



AFFORDABLE HOUSING STATEMENT

**Angmering Community Land Trust
Mayflower Way 2018**

This affordable housing statement is to accompany the planning application for the construction of 12 No. dwellings by the Angmering Community Land trust at Mayflower Way, Angmering. All 12 units are affordable as they will be solely available for rents at affordable/ social rent levels for local people, in accordance with the registered scheme for Angmering Community Land Trust (ACLT), Community Benefit Society Registration No. 7201.

- 1.0 The need for truly affordable housing in Angmering was identified in a Housing Needs Survey carried out by Angmering Parish Council, as part of its evidence base for the Angmering Neighbourhood Plan, in 2012. The survey identified a total of 25 families in need of affordable housing provision.
- 2.0 In 2016 a similar survey was carried out by ACLT under an 'Expressions of Interest' heading. ACLT sought expressions of interest from within the parish and surrounding area and from all those with a local connection to Angmering. The data received provides an informative and up to date assessment of local needs and was independently analysed by staff at Action in rural Sussex.
- 2.1 There were 35 responses to the 2016 ACLT survey, each unable to meet their housing needs on the open market.
- 2.2 The type of housing required was 9x1 bed, 12x2 bed and 14x3 bed.
- 2.3 The average household income was £17,522 per annum with those in need aged between 18 and 70.
- 2.4 All respondents have a strong local connection. 26 live in Angmering, 3 work in the parish, 2 have relatives in the parish, 3 work and have relatives in the parish and 1 has relatives and has previously lived locally.

- 3.0 The mix of housing proposed by this planning application is derived from the results of the ACLT 2016 survey which saw a preference for smaller properties. The result is that the intention is to build:
- 3.1 2 No. 1-bed 2 person Flats
1 No. 1-bed 2 person House
6 No. 2-bed 4 person Houses
3 No. 3-bed 6 person Houses
- 3.2 The aim of the affordable housing on this site is to give local people the chance to continue to live and work in the village, even on low salary levels. The aim is to be able to offer the rental of the properties at or around 60% of market rents, equivalent to a social rent rather than just affordable, which is often at the 80% level.