

## Albury Parish Housing Needs Survey 2024 Report Summary prepared by Surrey Community Action

This report sets out the results of the housing development survey conducted for the Albury Neighbourhood Plan which took place in January 2024 to understand the housing needs of the parish and to gather the views on the future development of housing within the Parish.

A summary of the findings follows:

- Surveys were sent to 513 households. A total of 128 responses were received giving a return rate of 25%.
- 78% of all respondents indicated they were well housed.
- 81% of respondents were homeowners (including shared ownership).
- 67% of respondents were not looking to move to alternative accommodation in the Parish.
- 57% of respondents expressed a need for small family homes (two-three beds)
- 42% of respondents expressed a need for starter homes.
- 28% of respondents expressed a need for retirement housing.
- 54% of respondents favoured open market sale for future new housing development.
- 31% of respondents favoured shared ownership.
- 29% of respondents were in favour of affordable rent.
- 22% households were looking to move within the parish in the next five years, a further 18% were unsure.
- 40 households went on to complete part two of the survey. (Those looking to move to alternative accommodation in the Parish in the next five years)
- Downsizing (due to accommodation or garden size) and unaffordable rent, closely followed by the need to be nearer to village facilities and to start a first home were the most cited reasons to move within the Parish.
- The survey identified 17 households with a local connection in need of alternative accommodation.

- There are currently 19 households on the housing register with Guildford Borough Council with a local connection to Albury Parish.

## Conclusion

After analysing the responses, it has been determined that 17 households with a local connection to Albury parish require alternative homes, as shown below.

### Housing Association Rent (eight)

- 4 x 1 bed bungalow\*
- 2 x 1 bed flat\*
- **1 x 2 bed house**
- 1 x 3 bed house

### Housing Association Shared Ownership (four)

- 1 x 2 bed house at 17% share
- 1 x 2 bed house at 32% share
- 1 x 2 bed house at 34% share
- 1 x 3 bed house at 23% share

### Open Market (five)

- 1 x 1 bed bungalow
- 3 x 2 bed bungalow
- 1 x 1 bed sheltered housing bungalow or ground floor flat

Consideration should also be given to the 19 households registered on the Housing Register with Guildford Borough Council with a local connection to Albury Parish.

### Rent (19)

- 17 x 1 bed property\*
- 2 x 2 bed property

The household assessed as in need of a **2 bed house** to rent indicated that they were on the local housing register. If homes were brought forward as a result of this survey work overall numbers should be discounted by one to prevent double-counting.

\*In rural areas where analysis indicates a need for one bed rented accommodation this may be reclassified as two bed accommodation as one bed homes can sometimes be difficult to let and may sit vacant for a period of time. A one bed home can accommodate only a single person or couple whereas a two-bed home can offer greater flexibility allowing for the growth of a single or couple household and offering an adaptable and accessible home for life. This increased flexibility is a strong argument for providing the larger unit.