

## **Rural Community Profile Summary – Housing**

### **Distribution of housing in Boxgrove Parish**

Boxgrove Parish comprises four villages and hamlets. With a village shop, church, school and village hall, Boxgrove is the centre of the parish. Half a mile away, Halnaker is a linear village built alongside the A285 Petworth Road. Halnaker houses the main public house in the parish, The Anglesey Arms. Strettington, to the south west of the parish, is a linear hamlet of large, detached properties with a small trading estate. To the south is the hamlet of Crockerhill, a group of cottages that was served by a public house, The Winterton Arms. The future of the pub is currently uncertain.

### **What type of housing is in the local area?**

Boxgrove as a whole has a significantly higher proportion of detached and semi-detached housing (71.4%) than in West Sussex (56%) and England as a whole (53%). It has a significantly lower proportion of affordable housing, with terraced housing, flats and mobile houses comprising just 28.5% of the housing stock, compared with West Sussex (43.9) and England (47%).

### **Do people rent or own their homes?**

Considering the high proportion of detached and semi detached houses in the parish, there is a relatively high proportion of housing that is rented rather than owner occupied. Owner occupied housing constitutes 62% of the housing in the parish, compared with 71.5% for West Sussex and 64.1% for England. Of the rented accommodation, Local Authority and Housing Association homes account for almost the same amount as other rented, at 19.1% and 18.9% respectively, which is slightly higher than for West Sussex but in line with England as a whole. The Local Authority/Social Housing stock is almost entirely in Boxgrove village, while Goodwood Estate appears to hold a significant proportion of other rented accommodation, some of which is let to existing and retired estate workers and some of which is let on the open market.

### **How affordable is local housing?**

The profile divides housing into tax bands A to H and compares the median house price as a ratio of median incomes. This ratio is 23.2 for Boxgrove Parish, compared with 15.4 for England. Housing in Boxgrove must therefore be considered as unaffordable to people wishing to get onto the housing ladder, or those with a lower income.

This is very well illustrated by the proportion of housing in Bands A to C compared with Bands D to H. In Boxgrove, just 30.1% of housing falls into Bands A to C (the lowest price bands) while this rises to 49.5 in West Sussex and 66.2% in England. When looking at housing stock in Bands F, G and H, Boxgrove has 34.3% compared with 15.3% for West Sussex and 9.3% for England.

### **Housing in poor condition**

At 3.2%, Boxgrove has a low proportion of over-crowded houses compared with West Sussex (6.7%) and England (8.7%). and so overcrowding is not seen to be a problem. Vacant housing is similar in all three sectors with only a 1% variation between Boxgrove at 3.3% and England at 4.3%. There is, however, a very slightly higher proportion of houses without central heating in Boxgrove; 2.8% compared with 2.4% for West Sussex and 2.7% for England. This is likely to be accounted for by the number of houses privately let by the Goodwood Estate that rely on solid fuel fires for heating.