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# **Chevening**

# **Housing Needs Survey**

# **October 2018**

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Action with Communities in Rural Kent

[www.ruralkent.org.uk](http://www.ruralkent.org.uk)

<b>Contents</b>	<b>Page</b>
1. Executive Summary	3
2. Introduction	4
3. Background Information	4
4. Method	5
5. Results	6
6. Local Housing Costs	18
7. Assessment of Housing Need	21
7.1 Assessment of the need for affordable housing	21
7.2 Assessment of the housing needs of older households	28
8. Summary of Findings	34
8.1 Summary of the need for affordable housing	34
8.2 Summary of the housing needs of older households	35
9. Appendix C1 – Question 9 comments	36
10. Appendix C2 – Question 10 comments	41
11. Appendix C3 – Question 25 comments	43
12. Appendix C4 - Letter to residents and housing need survey	44

## **1. EXECUTIVE SUMMARY**

The Rural Housing Enabler (RHE) undertook a parish wide survey to ascertain if there are shortfalls in affordable housing provision within the parish of Chevening. The survey also sought to identify the needs of older households of any tenure wishing to downsize/move to more suitable housing for their needs. This report provides overall information as well as analysis of housing need.

A survey was posted to every household within Chevening in September 2018. 1170 surveys were distributed with 145 surveys being returned, representing a 12% response rate.

Analysis of the returned survey forms identified that 89% of respondents are owner occupiers. 70% of respondents have lived in the parish for over 10 years.

High property prices and a predominance of privately owned homes means that some local people are unable to afford a home within the parish. At the time of writing the report the cheapest property for sale in the parish was a 2 bed apartment for £290,000; to afford to buy this home a deposit of approximately £43,500 would be required and an income of £70,429. There were no private rental properties available at the time of writing the report; to afford to rent privately within one mile of the parish an income of approximately £30,000 would be required to rent the cheapest property available which was a 1 bed apartment for £750 pcm in Dunton Green.

Overall, a need for up to 4 affordable homes, for the following local households was identified:

- 2 single people
- 2 families
- 3 households currently live in Chevening parish and 1 lives outside but has family living there

The survey also identified a requirement for 7 homes for older households:

- 2 single people
- 5 couples
- The 7 households all currently live in Chevening parish
- 2 of the older households need affordable housing. These affordable homes are required in addition to the 4 affordable homes identified above.

The survey has identified a total need for 6 affordable homes; 2 of which are for older households. In addition there is a requirement for 5 open market properties suitable for older households who want to downsize/move to more suitable housing for their needs.

## **2. INTRODUCTION TO THE CHEVENING HOUSING NEEDS SURVEY**

The Rural Housing Enabler was commissioned by Country House Homes Ltd. and Sevenoaks District Council to undertake a housing needs survey within the village.

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. The survey sought to identify the need for affordable housing and for older households of any tenure wanting to downsize/move to more suitable housing for their needs.

## **3. BACKGROUND INFORMATION**

In a report published in June 2018 by the Institute for Public Policy Research (IPPR) it is stated that: 'The affordability gaps in rural areas are high compared to urban areas. The average rural house price is around £19,000 above the average for England as a whole, at £320,700 compared to £301,900, and is more than £87,000 higher than the urban average excluding London (£233,600)<sup>1</sup>

Small developments of local needs housing schemes can provide affordable housing for local people, thereby enabling them to stay in their community and contribute to village life. This can make a real difference to the vitality of village services.

In 2007 Matthew Taylor, then MP for Truro and St Austell, was asked by the then 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 23<sup>rd</sup> 2008 Matthew Taylor presented his Review to the Government. The then Government issued their response to the review in March 2009 where they accepted the majority of Matthew Taylor's recommendations (Department of Communities and Local Government 2009).

The Government believe that the Community Right To Build will shift power from them to allow local people to deliver homes that are needed in their communities so that villages are vibrant places to live and younger people are not forced to move away because of a shortage of affordable homes.<sup>2</sup> The Community Right to Build forms part of the neighbourhood planning provisions contained in the Localism Act 2011.

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

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<sup>1</sup> A New Rural Settlement: Fixing the affordable housing crisis in rural England [https://www.ippr.org/files/2018-06/1530194000\\_a-new-rural-settlement-june18.pdf](https://www.ippr.org/files/2018-06/1530194000_a-new-rural-settlement-june18.pdf)

<sup>2</sup> <http://www.communities.gov.uk/publications/planningandbuilding/neighbourhoodplansimpact>

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.

#### **4. METHOD**

The Rural Housing Enabler from Action with Communities in Rural Kent agreed the format of the survey and covering letter with Country House Homes Ltd and Sevenoaks District Council; a copy of the survey was posted to every household in the parish in September 2018.

Surveys were returned in pre paid envelopes to Action with Communities in Rural Kent. Copies of the survey were available to complete for anyone who had left the parish and wished to return, these were held by the Rural Housing Enabler. It was asked that completed survey forms were returned by 1<sup>st</sup> October 2018. All surveys received at Action with Communities in Rural Kent by that date are included in this report.

1170 surveys were distributed with 145 returned by this date representing a return rate of 12%.

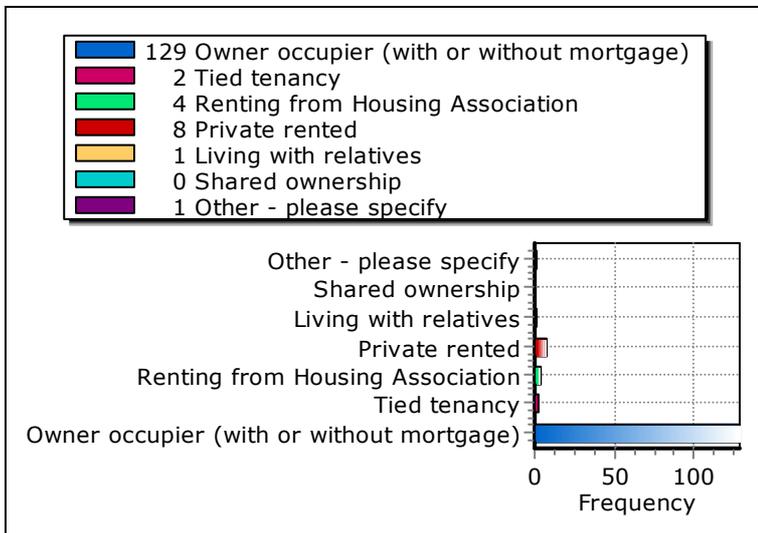
Some surveys were not fully completed therefore the results are shown for the total answers to each question.

## 5. RESULTS

### Section 1

Listed below are the results of each question asked by the housing needs survey.

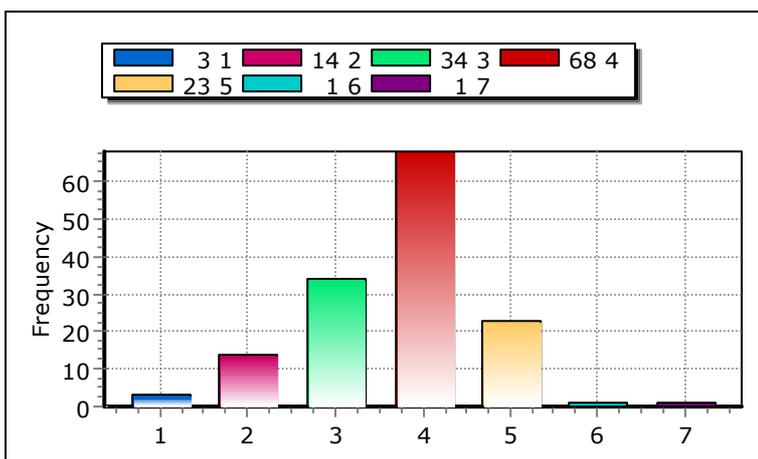
#### Question 1. What type of housing do you live in?



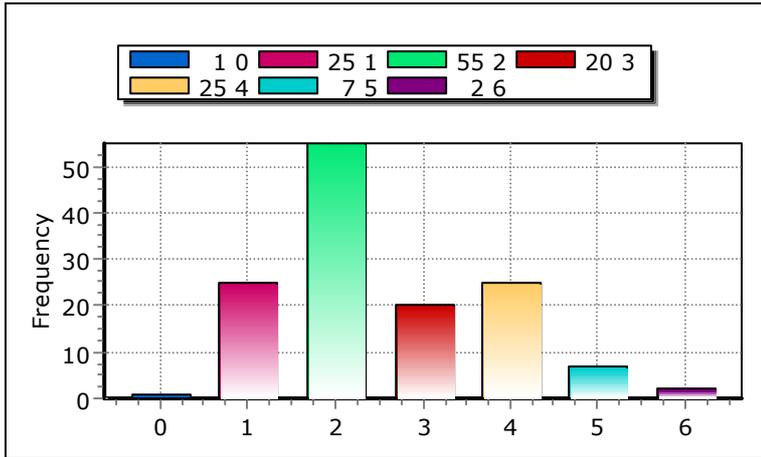
89% of respondents are owner occupiers

#### Question 2.

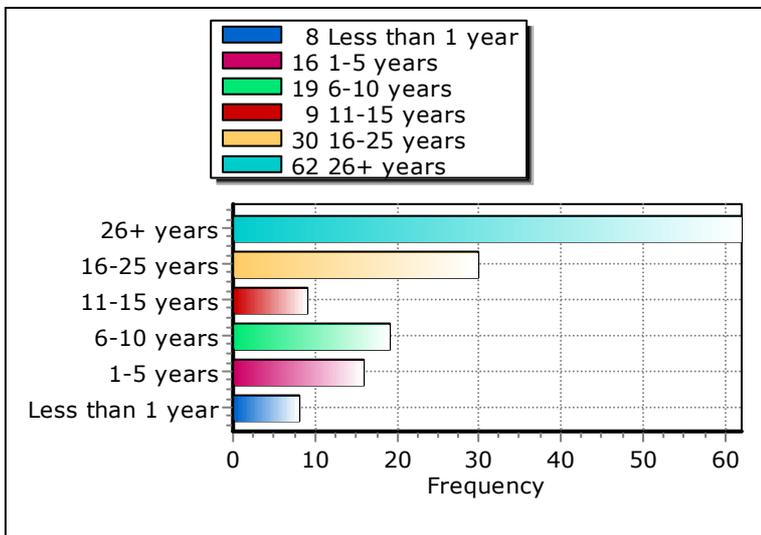
#### Number of bedrooms in your home?



**Number of people that currently live in the property?**

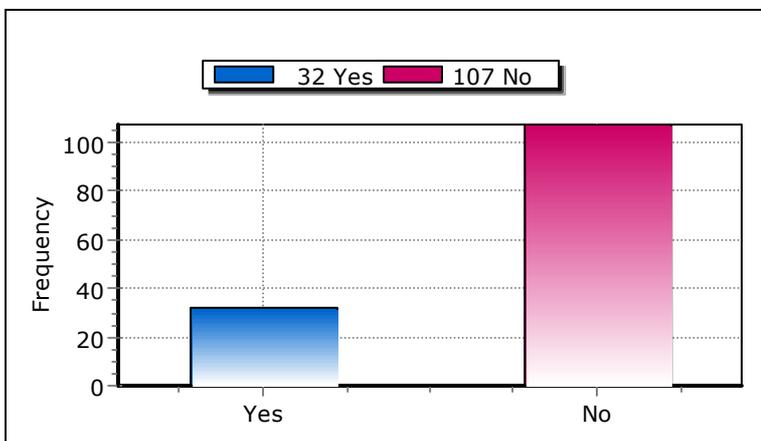


**Question 3. How long have you lived in the parish?**

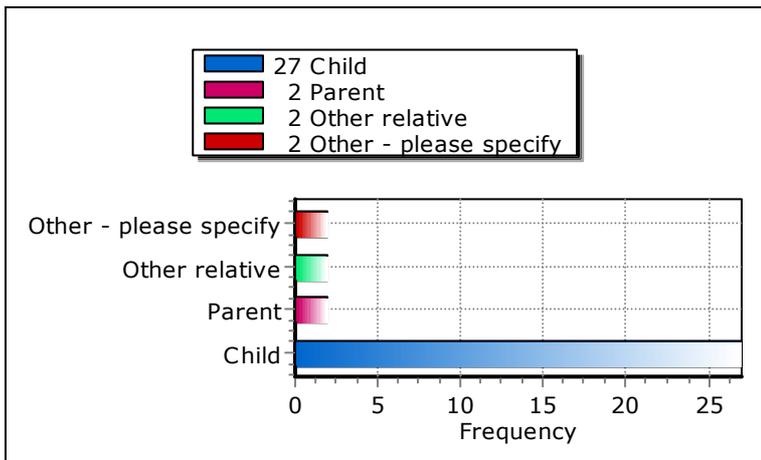


101 respondents (70%) have lived in the parish for over 10 years.

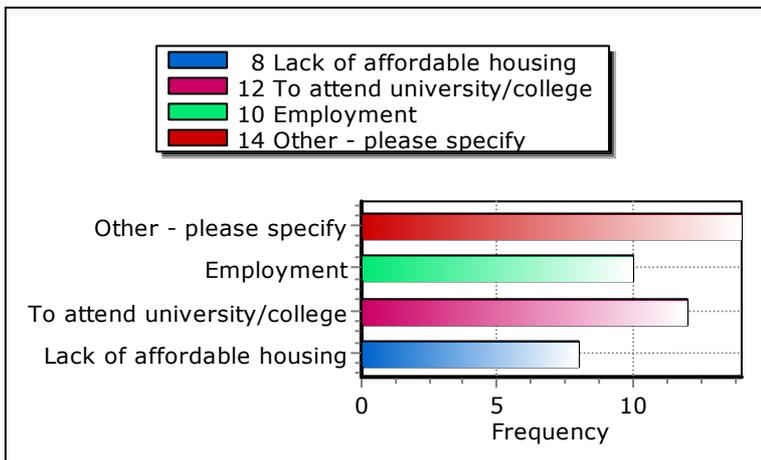
**Question 4. Have any members of your family/household left the parish in the last 5 years?**



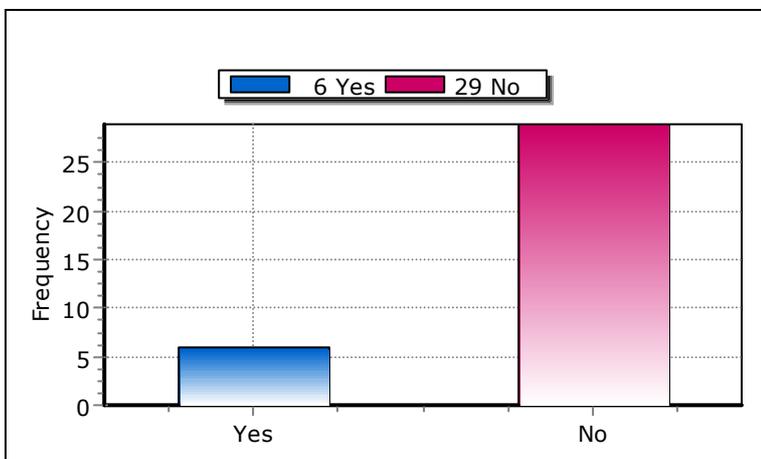
**Question 5. If you answered yes to question 4, please state what relationship they have to you.**



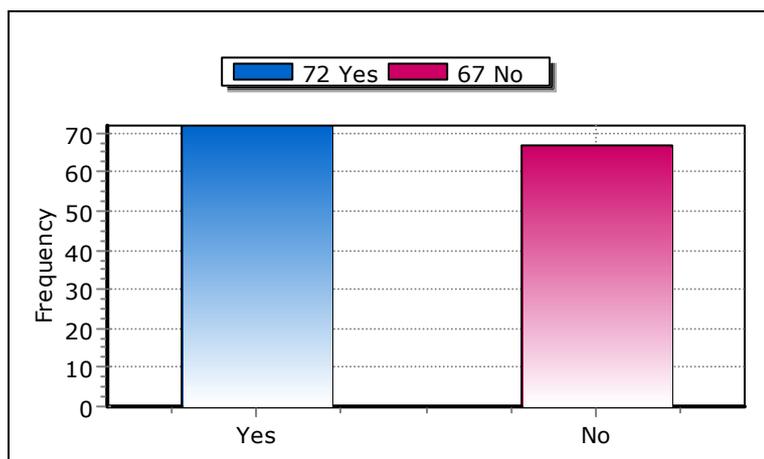
**Question 6. Please indicate the reason why they left.**



**Question 7. Would they return if more affordable accommodation/suitable could be provided?**

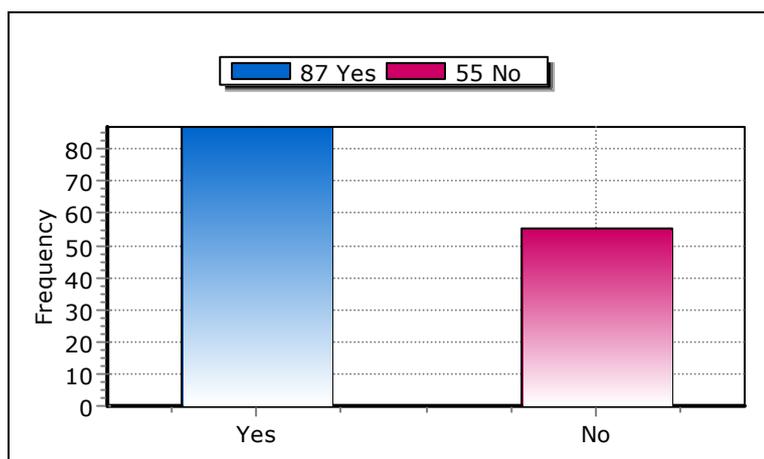


**Question 8. Would you support a small development of affordable housing at Froghole Farm if there was an identified need for people with a genuine local connection to Chevening?**



52% of respondents who answered the question (50% of all respondents) said they would support a development of affordable housing for local people.

**Question 9. Would you support the provision of a number of 2 bed open market homes for older Chevening residents to downsize to?**



61% of respondents who answered the question (60% of all respondents) said they would support the provision of a number of 2 bed open market homes for older Chevening residents.

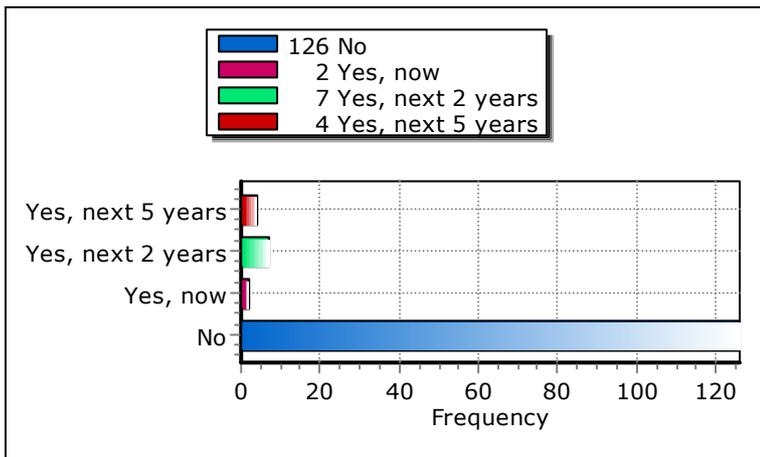
**Question 10. Please use this space if you wish to explain your answer to Q8 and/or Q9.**

There were 77 responses to this question; a full list of responses can be found in Appendix C1.

**Question 11. Please state any other sites you think might be suitable for a local needs housing development in Chevening.**

There were 47 responses to this question; a full list of responses can be found in Appendix C2

**Question 12. Do you or a member of your household need separate or alternative accommodation either now or in the next 2 or 5 years?**

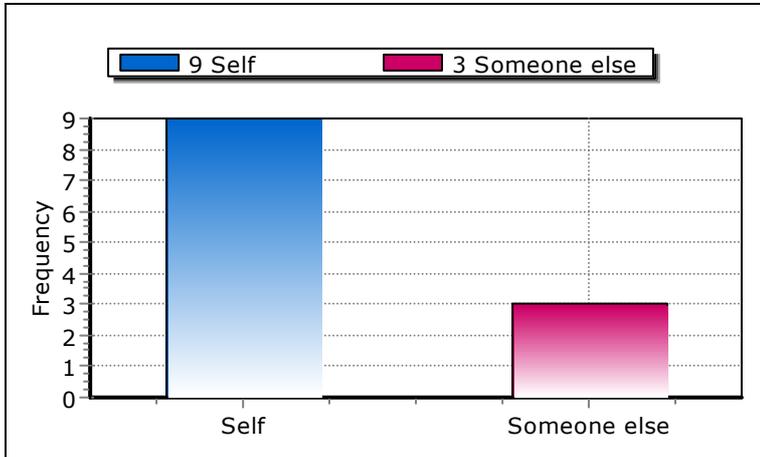


13 respondents (9%) said they had a housing need now or in the next 2 or 5 years.

## Section 2 – Housing Needs

**Only those respondents who deemed themselves in need of alternative housing were asked to complete Section 2.**

**Question 13. Are you completing this form for yourself or someone else?**

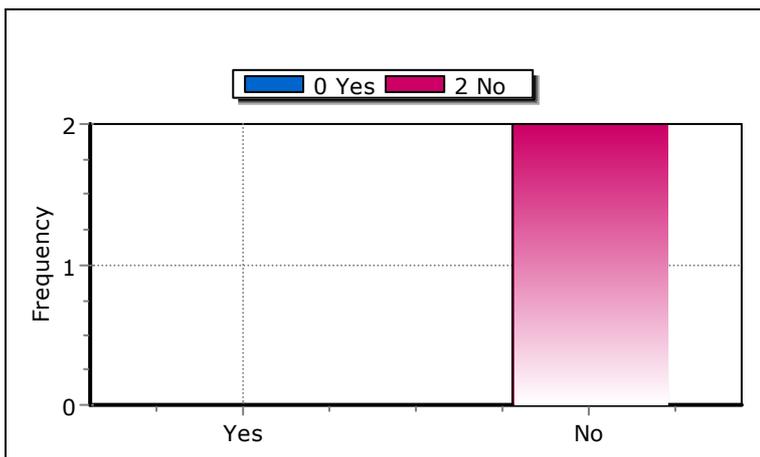


**Question 14. If you are completing this form for someone else please state their relationship to you and where they currently live.**

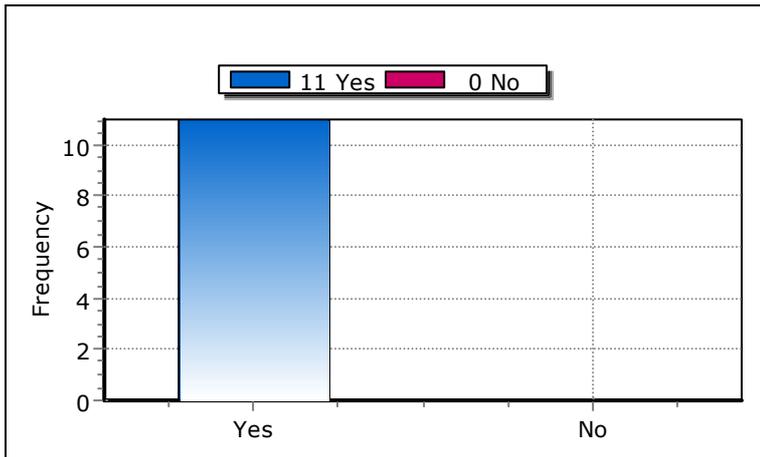
Respondents were completing the form for their adult children living in the parental home

**Question 15.** Personal details of respondents are not included in this report.

**Question 16. If you live outside the parish do you wish to return?**



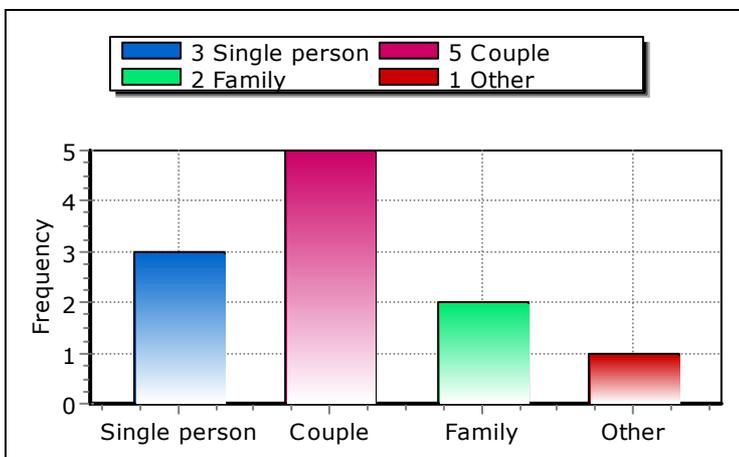
**Question 17. If you live in the parish do you wish to stay there?**



**Question 18. What is your connection with Chevening?** Respondents were asked to indicate all connections that applied to them.

Local connection	FREQUENCY
I currently live in Chevening parish and have done so continuously for the last 2 years	10
I have previously lived in Chevening parish for at least 5 years continuously and have immediate family who currently live there and done so continuously for the last 10 years	4
I have lived in Chevening parish for a total of 5 years continuously during the last 10 years	1
I am in permanent employment in Chevening parish and have been in this employment for at least the last year	1
I need to move to Chevening parish to take up permanent employment	0
I need to move to Chevening parish to give or receive support to or from an immediate family member	0

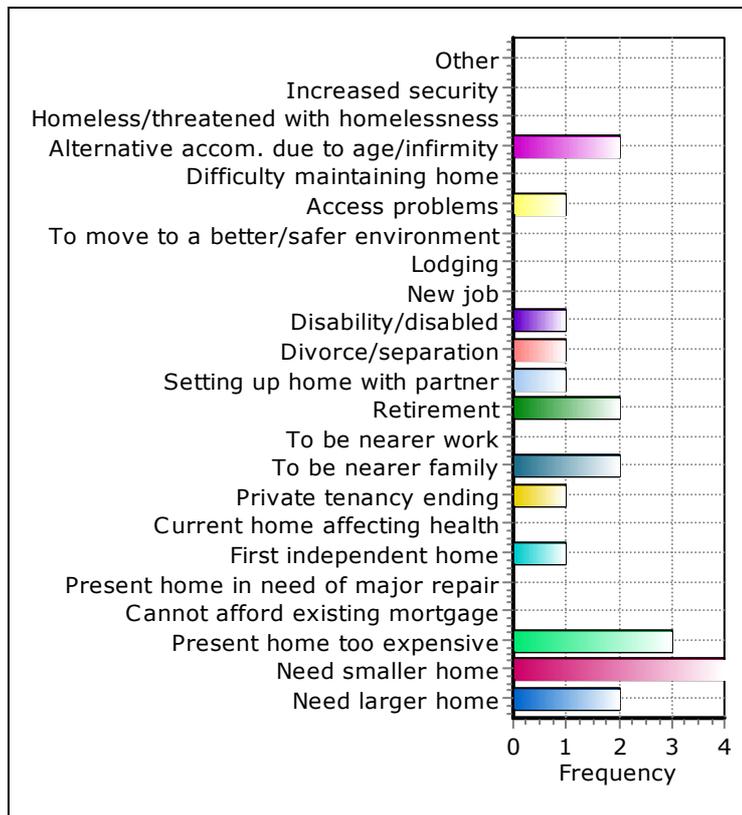
**Question 19. What type of household will you be in alternative accommodation?**



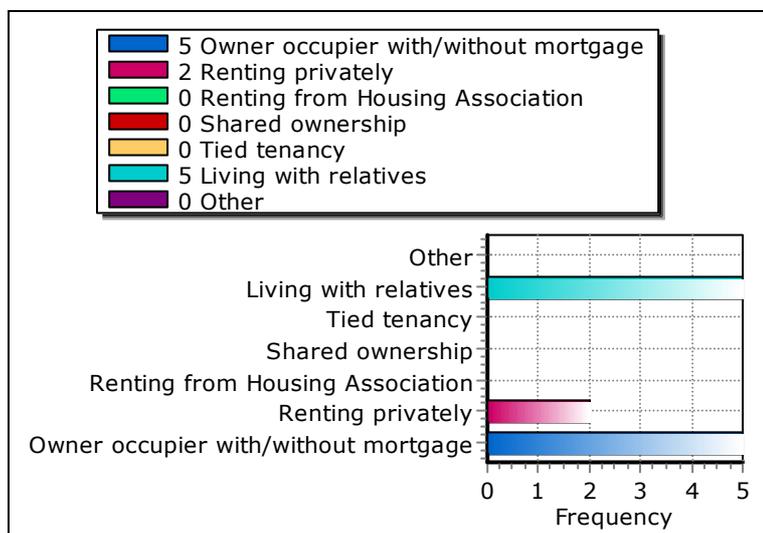
**Question 20. How many people in each age group need alternative accommodation?**

AGE	0 - 9	10 -15	16 - 19	20 -24	25 - 44	45 - 59	60 - 74	75+
<b>Male</b>	3	0	0	0	2	0	3	1
<b>Female</b>	0	2	0	0	5	0	6	1
<b>Total</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>9</b>	<b>2</b>

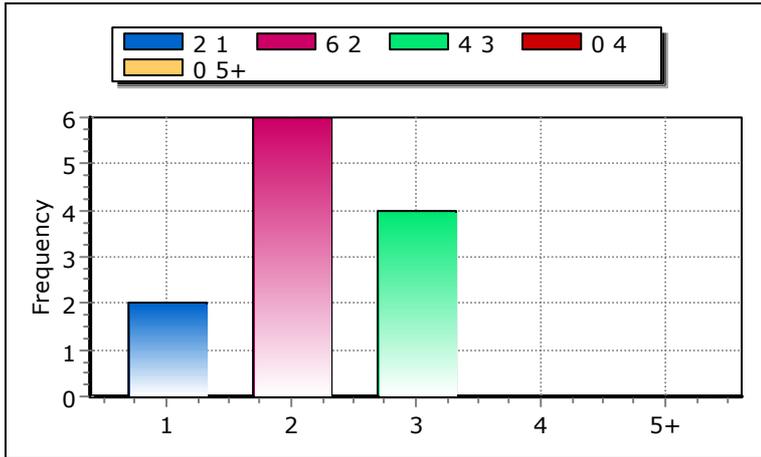
**Question 21. Why are you seeking a new home?**



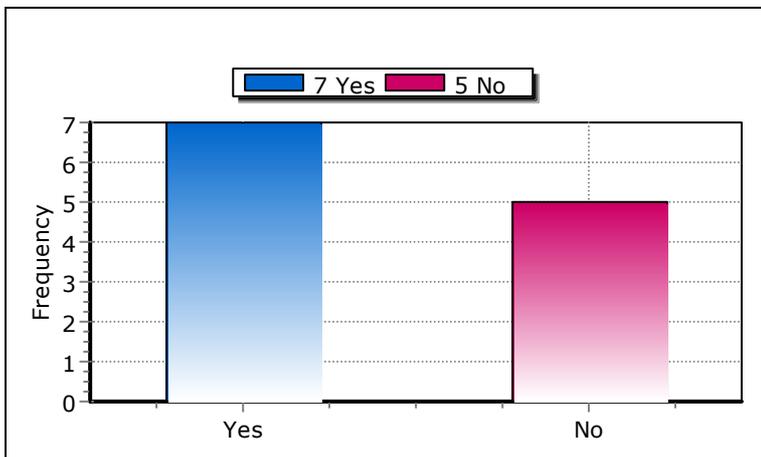
**Question 22. What is your current housing situation?**



**Question 23. How many bedrooms does your current home have?**



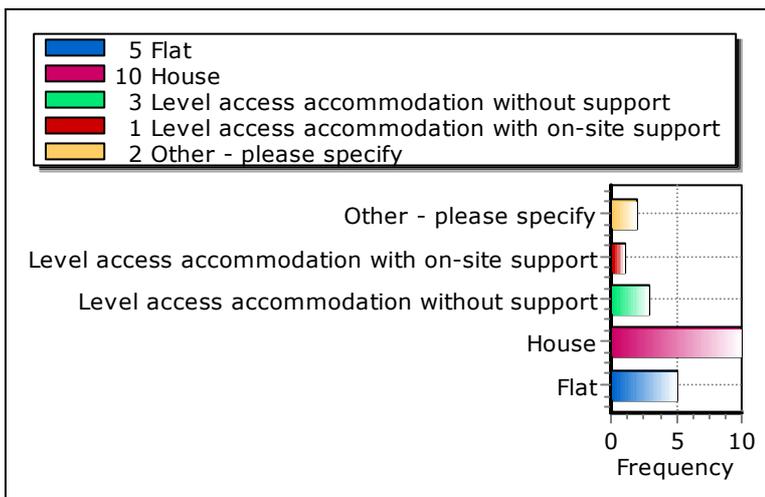
**Question 24. Are you an older person/household wanting to downsize/move to more suitable housing?**



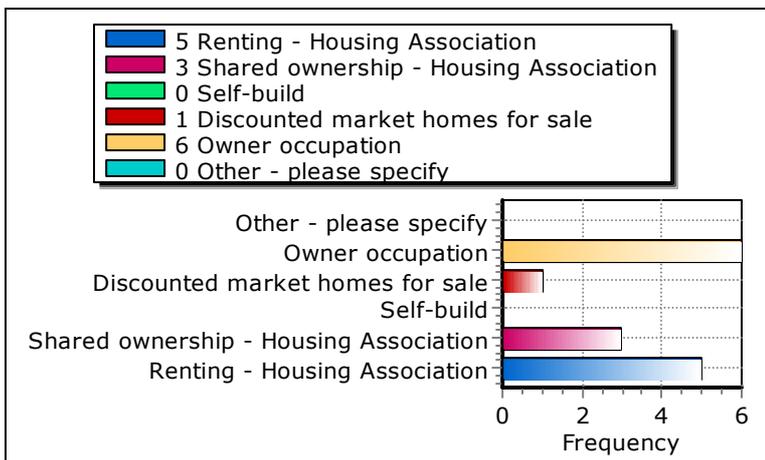
**Question 25. Please tell us in your own words why you need to move and what prevents you from doing so.**

There were 11 responses to this question; a full list of responses can be found in Appendix C3

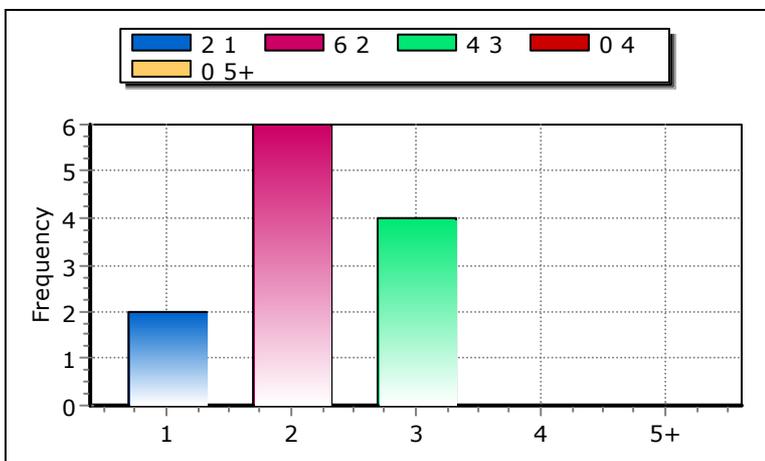
**Question 26. What type of housing do you need?** The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.



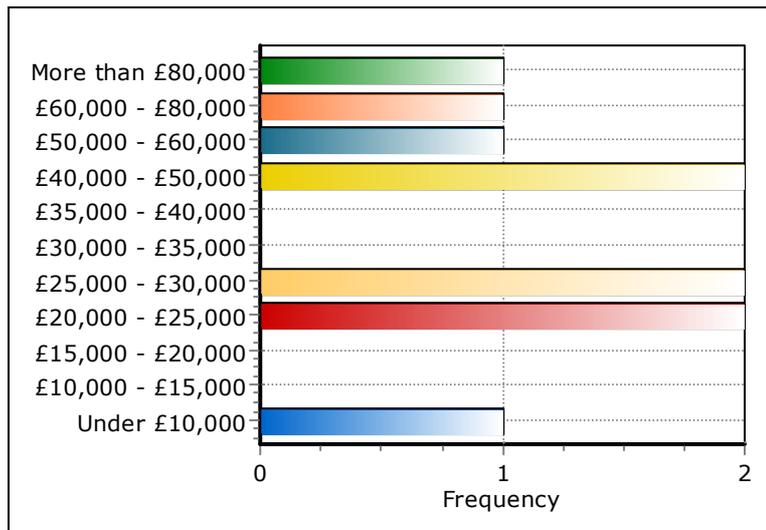
**Question 27. Which tenure would best suit your housing need?**



**Question 28. How many bedrooms will you need?** The answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need



**Question 29. Please indicate the total gross annual income of the household in housing need.**



**Question 30. How much money could you raise towards the purchase of a property?** The following answers were given:

- 1 x £1000
- 1 x £20,000
- 1 x £500,000
- 1 x £800,000

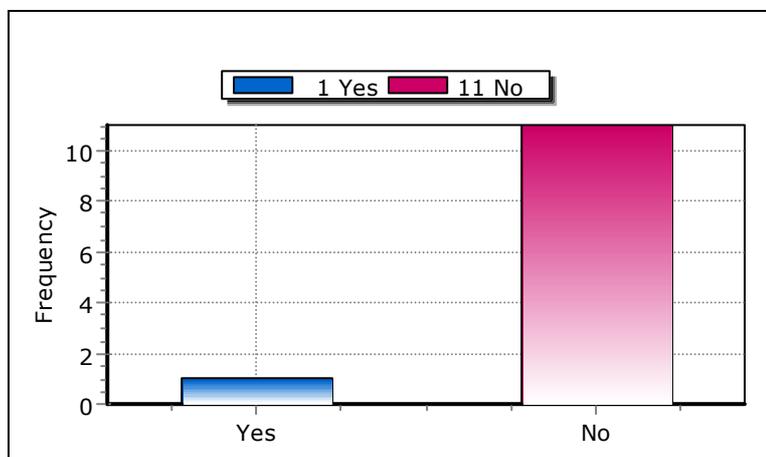
**Question 31. How much money would you be able to raise as a deposit towards buying your own home?** The following answers were given:

- 1 x £1000
- 1 x £5000
- 1 x £20,000
- 1 x £60,000

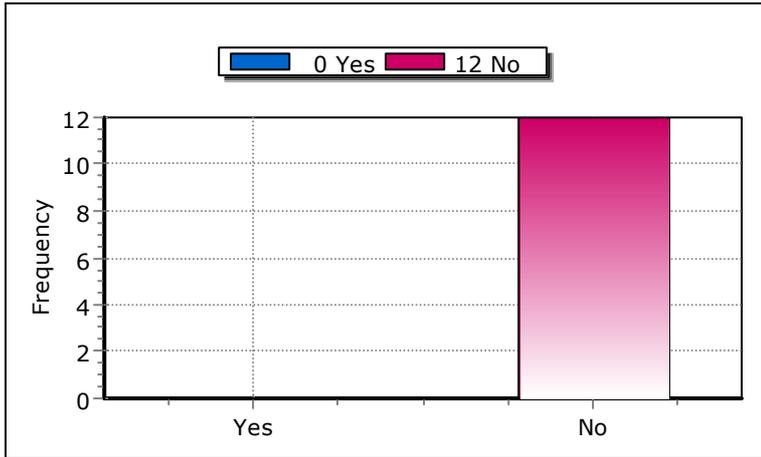
**Question 32. Do you have any particular or specialised housing requirements?** The following responses were given:

- Wife is disabled
- Need walk-in bathroom (wet-room) and large bedroom

**Question 33. Are you registered on the Council’s housing register?**



**Question 34. Are you registered with the Help to Buy agent?**



## **6. 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**

Searches of [www.rightmove.co.uk](http://www.rightmove.co.uk) which markets property for a number of leading local estate agents, in October 2018, found the following cheapest properties for sale (under £500,000) in Chevening parish. (There were 4 other properties for sale but they were all above £500,000).

<b>Type of Property</b>	<b>Number of Bedrooms</b>	<b>Price £</b>
Apartment	2	290 000

### **Property to rent**

A similar search for rental property found no properties available in Chevening parish so the search was widened to within one mile of the village where the following properties were found:

<b>Type of Property</b>	<b>Number of Bedrooms</b>	<b>Price £pcm.</b>
Apartment (Dunton Green)	1	750
House (Dunton Green)	2	1100
Apartment (Sundridge)	3	1250

### **Household income required to afford current market prices**

Using local information, the table below shows gross income level needed to purchase a property in the area. The figures are calculated assuming a 15% deposit and using 3.5 x gross income. Monthly repayment is based on a 2 year fixed standard with HSBC at 4.19% (October 2018) 25 year mortgage term and is calculated using HSBC's mortgage calculator.

It should be noted that in the current economic climate lenders have made the borrowing criteria for potential mortgagees stricter by requiring at least a 15% deposit, making securing a mortgage difficult for some first time buyers, especially those on lower incomes. Although there are higher LTV mortgages available, they tend to attract a higher interest rate.

<b>Type of Property</b>	<b>Price £</b>	<b>Deposit (15%)</b>	<b>Gross Income Level</b>	<b>Monthly Repayment</b>
2 bed apartment	290 000	43 500	70 429	1014

To gauge the income level required to afford to rent privately the following calculations assume that 30% gross income is spent on housing. (A household is considered able to afford market rented housing in cases where the rent payable would constitute no more than 30% of gross income).

<b>Type of Property</b>	<b>Price £ pcm</b>	<b>Approx. Gross Annual income £</b>
1 bed apartment	750	30 000
2 bed house	1100	44 000
3 bed apartment	1250	50 000

Using HM Land Registry data on house sales ([www.mouseprice.com](http://www.mouseprice.com)) using postcode area TN13 which lies within or includes part of the following towns, counties, localities, electoral wards and stations: Brasted, Chevening and Sundridge, Chipstead, Dunton Green, Dunton Green and Riverhead, Kent, Riverhead, Seal and Weald, Sevenoaks, Sevenoaks Eastern, Sevenoaks Kippington, Sevenoaks Northern, Sevenoaks Town and St John's, Weald, the average house prices in the last 3 months are –

1 bed properties £293,800  
 2 bed properties £416,700  
 3 bed properties £581,500  
 4 bed properties £1,031,800  
 5+ bed properties £1,494,000

To afford the average cost of a 1 bed property using the mortgage calculation shown above, a salary of £71,351 would be required. To afford the average cost of a 2 bed property a salary of £101,198 would be required.

Information provided by 'mouseprice' states that the average property in the TN13 area costs £728,400 with average earnings being £35,547. This means that the average property costs over 20 times more than the average salary. The source used by 'mouseprice' to assess price to earnings ratio is Calnea Analytics proprietary price data and earnings data – updated quarterly.

### **Affordable Rent**

The Government has introduced changes relating to rents charged to new tenants of social housing from April 2011. Affordable Rent properties allow landlords to set rents anywhere between current social rent levels and up to 80% of local market rents. The following table shows housing benefit levels (known as Local Housing Allowance (LHA)) for the High Weald area; Sevenoaks District Council have an agreement with their Housing Association partners to calculate, in the first instance where overall scheme cost permit, Affordable Rent at 80% of market rents or 100% LHA whichever is lower. Affordability of the rent can be achieved through the input of Housing Benefit where eligible.

<b>Size of Property</b>	<b>LHA Levels £pcm/Affordable Rent levels £pcm</b>
1 bed	587
2 bed	765
3 bed	967
4 bed	1460

The table below shows income needed to afford the affordable rent levels using 30% of gross income as the indicator of what is affordable, for those who are not in receipt of housing benefit.

<b>Property</b>	<b>Price £ pcm</b>	<b>Gross annual Income £</b>
1 bed	587	23 480
2 bed	765	30 600
3 bed	967	38 680
4 bed	1460	58 400

### **Shared ownership**

To give an indication of respondents' ability to afford shared ownership, levels of income and rent/mortgage have been taken into consideration on purchasing a 25% and 40% share of a property with estimated values of £290,000 for a 1 bed property, £385,000 for a 2 bed property and £490,000 for a 3 bed. Calculations are made using the Homes and Communities Agency's market assessment calculator and

assume a 10% deposit of mortgage share. These values are taken from information found at [www.rightmove.co.uk](http://www.rightmove.co.uk) and Help to Buy East and South East website [www.helptobuyese.org.uk](http://www.helptobuyese.org.uk)

<b>Property price £</b>	<b>Share</b>	<b>Deposit Required £</b>	<b>Monthly mortgage £</b>	<b>Monthly rent £</b>	<b>Monthly Service charge</b>	<b>Monthly total £</b>	<b>Gross Income required</b>
290 000	25%	7250	346	498	90	934	33 668
290 000	40%	11 600	553	399	90	1042	40 309
385 000	25%	9625	459	662	90	1211	43 635
385 000	40%	13 475	735	529	90	1354	47 074
490 000	25%	12 250	584	842	90	1516	54 651
490 000	40%	19 600	935	674	90	1699	61 217

### **Discounted market sale**

The table below shows the amount of deposit and income required to afford this tenure. Homes are sold with a discount at least 20% below local market value. Values are taken from those found at Rightmove and Help to buy (see above). Calculations are based on a 10% deposit; eligibility includes being a first time buyer with a household income not exceeding £80,000. 3 bedroom properties have not been included as in order to afford that size of property an income in excess of £80,000 would be required.

<b>Property price £</b>	<b>Discounted price £</b>	<b>Deposit Required £10%</b>	<b>Gross Income required</b>
290 000	232 000	23 200	59 657
385 000	308 000	30 800	79 200

## **7. ASSESSMENT OF HOUSING NEED**

This section is divided into two categories; the need for affordable housing and the needs of older people in the parish requiring alternative housing, either affordable or open market. There were a total of 13 responses.

### **7.1 Assessment of the need for affordable housing**

This analysis is divided into categories of those who need affordable housing now, in the next 2 years and in the next 5 years.

At this stage some respondents might be excluded if they do not want/are not eligible for affordable housing or if they do not provide sufficient information for an assessment of their eligibility to be made.

In total 6 respondents said they need affordable housing in the following timescales:

- Now x 2
- In the next 2 years x 3
- In the next 5 years x 1

### **Assessment of the 2 households seeking affordable housing now**

**The 2 households in need of affordable housing now are:**

- 1 x single person
- 1 x family

**Single people** – there was 1 single person

<b>Age</b>	<b>Frequency</b>
25-44	1

**Reason for seeking new home:**

<b>Reason</b>	<b>Frequency</b>
First independent home	1

**Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
Living with relatives	1

**Current number of bedrooms:**

<b>Current Beds</b>	<b>Frequency</b>
3	1

**Type of housing needed:** The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.

<b>Type of housing</b>	<b>Frequency</b>
Flat/house	1

**Tenure best suited:**

Tenure	Frequency
Renting HA/Shared ownership/Owner occupation/Discounted market sale	1

**Number of bedrooms required:** The answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need.

No of bedrooms	Frequency
2	1

Number of bedrooms respondents are eligible for is dependent upon tenure and Sevenoaks District Council's allocation policy. See summary on page 34.

**Household's joint gross annual income:**

Income	Frequency
£20,000 - £25,000	1

**Amount available towards purchase of a property:**

The respondent did not answer this question

**Amount available towards a deposit:**

- £5000

**Particular or specialised housing requirements:** None**Registered on the Sevenoaks District Council's Housing Register:**

Housing Register	Frequency
No	1

**Registered with the Help to Buy agent:**

Housing Register	Frequency
No	1

The respondent indicated at least one of the local connection criteria; they currently live in the parish.

The following table shows the respondent's ability to afford the various forms of tenure they said they require plus affordability of open market housing to buy and rent.

It should be noted that actual affordability of the various forms of tenure required depends on income and the ability to pay the required deposit and other finances necessary to buy a home.

Income	Number of respondents	Renting HA	Shared Ownership	Discounted home ownership	Open market purchase	Private rent
£20,000 - £25,000	1	1	0	0	0	0

**Families** - there was 1 family

**Age**

	Adult Age	Adult Age	Child Age	Child Age
Family 1	25-44		10-15 F	0-9 M

**Reason for seeking new home:**

Reason	Frequency
Need larger home	1

**Current housing:**

Current Housing	Frequency
Renting privately	1

**Current number of bedrooms:**

Current Beds	Frequency
2	1

**Type of housing needed:** The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.

Type of housing	Frequency
House	1

**Tenure best suited:**

Tenure	Frequency
Renting HA	1

**Number of bedrooms required:** The answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need.

No of bedrooms	Frequency
3	1

Number of bedrooms respondents are eligible for is dependent upon tenure and Sevenoaks District Council's allocation policy. See summary on page 34.

**Household's joint gross annual income:**

Income	Frequency
£20,000-£25,000	1

**Amount available towards purchase of a property:**

- N/A

**Amount available towards a deposit:**

- N/A

**Particular or specialised housing requirements:**

- None

**Registered on the Sevenoaks District Council's Housing Register:**

<b>Housing Register</b>	<b>Frequency</b>
Yes	1

**Registered with the Help to Buy agent:**

<b>Housing Register</b>	<b>Frequency</b>
No	1

The respondent indicated at least one of the local connection criteria; they currently live in the parish.

The following table shows the respondent's ability to afford the various forms of tenure they said they require plus affordability of open market housing to buy and rent.

It should be noted that actual affordability of the various forms of tenure required depends on income and the ability to pay the required deposit and other finances necessary to buy a home.

<b>Income</b>	<b>Number of respondents</b>	<b>Renting HA</b>	<b>Shared Ownership</b>	<b>Discounted home ownership</b>	<b>Open market purchase</b>	<b>Private rent</b>
£20,000-£25,000	1	1 with HB	0	0	0	0

It is assumed that respondents who cannot afford the housing association rent (affordable rent) will be eligible for housing benefit (HB)

### **Assessment of the 3 households seeking affordable housing in the next 2 years**

One respondent was excluded because they did not complete Section 2 of the survey.

### **Assessment of the 2 households seeking affordable housing in the next 2 years**

**The 2 households in need of affordable housing in the next 2 years are:**

- 2 x family

**Families** - there were 2 families

#### **Age**

	<b>Adult Age</b>	<b>Adult Age</b>	<b>Child Age</b>	<b>Child Age</b>
<b>Family 1</b>	25-44	25-44	0-9 M	0-9 M
<b>Family 2</b>	25-44		10-15 F	

**Reason for seeking new home:**

<b>Reason</b>	<b>Frequency</b>
Need larger home	1
Present home too expensive	1
To be nearer family	1
Divorce/separation	1

**Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
Renting privately	1
Living with relatives	1

**Current number of bedrooms:**

<b>Current Beds</b>	<b>Frequency</b>
2	1
5+	1

**Type of housing needed:** The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.

<b>Type of housing</b>	<b>Frequency</b>
House	1
Flat/house	1

**Tenure best suited:**

<b>Tenure</b>	<b>Frequency</b>
Renting HA/Shared ownership	1
Shared ownership	1

**Number of bedrooms required:** The answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need.

No of bedrooms	Frequency
2	1
3	1

Number of bedrooms respondents are eligible for is dependent upon tenure and Sevenoaks District Council's allocation policy. See summary on page 34.

**Household's joint gross annual income:**

Income	Frequency
£25,000-£30,000	1
£40,000-£50,000	1

**Amount available towards purchase of a property:**

- £1000
- 5%

**Amount available towards a deposit:**

- £1000
- 5% - 10%

**Particular or specialised housing requirements:**

- None

**Registered on the Sevenoaks District Council's Housing Register:**

Housing Register	Frequency
No	2

**Registered with the Help to Buy agent:**

Housing Register	Frequency
No	2

The respondents indicated at least one of the local connection criteria; one currently lives in the parish and one does not but has immediate family living there.

The following table shows the respondent's ability to afford the various forms of tenure they said they require plus affordability of open market housing to buy and rent.

It should be noted that actual affordability of the various forms of tenure required depends on income and the ability to pay the required deposit and other finances necessary to buy a home.

Income	Number of respondents	Renting HA	Shared Ownership	Discounted home ownership	Open market purchase	Private rent
£25,000-£30,000	1	1 with HB	0	0	0	0
£40,000-£50,000	1	1	1 x 2 bed	0	0	0

It is assumed that respondents who cannot afford the housing association rent (affordable rent) will be eligible for housing benefit (HB)

**Assessment of the 1 household seeking affordable housing in the next 5 years**

The respondent was excluded because the only tenure they wanted was open market purchase.

## **7.2 Assessment of the housing needs of older households**

Householders were asked to respond to the survey if they were older people who needed to downsize and/or move to more suitable housing for their needs; this included owner occupiers.

The analysis is divided into categories of those who require alternative housing now, within the next 2 years and within the next 5 years.

In total, 7 respondents said they were older households wanting to downsize/move to more suitable housing for their needs in the following timescales:

- Within the next 2 years x 4
- Within the next 5 years x 3

### **The 4 households who require alternative housing within the next 2 years are:**

- 1 x single person
- 3 x couple

**Single people** – there was 1 single person

<b>Age</b>	<b>Frequency</b>
60-74	1

**Reason for seeking new home:**

<b>Reason</b>	<b>Frequency</b>
Alternative accom. due to age/infirmity	1

**Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
Living with relatives	1

**Current number of bedrooms:**

<b>Current No.</b>	<b>Frequency</b>
4	1

**Type of housing needed:**

<b>Type of housing</b>	<b>Frequency</b>
Flat/house	1

**Tenure best suited:**

<b>Tenure</b>	<b>Frequency</b>
Renting HA	1

**Number of bedrooms required:**

<b>No of bedrooms</b>	<b>Frequency</b>
1	1

**Income:** £50,000 - £60,000

**Amount available towards purchase of a property:** The respondent did not answer the question

**Amount available towards a deposit:** The respondent did not answer the question

**Particular or specialised housing requirements:** None

The respondent indicated at least one of the local connection criteria; they currently live in the parish.

**Registered on Sevenoaks District Council's Housing Register:**

Housing Register	Frequency
No	1

**Registered with the Help to Buy agent:**

Housing Register	Frequency
No	1

**Couples** – there were 3 couples. The table below shows the ages of all members of the household. One respondent did not state their partner's age.

Age and Gender	Frequency
60-74	3
75+	2

**Reason for seeking new home:**

Reason	Frequency
Retirement	1
Access problems	1
Disability/disabled	1
Need smaller home	2
Present home too expensive	1
To be nearer family	1
Private tenancy ending	1

**Current housing:**

Current Housing	Frequency
Owner occupation	2
Living with relatives	1

**Current number of bedrooms:**

Current No.	Frequency
2	1
4	2

**Type of housing needed:**

Type of housing	Frequency
Level access with support/Flat/House	1
Level access without support/Flat/House	1
Other - Bungalow	1

**Tenure best suited:**

Tenure	Frequency
Renting HA	1
Owner occupation	2

**Number of bedrooms required:**

No of bedrooms	Frequency
2	2
3	1

**Particular or specialised housing requirements:**

- Wife is disabled

**Household's joint gross annual income:**

Income	Frequency
Under £10,000	1
£40,000 - £50,000	1
£60,000 - £80,000	1

**Amount available towards purchase of a property:**

- 100%
- £80,000

**Amount available towards a deposit:**

- £20,000
- 100%

The respondents indicated at least one of the local connection criteria; they currently live in the parish.

**Registered on Sevenoaks District Council's Housing Register:**

Housing Register	Frequency
No	3

**Registered with the Help to Buy agent:**

Housing Register	Frequency
No	3

## **Assessment of the 3 households requiring alternative housing within the next 5 years**

### **The 3 households who require alternative housing within the next 5 years are:**

- 1 x single person
- 2 x couples

**Single people** – there was 1 single person

<b>Age</b>	<b>Frequency</b>
60-74	1

**Reason for seeking new home:**

<b>Reason</b>	<b>Frequency</b>
Need smaller home	1

**Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
Owner occupier	1

**Current number of bedrooms:**

<b>Current No.</b>	<b>Frequency</b>
4	1

**Type of housing needed:**

<b>Type of housing</b>	<b>Frequency</b>
House	1

**Tenure best suited:**

<b>Tenure</b>	<b>Frequency</b>
Owner occupation	1

**Number of bedrooms required:**

<b>No of bedrooms</b>	<b>Frequency</b>
2	1

**Income:**

<b>Income</b>	<b>Frequency</b>
More than £80,000	1

**Amount available towards purchase of a property:**

- All

**Amount available towards a deposit:**

- All

**Particular or specialised housing requirements:** None

The respondent indicated at least one of the local connection criteria; they currently live in the parish

**Registered on Sevenoaks District Council's Housing Register:**

Housing Register	Frequency
No	1

**Registered with the Help to Buy agent:**

Housing Register	Frequency
No	3

**Couples** – there were 2 couples. The table below shows the ages of all members of the household

Age and Gender	Frequency
60-74	4

**Reason for seeking new home:**

Reason	Frequency
Need smaller home	1
Alternative accom due to age/infirmity	1
Present home too expensive	1

**Current housing:**

Current Housing	Frequency
Owner occupation	2

**Current number of bedrooms:**

Current No.	Frequency
5+	2

**Type of housing needed:**

Type of housing	Frequency
Level access without support/Other - bungalow	1
Level access without support/House	1

**Tenure best suited:**

Tenure	Frequency
Owner occupation	2

**Number of bedrooms required:**

No of bedrooms	Frequency
2	1
3	1

**Particular or specialised housing requirements:**

- Need walk in bathroom (wet room) and large bedroom

**Household's joint gross annual income:** One respondent did not answer the question

Income	Frequency
£30,000 - £35,000	2

**Amount available towards purchase of a property:**

- £500,000
- 100% with equity release

**Amount available towards a deposit:**

- Sufficient
- £60,000

The respondents indicated at least one of the local connection criteria; they all currently live in the parish.

**Registered on Sevenoaks District Council's Housing Register:**

Housing Register	Frequency
No	2

**Registered with the Help to Buy agent:**

Housing Register	Frequency
No	2

## **8. SUMMARY OF FINDINGS**

The summary is divided into two sections; summary of the need for affordable housing and summary of the need for alternative housing for older households.

### **8.1 Summary of the need for Affordable Housing**

The survey has identified a need for up to 4 homes for local people who are in need of affordable housing; they are 1 single person and 3 families. 2 of the households need housing now and 2 in the next 2 years.

The 4 respondents in need of affordable housing indicated strong local connections to the parish of Chevening; 3 currently live in the parish and 1 lives outside but has immediate family members living there.

2 respondents are currently living with relatives and 2 are renting privately.

When asked how many bedrooms respondents sought/preferred, the following answers were given: 2 x 2 bed and 2 x 3 bed. Actual size of property will depend upon the council's allocation policy and Help to Buy eligibility/affordability, see below.

In total, 3 respondents indicated an interest in shared ownership and 1 in a discounted market sale property (some respondents indicated more than one option); the respondent did not appear to be able to afford discounted market sale. In total, 1 household indicated that they may be able to afford a shared ownership property. More detailed analysis of their income, amount of deposit they have available and actual cost of the shared ownership property would be required to confirm affordability.

Taking into account, the council's allocation policy and Help to Buy eligibility, the mix of accommodation that respondents would be eligible for is:

#### **Rented accommodation:**

- 1 x 1 bed
- 1 x 2 bed
- 1 x 3 bed

#### **Shared ownership:**

- 1 x 2 bed

## **8.2 Summary of the housing needs of older households**

The survey has found a need for 7 homes for older people who require more suitable housing; they are 2 single people and 5 couples. All 7 households currently live in the parish.

4 households require housing in the next 2 years and 3 in the next 5 years.

5 of the households are owner occupiers and 2 are living with relatives.

The most frequently given reason for needing an alternative home was the need for a smaller property; other reasons include present home too expensive, alternative accommodation due to age/infirmity, retirement and disabled/disability.

2 of the households said they need affordable housing; they are both currently living with relatives. They want the following type of housing:

- 1 x 1 bed level access accommodation without support or flat or house
- 1 x 1 bed flat or house

The 5 older households who were owner occupiers said they require the following type and size of housing; they all want to buy on the open market:

- 1 x 2 bed level access accommodation with support or flat/house
- 1 x 2 bed house
- 1 x 2 bed level access without support or house
- 1 x 3 bed bungalow
- 1 x 3 bed level access without support

## 9. APPENDIX C1

### **Question 10. Please use this space if you wish to explain your answer to Q8 and/or Q9.**

This village cannot support more properties and people. Access is over congested. This is a village, NOT A TOWN! That is GREENBELT LAND! NO

This operative word is 'small'. The proposal is too big for the infrastructure of the village. Major thought must be given to current/proposed traffic problems

Local needs - I have two daughters both of whom could not afford to buy in Chevening upon marriage. Great to give our children the realistic option to stay in 'their' community. Downsizing - we would happily 'downsize' locally but cannot find a suitable property that's affordable

Infrastructure is already at breaking point

A very small number of homes situated along the road front in line with current homes would possibly be beneficial to allow older residents to downsize but remain in community they know well.

The area can't support any more people. The roads/shop/parking/doctors are all full to capacity

Additional homes would attract additional traffic which Chipstead/Chevening cannot support

3 bedroom properties for local people are also needed

We need smaller homes in the area - almost none at moment

Overdevelopment and worsening traffic in the area

I don't call 30 houses a small development. This village is much too small to cope with all the extra traffic. May be a small row of bungalows would be more suitable

Although we would support development at Froghole Farm, there is a concern about the effect of the additional traffic in Chevening Road and the village

The traffic passing through Chevening Road would make additional residences untenable. It is very congested at various points during the day, weekdays and weekends as it stands. This is not simply on account of the school but several other factors: the football/cricket club, boat club, Bricklayers and because it is a cut through for motorway traffic

The road leading to the proposed development is far too narrow and already causes significant congestion

The development proposed at Froghole Farm is totally unsuitable in every aspect for the village. Number of people/cars/traffic etc. I would support a small development of bungalows in a row in keeping with existing properties

The parish and neighbouring areas are already well served with many 2 bedroom dwellings. As to whether any 2 bed properties within the parish would ever be classified as 'affordable' is questionable, so properties in Chipstead are well sought after and well above the average in other villages in the surrounding area. Regarding older residents, there are many bungalows and appropriately sized properties already in the village. For those less able to get around, there is a warden assisted dwelling by the parish hall and Rivermede for those with varying levels of disability

I would much prefer any new housing went to residents with connection to Chevening and for those to be made available mainly for older residents. The school is already oversubscribed so I would prefer that a proportion of the new housing (if it must go ahead) went to older residents

I'm sure it would be right to have affordable homes in the area for both young and old

Traffic - 7 am - 9 am school run and traffic 'rat run'. 3.30 - 6.0 pm school run and traffic 'rat run'. Compromising highway safety congestion and regularly blocked road with traffic mounting pavements. Public transport - limited bus service to Sevenoaks and Westerham. No shops in village, site is close to conservation area, flood risk area, Chevening School over subscribed

Chipstead is a small village. Any further development would impact the infrastructure and character

Small = just to continue homes along Chevening Road - the remainder left as greenbelt

We don't need a community play area or play park or a congregation area. The school needs a bigger car park. Make it 50 or 60 spaces

Chevening Road is a narrow road and often blocks. 30 new builds - traffic chaos

Why not

Chevening Road is already congested and cannot support additional housing on the scale proposed. We already have much better open space and a children's playground in spitting distance of this sham of a proposal

Because present plan for Frog hole Farm does not take account of traffic problems in Chevening Road. Seems you are from developers have even visited area during term time to see congestion problems

We have three other children who cannot afford the rents in Sevenoaks

Insufficient infrastructure

Small development only = 4-5 houses. Chipstead already has a major traffic problem going through the village never mind Chevening Road

Froghole farm is not a suitable site for development. Transport provision is very limited

A new development would make Chevening Road even more congested

I think that motorway noise and air pollution on the proposed site should prevent any building development

If the proposal goes forward then yes to Q8 and Q9, otherwise no to Q8 and Q9

But I think the proposal for 30 homes on the site is too many and the local transport network cannot support that many. A maximum of 15 may be acceptable.

1. No local shops 2. Limited public transport 3. GP surgery 2 miles away

For anyone who lives near Chevening Road they will know this road is already a nightmare for passing traffic, particularly at peak periods. This road cannot be widened and residents need space to park. Adding a new housing development will not only create more traffic but will also cause of misery in its construction. We also do not believe there is a viable need for more housing considering the huge Rye Lane development in neighbouring Dunton

Green has already accounted for the needs, and is still in construction. Additionally when the M25 junction is blocked this road becomes a feeder road.

Q8/Q9 are not 'yes' or 'no' answers! This road is often impassable now. You cannot build a site of 30 houses without another road. Where is the infrastructure with this? And the local school already massively oversubscribed.

I expect that older residents already live in properties which meet their needs re size or already downsized when they moved here as we did

I would only support this if extended only to Chevening Parish residents/family members wishing to return to village

We wish to remain locally if we can

But not at Froghole Farm.

I am sure low paid young people may work in local agriculture who would have to move away to afford a home of their own, then having to commute back to their place of work. They more than have grown up here. Downsizer of older residents would release larger family housing

Q8 - suggest that a housing association structure would be required as 70-75% of 'open market' may not strike many as 'affordable'

Froghole Farm is not an acceptable and suitable site for any development. The Chevening Road is already congested and extremely busy road, which can't take on any additional volume of traffic

The road infrastructure will not support extra housing as it will generate more traffic. Older residents usually don't drive

Insufficient access road which is in effect single track due to residential on street parking. High congestion already occurs with few passing areas

Not sure how local amenities support this plan (and I have read developers response). Where will children living in these homes go to school? A change to Chevening's admission policy is required otherwise hard to see how traffic issues will be alleviated. What about doctors?

A number of elderly residents move to Rockdale or similar accommodation, but some reasonably fit people could wish to downsize within the area

Q 8 - no, because none of our sons and daughters would fit the criteria for council 'affordable housing' and they will be filled with undesirable people from outside our area

No capacity in local school, serious traffic congestion, possible unsafe/dangerous road directly opposite a junior school, over capacity sewer system

The village is at capacity. The road is very dangerous, just with current traffic entering. Our parked car had its door ripped off by a passing car two weeks ago and my son has been run into by a car

I wish to see Chevening rest as a village as it is now. No more houses and roads, more cars not suitable

The infrastructure in the parish is poor and already overstretched. There are no medical facilities and only one school, no shops

Older people like myself would like the chance to scale down

Yes, but it needs to be supported by thoughts on the roads, which are congested through the village

Very high stamp duty is preventing/inhibiting downsizing by older people

Most of the residents in our road are 'empty nesters' - 2 people living in 4 or 5 bedroom family homes because there are no acceptable alternatives

Totally unsuitable area to develop housing - so called affordable or otherwise

Chevening Road cannot really support more traffic. Having homes for older residents who might not use the road as much as young families might be a better solution

The concept of local need homes as described by Country House Homes Ltd. appears to be flawed and indeed idealistic but impractical. Who is going to monitor in perpetuity whether an applicant satisfies the criteria? Any buyer if properly advised would realise he or she would be buying a property which might in the future be totally impossible to sell. Because of the criteria that any future owner of the property would have to 'originate from the parish' the market for it would be severely limited, and if nobody who originated from the parish wanted to buy the property and also have the means to do so, the property would in effect be 'unsellable'. Who would want to buy a property with that possible prospect?

The development is totally unsuited for these people. There is no shop for elderly residents so they'd need a car and no bungalows. School is oversubscribed and no nearby GP surgery

Not aware of any requirements, re 98 or 99. Perhaps it's about profits rather than needs

Affordable housing in Sevenoaks is a misnomer. My family lived in a more 'affordable' area before and we don't believe anyone should have a right to live in a particular area

Too much building, save and protect the green countryside

The road is grid locked every day. Worse at school times. The thought that there could be between 32 and 64 cars added is horrifying

Chevening Road is so congested with traffic; it would be madness to contribute to this by building more houses

The infrastructure does not support an increase in homes in Chipstead. Schools and doctors' surgeries are already bursting and there is no parking

Living in Chipstead we are regular users of the park, recreation ground and pub. The traffic through the village is already horrendous and the development will make it worse

I would support a small number of homes - 5 max

Infrastructure is at full capacity. Area can't cope with more housing. Schools are full, traffic awful, no police, lack of doctors surgery.

There is enough housing in Chevening, after all it's a 'village' and the traffic is horrendous - we don't need any more traffic. It's a rat run every day and when surrounding roads are busy it becomes a nightmare through the village.

The last thing Chipstead needs is more houses and more cars. It's virtually gridlocked every day. Trying to pretend that this development has anything to do with affordable housing and downsizing for local is just nonsense. It's a

sham. The only interest for the developer is profit from the 19 large houses planned. If all they wanted to do was affordable housing and help the school you may find some support. I note you can't even get the name of the school right. It's a diversionary tactic to say you have support for part of the project.

Proximity to major road possibly 60 extra cars exiting onto Chevening Road by school entrance.

Re Q8, this assumes that 'small' would be proportionate i.e. it takes into account exiting traffic problems not the Country Homes proposal.

Far too over-crowded. Cannot cope with any more. Bring more parking problems to area most households have 2 plus cars.

There is too much building on green field farmland. If it were on brownfield site or town my answer would be a resounding yes. There will no rural Kent soon.

New developments need improved roads, improved public transport, improved schools and more school places, more doctors and more nurses

## **11. APPENDIX C2**

### **Question 11. Please state any sites you think might be suitable for a local needs housing development in Chevening**

Not in Chipstead or Chevening Rod!

Brown field sites should be a priority

Infrastructure not sufficient for further housing

The road infrastructure in Chevening does not lend itself to further homes as village roads narrow and congested at times due to M25/A21 issues. Schools also at capacity

None

Don't know

None - traffic is bad enough already

I/we do not support Froghole Farm development

None - the surrounding land is green belt and not suitable for property development

Not anything I have researched

No other sites I know of - and one is enough. Chipstead is already busy

None - area of outstanding natural beauty

Land on main A25 between Dry Hill Road and Coblands Nursery (this may be Sundridge parish though)

None

Froghole site is island for development but access and traffic managements to be rethought

None

Adjacent to Denesfield Court

Scotland

I do not think the infrastructure can accommodate further development - not now for Froghole

Field at Junction of A25 with Homedean Road - think it's owned by Chevening Estate

The area is already overdeveloped, it is already become less semirural and we not believe there is a genuine need for this number of houses

I have no idea but the current road system clearly does not even support existing housing. Madness and property developer greed

The land on Homedean Road far corner opposite care home

They seem to be limited

Land adjacent to M26 on North side to West of Chevening cross roads

I believe there is land available running alongside the M26 from Chevening Bride back towards Barren Road, Dunton Green, linking Chevening with Dunton Green with another. Relieving traffic from Dunton Green to Riverhead and vice versa

Area opposite the Rivermere Care Home and put a roundabout in at the same time!

Fields near Cheveing St. Botolph's church, possible (after the cross roads)

Possibly north of Chipstead lake

There aren't any, it would not be able to cope with the increase in traffic

Not known

None - it is at capacity. There is a huge site adjacent to Riverhead school that would be perfect. Why aren't you using that?

None

None

None

We do not know of any

There aren't any. It is a semi-rural village which has reached capacity, especially where traffic is concerned

Chevening is lacking in infrastructure. One small school (full), two pubs (very busy), no shops or businesses. No doctor's surgery. Would it not make sense to build houses where there are amenities in place? Therefore no site in Chevening is suitable

Chevening Estate lands opposite Sunrise would have closer access to main road and not exacerbate traffic

Nil

No more housing in Chipstead

Nowhere - the whole of Sevenoaks is over congested

Small development

None unless major investment in public infrastructure.

I don't know the area well enough.

Nowhere until roads and facilities are improved.

## **12. APPENDIX C3**

### **Question 25. Please tell us in your own words why you need to move and what prevents you from doing so.**

We live in a great family home but our 3 children have now married and left home. We would happily downsize to a 2 or 3 bedroom house but with good living and outside space. We cannot afford to do this within Chevening

Financial difficulties as had to give up work to care for mother at end of her life. She is a Chevening resident. I have been unable to sustain renting a property with no income

Need smaller accommodation, need local connection

Lack of affordable housing suitable for retirement that would release capital to live on during old age

I need to live separately from my daughter's family to have own space. Need affordable 1 bed property

I am a single parent, divorced with a 12 year old child. I can't afford my own home, even though I work full time. In order to be able to bring my daughter up in this area near to family I have had to move in with my parents

Can't find anything in price range in the parish

Currently in a two bedroom property but have a three bed need. Want to stay in village as grew up here, have a good support network, and rented my current home for over 11 years. Trying to find somewhere to rent is hard as I am a single parent and area doesn't have many affordable properties

We have a growing family, who we wish to school locally and my family all live here. However rent now is nearly £1200 for a 2 bedroom!

Need to have own independence. Cannot afford deposit for mortgage. High rents are preventing me from moving out.

When my daughter saves enough money for a deposit, she would like to buy in the parish (moving out of family home to live with partner).

# Country House Homes Ltd

September 2018

Dear Chevening Parish Resident,

## **Housing for Local People at Froghole Farm Chevening Road Chipstead TN13 2SA**

We write to you as a local resident of Chevening Parish, to ask for your help in shaping our development proposals for the Froghole Farm site.

As you may be aware, we are in discussion with Sevenoaks District Council as the site has been identified in the Draft Sevenoaks Local Plan for the delivery of some 30 new homes plus community benefits. The Local Plan is still under consultation and no decision has yet been made regarding the status of the site. The community benefits will include a new community car park to assist in reducing the number of parked cars on the highway; a new congregation green for parents and children of St Botolph's School; a new crossing point to improve pedestrian safety and access to the community car park and congregation green; and the delivery of 12 new affordable homes (40% of the total). We would like to provide as many of these affordable homes as possible as Local Needs Homes for people with a strong connection to the Parish. A specialist rural housing association may take on the ownership and management of the affordable homes, but the whole development will be built by Country House Homes.

It is this last part of the community benefits (Local Need Homes) that we would like your assistance with. On most new developments, affordable housing is allocated to those on the Council's housing register who are in the highest need. Whilst Local Need Homes are also only allocated to those on the housing register, they are dedicated, in perpetuity, to provide homes for people who have a strong connection to the Parish. The notion of Local Need Homes is to provide affordable homes within village locations to people who originate from the parish, thereby boosting the potential for those people to remain within, or return to, the parish. This should help both young people who want to make the move to their first independent home and older people who want to downsize from a larger family home. We are also keen to hear from older owner occupiers who would like to downsize into more appropriately sized market housing were such an opportunity available. Such a mix of housing helps to keep families together, prevents loneliness, provides support networks and boosts demand for local services.

In order for us to assess how many of the proposed affordable homes should be dedicated as Local Need Homes and how many market homes may be needed for downsizing, we have, in conjunction with Sevenoaks District Council, appointed the independent consultant, Action with Communities in Rural Kent, to carry out a Parish-wide Housing Need Survey. The consultant has huge experience in the preparation and administration of this type of survey. The contact person is Tessa O'Sullivan. Please be assured, individual responses to the survey will remain confidential to Action with Communities in Rural Kent and will not be shared with us or the Council.

By completing the attached survey and informing us of the needs of your household and family members, you will help to influence the character and the ability of the site to house local people. If you have family members who now live elsewhere, but would like to return to live in the parish, please make them aware of the survey. Further copies of the survey form can be requested from Tessa on Tel: 01303 813790, or email [tessa.osullivan@ruralkent.org.uk](mailto:tessa.osullivan@ruralkent.org.uk)

**Please return your completed survey form in the freepost envelope provided, by 1<sup>st</sup> October 2018.**

Thank you for your sharing your views.

Yours faithfully,

**Guy Osborne**  
**Land Director**  
**Country House Homes Limited**

# HOUSING NEEDS IN THE PARISH OF CHEVENING

Please complete this survey on behalf of your household.



## SECTION 1

**Q1. What type of housing do you live in?**  *Private rented*  *Tied tenancy*  *Living with relatives*  
 *Renting from Housing Association*  *Shared ownership*  *Owner occupier (with or without mortgage)*  
 *Other - please specify* \_\_\_\_\_

**Q2. Please enter the following information -**  
Number of bedrooms in your home  Number of people that currently live in the property

**Q3. How long have you lived in the parish?**  
 *Less than 1 year*  *1-5 years*  *6-10 years*  *11-15 years*  *16-25 years*  *26+ years*

**Q4. Have any members of your family/household left the parish in the last 5 years?**  *Yes*  *No*  
If you answer is No, please go directly to Q8

**Q5. If you answered yes to Q4, please state what relationship they have to you.**  
 *Child*  *Parent*  *Other relative*  *Other - please specify* \_\_\_\_\_

**Q6. Please indicate the reason why they left**  
 *Lack of affordable housing*  *To attend university/college*  *Employment*  
 *Other - please specify* \_\_\_\_\_

**Q7. Would they return if more affordable accommodation could be provided?**  *Yes*  *No*

If they would like to return they can complete Section 2 of this survey or request a new form by emailing [tessa.osullivan@ruralkent.org.uk](mailto:tessa.osullivan@ruralkent.org.uk) or phoning 01303 813790

**Q8. Would you support a small development of local needs affordable housing at Froghole Farm if there was an identified need for people with a genuine local connection to Chevening?**  *Yes*  *No*

**Q9. Would you support the provision of a number of 2 bed open market homes for older Chevening residents to downsize to?**  *Yes*  *No*

**Q10. Please use this space if you wish to explain your answer to Q8 and/or Q9**

**Q11. Please state any other sites you think might be suitable for a local needs housing development in Chevening:**

**Q12. Do you or a member of your household need separate or alternative accommodation either now or in the next 2 or 5 years?**  
 *No*  *Yes, now*  *Yes, next 2 years*  *Yes, next 5 years*

**IF YOU HAVE ANSWERED YES PLEASE CONTINUE WITH SECTION 2. IF YOUR ANSWER WAS NO PLEASE NOW RETURN THE FORM IN THE ENVELOPE PROVIDED**



## SECTION 2

## HOUSING NEEDS

If you or anyone else living in your house is in need of alternative housing, please continue with the questionnaire. Please complete one form per household in housing need e.g. if you have two adult children who want to move to a new home separately from each other they must complete one form per person. If you need another form please contact the Rural Housing Enabler on 01303 813790 or [tessa.osullivan@ruralkent.org.uk](mailto:tessa.osullivan@ruralkent.org.uk)

Q13. Are you completing this form for yourself or someone else?

- Self       Someone else

Q14. If you are completing this for someone else please state their relationship to you and where they currently live eg. with parents, private renting etc.

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Please continue to complete this form by answering the questions in respect of the person/household in need of alternative accommodation.

Q15. It would be useful if you could provide your contact details, as we may wish to contact you again to update the findings of this survey. However, you are not obliged to do so. Any information you do give will remain confidential to Action with Communities in Rural Kent. Please also see statement below

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Postcode: \_\_\_\_\_

Email Address: \_\_\_\_\_

I consent for my personal data to be held and processed by Action with Communities in Rural Kent solely for the purpose of enabling development of housing to meet local needs. This personal data will not be shared with any person or organisation external to Action with Communities in Rural Kent (please tick box)

Q16. If you live outside the parish do you wish to return?  Yes  No

Q17. If you live in the parish do you wish to stay in the parish?  Yes  No

Q18. What is your connection with Chevening? Please tick all that apply

- I currently live in Chevening parish and have done so continuously for the last 2 years
- I have previously lived in Chevening parish for at least 5 years continuously and have immediate\* family who currently live there and have done so continuously for the last 10 years
- I have lived in Chevening parish for a total of 5 years continuously during the last 10 years
- I am in permanent employment\*\* in Chevening parish and have been in this employment for at least the last year
- I need to move to Chevening parish to take up permanent employment\*\*
- I need to move to Chevening parish to give or receive support to or from an immediate\* family member

\*Immediate = mother, father, children or brother/sister. Extended family will only be considered if that relative has played an important role in the applicant's upbringing

\*\*The applicant's place of work/service must be located in Chevening parish



**Q19. What type of household will you be in alternative accommodation?**

- Single person       Couple       Family       Other \_\_\_\_\_

**Q20. How many people in each age group need alternative accommodation?**

**MALE**

- 0-9     10-15     16-19     20-24     25-44     45-59     60-74     75+

**FEMALE**

- 0-9     10-15     16-19     20-24     25-44     45-59     60-74     75+

**Q21. Why are you seeking a new home (please tick all that apply)**

- |  |   |  |                                  |
|--|---|--|----------------------------------|
| <input type="checkbox"/> Present home in need of major repair    | <input type="checkbox"/> To be nearer family    | <input type="checkbox"/> To be nearer work               | <input type="checkbox"/> New job |
| <input type="checkbox"/> Present home too expensive              | <input type="checkbox"/> Need smaller home      | <input type="checkbox"/> Divorce/separation              | <input type="checkbox"/> Lodging |
| <input type="checkbox"/> Current home affecting health           | <input type="checkbox"/> Private tenancy ending | <input type="checkbox"/> First independent home          |                                  |
| <input type="checkbox"/> Setting up home with partner            | <input type="checkbox"/> Need larger home       | <input type="checkbox"/> Difficulty maintaining home     |                                  |
| <input type="checkbox"/> To move to a better/safer environment   | <input type="checkbox"/> Disability/disabled    | <input type="checkbox"/> Cannot afford existing mortgage |                                  |
| <input type="checkbox"/> Alternative accom. due to age/infirmity | <input type="checkbox"/> Access problems        | <input type="checkbox"/> Increased security              |                                  |
| <input type="checkbox"/> Homeless/threatened with homelessness   | <input type="checkbox"/> Retirement             | <input type="checkbox"/> Other _____                     |                                  |

**Q22. What is your current housing situation?**

- Owner occupier with/without mortgage     Living with relatives     Renting privately     Shared ownership  
 Renting from Housing Association     Tied tenancy     Other \_\_\_\_\_

**Q23. How many bedrooms does your current home have?**

- 1     2     3     4     5+

**Q24. Are you an older person wanting to downsize/move to more suitable housing?**

- Yes     No

**Q25. Please tell us in your own words why you need to move and what prevents you from doing so.**

**Q26. What type of housing do you need? Please tick any that apply.**

- Level access accommodation suitable for older person/people with disabilities (without support services)  
 Level access accommodation suitable for older persons/people with disabilities (with on-site support)  
 Flat       House       Other - please specify \_\_\_\_\_



**Q27. Which tenure would best suit your housing need?**

- Renting - Housing Association     Shared ownership - part rent/part buy - Housing Association     Owner occupation  
 Discounted market homes for sale (minimum discount of 20%)  
 Self-build     Other - please specify \_\_\_\_\_

**Q28. How many bedrooms will you need?**

- 1     2     3     4     5+

**Q29. Please indicate the total gross annual income (before tax) of the household in housing need (joint if a couple). Do not include housing benefit or council tax benefit.**

- |  |  |
|--|--|
| <input type="checkbox"/> Under £10,000     | <input type="checkbox"/> £30,000 - £35,000 |
| <input type="checkbox"/> £10,000 - £15,000 | <input type="checkbox"/> £35,000 - £40,000 |
| <input type="checkbox"/> £15,000 - £20,000 | <input type="checkbox"/> £40,000 - £50,000 |
| <input type="checkbox"/> £20,000 - £25,000 | <input type="checkbox"/> £50,000 - £60,000 |
| <input type="checkbox"/> £25,000 - £30,000 | <input type="checkbox"/> £60,000 - £80,000 |
|  | <input type="checkbox"/> More than £80,000 |

**Q30. How much money could you raise towards the purchase of a property; taking into account any access you have to capital (e.g. equity in your home or savings) as well as the amount you could borrow on a mortgage?**

\_\_\_\_\_

**Q31. How much money would you be able to raise as a deposit towards buying your own home?**

\_\_\_\_\_

**Q32. Do you have any particular or specialised housing requirements e.g. to assist with a disability or special need? (Please provide details).**

**Q33. Are you registered on the Council's housing register?**

- Yes     No

**Q34. Are you registered with the Help to Buy agent?**

- Yes     No

To be considered for affordable housing for rent you must also register on Sevenoaks District Council's Housing Register. To register please go to [www.kenthomechoice.org.uk](http://www.kenthomechoice.org.uk) or telephone 01732 749433.

To be considered for shared ownership or discounted market homes for sale, you must be registered with the Help to Buy agent. To register please go to [www.helptobuyese.org.uk](http://www.helptobuyese.org.uk) or telephone 03333 214044

Information on this form will be used to provide a summary of the level of housing need in Chevening Parish. Personal information will remain confidential to Action with Communities in Rural Kent

**THANK YOU FOR TAKING THE TIME TO COMPLETE THIS SURVEY. PLEASE NOW RETURN IT IN THE FREEPOST ENVELOPE PROVIDED BY  
1st OCTOBER 2018**

