

Action *with* Communities *in* Rural Kent

(Charity No. 212796)



**HOUSING NEEDS SURVEY FOR THE PARISH OF
PENSHURST**

January 2009

Richard Hall - Rural Housing Enabler

With the support of

Penshurst parish Council

Sevenoaks District Council

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1. Summary

The Rural Housing Enabler (RHE) assisted Peshurst Parish Council to undertake a housing needs survey in the parish, to ascertain if there are shortfalls in affordable housing provision within the parish.

The survey was distributed to every household within the parish of Peshurst during December 2008. Approximately 698 surveys were distributed with 143 surveys being returned to Action with Communities in Rural Kent, representing approximately a 21% response rate. Of the surveys returned 16% (accounting for households with more than one person in housing need) indicated a housing need.

Analysis of the returned survey forms identified that 80% of respondents are owner occupiers with 72% of properties having 3 or more bedrooms.

High property prices and a predominance of privately owned homes means that some local people are unable to afford a home within the parish. For a first time buyer an income in excess of £122 000 per annum is needed to purchase the cheapest property currently on the open market, based on current market prices.

2. Background Information

In 2007 Matthew Taylor, MP for Truro and St Austell, was asked by the Prime Minister to conduct a review on how land use and planning can better support rural business and deliver affordable housing. Many rural communities are faced by a combination of higher than average house prices and lower than average local wages. This can create challenges for individual families, the local economy and the wider sustainability of the community.

On July 23rd 2008 Matthew Taylor presented his Review to the Government and it was duly welcomed. Caroline Flint, Housing Minister, indicated that the Government agrees with the core principles of the report and will take further measures to boost rural enterprise and affordable housing.

Caroline Flint said:

"Matthew Taylor has provided a comprehensive and authoritative report into the issues that our rural communities face, as well as a number of practical recommendations. He has been talking to people right across the country and his report will have a lasting impact on policy that will help their communities prosper. I thank him for that hard work."

"It's simply not fair that people in rural communities struggle to afford a place of their own. I am determined that we do everything we can to further help people in rural communities into home ownership, by for example helping landowners to establish community land trusts and by ensuring councils deliver the sustainable homes their communities need."

Rural Affairs Minister Jonathan Shaw said:

"Everyone should have the chance of a decent home at a price they can afford in a

place they want to live and work in, and that goes for rural people too.”

Ministers will look at the recommendations in detail and give them careful consideration before publishing a full response.

(Department of Communities and Local Government 2008)

The Rural Housing Enabler Programme, which is delivered in Kent through Action with Communities in Rural Kent – the Rural Community Council for Kent and Medway, is supported by Local Authorities across Kent and Medway including Sevenoaks District Council.

Action with Communities in Rural Kent is a registered charity (No. 212796) whose purpose is to improve the quality of life of local communities, particularly for disadvantaged people, and to facilitate the development of thriving, diverse and sustainable communities throughout rural Kent. Since March 1998 Action with Communities in Rural Kent has employed a Rural Housing Enabler whose role is to provide independent support, advice and information to Parish Councils and community groups concerned with the lack of local needs housing in their rural communities.

The RHE will assist with carrying out a housing needs survey, analyse the results and help identify suitable sites in conjunction with the local authority and others, for a local needs housing scheme. Once a partnership has been established between the Parish Council, the chosen housing association and the local authority to develop a scheme, the independent role of the RHE helps to ensure the project proceeds smoothly and to the benefit of the community.

Sevenoaks District Council supports the provision of affordable housing for local people in rural communities as set out in Policy H9 Sevenoaks District Local Plan, Adopted March 2000.

Policy H9 The Local Planning Authority may, under special circumstances, give favourable consideration to proposals from private developers, housing associations, charities and other registered organisations, for the provision of suitable housing to meet proven local housing needs at settlements away from the urban areas and rural towns.

The criteria listed below must all be satisfied:

- 1) The proposal meets a specific local housing need (i.e. additional to general housing provision), as agreed with and verified by the District Council, for affordable, shared equity, or rented accommodation, arising from the particular settlement or adjoining parishes within which the scheme would be located.**
- 2) The identified local housing need cannot be met through development on allocated sites or other land under Policy H10A or H10C within the defined confines of villages.**

3) The type and number of units proposed directly correlates to the identified local need and will be available at an affordable price or rent. Schemes which propose an element of cross subsidy will not be acceptable.

4) Such legal agreements and contracts, as are deemed necessary by the Local Planning Authority, are completed prior to the grant of planning permission and that these agreements contain an undertaking that the housing provided will not pass into the general market for housing on subsequent disposal.

5) The identified site is within or well related to an existing settlement and is acceptable in landscape, environmental and highway terms. Sites within 'green wedges' will not be acceptable.

6) The developer meets the full cost of providing all necessary highway, drainage, other infrastructure and services.

7) The proposal is accompanied by a financial appraisal proving the scheme will meet the defined need.

8) Preference will be given to the use of suitable derelict land or buildings. This policy does not alter the presumption against inappropriate development in the Green Belt. Proposals for affordable housing in the Green Belt will be regarded as formal departures from the approved Development Plan and determined in accordance with the guidance set out in Planning Policy Guidance Notes 2 and 3.

For the purpose of Policy H9, Local Housing Need shall be defined as follows:

(i) Households resident in the settlement or adjoining parishes currently occupying accommodation deemed as unsatisfactory by the District Council;

(ii) First-time purchasers from the settlement or adjoining parishes;

(iii) Persons who are close dependants of households living in the settlement or adjoining parishes;

(iv) Households which include persons employed full-time in the settlement or in adjoining parishes and living elsewhere;

(v) Households which include persons about to commence employment in the settlement or in adjoining parishes and whose employment requires them to live locally;

(vi) Such other very special cases as the District Council may deem appropriate.

A residential qualification is interpreted as three years continuous residence in the parish or alternatively any five years out of the last ten. A household with local connections is defined as one having immediate family resident within the area for a minimum of ten years.

3. Local Housing Costs

To fully assess local housing need it is important to look at open market prices in the private sector of houses both to rent and buy.

Property for sale

Using information from the website www.ourproperty.co.uk which uses data collected by the Land Registry, the following table shows average prices paid for properties sold during the 2 year period between December 2006 and the end of November 2008 in Penshurst. The table shows the breakdown of property prices by property type.

TYPE OF PROPERTY	PRICE RANGE £	VOLUME OF SALES	AVERAGE PRICE £
Detached	<i>663 250 – 1 545 000</i>	<i>7</i>	<i>1 013 321</i>
Semi-Detached	<i>302 000 – 1 300 000</i>	<i>6</i>	<i>589 000</i>
Terraced	<i>210 000 – 460 000</i>	<i>6</i>	<i>336 333</i>
Flat	<i>515 000 – 1 362 265</i>	<i>16</i>	<i>819 142</i>

Searches of www.rightmove.co.uk which markets property for a number of leading local estate agents, in January 2009, showed the following property for sale in Penshurst.

TYPE OF PROPERTY	NUMBER OF BEDROOMS	AVERAGE PRICE £
Detached	<i>4</i>	<i>775 000</i>
Detached	<i>3</i>	<i>535 000</i>
Semi-Detached	<i>4</i>	<i>634 750</i>

It should be noted that a 3 bed detached house for sale at £535 000 was the cheapest property available for sale within the Parish of Penshurst.

Due to the small number of properties currently available on the open market in Penshurst and the current economic situation, please note that the prices given above may not be entirely representative of average property prices, especially within the lowest quartile, within the area.

In light of this, information from the West Kent Strategic Market Housing Assessment, Sevenoaks District - Rural South Villages (December 2008), has been included to give the average of the lowest quartile prices to better ascertain entry level property prices in the area.

PROPERTY TYPE	PRICE £
1 bed flat	155 000
2 bed flat	189 950
2 bed terraced	220 000
3 bed terraced	279 995

Property to rent

A similar search for rental property in the Parish of Penshurst returned the following results: -

TYPE OF PROPERTY	NUMBER OF BEDROOMS	AVERAGE PRICE £PCM.
Detached	4	2 200
Semi Detached	4	1 750

It should be noted that a 4 bed semi detached house available for £1 750 per calendar month was the cheapest rental property available in the Parish of Penshurst.

Household income required to afford current market prices

Using local information, the table below shows income level needed to purchase a property in the area. The figures are calculated assuming a 20% deposit and using 3.5 x gross income. Monthly repayment is based on a 25 year term with a Nationwide 3 year fixed FTB (first time buyer) mortgage – 6.68% (including £299 reservation fee – January 2009)

TYPE OF PROPERTY	PRICE £	INCOME LEVEL	MONTHLY REPAYMENT *
4 Bed Detached	775 000	177 143	4258.34
3 Bed Detached	535 000	122 286	2938.21
4 Bed Semi Detached	634 750	145 086	3488.09

*(*Monthly repayments for first 3 years as mortgage rate is fixed for 3 years only)*

To gauge the income level required to afford rent privately, government guidance suggest a threshold level of 25 – 30% net income may be adopted. (*Department of Transport, Local Government and Regions – Local Housing Needs assessment: A guide to good practice, July 2000*).

TYPE OF PROPERTY	PRICE £ PCM	APPROX. NET MONTHLY INCOME £	APPROX. NET ANNUAL INCOME £
4 bed Detached	2 200	7 333	88 000
4 Bed Semi Detached	1 750	5 833	70 000

4. Introduction to the Penshurst housing needs survey

The Rural Housing Enabler worked with Penshurst Parish Council to undertake a parish wide housing needs survey.

The aim of this survey is to identify in general terms if there is a housing need from local people. **It is not to provide a list of names and addresses of individuals requiring a home.** If a need is proven and a project is established to develop a local needs housing scheme, then once a suitable site has been identified and funding obtained and the project is at an advanced stage there will be opportunities for local people to register their interest for one of the properties by completing a Sevenoaks District Housing Register form.

5. Method

The Rural Housing Enabler from Action with Communities in Rural Kent met with the Parish Council in September 2008 to discuss local needs housing and the detail of undertaking housing needs survey.

The format of the survey and covering letter were agreed and a copy of the survey was delivered to every household in the Parish. The survey form was accompanied by a free post envelope for direct return to Action with Communities in Rural Kent.

In total approximately 698 surveys were distributed. It was asked that completed survey forms were returned by 19th December 2008. A total of 143 surveys were returned representing an approximate return rate of 21%.

Some surveys were not fully completed therefore the results are shown for the total answers to each question.

6. Results

Listed below are the results of each question asked by the housing needs survey. Please note that not every respondent answered all questions so results shown are for actual responses given.

6.1 Section 1

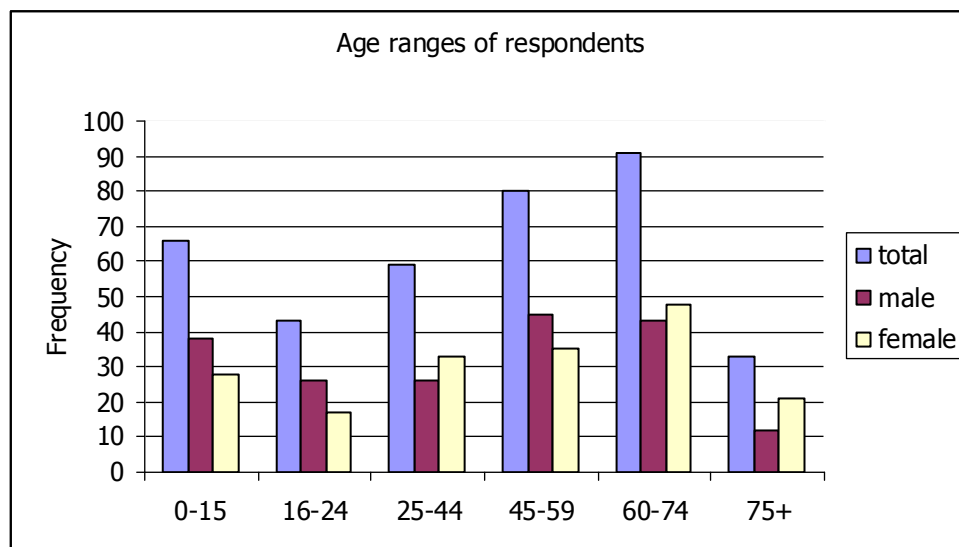
Question 1. How many people live in your home?

The number of people living in each household is shown in the following summary table.

NUMBER OF PEOPLE IN HOUSEHOLD	NUMBER OF RESPONSES	TOTAL NUMBER OF PEOPLE
1	27	27
2	59	118
3	23	69
4	19	76
5	9	45
6	4	24
7	2	14
Total	143	373

The 143 surveys returned represent a total of 373 people. Respondents were asked to give details of the members of their household in terms of numbers of adults and children and their ages.

The following bar chart shows the age ranges of respondents.

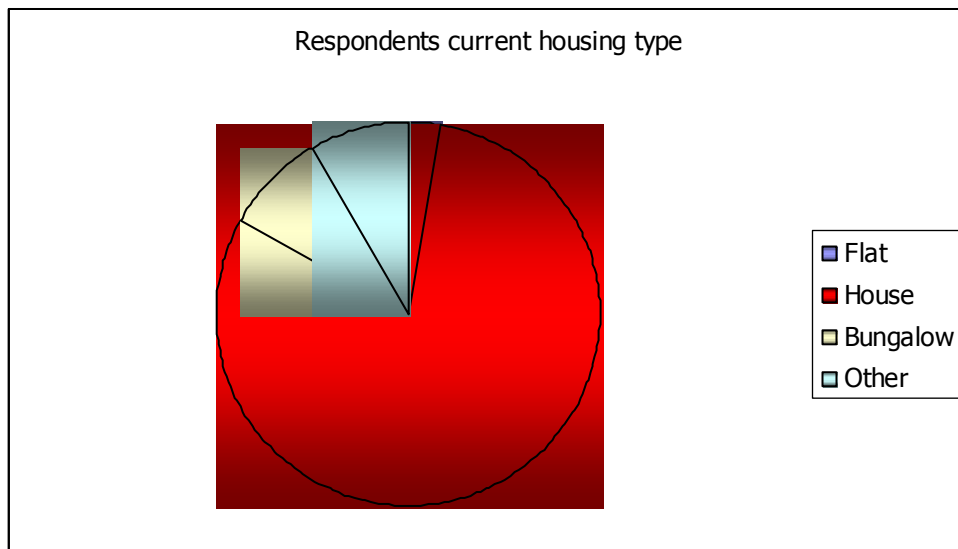


Question 2. Please describe your current housing

The current type of housing that respondents are living in is summarised in the table below and illustrated in the pie chart.

TYPE OF HOUSING	FREQUENCY	PERCENTAGE %
Flat	4	3
House	114	80
Bungalow	12	8
Other	12	8
Total	142	100

Respondents specified 'Park Home' and 'Mobile Home' under Other.



Question 3. Who owns the property?

Ownership of respondents' property is summarised in the table below.

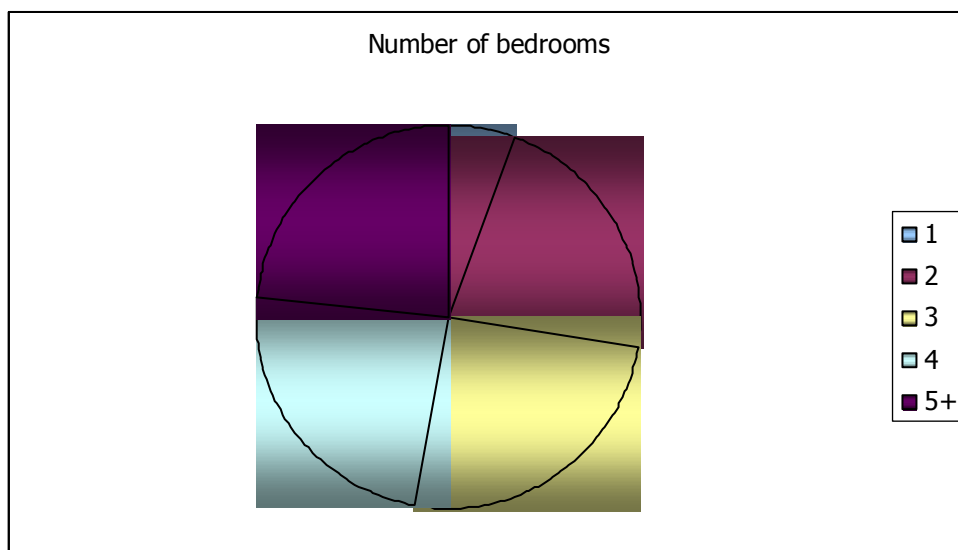
TYPE OF TENURE	FREQUENCY	PERCENTAGE %
Self (with or without mortgage)	115	80
Housing Association	5	3
Local Authority	0	0
Private landlord	13	9
Tied tenancy	3	2
Other	7	5
Total	143	100

Respondents who entered 'other' specified family members, trusts and shared ownership.

Question 4. How many bedrooms does your property have?

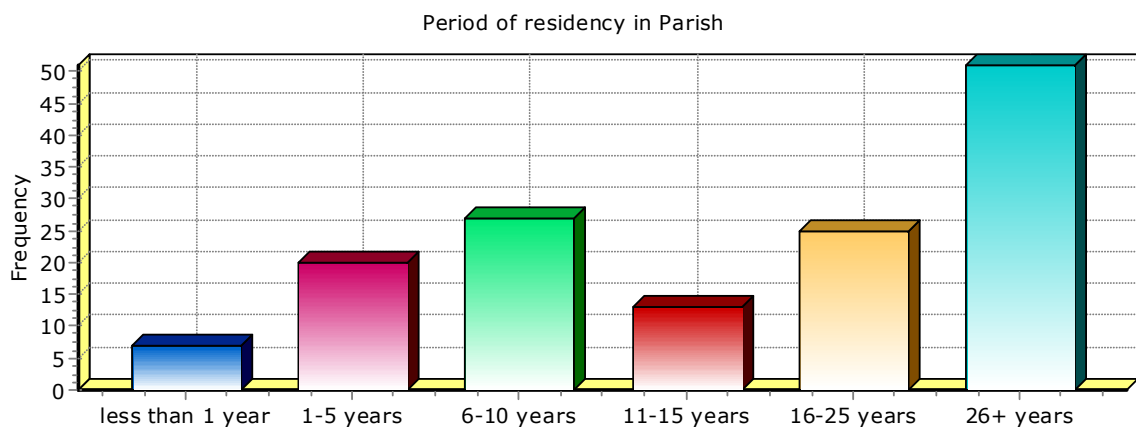
The number of bedrooms in respondent's homes is illustrated in the chart and table below.

NUMBER OF BEDROOMS	FREQUENCY	PERCENTAGE %
1	8	6
2	31	22
3	36	25
4	34	24
5+	33	23
Total	142	100



Question 5. How long have you lived in the parish?

The following bar chart and summary table shows how long respondents have lived in the parish of Penshurst.



LENGTH OF RESIDENCY IN PARISH	FREQUENCY	PERCENTAGE %
Less than 1 year	7	5
1 – 5 years	20	14
6 – 10 years	27	19
11 – 15 years	13	9
16 – 25 years	25	17
26 + years	51	36
Total	143	100

Question 6. Have any members of your household left the parish in the last few years?

In total of the 143 respondents to question 6, 100 (70%) respondents indicated no members of their family had left. 43 (30%) respondents have had family members leave, accounting for a total of 76 people.

The reasons for leaving are listed below. Some respondents indicated more than one reason so figures shown are for actual responses given.

REASON FOR LEAVING	FREQUENCY	PERCENTAGE %
Lack of affordable housing	9	17
Employment	19	35
To attend University or college	15	28
Other	11	20
Total	54	100

Respondents specified relocation, marriage and death as reasons under 'other'.

Question 7. Would they return if affordable accommodation could be provided?

Of the 43 respondents who stated that family members had left 80% said they would not return if cheaper accommodation were available and 20% stated that they would.

Question 8. What types of housing do you think are needed in the parish?

The following table shows the types of housing residents of the parish believe are needed, as a percentage of all responses. Some respondents ticked more than one box.

TYPE OF HOUSING	FREQUENCY	PERCENTAGE OF TOTAL RESPONSES %
Housing for young people	83	28
Housing for older people	47	16
Sheltered Housing	21	7
Flats/Bedsits	11	4

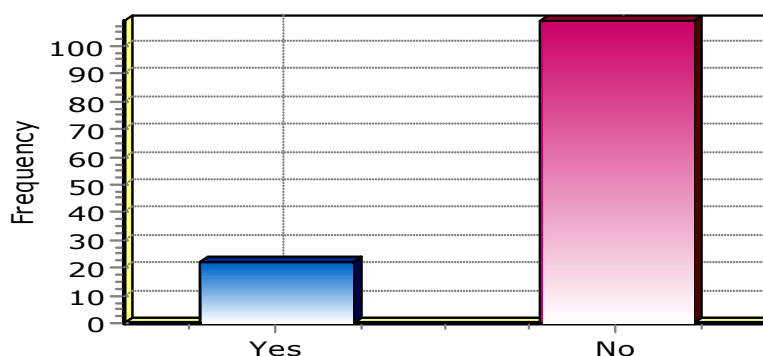
Family homes	36	12
Housing for sale	17	6
Rented housing	41	14
Shared ownership	25	8
None	14	5
Other	2	1
Total	297	100

Respondents who entered 'other' identified 'all kinds' of homes and one also stated that they did not have enough local knowledge to comment.

As you can see from the table above housing for young people is perceived as being most needed.

Question 9. Would you object to a development which would help to meet local needs?

Object to a development to help meet local needs?



OBJECT TO DEVELOPMENT TO HELP MEET LOCAL NEEDS	PERCENTAGE %
YES	17
NO	83
Total	100

83 % of respondents indicated that they would **not** object to any development that would help to meet local housing needs.

Question 10. If yes, briefly explain your concern.

31 responses were given to question 10. Some respondents indicated that they would not object to a development which would help to meet local housing needs as long as certain factors were taken into consideration, such as site location, the size of the development and the environmental impacts of any such development.

Concerns were raised surrounding the lack of infrastructure and amenities, the impact of the extra traffic and also the impact of any development on the surrounding Area of Outstanding Natural Beauty.

A full list of reasons given for any objections can be found in Appendix A1.

Question 11. Can you suggest where such a development might be situated?

There were 53 responses to question 11. 8 respondents answered 'no', 'none' or 'nowhere'. A range of possible sites were suggested; land near the lay-by, by Latymer's, close to Smarts Hill and The Warren were amongst those suggested.

The full list of suggested possible sites, on which a local needs housing scheme could perhaps be developed, can be found in Appendix A2.

Question 12. Have you any other comments you would like to make about the housing needs of your parish?

A complete list of general comments can be found in Appendix A3. There were 27 responses to question 12. 1 respondent answered 'no land'.

Question 13. Are you, or any members of your household, in housing need or requiring separate accommodation either now or in the next 3 years?

There were 146 respondents to Question 13 (accounting for households with more than one person in housing need). Of the 146 respondents to question 13, 24 (16%) households indicated that they had a housing need. 6 (4%) respondents indicated their housing need as now and 18 (12%) respondents indicated their housing need as in the next 3 years.

HOUSING NEED	FREQUENCY	PERCENTAGE %
No	122	84
Yes Now	6	4
Yes in next 3 years	18	12
Total	146	100

Summary to Section 1

From the results of question 1 it can be seen that of those who responded to the survey 55% are aged 45 years old or over and therefore 45% are aged 44 years old or younger. The 2001 census data shows a population of 1 479 for the Parish of Peshurst, with 735 (50%) aged 45 years or over.

The survey indicates that owner occupiers account for 80% of the housing stock in the parish. The 2001 census data indicates a slightly lower level of owner occupied properties, 70%. Evidence from the survey illustrates a lower level of rented or other tenure accommodation available in the parish, 20% compared to the 2001 Census data which indicates that 24% (10% social and 14% private rented) of accommodation within the parish is rented.

The survey shows that 72% of properties within the parish have 3 or more bedrooms.

Nearly two thirds of the respondents (62%) have lived in the parish for over 11 years.

Employment (35%) was the most commonly given reason for people having left the parish in the last few years.

The greatest housing need was perceived as being; housing for young people (28%) and housing for older people (16%). 5% of respondents did not wish to see any further housing in the parish.

Overall **83%** of respondents said they would **not** object to a development which would help to meet local housing needs.

6.2. Section 2 – Housing Need

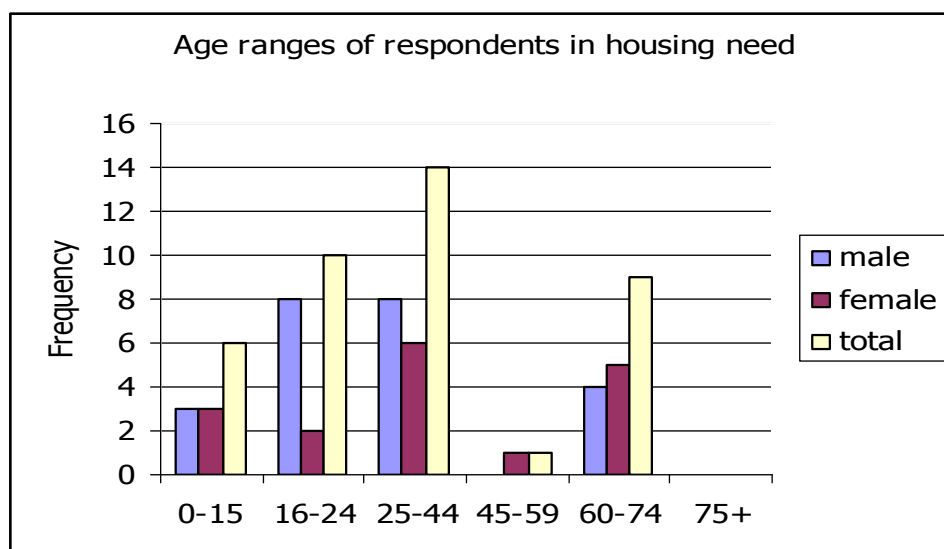
Those households or family members of the household, looking for housing either now or in the next 3 years, completed Section 2 of the survey. In some instances not all the questions were completed by each respondent therefore results are for the actual response to each question.

In total 21 respondents answered questions in section 2 (15% of all returned surveys) accounting for 24 households in housing need. In some instances not all the questions were completed by each respondent therefore results are for the actual response to each question.

Question 14. How many people in each age group are in housing need?

The following bar chart show the age ranges of those in housing need.

A total of 40 people were identified from the 24 households that answered questions in section 2, as being in housing need either now or within the next 3 years.



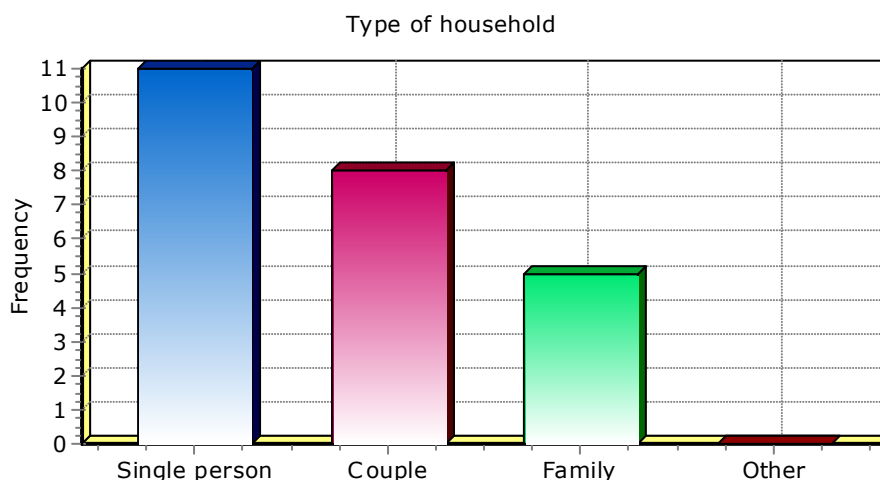
Question 15. How are you related to the head of the household?

The following table shows the relationship of the person seeking a new home, to the head of the household.

RELATIONSHIP TO HEAD OF HOUSEHOLD	FREQUENCY	% TOTAL RESPONSES
I am the head of the household	10	42
Child of the head of the household	12	50
Other relation to the head of the household	2	8
Total	24	100

Question 16. What type of household are you?

The following bar chart shows the types of household's, respondents to section 2 would be.



Question 17. Why are you seeking a new home?

The following table shows the reasons given for needing a new home. The 24 responses fell into 8 of the 15 categories given on the form.

REASON FOR NEEDING NEW HOME	FREQUENCY	% TOTAL RESPONSES
First independent home	10	42
Need larger home	3	13
New job	1	4
Present home too expensive	3	13
Private tenancy ending	3	13
Retirement	1	4
Disabled/disability	2	8
Sheltered accommodation due to age/infirmity	1	4
Total	24	100

Question 18. What type of housing are you looking for?

The following table shows the respondents choice of housing type.

TYPE OF PROPERTY	FREQUENCY	% TOTAL RESPONSES
House	10	42
Bungalow	10	42
Flat	4	17
Other	0	0
Total	24	100

Question 19. Which tenure would best suit your housing need?

The following table identifies the type of tenure which would best suit the housing needs of each respondent. Some respondents stated more than one type of tenure so results shown represent the actual responses to the question.

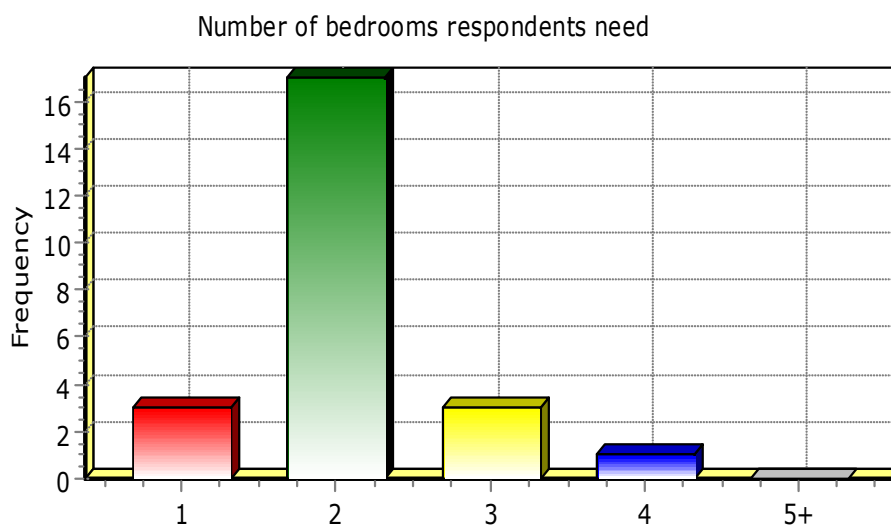
TYPE OF TENURE	FREQUENCY	% TOTAL RESPONSES
Renting – Housing Association	13	38
Renting – Private Sector	7	21
Buying on the open market	7	21
Shared ownership	7	21
Warden assisted	0	0
Residential Care	0	0
Care available within home	0	0
Total	34	100

Question 20. Does anyone in your household have a disability or any special needs?

Of the 24 respondents to question 20, 3 identified members of their households as having a disability or special need. 2 respondents specified the type of disability.

Question 21. How many bedrooms do you need?

The following bar chart shows the number of bedrooms that respondents indicated they need. Please note that these are aspirational values and do not necessarily indicate the number of bedrooms respondents actually need.

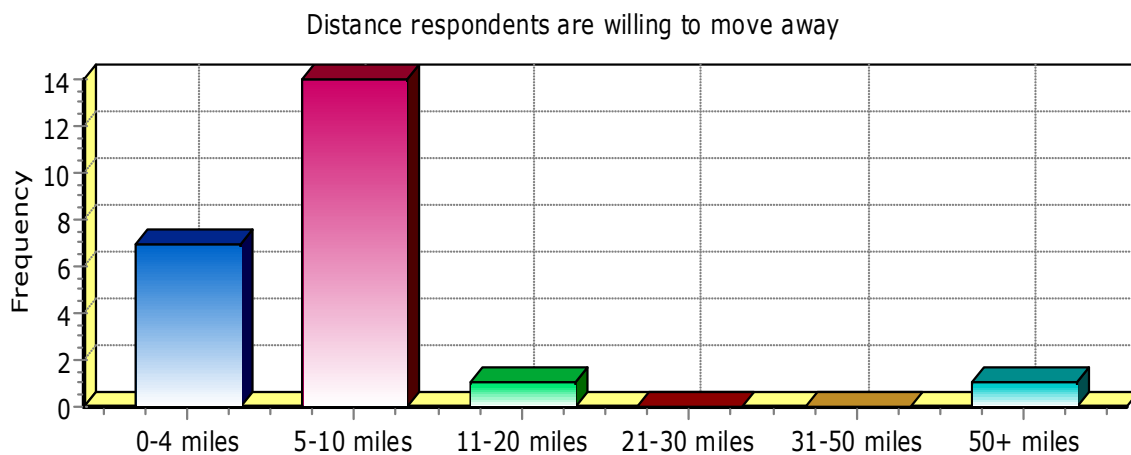


Question 22. Would you prefer to stay in the village?

16 (67%) of the 24 respondents to question 22 indicated that they did wish to remain within the village. 8 (33%) indicated they did not wish to remain living in the Parish.

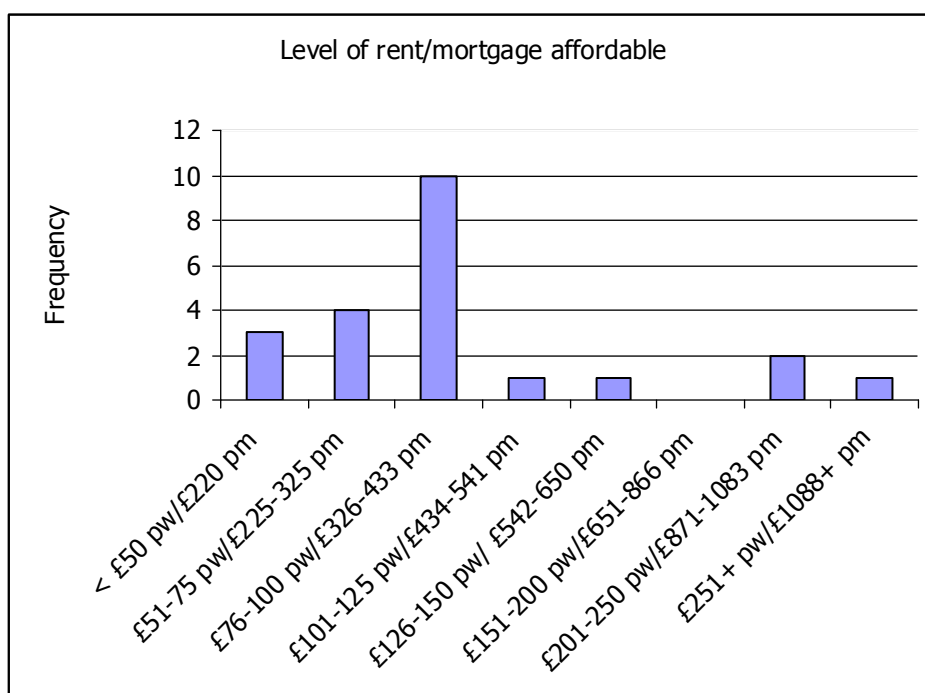
Question 23. How far would you be willing to move away?

The following bar chart illustrates how far respondents would be willing to move away from the parish. 1 of the 24 respondents did not answer question 23.



Question 24. How much rent/mortgage can you afford to pay?

The bar chart below shows the amount of rent/mortgage respondents could afford to pay. There were 22 respondents to question 24.



Question 25. What is your weekly net income (including benefits, except housing benefits) or equating gross annual income? For couples please give the total of both incomes.

The following table shows respondents gross annual income. Not all respondents answered this question; there were a total of 19 responses to this question.

GROSS ANNUAL INCOME	FREQUENCY	% TOTAL RESPONSES
< £2 500	0	0
£5 000	0	0
£7 500	3	16
£10 000	1	5
£13 000	1	5
£16 000	2	11
£18 000	2	11
£21 000	8	42
£26 000	1	5
£31 000	0	0
£31 000+	1	5
Total	19	100

Please note that respondents were asked to enter either their weekly net income or gross annual income. Information given regarding weekly net incomes has been converted into the equivalent gross annual income and all responses have been compiled into the one table above for ease of analysis and interpretation.

Question 26. Where do you live now?

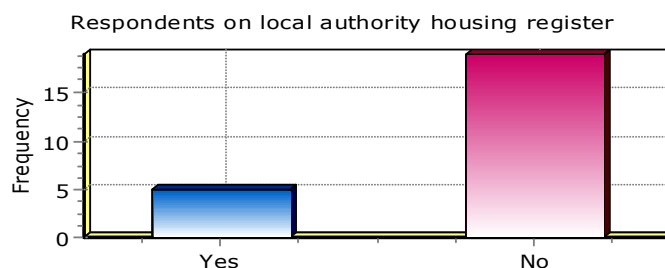
83% (20) of respondents to section 2 currently live within the parish and 27% (4) currently live outside of the parish.

Question 27. If you do not live in the parish, what is your connection?

2 of the respondents that currently live outside of the Parish stated family as their connection and 2 also stated being a previous resident as their connection to the Parish.

Question 28. Are you registered on the local authority housing register?

The following bar chart illustrates how many respondents are currently registered on the Sevenoaks District Housing Register.



7. Assessing the housing need

Local needs housing schemes provide rented and/or intermediate housing (which includes shared ownership) options for those with a strong connection to the parish who wish to remain living in the parish and are unable to rent or purchase a home suitable for their needs on the open market. The respondents who completed section 2 of the survey have been assessed if they are eligible for a local needs housing scheme.

To give an indication of respondents ability to afford shared ownership, levels of income, rent/mortgage without a deposit have been taken into consideration on purchasing a 25% or greater share of a property with an estimated value of £155 000 for a 1 bed flat, £220 000 for a 2 bed property and £279 995 for a 3 bed property.

PROPERTY PRICE £	SHARE	MONTHLY MORTGAGE £	MONTHLY RENT £	MONTHLY TOTAL £
155 000	25%	249.67	242.19	491.86
155 000	50%	499.33	161.46	660.79
155 000	75%	749.00	80.73	829.73
220 000	25%	354.37	343.75	698.12
220 000	50%	708.73	229.17	937.90
220 000	75%	1 063.10	114.58	1 177.68
279 995	25%	451.00	437.49	888.49
279 995	50%	902.01	291.66	1 193.67
279 995	75%	1 353.01	145.83	1 498.84

(Monthly mortgage/rent/total figures calculated using Moat Housing Associations shared ownership mortgage calculator. Please note that property prices are taken from the West Kent Strategic Housing Market Assessment Final Report – Sevenoaks District Rural Villages South, December 2008. Please also note that property prices vary greatly from area to area and are dependant on a number of factors, the property prices given above are only estimations and intended to be used as a guide.)

Assessing the 6 respondents who are in need of housing now:

Of the 6 respondents completing section 2 in need of housing now, 5 currently live within the parish, 1 does not but wishes to return and states family as their connection to the parish.

2 respondents have indicated a need for open market housing.

1 would prefer not to stay in the Parish.

1 is an owner occupier with an unknown level of equity in their home looking to buy on the open market or rent.

The 2 remaining households are

- 1 x single person
- 1 x couple

1 of the above 2 respondents is registered on the local authority housing register.

1 respondent is the head of their current household and 1 respondent is the child of the head of their current household.

Single Person

Residency: The respondent is currently resident within the parish.

Age: The respondent is aged between 16 and 24 years old.

Reason for seeking new home: The respondent is seeking their first independent home.

Choice of home: The respondent would prefer either a flat or a house.

Choice of Tenure: The respondent would prefer either shared ownership or private rented accommodation.

Disabilities: The respondent did not indicate any disabilities or special needs.

The respondent has indicated that they have insufficient income to afford shared ownership, based on the examples given above.

Couple

Residency: The couple is currently resident within the parish.

Age: The couple is aged between 45 and 74 years old.

Reason for seeking new home: The couple are seeking a new home as their current private tenancy is ending.

Choice of home: The couple would prefer either a flat or a bungalow.

Choice of tenure: The couple would prefer to rent from a housing association.

Disabilities: The couple have not indicated any disabilities or special needs.

Assessing the 18 respondents seeking housing in the next 3 years:

Of the 18 respondents completing section 2 in need of housing in the next 3 years, 15 currently live within the parish, 3 do not but would like to return and state family or previous resident as their local connection.

12 of the respondents wish to live within the parish, 6 do not.

1 respondent has indicated a need for open market housing.

2 respondents are owner occupiers with unknown levels of equity in their homes.

The 9 remaining households are

- 6 x single people
- 3 x couple

None of the remaining 9 households are registered on the local authority housing register.

8 of the 9 remaining households are the children of the head of their current household and 1 respondent is the head of their current household.

Single People

Residency: 4 respondents are currently resident within the parish and 2 are not.

Age: 5 respondents are aged between 16 and 24 years old and 1 respondent is aged between 60 and 74 years old.

Reason for seeking new home: 5 respondents are seeking their first independent homes and 1 respondent is seeking a new home as their private tenancy is ending.

Choice of home: 3 respondents would prefer either a flat or a house, 1 respondent would prefer a house and 1 respondent indicated that they did not have a specific preference.

Choice of Tenure: 3 respondents would prefer either shared ownership or renting from a housing association, 1 respondent would prefer renting from either a housing association or privately and 1 respondent would prefer to rent privately.

The 3 respondents interested in shared ownership have all indicated insufficient income to afford this type of tenure, based on the examples given above.

Couples

Residency: 2 couples are currently resident within the Parish and 1 couple is not.

Age: 2 of the couples are aged between 25 and 44 years old and 1 couple is aged between 16 and 24 years old.

Reason for seeking new home: 2 couples are seeking their first independent homes and 1 couple is seeking new accommodation as their present home is too expensive.

Choice of home: 2 couples would prefer a house and 1 couple would prefer either a house or bungalow.

Choice of tenure: 1 couple would prefer to rent from a housing association, 1 couple would prefer shared ownership and 1 couple would prefer either shared ownership or to buy on the open market.

Disabilities: None of the couples have indicated any disabilities or special needs.

1 couple expressing an interest in shared ownership has indicated sufficient income to afford up to a 50% share of a 2 bed property or a 25% share of a 3 bed property. The second couple has indicated insufficient income to afford shared ownership, based on the examples given above.

Total housing need:

11 households meet the criteria for a local needs housing scheme

	HOUSING NEED NOW	HOUSING NEED IN NEXT 3 YEARS	TOTAL
Single People	1	6	7
Couples	1	3	4

5 of the above households have expressed an interest in purchasing at least a share of their property if this option is available, 3 single people and 2 couples. However from the information provided, the 3 single people and one of the couples have indicated insufficient income to afford even a 25% share of a property (the minimum share to be purchased under the scheme).

The other couple has indicated sufficient income to afford a 50% share of a 2 bed property or a 25% share of a 3 bed property.

All the above are based on the examples given at the beginning of section 7.

8. Recommendation

Given the information provided in the housing needs survey forms the maximum number of households requiring affordable local needs housing is **11**.

In order to forecast the number of affordable homes required in a parish to meet local need in perpetuity, an indicator used by some local authorities is that the level of need should be approximately two to three times the number of units eventually built. With this in mind it is recommended that a scheme of approximately **5** properties would meet the existing and future needs of Penshurst residents.

Based on the information provided in the housing needs survey forms possibly 1 property could be offered for shared ownership. However, this is a very low level of need on which to base a scheme and affordability of shared ownership generally is fairly low within the parish. It is therefore recommended that all units be made available for affordable rent to ensure the need for such housing continues in perpetuity.

A mix of 1 and 2 bed properties, predominantly 2 bed, would best meet the requirements of local people in housing need.

APPENDICES - All the comments and site suggestions included in the appendices are as received from individual respondents. Appendix A2 - site suggestions may or may not be accurate in their descriptions.

APPENDIX A1

Question 10 – If yes, please briefly explain your concern.

- There are not a lot of areas where sheltered houses could be situated near the village shop.
- Penshurst is owned by one man, if he sold some land to the Parish Council I think it would be a good idea.
- Would need to know where and what development was.
- Houses prices to buy or rent make it prohibitive for families to stay in village area they were brought up in.
- Ruin area of natural beauty and change nature of small village.
- Area of outstanding natural beauty.
- Too much development in and around Penshurst already – i.e. Swaylands. This may not be affordable but already housing potential to overload our roads etc.
- There is little in the way of shops and adequate transport facilities to support an increases local population, roads are busy, there is little parking spaces and most of the land in the Parish seems to be in valuable use (e.g. farming).
- There are already too many people, houses and cars in the S.E.
- I say yes but it depends where it would be.
- Needs to be sympathetic to the village.
- Locations, access, parking, services in village. The village is diverse and large enough as it is and does not require ad hoc additional housing.
- Area of outstanding natural beauty.
- Narrow lanes in Fordcombe would not facilitate further development.
- As a developer I do have concerns – we have no shops, few pubs, so there are few amenities. I think our restrictive policies on extensions also need reviewing. We have many houses on large plots which can be extended beyond 50%.
- Depends on location.
- I would only object if any development were to be unsightly or impose on existing villagers. Any development must be in keeping with the surroundings and the traditions of the area.
- I feel the area does have a lot of housing etc. already in relation to the services available. The village would struggle meeting the demands of a larger population. When Swaylands is finished this will create a problem. The traffic in the village is an issue already and there are no major shops to speak of.
- People don't like moving away from the place they were born.
- I can choose my friends but the council will choose my neighbours.
- No area for elderly or disabled. No shops and no decent bus service.
- Local homes for local people.
- It would have to be very carefully sited not to cause an eyesore and spoil the areas outstanding natural beauty including any SSSI sites.

- This is a small village in an AONB – we need to preserve what countryside we have left.
- Most properties I have seen built for this purpose detract from the surrounding area within a few years and move onto the open market.
- Only if the development took place on green field sites away from existing similar housing.
- I feel any site within the village would be unwelcome to any residents living close by and would detract severely from the village as a whole.
- There is already a good mix of people and properties.
- Obviously local opinions should be consulted regarding the type and whereabouts of any development.
- Would not want to see 'in fill' building.
- I would not object unless it was not in keeping with the area and environmentally suitable.

APPENDIX A2

Question 11 – Can you suggest where such a development might be situated?

- The side of the village hall and the Warren on the left.
- Nowhere.
- None.
- Anywhere that has reasonable access and is not just taking up part of fields etc...
- Near the school.
- Plot of land containing one unused brick building just past Bottle House Pub on Smarts Hill.
- In a Brownfield site, Elliots yard? The Warren – but access would need huge improvements.
- Outside the village centre.
- No.
- Within the cartilage of Penshurst and Fordcombe.
- 1. By Latymers. 2. The Warren.
- Subject to availability, in small projects off Leigh, Fordcombe or Bidborough Roads.
- Land in New Road. Land annexed to Vicarage.
- Building plot adjacent to Hashes Lane. Field adjacent to lay-by opposite Penshurst Place. Field opposite Church.
- No, affordable housing needs to be in walking distance of schools and then Penshurst shop.
- At the bottom of Smarts Hill adjacent to New Road and at Paddock Close, Fordcombe.
- No.
- Behind Paddock Close.
- Land near public toilets or field next to Forge Stores.
- No need for a development.
- In the field next to Forge Stores. In the field off the road to Salman's Farm off the Leigh Road.
- Outskirts of Fordcombe?
- Preferably close to the village – for shop, school, post office, church and most importantly public transport.
- Within walking distance of school/centre of village.
- Not really but enterprise centre at Rogues Hill possible.
- Why not replace the BT telephone exchange! I would not like it if the development were to impose on existing villagers – e.g. Overlooked them.
- Penshurst is surrounded by land.
- I think that the village has enough new development considering it is such a picturesque village in a conservation area and I am not sure where.
- The school field between Penshurst and Salman's Lane field next to the shop.
- As far from the village as possible.
- Along by the bus stop.
- By lay-by on edge of village.
- Bidborough.
- Lay-by field by toilets.

- I would suggest to purchase already derelict housing and utilise for shared ownership.
- Village centre – closest to garage and near school.
- Field next to Latymers next to the lay-by.
- Field behind Latymers.
- As close as possible to Penshurst village.
- No.
- Is it necessary to have development? Why not have one or two houses in groups? These would be less intrusive and would be more acceptable.
- Along The Lane?
- There are a lot of suitable areas around, but as most of these are privately owned, they would be difficult to obtain for housing development.
- No.
- No.
- Farmers fields and out buildings, large gardens, people can not attend to property.
- Between Fordcombe Road and Paddock Close.
- Bottle House allotments and land next to K Simmons House. New Road end plot of land by Washed Lane.
- There is lots of greed.
- Opposite Penshurst Primary School.
- On public transport route in reach of shop, doctor, school.
- No.
- On the ground by the public toilets.

APPENDIX A3

Question 12 – Have you any other comments you would like to make about the housing needs of your Parish?

- Encourage young families to live here, but do not forget the old folk.
- I believe that shared ownership offered in Leigh recently was much more attainable and more realistic enabling families from the village to be able to benefit from the scheme, whereas on a normal shared ownership scheme they would have been unable to do so.
- Regret sale of council houses which are then resold at large profit. One house on the market in the parish for over half a million!
- Whatever is built must not be like places in towns where far too many homes are built on tiny plots of land.
- Temporary stop to sale of council houses.
- Mixture needed to protect age balance in the village.
- Social housing should be placed in towns where there is an opportunity for work and where public transport is available, not in a parish like Penshurst.
- We need affordable housing, not expensive housing attracting people who don't contribute to village life, we need more facilities and a better bus service.
- The village has a range of sheltered, affordable and other housing and is a good balance at the present time. Additional housing would merely unbalance the situation.
- The parish needs no more houses. Keep the tight knit community we already have.
- Yes review 50% extension rules.
- I am keen to see that any development is of high quality and in keeping with this wonderful environment. I think that you should encourage 'The Family Unit' – i.e. not crammed in and enough space to live and have kids.
- To provide say 10 – 20 houses in Penshurst would not be a problem and should be encouraged.
- It would be easy to spoil Penshurst and housing needs would need to be balanced very carefully with the unique character of Penshurst. If every few years we keep building we will end up as a housing estate with an old centre. This is becoming too common in the South East.
- I think additional development would have a negative impact on the environment in the area and hurt the village of Penshurst.
- Its not my place to choose.
- No land.
- I would like to ensure local services could cope – i.e. services and primary schools. I would also like provision for play for children of all ages – i.e. swings, slides, football pitch, and basketball hoops. There are no facilities for the children of the village.
- A rebalancing of the stock of houses available for sale is required to correct the imbalance caused by the 'gentrification' of houses by repeated extensions and improvements to existing houses, which puts them out of the financial reach of too many people.

- Affordable housing was provided to this village in the way of Smarts Hill, New Road and Glebelands. Most of these are now privately owned and the owners ask a premium for them. No future government will, I believe, guarantee in perpetuity.
- This is a lovely area with little space for further development. There is not enough public transport or shopping to make public housing viable.
- Very rarely any opportunities to purchase any family homes, if they do become available they are very expensive.
- More affordable rented accommodation for the hub of the community – the working class both young and old.
- The trend towards extended middle class properties at expense of accommodation that young people, young families can't afford should be balanced by starter/protected access dwellings for continuation of family living in the village.
- We believe no matter how many forms we complete we would never be able to afford a house. There's no help for us, we are stuck in a situation where we can never get out unless we win the lottery.
- Parish Council seem to block any change.
- Without suitable and affordable housing available to young people, Penshurst will become a middle/old age ghetto.