

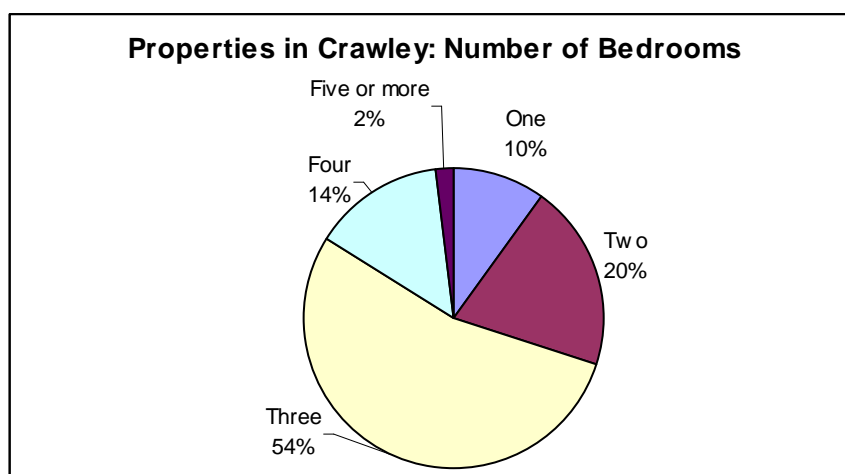
Crawley Housing

Households & Housing Stock

In Crawley there were 40,382 households in 2001. 99 per cent of the resident population lived in households. The remainder of the population lived in communal establishments. The following table shows the data from the 2001 Census about households in Crawley compared with averages for England and Wales.

	Number of households (percentage):	
	Crawley	England and Wales
One person households	26.8	30.0
Pensioners living alone	12.3	14.4
Other All Pensioner households	9.5	9.4
Contained dependent children	31.8	29.5
Lone parent households with dependent children	6.7	6.5
Owner occupied	68.3	68.9
Rented from Council	20.3	13.2
Rented from Housing Association or Registered Social Landlord	3.1	6.0
Private rented or lived rent free	8.2	11.9
Without central heating	3.3	8.5
Without sole use of bath, shower or toilet	0.4	0.5
Have no car or van	20.4	26.8
Have 2 or more cars or vans	33.2	29.4
Average household size (number)	2.4	2.4
Average number of rooms per household	5.3	5.3

Source: 2001 Census, Crown copyright.



As a new town, Crawley has a relatively high percentage of council housing stock, compared with the average for England and Wales. Correspondingly, the percentage of housing rented from housing associations, registered social landlords and the private sector is lower than average. The majority of homes have three bedrooms, with a very small proportion of properties (10%) having one bedroom.

Dwelling Stock by Tenure and Condition as at 1 April 2004

	LA Dwellings that Fall Below the 'Decent Homes Standard'	LA Dwellings Requiring 'Capital Type' Investment & Associated Costs of <£5,000	LA Dwellings Requiring 'Capital Type' Investment Associated Costs from £5,000- £14,999	LA Dwellings Requiring 'Capital Type' Investment Associated Costs of >£15,000
	Percentage	Percentage	Percentage	Percentage
	Apr-04	Apr-04	Apr-04	Apr-04
Adur	20.1	29.1	33	7.2
Arun	83.5	21	0	2.1
Chichester	0	0	0	0
Crawley	46.9	1.7	45.1	0
Horsham	~	~	~	~
Mid Sussex	~	~	~	~
Worthing	0	0	0	0

Source: ONS, Crown Copyright

As of 1 April 2004 nearly half of Crawley Borough Council's housing stock failed to meet the Decent Homes Standard. This was around twice the proportion of Adur's stock failing to meet the standard, but half of the proportion of Arun's. The other district/borough councils in the county have little or no housing stock. Most of Crawley's stock requiring investment required between £5,000 and £14,999 to bring them up to standard.

Overcrowding

Crawley has a relatively high number of overcrowded households. According to the ODPM New Provision Index, Crawley has more severely overcrowded households than any other district in West Sussex and the 12th highest in the South East Region (67 districts).

Severely Overcrowded Households 2003-04			
Twenty districts with most severely overcrowded households in South East			
Rank	Local Authority	Score	Nat. Rank
1	Brighton and Hove	1.11	21
2	Southampton City	0.89	27
3	Slough	0.7	32
4	Reading	0.63	37
5	Oxford	0.53	40
6	Medway	0.53	41
7	Portsmouth City	0.46	47
8	Wycombe	0.41	53
9	Maidstone	0.34	61
10	Milton Keynes	0.34	62
11	Canterbury	0.32	65
12	Crawley	0.28	73
13	Worthing	0.28	76
14	Tunbridge Wells	0.27	78
15	Arun	0.27	80
16	Thanet	0.26	83
17	Shepway	0.25	85
18	Cherwell	0.25	86
19	Guildford	0.25	89
20	Rushmoor	0.23	92

Source: Local Knowledge; ODPM New Provision Index

The following table shows that overcrowding is more of a problem in some wards than others, especially Bewbush, Broadfield North and South, Langley Green, Northgate and Southgate. The 'Occupancy Rating' provides a measure of under-occupancy and over-crowding. It relates the actual number of rooms to the number of rooms 'required' by the members of the household (based on an assessment of the relationship household members, their ages and gender). The room requirement is calculated as follows:

- a one person household is assumed to require three rooms (two common rooms and a bedroom)
- where there are two or more residents it is assumed that they require a minimum of two common rooms plus one bedroom for:
 - i. each couple (as determined by the relationship question)
 - ii. each lone parent
 - iii. any other person aged 16 or over
 - iii. each pair aged 10 to 15 of the same sex
 - iv. each pair formed from any other person aged 10 to 15 with a child aged under 10 of the same sex
 - v. each pair of children aged under 10 remaining
 - vi. each remaining person (either aged 10 to 15 or under 10).

Overcrowding by ward

Area	All house-holds	Average house-hold size	Average number of rooms per household	Percentage of households:		
				With an occupancy rating of -1 or less	With central heating and sole use of bath/shower and toilet	Without central heating or sole use of bath/shower and toilet
Bewbush	3173	2.85	4.82	11.69	98.96	0
Broadfield North	2284	2.78	5.15	9.94	95.71	0
Broadfield South	2540	2.49	4.64	13.19	92.64	0
Furnace Green	2403	2.37	5.64	5.12	98.59	0
Gossops Green	2093	2.4	5.56	3.77	97.13	0
Ifield	3452	2.4	5.29	6.08	95.08	0
Langley Green	2879	2.52	5.17	10.49	96.49	0.14
Maidenbower	3355	2.41	5.51	3.79	99.05	0
Northgate	1958	2.24	4.97	12.05	94.23	0
Pound Hill North	2714	2.49	5.77	4.97	97.57	0
Pound Hill South and Worth	3186	2.49	5.93	5.15	96.45	0
Southgate	3422	2.29	5.08	9.44	95.06	0.18
Three Bridges	2311	2.43	5.62	6.32	96.75	0
Tilgate	2607	2.38	5.4	4.56	96.13	0
West Green	2005	2.18	5.09	8.33	95.21	0.2

Source: Census 2001, Crown copyright

Amenities

The table overleaf shows household amenities and lowest floor level for Crawley households. The vast majority of households are low level – less than 2% of households have a lowest floor level on the fifth floor or higher and these are located in Pound Hill North and Tilgate.

Household Amenities/Lowest Floor Level

Area	Percentage of households:					
	Without central heating; with sole use of bath/show-er and toilet	With central heating; without sole use of bath/show-er and toilet	Lowest floor level: Basement or semi-basement	Lowest floor level: Ground level (street level)	Lowest floor level: 1st/2nd/3rd or 4th floor	Lowest floor level: 5th floor or higher
Bewbush	0.98	0.09	0.47	86.13	13.36	0
Broadfield North	4.07	0.22	0.35	90.41	9.24	0
Broadfield South	7.09	0.2	0.55	87.05	12.36	0
Furnace Green	1.33	0.12	0.33	89.55	10.11	0
Gossops Green	2.82	0	0.38	90.35	9.22	0
Ifield	4.72	0.2	0.14	91.31	8.55	0
Langley Green	2.92	0.45	0.28	92.22	7.5	0
Maidenbower	0.77	0.18	0.12	93.06	6.83	0
Northgate	5.26	0.46	0.2	86.06	13.74	0
Pound Hill North	2.03	0.33	0.18	90.94	7.18	1.69
Pound Hill South and Worth	3.39	0.16	0.09	93.25	6.65	0
Southgate	3.92	0.85	0.29	85.36	14.35	0
Three Bridges	3.07	0.17	0.48	92.38	7.1	0
Tilgate	3.61	0.27	0.19	91.14	8.55	0.12
West Green	3.64	0.95	0.25	85.54	14.21	0

Source: Census 2001, Crown copyright

Affordability

Average house prices in Crawley are a little below those of some of the surrounding, more rural, districts or those in Greater London. However, it is still difficult for households to enter owner-occupation, as the following table shows.

Difficulty of Access to Owner-Occupation Indicator	
	Jan-06
Adur	86.94
Arun	85.10
Chichester	85.85
Crawley	80.29
Horsham	79.86
Mid Sussex	78.89
Worthing	81.98

Source: ONS. This indicator is a modelled estimate of the proportion of households unable to afford to enter owner-occupation on the basis of their income for 2002.

Research in late 2002 by the Joseph Rowntree Foundation identified the difficulties faced by working households to get on the property ladder. Although it is comparatively less expensive to buy a home in Crawley than in other parts of West Sussex, most working households would still be unable to raise a mortgage for the lowest priced homes. Even where two or more members of the household are working, less than half would be able to buy a lower priced home.

Housing Affordability

	Household income required to purchase lower quartile property	Average House price/Income ratio	Proportion of households unable to purchase a lowest quartile priced home		
			One person in work	Two (+) people in work	All working households
Adur	£37,635	4.18	90.0	63.3	75.4
Arun	£34,976	4.77	81.3	58.8	73.3
Chichester	£42,182	4.60	84.3	60.8	71.4
Crawley	£38,806	3.85	85.1	56.4	68.8
Horsham	£45,125	4.57	89.3	63.1	74.8
Mid Sussex	£43,684	4.11	89.4	60.6	73.7
Worthing	33,289	4.25	82.1	46.4	62.8
West Sussex average			87.4	58.3	71.3

Source: Steve Wilcox "Can Work - Can't Buy", JRF publications

Homelessness

Crawley has a high level of homelessness, which particularly affects younger people in the town. The table below shows some of the decisions made on homelessness applications to West Sussex authorities. Crawley has the highest proportion of households who become homeless and are entitled to assistance with re-housing. Another figure of concern is the high proportion of households who are homeless but not entitled to assistance with housing because they are not in a priority need group, generally single adults. Crawley also has a high number of people in temporary accommodation awaiting a permanent home. More information about homelessness and the underlying causes in Crawley can be found in the Council's Homelessness Review (available on the Council's web site www.crawley.gov.uk).

Homelessness Decisions in West Sussex Local Authorities (continued overleaf)

	Total number of homelessness applications, 2002-3	Homeless and in priority need, 2002-3 (numbers)	Homeless and in priority need, 2002-3 (nos. per 1000 households)	Eligible, homeless and in priority need but not eligible so, 2002-3	Eligible, homeless but not in priority need, 2002-3	Eligible, Homeless but not in priority need 2002-3 (nos per 1000 households)	Eligible but not homeless, 2002-3
Adu	368	130	5.0	44	100	3.8	93
Arun *	520	178	2.8	25	40	0.6	277
Chichester *	130	99	2.2	7	5	0.1	17
Crawley	897	282	6.9	51	352	8.6	185
Horsham	324	171	3.3	13	96	1.8	42
Mid Sussex	294	166	3.1	9	104	2.0	14
Worthing	285	170	3.8	26	35	0.8	51

* Arun and Chichester figures based on three quarters' return only
Source: Housing Needs Survey; Returns to ODPM

Homelessness decisions in West Sussex (continued)

	Households accommodated by LA in B&B, on 31-3-2003	Households accommodated by LA in Hostels (inc. women's refuge), on 31-3-2003	Households accommodated by LA in LA/HA stock, on 31-3-2003	Households accommodated by LA in private sector leased, on 31-3-2003	Households accommodated by LA in other places, on 31-3-2003	Homeless at home - awaiting accommodation at year end, on 31-3-2003	Total
Adur	13	10	56	113	36	15	243
Arun	n/c	n/c	n/c	n/c	n/c	n/c	n/c
Chichester	n/c	76	n/c	16	n/c	n/c	n/c
Crawley	67	112	0	135	0	7	321
Horsham	0	58	3	17	0	0	78
Mid Sussex	17	16	39	3	0	21	96
Worthing	21	3	73	93	3	23	216
West Sussex *	118	275	171	377	39	66	954

* Excludes Arun and Chichester
Source: Returns to ODPM

See also the Neighbourhood Statistics web site at the Office for National Statistics:
www.neighbourhood.statistics.gov.uk.