of times to provide data from Island HomeFinder. At the time of publication of this report, no response had been received, so we cannot offer any specific analysis.

6 of the Respondents of the survey were already registered on Island HomeFinder.

¹⁵ <https://www.bankofengland.co.uk/monetary-policy/inflation/inflation-calculator>

¹⁶ <https://www.rightmove.co.uk/house-prices/arreton.html?country=england&locationIdentifier=REGION%5E2215&searchLocation=Arreton&radius=0.5&year=5>

¹⁷ https://www.ons.gov.uk/visualisations/housingpriceslocal/E06000046/#rent_price

There is only one relevant option for an area of interest on Island HomeFinder, which is Arreton.

The following is taken from a recent report by the Isle of Wight Council¹⁸:

Details of the number of households registered on the Housing Register is set out below. The data shows an upward trend over the last few years, and this is due to the overall shortage of rented accommodation since covid, the lack of new build for affordable rents and the impact of the cost of living crisis.

Number as at 31 March in each year	Band 1	Band 2	Band 3	Band 4	Band 5	Total
2021	15	282	1,136	671	253	2,357
2022	9	293	1,222	698	243	2,465
2023	4	282	1,290	708	189	2,473
2024	5	300	1,396	680	215	2,596

4.7 Neighbourhood Plan

The last Parish Plan¹⁹ was written in 2005. Since then, the [Localism Act 2011](#) has rebranded such documents as Neighbourhood Plans. Neighbourhood Plans have a shelf-life of about 10 years, so the old Parish Plan is well out of date. There is potential for this Housing Needs Survey to be used to inform a new Neighbourhood Plan.

4.8 Island Plan

The Island's Draft Island Planning Strategy identifies that 6,795 dwellings will be needed for the Isle of Wight between 2022-2037. This includes 1500 from windfall development which includes smaller-scale development at the Rural Service Centres and in the wider rural area.

4.9 Completed Developments since the last HNS

From the Isle of Wight Council's annual Monitoring Reports²⁰ for planning policies, there has only been a net increase of one dwelling since the last Parish Housing Needs Survey:

¹⁸ <https://iow.moderngov.co.uk/documents/s16239/8.%20Affordable%20Housing%20-%20Appendix%201.pdf>

¹⁹ <https://iwc.iow.gov.uk/azservices/documents/2777-Arreton%20Parish%20Plan.pdf>

²⁰ <https://www.iow.gov.uk/environment-and-planning/planning/local-plan/monitoring-reports/>

Year	1-Bed	2-Bed	3-Bed	4+ Bedrooms	Unknown / Mobile	Total
2022-2023	0	0	0	0	0	0
2021-2022	0	0	0	0	0	0
2020-2021	0	0	0	0	-	0
2019-2020	0	0	0	0	-	0
2018-2019	0	0	0	0	-	0
2017-2018	0	0	0	0	-	0
2016-2017	-	-	-	-	-	-
2015-2016	0	1	0	0	-	1
2014-2015	0	0	0	0	-	0
Total	0	1	0	0	0	1

These figures are for the Arreton RSC, not the whole Parish.

The identified housing need from the previous Parish survey is below:

Bedrooms	1	2	3	4+	TOTAL
Market Houses	0	0	0	2	2
Private Rent Flats/Maisonettes	2	0	0	0	2
Affordable Rent Housing	2	3	1	0	6
Affordable Ownership Houses	0	2	6	1	9
Affordable Ownership Flats/Maisonettes	1	0	0	0	1
Affordable Ownership Adapted Housing	0	1	0	0	1
TOTAL	5	6	7	3	21

4.10 Planned Developments

Also from the Isle of Wight Council's Monitoring Reports, there has been planning permission approved for 101 dwellings since the last Parish Housing Needs Survey. These are broken down as follows:

Year	Large Sites ²¹	Small Sites	Total
2022-2023	0	0	0
2021-2022	0	0	0
2020-2021	0	0	0
2019-2020	0	0	0
2018-2019	9	1	10
2017-2018	0	0	0
2016-2017	0	0	0
2015-2016	0	0	0
2014-2015	89	2	91
Total	98	3	101

Again, these figures are for only the Arreton RSC.

²¹ Large sites are those with 10 or more dwellings.

4.10.1 Large sites

There is a planning application (P/01870/12²²) which was approved (on appeal in 2014) for 89 dwellings in a field to the south of Hazely Combe (at the southern end of the village of Arreton):

Bedrooms	1	2	3	4+	TOTAL
Market Houses	0	10	24	24	58
Social Rent Flats/Maisonettes	2	5	0	0	16
Intermediate Houses	0	6	7	2	15
TOTAL	8	24	31	26	89

A separate application (P/01565/13²³) was approved (on the same appeal in 2014) for 40 dwellings on the same site:

Bedrooms	1	2	3	4+	TOTAL
Market Houses	0	0	14	12	26
Social Rent Houses	2	5	0	0	7
Intermediate Houses	0	7	0	0	7
TOTAL	2	12	14	12	40

The 40-dwelling permission has now expired. However, the pre-commencement conditions for the 89-dwelling permission were discharged in 2017, so work has formally started and the permission is still live. The work on-site seems to consist of the laying of a new hedge and the foundations of 1 property being dug, with no progress on site since 2017.

It seems unlikely that there is much prospect of this development being delivered in its approved form. Indeed, it is no longer included in the Isle of Wight Council's figures²⁴ for permissions granted in the Arreton RSC. If any material changes were made to the development, a new application would be needed.

²² <https://publicaccess.iow.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ZZZTXJIQMS115>

²³ <https://publicaccess.iow.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ZZZTXHIQMS454>

²⁴ <https://www.iow.gov.uk/environment-and-planning/planning/local-plan/monitoring-reports/>

4.10.2 Small sites

There is a planning application (P/00362/18²⁵) approved for 9 dwellings and a commercial building in a field opposite Arreton Post Office:

Bedrooms	1	2	3	4+	TOTAL
Market Houses	0	0	6	3	9

In addition to the above, outline planning consent (P/00657/18²⁶) for six properties was granted in 2020 on the site of the former Merstone Valley Nurseries. The updated plans (23/01946/RES²⁷) for the site, submitted in April 2024, propose 9 properties:

Bedrooms	1	2	3	4+	TOTAL
Market Houses	0	2	5	2	9

Arreton Parish Council have maintained a neutral stance on this development. However, in their most recent comments, they note that they *wish to reiterate comments made previously on P/00657/18 that this development does not meet the housing needs of the Parish.*

It is important to note that developments of under 10 properties are not required to have any affordable housing. The latter 2 developments do not contribute to any affordable housing need in the Parish.

4.11 Affordable Accommodation²⁸

4.11.1 Affordable Home Ownership

This could consist of one or more of the following mixes of tenure:

- Shared Ownership
- Rent to Buy
- First Homes Scheme
- Developer commitment to sell homes at 20% of market value

4.11.2 Affordable rented accommodation

This could have the following types of tenure:

- Affordable rental – at least 20% below market value
- Intermediate rent – rates between market and social rent
- Social rent – set through the national rent regime at around 50% of market rent

²⁵ <https://publicaccess.iow.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ZZZTXAIQMS583>

²⁶ <https://publicaccess.iow.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ZZZTXAIQMS324>

²⁷ <https://publicaccess.iow.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S3HIIILIQIKM00>

²⁸ <https://www.gov.uk/government/publications/new-homes-fact-sheet-9-what-is-affordable-housing/fact-sheet-9-what-is-affordable-housing>

5 Conclusions

Arreton is an outlier in many regards with large numbers of over 60s, incredibly high levels of under-occupation, high levels of private rent and little social housing.

Additionally, there are large numbers of people living in mobile homes/caravans who undoubtedly have housing need. This need has not been captured by this survey.

The numbers of mobile homes and private rents are directly linked to its agricultural heritage and current businesses. Much of the private rented accommodation was previously tied accommodation (cottages for farm workers). The modern tied accommodation takes the form of mobile homes.

The ageing population, combined with the high cost/lack of availability of properties in Arreton Parish creates a block in the housing market for those wanting to purchase for the first time.

5.1 Affordability

When looking at those who identified that they would like a property with a mortgage, it was clear that the affordability to purchase a market property would be an issue. Therefore, affordable forms of purchase would need to be available.

Using the mean salary figures found at 4.3 we can approximate if a household would be able to afford to purchase a 2 bedroom property in the Parish of Arreton at an average price of £215,000 according to the figures found at 4.2.

If a household had one person earning £34,696 (the mean salary on the Isle of Wight) then they would be able to borrow approximately £156,132*. With a deposit of £20,000 they would not be able to afford a 2 bedroom property.

If a household had one person earning the mean salary on the Isle of Wight of £34,696 and one person earning the mean part time salary of £14,907 they would be able to borrow approximately £223,213*.

*This assumes that you can borrow 4.5 times your income with no caveats for credit history or household makeup.

5.2 Housing need

When taking into account the preferred option for households and the realistic affordability, the overall housing need identified by this survey is:

Bedrooms	1	2	3	4+	TOTAL
Market Housing	0	2	0	1	3
Rent – Private	0	1	1	0	2
Rent – Housing Association	0	3	1	0	4
Shared Ownership (Part Rent, Part Buy)	1	1	1	0	3
Market Housing (Adapted)	0	1	0	0	1
Rent – Private (Adapted)	0	1	0	0	1
Rent – Housing Association (Adapted)	1	0	0	0	1
TOTAL	2	9	3	1	15

Based on the Respondents' current living arrangements, in theory, the following housing would become available when the housing need is met:

Bedrooms	1	2	3	4+	TOTAL
Market Housing	0	0	2	0	2
Rent – Private	0	1	4	1	6
TOTAL	0	1	6	1	8

*These numbers ignore the 4 respondents who currently live outside of the Parish, and the further 3 respondents who currently live with friends/family, since these moves will not create available housing in the Parish.

However, if those who were over-occupying were to sell their properties and move to a smaller market priced property, the value of the property that they would be vacating would have a value of far in excess of the average affordability of any local family entering the market, therefore it is only private rentals which would become available.

If the cost of these private rental properties were to be at market rates, the majority of the respondents would not be able to afford them, even if that were their preferred tenure (which it is not).

Therefore the Housing need for Arreton Parish would likely be unchanged from the numbers at the beginning of this paragraph. Until there is new development in the Parish, that need will continue and the risk of younger people / families moving away will not change.

6 Appendices

6.1 Appendix 1

Housing Needs Survey



What is it and why should I complete it?

It is a survey of housing need in our Parish. A lack of suitable and affordable housing in rural communities has been a serious problem for many years, with house prices outstripping average incomes by large margins.

We'd like you to fill this in to give us some up-to-date concrete evidence of what our Parish needs.

What will it be used for?

The last housing needs survey was carried out in 2014, so we are updating the survey to find out what homes local people need.

The results will be helpful to the Parish Council when responding to planning applications and help to shape local developments.

Who is this for?

Anyone who will need alternative housing in the next 5 years and either:

- already lives in the Parish; or
- wants to live in the Parish and has a local connection to it.

The Parish includes Arreton, Merstone and Blackwater. A map of the Parish Boundaries can be found by following the survey link below.

Some examples of needing alternative housing are:

- you want to downsize,
- you are currently living at home with parents and want your own home,
- you are in temporary accommodation,
- you'd like to buy your own home but cannot afford open market prices,
- you work in the Parish and would like to live locally

A separate form should be completed by each group of people (e.g. family, single person, couple) in need of alternative housing.

How can I complete it?

Paper copies are available to pick up / drop off at: Arreton Post Office, The White Lion, Leslies Motors in Blackwater or the Riverside Centre in Newport.

Surveys are available from Monday 5th August 2024.

Available Online at: <https://form.jotform.com/241922964266060>.

When do I have to return it by?

Surveys must be returned by Sunday 15th September 2024.

Thank you for participating in this survey. Arreton Parish Council.

Data is being collected on our behalf by Community Action Isle of Wight (an independent charity that supports rural communities across the Island). All information is treated in confidence and returns are anonymised.
Contact Gretel Halson Ingham, Rural Housing Enabler - gingham@actioniw.org.uk or 01983 539373.

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Scan me to fill in the online survey

While we're writing to you...

Why is it important for Island residents to register on HomeFinder?

Island HomeFinder is the only way to get onto the Island's social housing list, but isn't just for this kind of accommodation. It is for anyone looking for more affordable housing options and, as well as social rented properties, it also advertises:

- Affordable/Intermediate rented
- Discounted sale
- Part buy/part rent (shared ownership)
- HomeBuy (shared equity)

This would include many of the houses being developed in new local estates across the Island by registered social or private landlords. If you aren't on HomeFinder you won't be able to apply for these properties.

There are many people out there who may feel aggrieved that they haven't been able to access affordable accommodation which has been built on their doorstep but may have been able to if they were registered on HomeFinder.

There are some straightforward qualifying criteria which are laid out on the HomeFinder website: islandhomefinder.org.uk. A local connection is the key criterion, and you will be able to register if:

- You/your partner or close relatives (parent, sibling or adult child) have lived on the Island for 5 years; or
- You/your partner have worked on the Island for 2 years.

There are also some other detailed criteria for those at risk; please look at the detailed information on the HomeFinder website.

Registering on HomeFinder is a relatively straightforward process via the website. You will get a unique number which you will use when you log in and will either need to bid every week on properties you are interested in or set up an auto-bid for the specific kind(s) of properties you are interested in and in particular areas.

For more details, see the HomeFinder website or contact the Council's Housing Team on housing@iow.gov.uk or (01983) 823040.

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6.2 Appendix 2



August 2024

Parish Clerk Mrs Claire Gale
57 West Hill Road
Ryde
Isle of Wight
PO33 1LG

Phone: 07587 008183
Email: ArretonPC@outlook.com

Housing Needs Survey for Arreton Parish

Do you want to downsize? Are you currently living at home with parents and want your own home? Do you need a bungalow in preference to a house? Do you work in the parish and would also like to live locally?

A lack of suitable and affordable housing in rural communities has been a serious problem for many years, with house prices outstripping average incomes by large margins. The last housing needs survey was carried out in 2014, so we are updating the survey to find out what homes local people need.

The form is to be completed ONLY if you have a need for alternative housing and wish to live within the parish.

If you know anyone currently living elsewhere who would like to live in Arreton Parish, they can complete their own survey form. They would need to have a local connection. For example: they work in the parish, previously lived in the parish or have close family currently living in the parish. A map of the Parish Boundaries is here:

<https://www.ordnancesurvey.co.uk/election-maps/gb/>

Data is being collected on our behalf by Community Action Isle of Wight (an independent charity that supports rural communities across the Island) for the purpose of identifying parish-wide housing need only. All information is treated in confidence and returns are anonymised.

A separate form should be completed by each household / group of people (e.g. family, single person, couples) in need of alternative housing who wish to be housed within the parish within the next five years.

Completed forms should be returned by 15th September 2024 to Arreton Post Office, The White Lion, Leslies Motors in Blackwater or The Riverside Centre in Newport. If necessary, extra forms are available from the drop-off locations. Or you can complete this survey online at: <https://form.jotform.com/241922964266060>

Thank you for participating in this survey.
Arreton Parish Council

Scan me to fill in
the online survey



Page 1 of 4

1. Details of the household seeking alternative housing.

Please complete a separate form for each group of people in need of different housing.

	Age (years)	Sex (M / F)	Relationship to person completing survey form
Person 1			<i>Person completing form</i>
Person 2			
Person 3			
Person 4			
Person 5			
Person 6			

2. Why do you/your household require alternative accommodation? Tick all that apply

- Need a larger home due to overcrowding
- Wish to downsize
- To be closer to employment within the parish
- Need to be closer to a dependant or carer to give or receive support
- Need a home that is more accessible (e.g. all rooms on one floor)
- Need a new home for another reason - please explain below
- Want a starter home / first home
- Wish to return to the parish
- Struggling to afford current home

3. Where do you currently live?

- Arreton Village
- Elsewhere in the Parish
- Blackwater
- Elsewhere on the Island
- Merstone
- Somewhere else

4. What type of property do you currently live in?

- Bungalow
- Room in Shared House
- House
- Flat / maisonette
- Caravan/Mobile/Temporary Structure
- Other

5. How many bedrooms do you currently have?

6. What is your current tenure?

- | | |
|---|---|
| <input type="checkbox"/> Rent - housing association | <input type="checkbox"/> Owned Outright |
| <input type="checkbox"/> Rent - private | <input type="checkbox"/> Owned with a Mortgage |
| <input type="checkbox"/> Shared ownership (part rent, part buy) | <input type="checkbox"/> Live with friends/family |
| <input type="checkbox"/> Provided by employer | <input type="checkbox"/> Other |

7. How much, and how often, is your household rent/mortgage payment?

If you do not pay rent/a mortgage, please answer "0".

£ Weekly/Monthly/.....

8. Do you or your parent/sibling/adult child live on the Island now, and have done so for the last 5 years?

- Yes No

9. Do you have permanent paid employment on the Island now, and have you had continuous paid employment for the last 2 years?

- Yes No

10. What type of property would you prefer to live in?

- | | | |
|---|--|---|
| <input type="checkbox"/> Bungalow | <input type="checkbox"/> House | <input type="checkbox"/> Caravan/Mobile/Temporary Structure |
| <input type="checkbox"/> Room in Shared House | <input type="checkbox"/> Flat / maisonette | <input type="checkbox"/> Other |

11. How many bedrooms would you prefer to have?

12. What type of tenure would you expect to obtain?

- | | |
|---|---|
| <input type="checkbox"/> Rent - housing association | <input type="checkbox"/> Owned Outright |
| <input type="checkbox"/> Rent - private | <input type="checkbox"/> Owned with a Mortgage |
| <input type="checkbox"/> Shared ownership (part rent, part buy) | <input type="checkbox"/> Live with friends/family |
| <input type="checkbox"/> Provided by employer | <input type="checkbox"/> Other |

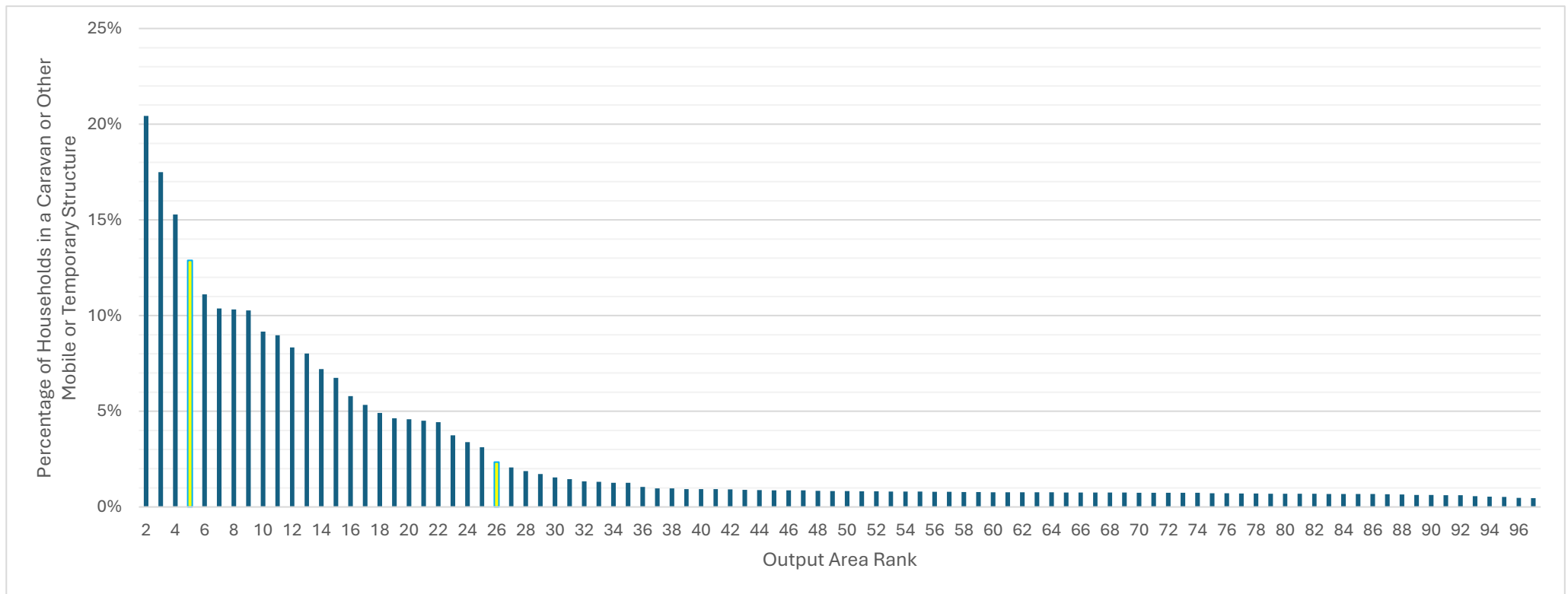
13. Are you interested in building your own property?

- Yes No

14. Please provide details of any specific housing requirements (e.g. relating to a disability) for yourself or any member of your household who is seeking housing with you.

6.3 Appendix 3

Of the 476 Output Areas²⁹ on the Island, 97 contain at least one household recorded as living in a caravan or other mobile or temporary structure in the Census 2021. The percentage of such households in each Output Area is plotted below, with the data in a table overleaf. The Output Area with the highest percentage (75.23%) is omitted from the plot to allow for clearer display of the remaining data. Arreton Parish's two Output Areas which contain such households are highlighted in yellow.



²⁹ A map of Output Areas (as well as Middle-Layer and Lower-Layer Super Output Areas) is here: <https://geoportal.statistics.gov.uk/maps/f690a3b063774521a05cc2a3480cb9d6/explore?location=50.674239%2C-1.250918%2C12.20>

Rank	Output Area	Percentage of Households in a Caravan or Other Mobile or Temporary Structure
1	E00087521	75.23%
2	E00087519	20.43%
3	E00087722	17.50%
4	E00087405	15.28%
5	E00087355	12.88%
6	E00087541	11.11%
7	E00087619	10.37%
8	E00087292	10.32%
9	E00087489	10.27%
10	E00087496	9.17%
11	E00087280	8.97%
12	E00180417	8.33%
13	E00087607	8.02%
14	E00087713	7.20%
15	E00087307	6.75%
16	E00087333	5.79%
17	E00087361	5.33%
18	E00087363	4.92%
19	E00087344	4.63%
20	E00087327	4.59%
21	E00087640	4.51%
22	E00087335	4.42%
23	E00087359	3.74%
24	E00087387	3.39%
25	E00087334	3.13%

Rank	Output Area	Percentage of Households in a Caravan or Other Mobile or Temporary Structure
26	E00087354	2.34%
27	E00180407	2.07%
28	E00087422	1.88%
29	E00087616	1.72%
30	E00087313	1.54%
31	E00087730	1.46%
32	E00087322	1.33%
33	E00087452	1.32%
34	E00087516	1.27%
35	E00087329	1.27%
36	E00087326	1.04%
37	E00087298	0.97%
38	E00087299	0.97%
39	E00087319	0.93%
40	E00087491	0.93%
41	E00087534	0.93%
42	E00087695	0.92%
43	E00087630	0.89%
44	E00087709	0.88%
45	E00087454	0.87%
46	E00087608	0.86%
47	E00087708	0.86%
48	E00087402	0.84%
49	E00087704	0.83%
50	E00087718	0.83%

Rank	Output Area	Percentage of Households in a Caravan or Other Mobile or Temporary Structure
51	E00087370	0.82%
52	E00087693	0.82%
53	E00087557	0.80%
54	E00087565	0.80%
55	E00087715	0.80%
56	E00087310	0.79%
57	E00087558	0.79%
58	E00087434	0.78%
59	E00087668	0.78%
60	E00087574	0.77%
61	E00087731	0.77%
62	E00087421	0.76%
63	E00087442	0.76%
64	E00087642	0.76%
65	E00087439	0.76%
66	E00087470	0.76%
67	E00087592	0.76%
68	E00087303	0.75%
69	E00087385	0.75%
70	E00087316	0.74%
71	E00087520	0.74%
72	E00087615	0.74%
73	E00087369	0.74%
74	E00087490	0.74%
75	E00087532	0.72%

Rank	Output Area	Percentage of Households in a Caravan or Other Mobile or Temporary Structure
76	E00087643	0.71%
77	E00087365	0.70%
78	E00087698	0.70%
79	E00087362	0.69%
80	E00087612	0.69%
81	E00087605	0.68%
82	E00180440	0.68%
83	E00087554	0.68%
84	E00087620	0.68%
85	E00087399	0.68%
86	E00087651	0.68%
87	E00087440	0.67%
88	E00087449	0.66%
89	E00087345	0.63%
90	E00087568	0.62%
91	E00087418	0.61%
92	E00087669	0.61%
93	E00087653	0.56%
94	E00087674	0.54%
95	E00087437	0.53%
96	E00087493	0.47%
97	E00087476	0.46%