
Brighstone Parish Housing Needs Survey 2019

Prepared for Brighstone Parish Council

Collated by John Prickett, Community Led Housing Officer,
Community Action Isle of Wight



The Quay, Newport, Isle of Wight, PO30 2QR.

01983 524056

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1. Foreword

This report states and interprets the responses from the completed forms and comments from the 2019 Survey. It also makes comparisons with the 2014 Survey.

The Isle of Wight Council planning officers stated they no longer have the capacity to analyse and interpret such surveys so this document has been interpreted by the collator with further discussions with Parish Councillors.

Much of the wording and sectioning of this report is based upon the 2014 Survey and – in the case of census data- repeats it since no further census is due until 2021.

Interpretation is by nature subjective and I will therefore try to make clear where this has taken place. I have a background in Housing Association development, however my present position as Community Led Housing Officer requires that I am a champion of housing for all tenures on a scale that is agreeable to the community.

John Prickett

Community led Housing Officer

Community Action, Isle of Wight

2. Brighstone Parish Council Housing Needs Study (2019)

To support appropriate development in accordance with the policies of the Core Strategy, Brighstone Parish Council commissioned a Housing Needs Survey which was carried out by the Parish Council and collated by the Isle of Wight's Community Led Housing Officer based at Community Action, Isle of Wight.

The Parish Council formed a working group to distribute and collect the forms from each home in the Parish. This included leaving reminder notes where householders were out.

The study had three main elements:

- Analysis of the local housing market of Brighstone parish and a survey of local housing supply and cost.
- A hand-delivered survey of 876 households within Brighstone Parish which can be found at Appendix A.
- Secondary data drawing upon the previous household Survey in 2014, the 2011 Census and the Island Home Finder Register (managed by Isle of Wight Council).

Note: The responses from the survey questions (see Appendix A) are relevant to different areas of this report – hence the question numbers referenced in this report do not necessarily appear consecutively. The questions in Appendix A also show references to places in the report.

Key statistics from the Household Survey – Fig 1

	2019	2014
Total forms distributed	876	856
Empty dwellings/second homes (estimate)*	100	76
Remaining properties (“occupied homes – below)	776	780
Total forms returned completed	417	557
Total forms returned blank	7	9
Percentage occupied homes returned, completed	53.7%	70%
Percentage of distributed forms completed	47.6%	
20 known new homes completed since last survey		
8 homes known decommissioned since last survey		
Net gain in homes over period: 12		

*Isle of Wight Council unable to provide an actual figure but believed to be in excess of 100

Only 6 of the respondents declared that their survey response was not from their main home. This is likely to be much lower than the actual position as there is a strong likelihood that many others figure within the over half of forms not returned.

The rate of return was well below that in 2014 although the distribution and collection method had been similarly tightly organised including reminders, follow ups and facilities for returning completed forms locally. 70% in 2014 was believed to be very good – 53.7% in 2019 may be considered reasonable and probably better than in other areas of the country.

Comparisons of statistics for existing housing between this and the 2014 survey show similar percentages in both cases – thus giving confidence for the results to be used.

The lower return rate may in part reflect a negative attitude towards surveys although this was stated in only four of the returned forms, or a possible suspicion regarding new housing generally in the Parish – over-development was commented on in 36 forms and the Blanchards site in 6. **(See Section 7)**

The forms were completely anonymised and only identified (for collation purposes) by randomly applied serial number. Hence no follow up is possible without further communication directed at all respondents.

3. Background

3a Government Guidance

1.1 The National Planning Policy Framework (NPPF)¹ sets out the requirement for Local Planning Authorities (LPAs) that they should have a clear understanding of housing needs in their area.

1 https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

2 http://www.iwight.com/living_here/planning/images/CoreStrategy-AdoptedMar2012.pdf

1.2 The NPPF confirms that the LPA should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period which:

- meets household and population projections, taking account of migration and demographic change;
- addresses the need for all types of housing, including affordable housing and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes); and
- caters for housing demand and the scale of housing supply necessary to meet this demand.

3b Local Plan

1.3 The Isle of Wight Council's Island Plan Core Strategy² plans for new development over the period until 2027 through:

- developments which are given planning permission in accordance with the provisions and policies of the Core Strategy,
- Area Action Plans for each of the Key Regeneration Areas, which will identify appropriate development sites, within or immediately adjacent to the settlement boundaries within the Area Action Plan boundaries for the majority of the dwellings allocated for the area.

1.4 The settlement of Brighstone is located within the Parish of Brighstone. Brighstone village is a Rural Service Centre as set out in policy SP1 of the adopted Local Plan. The Core Strategy confirms that the Local Planning Authority will:

'prepare a Delivery and Management DPD, which will, if required, allocate land outside of the Area Action Plan boundaries for development, which could include Rural Exception Sites.'

1.5 Those areas within, or immediately adjacent to the defined settlement boundary of Brighstone, will need to demonstrate that deliverable previously developed land is not available and an identified local need will be met.

1.6 Those areas within the Parish of Brighstone but within the Wider Rural Area will be expected to meet an identified local need.

1.7 It should be noted that the definition of "need" contained within National Planning Practise Guidance confirms that a local housing needs survey only forms part of the evidence base for overall housing need over the plan period.³

4. Local data and Information

This section provides data and information for the population and housing stock of Brighstone Parish.

Information from stakeholders and this data provides the context for subsequent analysis of household survey data.

Data remains drawn from the 2011 census data as no new census is due until 2021, and comparisons are made with the 2014-19 Parish Housing Survey which also provides data.

4a Characteristics of the Local Population

2.4 The 2011 Census recorded 1603 people resident in Brighstone Parish. The figure below shows the age profile of the population. The data shows a high proportion (37.8%) of residents aged 65 and over. When compared with data for the Isle of Wight we see that the parish of Brighstone makes up about 1.2% of the Island's population. A comparison with 2001 Census data suggests that the population of the parish has slightly decreased over the decade. 1682 people were resident in the parish in 2001.

Fig 2 - Population Age Profile (2011)

Age group	Brighstone parish		Isle of Wight		England
	Number	Percentage	Number	Percentage	Percentage
0-4	40	2.5%	6,142	4.6%	6.3%
5-9	62	3.9%	6,542	4.7%	5.6%
10-14	49	3.1%	7,968	5.8%	5.8%
15-19	73	4.6%	8,190	5.9%	6.3%
20-24	53	3.3%	6,808	4.9%	6.8%
25-29	30	1.9%	6,690	4.8%	6.9%
30-44	179	11.2%	23,176	16.8%	20.6%
45-59	343	21.4%	28,531	20.6%	19.4%
60-64	185	11.5%	10,994	8.0%	6.0%
65-74	280	17.5%	17,112	12.3%	8.6%
75-84	197	12.3%	10,772	7.8%	5.5%
85-89	66	4.1%	3,257	2.4%	1.5%
90 and over	46	2.9%	3,257	1.3%	0.8%
All ages	1,603	100%	138,265	100%	100%

Source: Age structure 2011 (KS102EW)

Q3 of the Survey asked *How many people in each of these age groups live in your home?*
Result are tabulated as follows - **Fig 3**

Age band	0-15	16-24	25-44	45-59	60-74	75-84	85+	Total
Number (over 400 homes)	43	32	40	144	321	141	66	787
Percentage (out of 400 homes)	5.5%	4.1%	5.1%	18.3%	40.8%	17.9%	8.4%	

417 households provided answers to this question, covering 787 people in their households.
Average number of persons in households which returned completed surveys - 1.89 (1 to 2)

4b Economic activity

Data shown in the figure below shows the working status of the household reference person (HRP) from 2011 Census data. The HRP can be described as the more easily understood 'head of household' where one person in each household is selected to act as the household representative. In Census data the HRP is mainly selected on the basis of whether or not they are working and age.

Consistent with the age profile, Brighstone Parish sees a very high proportion of HRPs who are retired (47% compared to 25% nationally). Levels of unemployment are low whilst the number of people who are self-employed as a proportion of all who are working is high when compared with Isle and national data. It should be noted that the figures for employment are based on where a household lives and not where they work.

Fig 4 - Economic Activity of Household Reference Person (2011)

Economic activity	Brighstone parish		Isle of Wight		England
	Number	Percentage	Number	Percentage	Percentage
Full time	191	25.1%	20,080	32.9%	42.9%
Part time	63	8.3%	6,325	10.4%	8.8%
Self-employed	114	15.0%	7,813	12.8%	11.5%
Unemployed	8	1.1%	1,750	2.9%	3.1%
Retired	357	47.0%	20,899	34.2%	24.9%
Sick/disabled	11	1.4%	2,149	3.5%	3.6%
Other	16	2.1%	2,069	3.4%	5.2%
Total	770	100%	61,085	100%	100%

Source: Economic activity of household reference persons, 2011 (QS602EW)

4c Present housing circumstances

Q1 of the survey asked residents “*Is this your principal home*”. Only 6 respondents reported that it was not. It is known that many more properties (over 100) serve as second homes.

Q2 of the Survey asked what kind of housing respondents currently live in. Responses and comparison to census below - **Fig 5**

Accommodation type	Number from survey	Percentage from survey	Comparison to 2011 census/2014 Parish survey		
			Brighstone	IOW	England
Detached	172	43%	76.3%	34.8%	22.3%
Semi-detached	44	11%	16.8%	29.2%	30.7%
Terraced	9	2.3%	3.9%	15.4%	24.5%
Bungalow	164	41%	(included in above lines)		
Chalet bungalow (self-declared)	2	0.5%			
Flat/maisonette	6	1.5%	2.6%	19.7%	22.1%
Caravan/mobile home	3	0.8%	0.9%	0.9%	0.4%
(17 not declared)					
Total	400	100%	100%	100%	100%

The result shows a high proportion of detached homes and bungalows (84.5%)

Q3 asked *How many people in each of these age groups live in your home?* Result are shown in **Figure 2.1 above** below the census data on Population Age Profile.

Q4 asked *How many bedrooms do you have?* and **Q5** *Is the number of bedrooms sufficient for your needs?* Responses below - **Fig 6**

	Number households	%age from survey	Comparison to 2011 census/2014 Parish survey			Number (declared) insufficient 2019 survey
			Brighstone	IOW	England	
0/1 bedroom	8	2%	3.8%	10.5%	12.0%	1
2 bedrooms	101	25.1%	30.5%	33.2%	27.9%	2 (growing families)
3 bedrooms	192	47.6%	43.8%	40.1%	41.2%	
4 bedrooms	87	21.6%	15.7%	12.1%	14.4%	
More than 4 bedrooms	15	3.7%	6.2%	4.0%	4.6%	
(14 not declared)	(14)					
Total	403	100%	100%	100%	100%	3*

*Only 3 responded to the insufficiency question – only one of these declared a likelihood to move within the parish.

Q6 asked *What is the tenure of your home?* Responses below – **Fig 7**

Q6 - Tenure type	From Brighstone Parish survey responses 2019		From Tenure – Households, 2011 (QS405EW)		
	Number responses	Percentage of responses	Brighstone	Isle of Wight	England
Owned outright	303	74.8%	61.7%	41.1%	30.6%
Owned with mortgage/loan	64	15.8%	22.4%	29.0%	32.8%
Housing Association (Social)rent* see below	7	1.7%	5.3%	10.7%	17.7%
Private rent	23	5.7%	7.4%	15.8%	15.4%
Lifetime mortgage/equity release (self-stated - older)	2	0.5%	Statistics not available		
Agricultural tied accommodation	2	0.5%	1.7% “Rented Other”	1.7% “Rented Other”	1.5% “Rented Other”
Work-provided accommodation	2	0.5%			
Shared ownership	1	0.2%	0.3%	0.6%	0.8%
“Self-built” but tenure not stated	1	0.2%	Statistics not available		
Total	405	100%			

* Housing Association properties exceed the figure of 7 – they totalled 31 in 2010 according to Island Home Finder web site. Numbers were as follows – **Fig 8**

No. bedrooms	Home type	Number
1	Bungalow	4
2	Bungalow	18
2	House	23
3	Bungalow	1
3	House	6
Total		31

Source: Island Home Finder (in Frequently Asked Questions) – stats. from March 2010

Does this low response mean people in this form of tenure feel their needs are largely met or they have access to advice and hence not complete the form?

4d Settled nature of respondents (Qs 7 and 9)

Q7 asked *How long have you lived at this address?* The responses are as follows – **Fig 9**

Period at present address	Number	Percentage (rounded)
Up to 1 year	20	5%
1 to 2 years	29	7%
3 to 5 years	67	17%
Longer than 5 years	283	71%
Total responses to question	399	
Average years at present address	15.45	100%

Q9 asked *How likely is it that over the next 5 years you, or a member of your household, will move from this home?* The responses “likely” and “very likely” to this question (those who wished to remain in the Parish totalling 35) were used for the statistics on need for homes in this report. The table below – **Fig 10** -covers all respondents.

Likelihood of moving	Number (x)=within parish	Percentage
Very likely	52 (15)	12%
Likely	48 (20)	12%
Unlikely	89	21%
Very unlikely	176	42%
	417	

The “likely” options total 24%, whereas the “unlikely” total 63.

Q12 asked of those who thought they were likely to move on the next 5 years how soon they would be likely to move. The results were, 20 in 12 months, 23 in 2-3 years, and 22 in 3-5 years. The remainder said they did not know.

Q14 asked *Why do you think (you) would move over the next five years?*

Some of the answers here figure elsewhere in the report – specifically those from older people or people wanting a smaller home. However, the following are of interest:

- Want a smaller home – 17
- Want a larger home – 5
- Want to move on grounds of cost – 5
- End of tenancy, landlord request or loss of tied home – 8*
- And a further 15 declared “other” or “personal” reasons possibly unrelated to this survey.

*Note that only eight respondents in housing need declared they lived in private rented accommodation and just one in Housing Association (Social) rented. This may show a higher level of insecurity in the private rented sector, and/or a feature/purpose of private rented accommodation as a temporary home.

4e Travel to work

The survey did not ask directly about employment status, but Q8 asked: *Do you need to travel to work? If so, how do you travel (bus, car, walk, etc. and how far in miles do you need to go?* Results are as follows – Fig 11

Means of travel	Number
Car or motorbike	102
Bus	9
Walk or cycle	11

The mileage results were unclear as to whether they signified a one-way or return journey but averaged less than 5 miles. Newport is 6 miles so the survey suggests many of the local working population work in Newport or closer.

12 households raised transport as an issue in the additional comments in Section C of the form.

Regarding bus transport, Brighstone is served by one bus route only – between Newport and Freshwater and Totland. The first bus arrives in Newport at 8.22, the last leaves Newport at 17.40. This therefore only allows bus travel to work there for a 9 to 5 (or 5.30) type job.

Q.10 asked *Do you receive any help with your rent or mortgage, such as housing benefit, or interest payments on your mortgage through income support or mortgage protection insurance?* Results as follows: Fig 12

No help received	
Full housing benefit	
Part housing benefit	
Full help with mortgage payments	
Part help with mortgage payments	
Don't know	
Prefer not to say	

4f Observations:

The 2019 findings show:

- a high proportion of owner-occupiers – particularly outright owners consistent with the high proportion of older owner occupiers resident in the parish;
- a high proportion of older person households, many of whom are single person households;
- a lower than average percentage of social rented housing for the Island with hardly any shared ownership provision; and
- a lower than average private rented sector (PRS).

Additionally:

- A settled population, 71% having been in their present home longer than 5 years and 63% stating they are very unlikely to move.
- A population who believe they would benefit from better transport links and this could increase employment opportunities

5 Housing need

The following tables show the responses from the forms where the respondents stated that they were “likely” or “very likely” to move in the next 5 years within Brighstone parish. In terms of useable data these totalled 35 households. Higher totals are shown below because more than one choice can be selected on the form.

The responses to the following questions have been used for the following tables:

Data drawn from responses to Survey Section B

To help us plan for changing needs in the area we would like you to tell us if you or any members of your household have any plans to move in the next five years, (and) what type of home would you be looking for.

Q13 – *And do you think the move will be: Within the parish?*

Q15 – *Which one of these types of property would you or your household expect to obtain? (In this case some respondents ticked more than one)*

Q16 – *How many bedrooms would you/they require?*

**Fig 13 - Local housing need
by house size (all tenures)** (Includes crossovers between tenures)

Number from survey	Bedrooms	Type
1	1	
3	1	declared "older person, sheltered or adapted"
10	2	
6	2	- declared "older person"
10	3	
1	3	declared "older person or adapted"
3	4	
1	4+	
35		

Fig 14 - Local housing need by house type (all tenures) – choices as stated on forms
(Declared “Likely or very likely to move” on form)

Number from survey	Bedrooms	Home type “expected to obtain”	Details
1	1	Bungalow	Older person
2	1	Type not stated	Sheltered
1	1	Bungalow	Adapted
8	2	Bungalow	
1	2	Bungalow (detached)	
1	2	Bungalow	Adapted
1	2	Flat/maisonette	
3	2	Type not stated	
1	2	Bungalow	Sheltered
1	2	Semi-detached	
2	3	Semi-detached	
1	3	Semi-detached	Adapted
6	3	Bungalow	
2	3	Type not stated	
1	4	Bungalow	
2	4	Type not stated	
1	5	Semi-detached	(Seeking rented)

Total 35

Local need by tenure

Q17 asked people who had answered questions 15 and 16 *Which type of tenure would you/they require?*

The pool of respondents in the following three tables are those who declared they were “likely” or “very likely” to move within the parish of Brighstone and total 35 households. There were also two others – one gave no details of need/desire and one thought they would need to be moving to a nursing home.

The three tenure types, as in 2014, are:

- Owner-occupied housing (owned outright, on mortgage/loan or “help-to-buy”)
- Affordable rented housing (would include “social” and “affordable”)
- Affordable home ownership – would include Shared Ownership and Discounted Market Sale if available.

Of the 35, 10 respondents gave more than one choice of tenure type – hence the range of totals shown.

Fig 15 - Local (declared) need for owner-occupied housing by bedroom number (within next 5 years)

Number from survey	Bedrooms	Type
0	1	
10	2	
6	2	Older categories
10	3	
1	3	Older categories
3	4	
*21 to 30 (5 in 2014)		

Notes:

6 also considered renting

9 also considered affordable ownership
(Include 5 who would consider all tenures)

Net need therefore **21** (30-6-9+5=21)

8 households who anticipated paying below
the lowest price currently available – see
Sect 6C below)

157 homes were sold in Brighstone in the 5 years between February 2014 and February 2020 (source; Rightmove web site). Over 100 of these were between 2 and 4 bedrooms in size (others not declared in statistics). This averages at 31 to 32 per year or 20 per year in the desired sizes.

Some of the desire for owner-occupied housing – particularly 3 bedrooms and above – may be met by people selling homes on. 26 owner occupiers declared in the survey that they were likely or very likely to move out of the Parish in the next 5 years.

Fig 16 - Local (declared) need by affordable rent by bedroom number

Number from survey	Bedrooms	Type
3	1	
1	2	Older categories
4	2	
1	2	Older categories
2	3	
1	4	
*6 to 12 (12 in 2014)		

Notes:

Includes 5 who would consider all tenures

6 also considered owner-occupation

5 also considered affordable ownership
(12-6-5+5=6)

Only one tenant household of a Housing Association (30 years in parish) stated a likelihood that one of their three-person household was likely to move – and did not state whether within or outside the Parish. Conversely, eight private tenants declared a likelihood of moving.

Fig 17 - Local (declared) Need for affordable Home Ownership by bedroom number

(Include households who would consider other tenures also)

Number from survey	Bedrooms	
4	2	Older categories
3	2	
2	3	
*0 to 9 (13 in 2014)		

Notes:

These respondents declared either a wish for Shared Ownership or declared income too low for their expected purchase band.

9 also considered owner-occupation

5 also considered renting

(All who selected this tenure also stated another)

Adding the 12 Affordable rented to the 9 Affordable Home Ownership choices and subtracting the 5 who would consider both, this gives a net total of 16.

At the end of the form (Q23), 36 respondents also declared they had family members who might like to move into or return to the Parish. No further details were sought on this specifically, but this would demonstrate an additional desire for housing including by people who have moved away for whatever reason.

Summary

Based upon the findings of the Housing Needs Survey, it is estimated that there is a declared requirement for 21 market value owner-occupied homes (new or re-sold) and 16 homes of Affordable (below market value) tenures to meet local needs over the five-year period from 2019 to 2024. These should offer a mix of tenures whether on one or a number of sites.

The 2014 survey showed a need for 30 homes. Since that survey 20 new homes have been completed. It is also understood that up to 8 temporary homes let on a low rent have been lost from a farm site that is being sold – hence a net increase in homes of 12.

The change in housing provision above is as follows – Fig 18

New developments 2014-2019	Rented	Low cost home ownership (discounted sale)	Home ownership – (sold at market value)	Total
Woodlands	2	2	9	13
Oak Tree Cottages	*(2)used as rented		*5 (3)	5
Other			2	2
Total	2 (4)	2	16 (14)	20
Loss of temporary homes	-8			-8
Amended total	-6 (-4)	2	16(14)	12

*It is understood that two of the homes sold at Oak Tree Cottages are being used for rent.

As the survey was returned by only 53.7% of the occupied households, there could be more unknown need; however, it is likely that those believing themselves to be in housing need are the most likely to have completed the survey.

6 The Brighstone Parish Housing Market

6a - Introduction

An important part of the assessment of housing need is to establish the costs of housing to buy and rent. This information is then used against survey data about the amounts people can afford to assist in establishing the most suitable type and size of accommodation for each household.

In this section we establish the typical entry-level costs of housing to both buy and rent in Brighstone parish. *Our approach has been to carry out a desktop survey using internet sources.*

Below we have provided a summary of the outputs of this analysis. Given the availability of data the analysis should be considered as indicative.

6b- Rental information

As in 2014, searches were carried out using Brighstone “within 3 miles” on Rightmove <https://www.rightmove.co.uk/property-to-rent/>

This resulted in only one property – see below – so data was used on rental properties to the West of Newport advertised from several agents between October and December 2019.

Homes for (private) rent in Isle of Wight West of Newport area (insufficient data from Brighstone only)

Fig 19

Rentals priced per month

Lowest price samples from November/December 2019

Property size	Studio/1 bedroom	2 bedroom	3 bedroom	Variance % from LHA* rates	Source
Brighstone	£700			173%	Rightmove
Totland	£495			123%	Zoopla
Carisbrooke	£550			136%	Red Squirrel
Freshwater		£575		109%	Red Squirrel
Totland		£625		118%	Red Squirrel
Cowes			£695	107%	Rightmove
Newport			£860	133%	Rightmove
Island wide					
Average	£582	£600	£778	128%	See below*
*Local Housing Allowance (for Benefit purposes)	£404	£529	£648		Directgov/lwight.com

Notes:

Only one property was available in Brighstone itself (at 73% above Local Housing Allowance rent), making a comparison with other areas not possible.

Figures from Isle of Wight Council state:

Average rent Island-wide (tenure not stated) is £746

Average private sector rents West of Newport (for sample) cost 128% Local Housing Allowance for 1 to 3 bedroom properties

4.1% is the percentage of private rented properties available in West Wight.

Less than 4% of large homes to rent are “affordable”.

(From Isle of Wight Affordability data presented 9/10/19)

Q20 asked *Would you consider renting?* -11 responded yes.

Q21 asked *what type of landlord?* - Of those in need of housing locally, 4 favoured renting from an affordable provider only, 4 from a private landlord only, and 5 responded either.

Q22 *what would be the maximum you would be able to afford per month?*

The responses on expected cost are shown below:

Fig 20

Expected cost of rent (per month)	Up to £200	£200-£300	£300-£400	£400-£500	£500-£600	£600-£700	£700-£800	£800-£1000	Over £1000	Don't know	Prefer not to say
All who declared	1	1	4	6	5	5	1	2	2	8	8

It is unknown whether people take Housing Benefit/Universal Credit into account when answering this question.

Whilst a good proportion expected to need to **pay the average bands (shown in bold)** – the lack of properties available in the Parish would prevent them from finding the accommodation.

6c - Sales information

According to the RightMove web site, during the last year (Nov 2018 to Nov 2019), sold prices in Brighstone were 10% up on the previous year and 15% up on 2017 when the average house price was £310,092.

By comparison, during the last year sold prices in the Isle of Wight were 3% up on the previous year and 7% up on 2017 when the average price was £230,578.

This shows house prices rose faster than the Island average between 2017 and 2019.

The average cost of housing according to the Isle of Wight Draft Housing Strategy 2019 on the Island is £231,000 and is used below. (Other sources e.g. Plumpot.co.uk show a higher figure of £244,000.)

The tables below show homes sold in Brighstone parish in 2019 and homes offered for sale in October 2019 (survey month).

(Fig 21 shows 20 homes between 2 and 4 bedrooms sold in 12 months Feb 2019 to Feb 2020 at between £225,000 and £915,000 – median price £316,000)

Fig 21 - Homes sold in Brighstone area 2019

Sold price £	Bedrooms	Type	Village	Remarks
915000	5	Detached	Brighstone	
890000	4	Detached	Brook	
480000	3	Detached	Brighstone	
477500	3	Detached		
440000	4	Detached		
435000	4	Detached		
410000	4	Detached		
390000	3	Semi-detached		
360000	3	Semi-detached		
320000	3	Detached		
312000	2	Detached bungalow		
310000	2	Detached		
295000	4	Semi-detached		
265000	2	Detached bungalow		
255000	2	Detached bungalow		
240000	3	Detached bungalow		
240000	2	Detached bungalow		
233000	2	Detached		
230000	3	Detached bungalow		
225000	2	Detached chalet bungalow		
				Brighstone average 2019 £357,605
				Brighstone average 2017, £310,092
				Isle of Wight average 2017, £230,578

Fig 22 - Homes advertised for sale in Brighstone – October 2019

Advertised price £	Bedroom numbers	Type
679950	3	House
635000	4	House
425000	3	Bungalow
425000	3	Bungalow
315000	3	Bungalow
315000	3	Bungalow
300000	3	Terraced house

The above table shows Brighstone prices to be above the Isle of Wight average.

Q18 asked *if buying (your) next home, what would be the maximum you would be able to afford.*

Responses are shown below and average price bands shaded.

Fig 23

Expected cost for purchase (£1000s)	<£1000 00	£10000 0- £12900 0	£13000 0- £15999 9	£16000 0- £18499 9	£18500 0- £21999 9	£22000 0- £24999 9
All who declared	5	4	4	2	8	7

Expected cost for purchase	£25000 0- £29999 9	£30000 0- £39999 9	>£4000 00	Don't know	Prefer not to say
All who declared	9	10	8	6	12

Sample 63

Respondents up to £219,999 have been considered in statistics for Low Cost Home Ownership

Sold prices for available properties began at £300,000 in 2019.

Q19 asked *Would you/they consider Shared ownership (or) shared equity if it was available? Responses as follows (Fig 24)*

	Full survey	Within Parish
You (or your whole family)	13	7
Somebody leaving the household	10	1

6d Income levels

Q11 asked *What is the gross annual income (before tax) of your whole household (including any salaries, benefits and other income).*

Only 30 respondents answered the question – therefore too small a sample to use in isolation. They declared incomes of between £10,000 and £90,000 of which the mean was £36,967.

I interpret that it was generally the higher income households who were happy to declare their income; and it is not unlikely that Brighstone has a higher than average household income – albeit probably amongst people with less need to move.

The mean gross Isle of Wight household earnings is £17,120 and the Isle of Wight median income £44,000. (Figures from Isle of Wight Affordability Data – Isle of Wight Council, October 2019)

For a household on the mean household earnings to purchase an averagely-priced 3-bedroom house in Brighstone (£357,605) would require a deposit of £35,760 and a remaining house price to income ratio of 1:18. This compares to a ratio of 1:14 in 2014.

For a household on the median income, the ration would be 1:7

6e - Secondary information from the Island Home Finder Register for Brighstone parish

This information is secondary and does not form part of the Survey findings.

Home Finder is the Isle of Wight Council's choice-based lettings system for social rented homes covering the three main Housing Associations operating on the Isle of Wight including Brighstone parish. Available homes are advertised through its online system to people who have registered and are placed in a needs band.

Applicants can see the full range of available properties and, under the new system, they can make a bid for any home that (the system shows) would meet their housing needs.

The Isle of Wight Council provided a snapshot of what the system showed in terms of housing demand/expectation in Brighstone parish as of 2nd October – result in the table below. It shows that – as of that date – 5 households were from Brighstone parish residents. However overall 1138 applicants on Homefinder have indicated they would live in

Brighstone. This number exceed the number of households in the Parish but Homefinder allows for multiple choices of desired location.

Fig 23 - Statistics available from Island Homefinder as of 7/10/2019 (Fig 25)

Number	Type	Band 2	Band 3	Band 4
2	2 bed		1	1
2	3 bed	1	1	1
1	4 bed			
5		1	2	2

(Need decreases from Band 2)

6f - Older Persons' provision

The Island, as the entire UK – has a growing older population. By 2025 it is expected that the proportion of people over 65 will be 28%.

The Survey asked in its first part (**Q3** answered by almost all respondents) how many people of each age group were resident in the household. Out of a total of 767 answers, 528 or 67% were declared as being over 60 years old. (There was no break in the banding at 65.)

When asked to give reasons why they might wish to move (**Q14**), those respondents who declared a housing need (by completing Section B of the form) responded as follows – **Fig 26**

Possible reason for move	No. of respondents	Move is within parish?
Declared "older persons"	13	8
(Would consider) sheltered housing	5	2
(Would consider) residential home	3	0
(Would consider) nursing home	5	1
(Would consider) adapted home	8	5
(Would consider) smaller home*	31	17

*This group not necessarily but frequently in the older bands

The above suggests that reasons connected with age are considered as part of housing need in around 50% of households wishing to move within the parish.

As in 2014, the search of the Care Quality Commission web site returned only Brighstone Grange as a care home within 5 miles of Brighstone. It shows a "good" rating and provides nursing, personal care, dementia and sensory impairment services for people over (and below) 65 years old.

No existing leasehold housing for older people has been identified in Brighstone and there is no specific sheltered housing development. The original application for the Blanchards site

in 2014 (TCP/04554/G, P/00966/14 – granted on appeal but not started by 2019) proposed within the wider development:

“a mixed use development comprising Abbeyfield residence (11 flats) sheltered housing (4 flats and 6 chalet bungalows) 8 semidetached assisted care bungalows”.

Comments made in the final **Further comments** section of the Survey included 7 positive ones regarding the desirability of older persons’ or Abbeyfield schemes as well as the following:

“Bearing in mind age profile and increasing life-expectancy, there may be need for some form of community/assisted living for those becoming less able to live alone. Also, provide encouragement...for ‘inter-generational’ living (Form ref. 170)

A further – 89 respondents commented (in **Q25** – multiple tick boxes) that they thought more housing for older persons was necessary in the parish.

6g - Observations

- Very low numbers of rental or lower priced properties for sale are available within the Parish.
- A low number of existing Parish residents are registered with Homefinder (5). This equates to the number who have declared through the Survey an interest only in affordable rent (although they may not be the same applicants) but leaves out those who would consider other affordable options.
- There is a considerable desire for a movement towards smaller properties, more affordable properties for ownership, and wider housing options for older people within the Parish.

7 Wider consultation on housing carried out through the Survey

7a - Further comments from respondents

Question 23 asked: *Do any members of your immediate family, who have previously lived in the Parish, wish to move back to the Parish in the next 5 years?*

22 households responded “yes”, including (at least) 2 families with children under 12. (Others did not state regarding children.)

Q.24 asked: *Do any members of your immediate family, who have not previously lived in the Parish, wish to move into the Parish in the next 5 years? If so, do they have children under 18? Please give their ages*

14 households responded “yes”, 2 stating these included children.

These responses could be interpreted as showing a further desire for housing in the Parish from those living outside it; but do not gather sufficient detail regarding size or tenure to assess type of home required.

Question 25 asked respondents to state “for which groups do you think more homes may be needed”. Responses were as follows – **Fig 27**

Younger people	161
Single people	85
Large families	49
Small families	136
People with disabilities	68
Older persons	89
Other (Smaller homes)	1
Other (Care on site)	1
Other (starter homes)	3
No further homes in parish	67
Homes for people with a local connection	155

Multiple answers were allowed but this shows a trend towards support for homes suitable for younger people, small families and older people.

Throughout the commentary sections, it seems apparent that people are answering in terms of the general needs as they perceive them, rather than just on a personal basis.

Question 26 asked “Do you think Brighstone Parish needs new homes for people with a connection with the area?” 155 (27%) out of the 417 returned forms responded “yes”.

At the end of the form (**Section C**) a blank space allowed free writing of any further comments. Respondents took the opportunity to comment on various matters – the table showing instances of comments in descending order; which could be interpreted as showing the relative extent of concerns – **Fig 28**

Subject	Instances	By percentage of respondents
(need for) affordability/first time buyers	49	12%
Over-development/ (need for) managed development	36	9%
+ sensitive design/use of brownfield sites	12	3%
+ eco/good design	3	1%
+(Need for) balance	4	1%
(Need for) Services and infrastructure	28	7%
(Need for) housing for families	16	4%
(Concern about) empty/second homes	14	3%
Homes for local people	13	3%
v “Homes for anybody”	2	0.5%
(Improved) transport	12	3%
Older persons’ housing (see above)	7	2%
Environment and nature	7	2%
Blanchards specific comments	6	1%
(Need for) smaller homes	5	1%
(Need for) Regeneration and employment	4	1%
(Desirability of) extensions	2	0.5%
(Need for) social rented homes	2	0.5%
(Need for) low cost home ownership	2	0.5%
Negative regarding low cost tenure types	2	0.5%
Negative regarding survey process	4	1%

7b - Specific comments on the survey process:

As shown above, 4 respondents commented on the survey process itself including:

“Waste of time – planners never take notice” (119) and similarly including a specific comment on Blanchards (159), “no faith in such surveys”.

There was also a comment that the survey should have used a “bigger envelope or thinner paper”. (The paper was selected for writing quality – this had an effect of straining the capacity of a normal letter envelope but it was felt that a larger one might be seen to be extravagant in terms of cost.

7c - Suggestions arising from the collation process (for future surveys)

The following are personal ideas for possible discussion:

- Allow a facility for anyone to state they would like to be followed up – i.e. in the case of a particular housing difficulty or a new idea that the Council may wish to develop.
- Split the age bands further at 65 to allow compatibility with certain national statistics.

Appendix 1

Brighstone Parish Housing Needs Survey form 2019

Cover letter

Dear Resident,

Brighstone Parish Council have commenced the process of updating the Housing Needs Survey as the previous one will be out of date at the end of 2019. This Housing Needs Survey is an important stand-alone document which will influence decision making when determining future planning applications within the parish and inform and support the policies of the Parish Neighbourhood Plan.

To assist with the process, we have prepared this survey to find out the current housing circumstances and future needs of all households within the parish.

The findings of the survey will form a material consideration in determining planning applications for housing in Brighstone Parish (*Brighstone, Brook, Mottistone, Hulverstone, Limerstone and part of Yafford and Atherfield – see map*) so future applications for planning permission will have to explain how proposed housing schemes fit within established housing need and the Neighbourhood Plan. It is important, therefore, that we receive as many completed questionnaires as possible to ensure that we have an accurate assessment of the housing needs of the parish.

PLEASE TAKE THE FEW MINUTES REQUIRED TO COMPLETE THE QUESTIONNAIRE, seal it in the envelope provided and have it ready for collection by one of our local volunteers.

If you and members of your household are NOT looking to move in the next 5 years you need only to complete Section A of the Survey other than to make any comments, you might wish to contribute in Section C on the last page.

Please note that no personal information is being collected and we will not identify who has completed any particular questionnaire.

We aim to have collected all completed questionnaires by Sunday 6th October.

Thank you for taking part in this survey!

John Cirrone

Chairman,

Brighstone Parish Council

Appendix 2 - Housing Survey questions

(Note references to main text in red)

Brighstone Parish Council Housing Survey

What is a Housing Survey?

A Housing Survey asks residents questions about their current housing situation and their possible housing requirements for the future. It is designed to discover what kind of housing people require both for themselves and family members who may want to form households, and whether the type of housing available in their area is affordable.

Housing Surveys are not just about building new housing or expanding rural districts, but are a tool to determine whether the available housing is suitable for the changing needs of the community. For example whether there is sufficient provision of specific housing for families or older people.

Why is a Housing Survey being carried out now?

It is recommended that Housing Surveys are completed every three to five years to ensure that information is kept up to date. The last Survey was completed in 2014 and a decision has been taken by the Parish Council to carry out a Housing Survey as a standalone document and to inform the policies of the forthcoming updating of the Parish Neighbourhood Plan.

How you can help.

By filling in this Housing Survey you will be helping to establish a complete and accurate picture of housing within the Parish. This can then help to ensure that future housing provision better reflects what the local community needs by influencing any future proposals that may come forward.

How have the questions been chosen?

The questions are as before in the 2014 survey which were based on the Isle of Wight Council's template for housing needs surveys following Government best practice, adapted to encourage a good response rate and reflect the community's housing needs circumstances for the next five years. The Survey has been designed to encourage a good response rate and will produce data that reflects our community's current housing circumstances, and identify its housing needs for the future.

Who is receiving a request to complete the survey?

All households in the Brighstone Parish Neighbourhood Area will receive a copy of this Survey (*see map*).

Your copy has been delivered by a volunteer from the Steering Group who will return to collect your completed document in two weeks. If you need support in completing your survey or have any queries, please contact Mrs Joy Walker by calling 741037.

We aim to have collected all completed questionnaires by **Saturday 6th October**.

Please make every effort to complete your Survey as a high response rate is required to provide the evidence that can be used to assess planning applications and to ensure that housing that is proposed actually meets the needs of local residents.

3

SECTION A: YOUR PRESENT HOUSING CIRCUMSTANCES

Q.1 Is this your principal home? Please circle

Yes / No

(P8, Fig.5)

Q.2 What kind of accommodation do you currently live in? (P8, Fig 5) Please tick one (

Detached house

Semi-detached house

Terraced house

Bungalow

Flat or maisonette

Flat in sheltered scheme or unit specially built for disabled

Room in shared house

Caravan / mobile home

Another type - please describe

(P8, Fig.5)

Q.3 How many people in each of these age groups live in your home?

Please enter a number in each box

0 to 15 years

16 to 24 years

25 to 44 years

45 to 59 years

60 to 74 years

75to 84 years

85 + years

(Pp7,22, Fig 3)

Q.4 How many bedrooms do you have? Please tick one

Bed-sit only

One bedroom

Two bedrooms

Three bedrooms

Four bedrooms

More than four bedrooms

(P8, Fig 6)

Q.5 Is the number of bedrooms you currently have sufficient for your needs?

Please tick one

Yes

No

If no, please say why?

(P8, Fig 6)

Q.6 What is the tenure of your home? Please tick one

Owned outright

Owned with a mortgage

Part owning and part renting (shared ownership)

Rented from a Housing Association

Rented from private landlord

Agricultural tied

Provided as part of a job

Another type of tenure – please describe

(P9, Fig 7)

Q.7 How long have you lived at this address? Please tick one

Less than 1 year

Between 1 and 2 years

Between 3 and 5 years

Longer than 5 years

If longer, how many years?

(P10, Fig 9)

Q.8 Do you need to travel to work? Please circle

Yes / No

If so, how do you travel to work (bus, car, walk, etc.)?

How far (in miles) do you need to go?

(Pp10-11, Fig11)

Q.9 How likely is it that over the next 5 years you, or a member of your household, will move from this home?

Please tick

You (or your whole family)

Somebody leaving the household

Very likely

Likely

Unlikely

Very unlikely

Or would you consider extending your current home? Please circle

(P10, Fig 10)

5

IMPORTANT: The next section of this survey is relevant ONLY to people who have a known or anticipated future housing need in the Parish of Brighstone.

If you and members of your household are NOT planning to move in the next five years please complete section C on the back page.

SECTION B: YOUR FUTURE HOUSING REQUIREMENTS

Why do we ask you to tell us about what you can afford to spend on housing?

The results of this survey will help us determine the current and future housing needs for people who live in Brighstone Parish. In order to make sure that we plan the right kind of housing for everyone - whatever type of housing you need - whether you want to buy or rent - we need to know not only what kind of home you might need, but also what price range you can afford. By giving us this anonymous financial information you will help us determine what sort of new-build housing we should be seeking in the Parish in the future.

Buying a home

The latest national figures (NOMIS – Office National Statistics) tell us that the annual average wage for the Isle of Wight is £24975. (This is the *median* gross weekly pay of £483.40 x 52.)

The Land Registry House Price Index (2016/17) gives an average house price for the Isle of Wight of £231,000. This figure is taken from the Isle of Wight Housing Strategy 2019 based on Land Registry information. For Brighstone (and its immediate area) statistics from the agents Rightmove – the online property search site - states an average house price of £352,429 (2019). This is said to be 16% higher than the previous year and 15% higher than in 2008.

Taking these figures into account and using the Isle of Wight average annual wage as an income figure, it is estimated that in order to afford the price of an average home in Brighstone a person would need 9.25 times the average Isle of Wight annual salary.

Renting a home

If you rent your home it is also important that we understand what you can afford. This is to give us an idea of what residents need and help us plan how to work with affordable housing providers to ensure that we take this into consideration.

Affordable Housing

The National Planning Policy Framework (2019 revision) defines Affordable Housing as:

“Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)” and includes affordable housing for rent, starter homes, discounted market sales housing, and shared ownership housing, and Rent to Buy. Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government.

6

A household is considered able to afford to buy a home if it costs less than 4 times the gross household income* – Government guidance suggests using different measures for households with multiple incomes (2.9) and those with a single income (3.5).

A household is considered able to afford market rented housing in cases where the rent payable would constitute no more than 30% of gross income*. Government guidance suggests that 25% of income is a reasonable start point but suggests that a higher figure could be used.

*(Isle of Wight Housing Needs Analysis 2018)

Q.10 Do you receive any help with your rent or mortgage, such as housing benefit, or interest payments on your mortgage through income support or mortgage protection insurance? Please tick

No help received
Yes – full housing benefit
Yes – part housing benefit
Yes – full help with mortgage payments
Yes – part help with mortgage payments
Don't know
Prefer not to say
(P11, Fig 12)

**Q.11 What is the gross annual income (before tax) of your whole household?
Include any salaries, any benefits and any other income.**

To the nearest £1000 £
Prefer not to say

To help us plan for changing needs in the area we would like you to tell us if you or any members of your household have any plans to move in the next five years, what type of home you would be looking for and how much you are expecting and can afford to pay for it.

(If more than one member of your household is likely to leave please contact Mrs Joy Walker on 741037 for additional copies of the following questions and return these with the main survey.)

(P21)

Q.12 If you think you or a member of your household may move in the next five years is it likely to be: Please tick

You (or your whole family)
Somebody leaving the household
Within the next 12 months?
Within 2 – 3 years?
Within 3 – 5 years?
Don't know?

(P10)

Q.13 And do you think the move will be: Please tick

Yes No
Within the Parish?
Elsewhere on the Island?
Off the Island
Don't know?

(Pp12-13, Fig 13/14)

Q.14 Why do you think you or a member of your household will move from this home over the next five years?

Reasons relating to home Please tick **Yes No**
To move to a larger home

To move to a smaller home
Home is in bad state of repair
Cost of the home is too high
To buy a home

Reasons to do with security of tenure Please tick **Yes No**

End of assured/short-hold tenancy
Landlord's request to move out
Loss of job – living in tied accommodation

Work/Education reasons Please tick **Yes No**

To be nearer new job
To be nearer existing job
To go to University or College

Family/Personal reasons Please tick **Yes No**

To set up home with a Partner
Household split/divorce/separation
To set up home of my own
To move nearer family/friends
Move around fairly often anyway
Other personal/family reasons

Health/care reasons Please tick **Yes No**

To move to older persons' development
To move to sheltered housing
To move to a residential home
To move to a nursing home
To move into a home adapted to my family's (or family member's) needs due to disability/illness

Any other reasons

8

(Pp10,22, Fig 26)

Q.15 Which one of these types of property would you or a member of your household expect to obtain? Please tick

You (or your whole family)
Somebody leaving the household
Semidetached house
Terraced house
Bungalow
Flat or Maisonette
Bed-sit
Sheltered Housing
Other /Don't know
PP12-3, Figs 12,13)

Q.16 How many bedrooms would you/they require?

Please tick

You (or your whole

family)
Somebody leaving
the household
One bedroom
Two bedrooms
Three bedrooms
Four bedrooms
More than four bedrooms
Don't know
PP12-3, Figs 12,13)

Q.17 Which type of tenure would you/they expect to obtain?

Please tick

You (or your whole
family)
Somebody leaving
the household
Owned outright
Owned with a mortgage
Owned using "Help to Buy" (shared
equity)
Part owned / Part rented (shared
ownership)
Rented from an affordable housing
provider (i.e. Housing Association)
Rented from private landlord
Agricultural tied accommodation
Provided as part of a job
(no rental to pay)
Don't know
P14, Figs 15,16,17

Q.18 If BUYING your next home, taking all finances into account (*take-home pay, savings, pensions, state benefits, etc.*), what would be the maximum price that you would be able to afford? Please tick

You (or your whole
family)
Somebody leaving
the household
Up to £100,000
£100,000 - £129,999
£130,000 - £159,999
£160,000 - £184,999
£185,000 - £219,999
£220,000 - £249,999
£250,000 - £299,999
£300,000 - £399,999
Over £400,000

Don't know
Prefer not to say
P21, Fig 22

Q.19 Would you/they consider shared ownership (part owned/part rented), shared equity (part owned / part owned) if it was available?

Please tick

You (or your whole family)

Somebody leaving the household

Yes

No

Don't know

P21

Q.20 Would you/they consider renting?

Please tick

You (or your whole family)

Somebody leaving the household

No – only want to buy

Yes – might consider renting

Don't know

P19

Q.21 What kinds of landlord would you/they consider?

Please tick

You (or your whole family)

Somebody leaving the household

Private Landlord

Affordable Housing provider (i.e. Housing Association)

Don't know

P19

Q.22 If RENTING your next home, taking all finances into account (*take-home pay, savings, pensions, state benefits, etc.*), what would be the maximum rent that you would be able to afford per month?

Please tick

You (or your whole family)

Somebody leaving the household

Up to £200

£200 - £300

£300 - £400
£400 - £500
£500 - £600
£600 - £700
£700 - £800
£800 - £1,000
Over £1,000
Don't Know
Prefer not to say
P19, Fig 20

SECTION C: COMMENTS

Your views on housing needs in Brighstone Parish

Q.23 Do any members of your immediate family, who *have* previously lived in the Parish, wish to move *back* to the Parish in the next 5 years?

Please circle

Yes / No

If so, do they have children under 18?

Please give their ages

Please circle

Yes / No

P25

Q.24 Do any members of your immediate family, who *have not* previously lived in the Parish, wish to move *into* the Parish in the next 5 years?

Please circle

Yes / No

If so, do they have children under 18?

Please give their ages

Please circle

Yes / No

P25

Q.25 For which of these groups do you think more homes may be needed in the Parish?

Tick as many as apply

Young people

Single people

Large families

Small families

People with disabilities

Older people

Other (please specify)
No further homes are needed

P24

Q.26 Do you think Brighstone Parish needs new homes for people with a connection with the area?

Yes

No

P26

Please make any further comments you wish to add about housing needs and future housing development in Brighstone Parish

P25-26

Thank you for completing this survey

Appendix 3 - Reminder letter

Sorry that I missed you.....

I called today to collect your completed **Housing Survey** but you were not at home. It is important that we receive as many completed surveys as possible.

If you have mislaid your original form or need help to complete the survey, please contact Mrs Joy Walker on 741037 or Mr John Cirrone on 740440.

I won't be calling again, so please take your completed survey to The Village Shop/Post Office in Brighstone where you can drop it off in the box provided.

Please do this by Sunday 6th October.

Thank You

Appendix 4

Tables showing the Brighstone housing market following 6-7 months of the Covid19 crisis, October 2020

Private Rental market. Lowest price samples from November/December 2019 – table from Housing Needs Survey section 6B

Property type	Studio/1 bed	2 bed	3 bed	Variance % from LHA rates	Source
Brighstone	£700			173%	Rightmove
Totland	£495			123%	Zoopla
Carisbrooke	£550			136%	Red Squirrel
Freshwater		£575		109%	Red Squirrel
Totland		£625		118%	Red Squirrel
Cowes			£695	107%	Rightmove
Newport			£860	133%	Rightmove
Average	£582	£600	£778	128%	
LHA 2019/20	£404	£530	£650		Directgov

Lowest price samples October 2020

Property type	Studio/1 bed	2 bed	3 bed	Variance % from LHA rates	Source
Brighstone	None available			n/a	Rightmove
Cowes			£750	103%	
Totland			£725	=	
Newport			£695	96%	
Newport		£750		130%	
Freshwater		£600		104%	
Cowes		£595		103%	
Cowes	£575			127%	
Newport	£475			105%	
Totland	£495			110%	
Average	£515	£648	£723		
LHA 2020/21	£450	£575	£725		

Local Housing Allowances rose in April 2020 by between 8 and 11 percent on the Isle of Wight.

No properties were advertised for letting at the end of October in Brighstone, so – as before – Newport, Cowes, Freshwater and Totland were included.

The 3 bedroom properties were closest to the Local Housing Allowance levels, ranging from 96% to 103%, and the only ones showing any prices below the Allowance.

Owner Occupier market:

Homes sold to Feb 2020 – table from Housing Needs Survey section 6C.

Sold price £	Bedrooms	Type	Village	Remarks
915000	5	Detached	Brighstone	
890000	4	Detached	Brook	

480000	3	Detached	Brighstone	
477500	3	Detached		
440000	4	Detached		
435000	4	Detached		
410000	4	Detached		
305000	3	Semi-detached		Brighstone average 2019 £357,605
360000	3	Semi-detached		
320000	3	Detached		
312000	2	Detached bungalow		Brighstone average 2017, £310,092
310000	2	Detached		
295000	4	Semi-detached		
265000	2	Detached bungalow		
255000	2	Detached bungalow		
240000	3	Detached bungalow		
240000	2	Detached bungalow		
233000	2	Detached		
230000	3	Detached bungalow		Isle of Wight average 2017, £230,578
225000	2	Detached chalet bungalow		

Following the completion of sales of those homes already being sold in March/April 2020 there was little movement in the market (actual sales) for several months (according to data available).

By the end of October 2020 there were eight homes for sale as shown below – most not noticeably different in price from pre-Covid. This list includes two 2 bedroom terraces which came onto the market – a slight increase in smaller units.

Asking price £	Bedrooms	Type
485000	4	Detached bungalow
395000	4	Detached bungalow
325000	3	Detached bungalow
395000	2	Detached converted chapel
320000	2	Detached bungalow
235000	2	Detached bungalow
190000	2	Terraced house
126000	2	Terraced house – lifetime lease for elderly persons