

# Housing in Arun and Chichester – A Deepening Crisis of Supply and Affordability

Peter Brissenden

## Introduction

Arun and Chichester Citizens Advice (ACCA) have recently undertaken detailed research into the provision of new affordable homes and the state of the private rented sector market in the Arun and Chichester District Councils' areas. This document draws out some key findings from that research, together with additional research relating to the private rented sector towards the end of the document, for the benefit of local MPs and other key stakeholders.

## Provision of New Affordable Homes

### Arun District

In 2016, average house prices in the Arun District Council (ADC) area were >17 times average household income, meaning that it “can be a very unaffordable place to live,” according to the Arun Housing and Homelessness Strategy 2019 – 2023.

The 2016 ADC Housing Needs Report identified a net need for 480 new affordable homes per annum in Arun. According to the Department of Levelling Up, Housing and Communities (DLUHC) data, the total number of completed additional affordable dwellings provided in the ADC area in recent years was as follows:

2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	Total	Av. p.a.
103	183	98	107	204	131	<b>826</b>	<b>138</b>

*Source for annual data: DLUHC Affordable housing supply statistics (AHS) 2021 – 2022, Live tables published 27 June 2023.*

The average provision of 138 completed additional affordable dwellings per annum is significantly lower than the identified need of 480 new affordable homes per annum as referred to above. This indicates a rapidly growing unmet need for affordable homes in the ADC area. If the gap between provision and identified need in 2021/22 (-349 homes) continues at the same level until 2025/26, there will be a cumulative shortfall in the provision of affordable homes in the ADC area amounting to 1,745 homes in a 5-year period.

## Chichester District

The Chichester District Council (CDC) area is one of the least affordable in England, based upon the ratio between housing costs and earnings, according to the Chichester District Housing Strategy 2020 – 2025.

The most recent Housing and Economic Development Assessment for CDC identified the need for 348 new social affordable rented and 130 new affordable home ownership properties per annum until 2036.

According to the Department of Levelling Up, Housing and Communities (DLUHC) data, the total number of completed additional affordable dwellings provided in the CDC area in recent years was as follows:

<b>2016/17</b>	<b>2017/18</b>	<b>2018/19</b>	<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>Total</b>	<b>Av. p.a.</b>
135	154	137	179	113	159	<b>877</b>	<b>146</b>

*Source of annual data: DLUHC Affordable housing supply statistics (AHS) 2021 – 2022, Live tables published 27 June 2023.*

The average provision of 146 completed additional affordable dwellings per annum is significantly lower than the identified need for 478 new affordable homes per annum as referred to above. This indicates a rapidly growing level of unmet need for affordable housing in the CDC area. If the gap between provision and identified need in 2021/22 (-319 homes) continues at the same level until 2025/26, there will be a cumulative shortfall in the provision of affordable homes in the CDC area amounting to 1,595 homes over a 5-year period.

## Affordability and Supply in the Private Rented Sector in the ADC and CDC Areas

Over the past 18 months, ACCA has been examining the supply and affordability of homes to buy and rent in the local area. As part of this work, the Research and Campaigns team have carried out several 'snapshots' of the local private rented sector, with the help of data from the Rightmove website.

The most recent snapshot was conducted on 3 May 2024. Below are the details of this snapshot, together with some comparisons with previous snapshots and some analysis of the results.

Here is a brief explanation of the tables below:

- The tables look at the numbers of homes for rent on Rightmove as of the date that each snapshot was undertaken.
- 4 geographical areas are considered.
- 7 types of accommodation are considered ('bf' = bed flat and 'bh' = bed house).
- Different monthly rent ranges are shown in the first column.
- Numbers in brackets indicate retirement properties, also included in the corresponding sub-totals.
- Green = rent below Local Housing Allowance (LHA); orange = rent range includes LHA; red = rent above LHA.

### 19/07/2023

On 19/07/2023, ACCA took a further snapshot of the private rented sector on Rightmove in the ADC and CDC areas (having done a previous snapshot on 15/11/2022), with the following results:

Area / Rent £pcm	Accommodation Type / Numbers							Totals
	Share/ studio	1 bf	2 bf	3 bf	1 bh	2 bh	3 bh	
<700	0	0	0	0	0	0	0	0
700 - 800	0	0	0	0	0	0	0	0
801 - 900	1	1	0	0	0	0	0	2
901 - 1000	0	3	1	0	0	0	0	4
1001 - 1100	0	1	0	0	1	0	0	2
1101 - 1200	0	0	2	2	0	0	0	4
<b>Totals</b>	<b>1</b>	<b>5</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>12</b>

<b>Bognor Regis</b>	<b>Share/ studio</b>	<b>1 bf</b>	<b>2 bf</b>	<b>3 bf</b>	<b>1 bh</b>	<b>2 bh</b>	<b>3 bh</b>	
<600	1	0	0	0	0	0	0	1
600 - 700	0	0	0	0	0	0	0	0
701 - 800	0	1	0	0	0	0	0	1
801 - 900	0	4	0	0	1	0	0	5
901 - 1000	0	0	1	0	0	0	0	1
1001 - 1100	0	0	3	0	0	1	0	4
1101 - 1200	0	0	4	0	0	0	0	4
<b>Totals</b>	<b>1</b>	<b>5</b>	<b>8</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>16</b>
<b>Littlehampton</b>	<b>Share/ studio</b>	<b>1 bf</b>	<b>2 bf</b>	<b>3 bf</b>	<b>1 bh</b>	<b>2 bh</b>	<b>3 bh</b>	
<600	1	0	0	0	0	0	0	1
600 - 700	4	0	0	0	0	0	0	4
701 - 800	0	2	0	0	0	0	0	2
801 - 900	0	2	0	0	0	0	0	2
901 - 1000	1	1(1)	2	0	1	0	0	5(1)
1001 - 1100	0	1	1	0	0	1	0	3
1101 - 1200	0	0	6	0	0	1	0	7
<b>Totals</b>	<b>6</b>	<b>6(1)</b>	<b>9</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>24(1)</b>
<b>Rural areas*</b>	<b>Share/ studio</b>	<b>1 bf</b>	<b>2 bf</b>	<b>3 bf</b>	<b>1 bh</b>	<b>2 bh</b>	<b>3 bh</b>	
<700	0	0	0	0	0	0	0	0
700 - 800	1	1	0	0	0	0	0	2
801 - 900	0	0	0	0	0	0	0	0
901 - 1000	0	1(1)	1	0	0	0	0	2(1)
1001 - 1100	0	0	5(3)	0	0	0	0	5(3)
1101 - 1200	0	0	0	0	0	0	0	0
<b>Totals</b>	<b>1</b>	<b>2(1)</b>	<b>6(3)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9(4)</b>
<b>Grand totals</b>	<b>9</b>	<b>18(2)</b>	<b>26(3)</b>	<b>2</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>61(5)</b>

Source: Rightmove website, 19/07/2023.

\*Petworth and surrounding rural area ('3-mile radius', including Midhurst and Pulborough)

Some key points arising from the data above are:

- There was a grand total of only 61 properties to let in the specified rent ranges across the 4 areas above, compared with 71 on 15/11/2022.
- There was a grand total of only 12 properties to let in the specified rent ranges in Chichester and 16 in Bognor, compared with 18 in Chichester and 26 in Bognor on 15/11/2022.

- There was a grand total of only 18 one-bedroom flats available in the specified rent ranges across all the 4 areas, compared with 34 on 15/11/2022.
- There were only 2 three-bedroomed flats and no three-bedroomed houses available in the specified rent ranges across all the 4 areas.
- There was a grand total of only 32 properties to let at £1,000 per calendar month or less across all the 4 areas, compared with 51 on 15/11/2022.
- There were only 2 properties to let at rents around the LHA levels and none at rents below LHA levels across all the 4 areas. In other words, only 3% of the 61 properties in the specified rent ranges were at rents around or below the LHA levels.
- There were no properties to let at rents around or below LHA levels in Chichester or in the rural areas.

### 18/10/2023

On 18/10/2023 a further Rightmove snapshot was carried out with the following results:

Area / Rent £pcm	Accommodation Type / Numbers							
Chichester	Share/ studio	1 bf	2 bf	3 bf	1 bh	2 bh	3 bh	Totals
<700	1	0	0	0	0	0	0	1
700 - 800	2	1	0	0	0	0	0	3
801 - 900	0	0	0	0	0	0	0	0
901 - 1000	0	3	0	0	0	0	0	3
1001 - 1100	0	2	2	0	0	0	0	4
1101 - 1200	0	1	1	0	0	1	1	4
<b>Totals</b>	<b>3</b>	<b>7</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>15</b>
Bognor Regis	Share/ studio	1 bf	2 bf	3 bf	1 bh	2 bh	3 bh	
<600	0	0	0	0	0	0	0	0
600 - 700	6	0	0	0	0	0	0	6
701 - 800	1	5	0	0	0	0	0	6
801 - 900	0	8	1	0	1	0	0	10
901 - 1000	0	4(1)	3	0	1	1	0	9(1)
1001 - 1100	0	0	7	0	0	0	0	7
1101 - 1200	0	0	4	0	0	1	0	5
<b>Totals</b>	<b>7</b>	<b>17(1)</b>	<b>15</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>43(1)</b>

<b>Littlehampton</b>	<b>Share/ studio</b>	<b>1 bf</b>	<b>2 bf</b>	<b>3 bf</b>	<b>1 bh</b>	<b>2 bh</b>	<b>3 bh</b>	
<600	0	0	0	0	0	0	0	0
600 - 700	4	3	0	0	0	0	0	7
701 - 800	1	1(1)	0	0	0	0	0	2(1)
801 - 900	0	1	0	0	0	0	0	1
901 - 1000	0	2(1)	0	0	0	2	0	4(1)
1001 - 1100	0	0	1	0	0	0	0	1
1101 - 1200	0	0	1	0	0	1	0	2
<b>Totals</b>	<b>5</b>	<b>7(2)</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>17(2)</b>
<b>Rural areas*</b>	<b>Share/ studio</b>	<b>1 bf</b>	<b>2 bf</b>	<b>3 bf</b>	<b>1 bh</b>	<b>2 bh</b>	<b>3 bh</b>	
<700	0	0	1	0	0	0	0	1
700 - 800	0	2	0	0	0	0	0	2
801 - 900	0	0	0	0	0	0	0	0
901 - 1000	0	0	0	0	0	0	0	0
1001 - 1100	0	0	0	0	0	0	0	0
1101 - 1200	0	1	0	0	1	0	0	2
<b>Totals</b>	<b>0</b>	<b>3</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>5</b>
<b>Grand totals</b>	<b>15</b>	<b>34(3)</b>	<b>21</b>	<b>0</b>	<b>3</b>	<b>6</b>	<b>1</b>	<b>80(3)</b>

Source: Rightmove website, 18/10/2023

Some of the key points arising from the 18/10/2023 data are as follows:

- Whilst the total number of properties available at the specified rent levels (80 properties) represents an increase compared with July 2023 (61 properties) and November 2022 (71 properties), the underlying data is less promising (see below).
- There was a small increase in properties available at the specified rents in Chichester and a larger increase in Bognor, compared with July 2023, but only one of the properties in Chichester and none of those in Bognor were at rents around or below the current Local Housing Allowance (LHA) level.
- Only 3 of the properties available in Littlehampton and one in the rural areas were available at the rent levels around or below LHA levels.
- There were no 3-bedroom flats and only one 3-bedroom house available at the specified rents across all 4 areas.
- Whilst there was a significant increase in the availability of shares/studios and 1-bedroom flats available in total across the 4 areas compared with July 2023, only one studio/share (in Chichester) and three 1-bedroom flats (all in Littlehampton) were at rents around or below LHA levels.

03/05/2024

A further Rightmove snapshot was taken on 03/05/2024. The results were as follows:

Area / Rent £pcm	Accommodation Type / Numbers							
Chichester	Share/ studio	1 bf	2 bf	3 bf	1 bh	2 bh	3 bh	Totals
<700	1	0	0	0	0	0	0	1
700 - 800	1	0	0	0	0	0	0	1
801 - 900	0	1(1)	0	0	0	0	0	1(1)
901 - 1000	0	3(1)	0	0	0	0	0	3(1)
1001 - 1100	0	0	1	0	0	0	0	1
1101 - 1200	0	0	2	0	1	0	0	3
<b>Totals</b>	<b>2</b>	<b>4(2)</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>10(2)</b>
Bognor Regis	Share/ studio	1 bf	2 bf	3 bf	1 bh	2 bh	3 bh	
<600	0	0	0	0	0	0	0	0
600 - 700	1	1	0	0	0	0	0	2
701 - 800	1	5	0	0	1	0	0	7
801 - 900	0	4	0	0	0	0	0	4
901 - 1000	0	5(1)	2	0	0	2	0	9(1)
1001 - 1100	0	2(2)	4	0	0	0	0	6(2)
1101 - 1200	0	0	3	0	0	1	0	4
<b>Totals</b>	<b>2</b>	<b>17(3)</b>	<b>9</b>	<b>0</b>	<b>1</b>	<b>3</b>	<b>0</b>	<b>32(3)</b>
Littlehampton	Share/ studio	1 bf	2 bf	3 bf	1 bh	2 bh	3 bh	
<600	0	0	0	0	0	0	0	0
600 - 700	3	0	0	0	0	0	0	3
701 - 800	1	3	0	0	0	0	0	4
801 - 900	0	2	0	0	0	0	0	2
901 - 1000	0	1(1)	2	0	1	0	0	4(1)
1001 - 1100	0	0	4	0	0	0	0	4
1101 - 1200	0	0	2	0	0	1	0	3
<b>Totals</b>	<b>4</b>	<b>6(1)</b>	<b>8</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>20(1)</b>
Rural areas*	Share/ studio	1 bf	2 bf	3 bf	1 bh	2 bh	3 bh	
<700	0	0	0	0	0	0	0	0
700 - 800	0	2	0	0	0	0	0	2
801 - 900	0	0	1(1)	0	0	0	0	1(1)
901 - 1000	0	2(1)	1	0	0	0	0	3(1)

1001 - 1100	0	0	2(1)	0	0	0	0	2(1)
1101 - 1200	0	0	1	0	0	0	0	1
<b>Totals</b>	<b>0</b>	<b>4(1)</b>	<b>5(2)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9(3)</b>
<b>Grand totals</b>	<b>8</b>	<b>31(7)</b>	<b>25(2)</b>	<b>0</b>	<b>3</b>	<b>4</b>	<b>0</b>	<b>71(9)</b>

Source: Rightmove website, 03/05/2024.

Note: Local Housing Allowance (LHA) rates changed on 01/04/2024, so the colour coding (red, amber and green) for some rent ranges has changed accordingly.

Some key points arising from the 03/05/2024 data are as follows:

- The total number of properties available at the specified rent levels dropped to 71 (including 9 properties only available to retired people), compared with 80 (including 3 properties only available to retired people) in October 2023, and 61 (including 5 retirement properties) in July 2023.
- The total number of properties at the specified rent levels fell to 10 in Chichester (including 2 retirement properties) and 32 in Bognor Regis (including 3 retirement properties), compared with 15 in Chichester and 43 in Bognor Regis (including 1 retirement property) at the time of the October 2023 snapshot as recorded above.
- With the increase in LHA rates on 01/04/2024, the total number of properties available at rent levels around or below the LHA rates increased to 21, compared with 5 in October 2023 and 2 in July 2023.
- There was only 1 property available at around or below the LHA rate in Chichester, 4 in rural areas, 5 in Littlehampton and 10 in Bognor Regis.
- At the specified rent levels, there were no 3-bedroom flats or houses available in any area; no 2-bedroom houses in Chichester or rural areas; and no studios or shared dwellings in rural areas.
- There was only 1 shared dwelling or studio available at around or below the LHA level in Chichester and none elsewhere.



## Conclusions

The key points above suggest a deepening crisis of affordability and lack of supply in the private rented sector across the ADC and CDC areas. When this is combined with the shortfall in the supply of affordable new homes referred to in the section on 'Provision of New Affordable Homes' above, it indicates a serious and worsening situation for people on average or low incomes trying to find homes to rent or buy across the Arun and Chichester Districts.

Whilst the 03/05/2024 snapshot suggests an increase in the availability of affordable private rented properties since the increase in LHA levels on 01/04/2024, there is a continuing crisis of supply and affordability, particularly in the Chichester and rural areas. ACCA will continue to monitor the supply and affordability of homes to buy and rent in the local area and to work with local stakeholders in helping those affected by the local housing crisis.

Copyright © Arun & Chichester Citizens Advice 2024. All rights reserved.

Arun & Chichester Citizens Advice is an operating name of Arun & Chichester Citizens Advice Bureau

Charity registration number: 1099640

Arun & Chichester Citizens Advice Bureau is a Company Limited by Guarantee, Registered in Cardiff.

Registered number: 4787378

10A The Arcade, Belmont Street, Bognor Regis, PO21 1LH.

Authorised and regulated by the Financial Conduct Authority FRN: 617491