

Targeted Review of Local Housing Needs

Sevenoaks District Council

Report January 2022

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Main Contact: Michael Bullock
Email: michael.bullock@arc4.co.uk
Telephone: 0800 612 9133
Website: www.arc4.co.uk



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Registered Address: arc4, 41 Clarendon Road, Sale Manchester M33 2DY
 Email: businesssteam@arc4.co.uk www.arc4.co.uk
 arc4 Limited Registered in England & Wales 6205180 VAT Registration No: 909 9814 77
 Directors - Helen Brzozowski - Michael Bullock

Executive Summary

Introduction

The Sevenoaks 2021 Targeted Review of Local Housing Needs has been prepared to provide evidence to update the Local Plan. The evidence base has been prepared in accordance with the July 2021 National Planning Policy Framework (NPPF) and associated Planning Practice Guidance (PPG). Data has been prepared for placemaking areas where possible.

Dwelling stock

There are 50,947 dwellings and 49,709 households across the district in 2021. The vacancy rate is 2.6% compared with 2.7% across England. The dwelling stock profile is:

- Houses 74.2%, flats 15.4% and bungalows 10.4%.
- One bedroom 9.1%, two bedrooms 23.1%, three bedrooms 43.9% and four or more 23.9%
- 72.7% of households are owner occupiers, 14.9% live in affordable housing (including social/affordable renting from a council or housing association and shared ownership) and 12.3% rent privately.

There are around 7,542 affordable home ownership properties in Sevenoaks District.

House prices and rents

In 2020, lower quartile prices were £317,500 (South East £245,000 and England £164,000) and median prices were £425,000 (South East £327,500 and England £249,000).

In 2020, lower quartile private rents were £1,001 each month (£793 South East and England £724) and median rents were £1,296 (South East £1,001 and England £1,148).

Future dwelling mix and development priorities

Based on the government's standard method, there is a minimum need for 714 dwellings each year across the district. There is an annual need for 423 affordable dwellings which justifies the need for a robust affordable housing policy. However, the council does not have to meet this need in full. The overall affordable tenure mix is set out in Table ES1.

Table ES1 - Recommended tenure split

Social Rent	Affordable rent	Affordable home ownership	First Homes
58%	7%	10%	25%

The following tables set out appropriate dwelling mixes by tenure for each placemaking area. This analysis is based on the aspirations and expectations of households considering different tenures. For affordable/social renting, analysis also takes into account the dwelling size need for households.

Table ES2 - Market dwelling mix

Dwelling type and size	Placemaking area						TOTAL
	Darent Valley	North East	North West	Sevenoaks Urban Area and Surrounds	South	Upper Darent Corridor	
1 and 2-bedroom house	10-15%	10-15%	10-15%	15-20%	10-15%	15-20%	10-15%
3-bedroom house	25-30%	35-40%	30-35%	30-35%	35-40%	25-30%	30-35%
4 or more-bedroom house	35-40%	20-25%	25-30%	30-35%	25-30%	30-35%	30-35%
1-bedroom flat	0-5%	0-5%	0-5%	0-5%	0-5%	0-5%	0-5%
2 and 3-bedroom flat	5-10%	5-10%	5-10%	10-15%	5-10%	5-10%	5-10%
1-bedroom bungalow/ level-access	0-5%	0-5%	0-5%	0-5%	0-5%	0-5%	0-5%
2-bedroom bungalow/ level-access	5-10%	5-10%	5-10%	0-5%	0-5%	0-5%	5-10%
3 or more-bedroom bungalow/ level-access	5-10%	10-15%	5-10%	0-5%	5-10%	5-10%	5-10%

Base: Sevenoaks Local Housing Needs Study 2017 - aspirations/expectations of 8,245 households considering a move to/within open market dwellings

Table ES3 - Social/affordable dwelling mix

Dwelling type and size	Placemaking area						TOTAL
	Darent Valley	North East	North West	Sevenoaks Urban Area and Surrounds	South	Upper Darent Corridor	
1 and 2-bedroom house	25-30%	20-25%	30-35%	25-30%	25-30%	35-40%	25-30%
3-bedroom house	15-20%	10-15%	15-20%	15-20%	10-15%	5-10%	10-15%
4 or more-bedroom house	5-10%	0-5%	5-10%	0-5%	5-10%	10-15%	5-10%
1-bedroom flat	15-20%	25-30%	20-25%	25-30%	10-15%	15-20%	20-25%
2 and 3-bedroom flat	0-5%	10-15%	5-10%	5-10%	10-15%	0-5%	5-10%
1-bedroom bungalow/level-access	10-15%	15-20%	5-10%	10-15%	20-25%	15-20%	10-15%
2-bedroom bungalow/level-access	20-25%	0-5%	5-10%	0-5%	0-5%	5-10%	5-10%
3 or more-bedroom bungalow/level-access	0-5%	0-5%	0-5%	0-5%	0-5%	0-5%	0-5%

Base: 2021 housing register and Sevenoaks Local Housing Needs Study 2017 - aspirations/expectations of 1,400 households considering a to move to/within affordable dwellings

Table ES4 - Affordable home ownership dwelling mix

Dwelling type and size	Placemaking area						TOTAL
	Darent Valley	North East	North West	Sevenoaks Urban Area and Surrounds	South	Upper Darent Corridor	
1 and 2-bedroom house	25-30%	25-30%	35-40%	30-35%	25-30%	25-30%	30-35%
3-bedroom house	30-35%	35-40%	35-40%	35-40%	45-50%	25-30%	35-40%
4 or more-bedroom house	35-40%	5-10%	5-10%	15-20%	10-15%	20-25%	10-15%
1-bedroom flat	0-5%	0-5%	5-10%	0-5%	0-5%	5-10%	0-5%
2 and 3-bedroom flat	5-10%	10-15%	10-15%	10-15%	10-15%	10-15%	10-15%
1-bedroom bungalow/level-access	0-5%	0-5%	0-5%	0-5%	0-5%	0-5%	0-5%
2-bedroom bungalow/level-access	0-5%	5-10%	0-5%	0-5%	0-5%	0-5%	0-5%
3 or more-bedroom bungalow/level-access	0-5%	5-10%	0-5%	0-5%	0-5%	0-5%	0-5%

Base: Sevenoaks Local Housing Needs Study 2017 - aspirations/expectations of 1,448 households planning to move to/within affordable home ownership dwellings

The needs of other groups

Particular needs which have been identified in the Targeted Review of Local Housing Needs are:

- Increasing and diversifying the supply of specialist housing for older people. There is a need for 1,345 more units of accommodation for older people by 2040. This includes 928 C3 planning use class units such as Extra Care and sheltered/retirement housing and 418 units of C2 residential care units.
- Given the ageing demographic of Sevenoaks District and the identified levels of disability amongst the population, it is recommended that 5% of new dwellings are built to wheelchair accessible M4(3)b standard and all remaining newbuild dwellings to be built to M4(2) standard.
- Note that there is overlap between affordable, specialist older person and M4(3)b need, so for instance the development of an older person's level access, wheelchair accessible affordable dwelling would help address three aspects of housing need.
- There is evidence of demand for self and custom build plots, with 169 households on the council's self and custom build register.

1. Introduction and geography

Introduction

1.1 A series of documents have been prepared which provide an evidence base to the Local Plan. These reflect the requirements of the 2021 National Planning Policy Framework (NPPF) and associated Planning Practice Guidance (PPG):

- Housing and economic needs assessment
- Housing needs of different groups
- Housing for older and disabled people
- Housing: optional technical standards
- First Homes

Geography

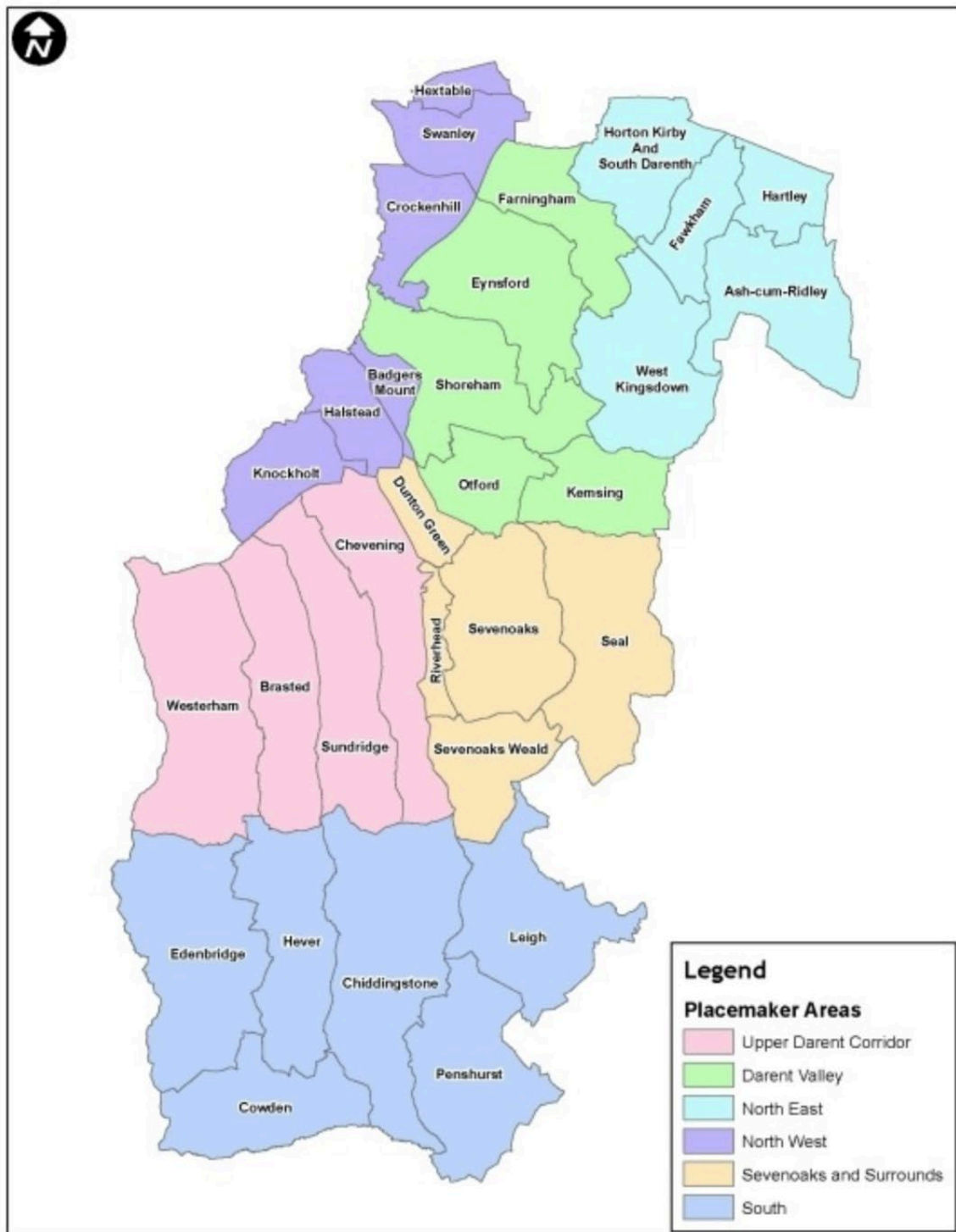
1.2 Material is presented for Sevenoaks District and where possible by placemaking areas (see Map 1.1).

The evidence base

1.3 The evidence base is divided into the following sections:

1. Introduction
2. Housing Market Area and housing market context
3. Housing costs, affordable housing need, tenure split and First Homes
4. Overall housing need and dwelling mix
5. Build to rent
6. The needs of different groups including older, specialist and accessible housing needs
7. Summary of key findings

Map 1.1 - Placemaking areas in Sevenoaks District



2. Housing Market Area and housing market context

Introduction

- 2.1 The purpose of this section is to provide an overview of the general housing market context of Sevenoaks District and considers the extent to which the district is a self-contained housing market area.

Housing market context

Dwelling stock

- 2.2 Current estimates of dwelling stock, vacant stock and households from multiple sources are presented in Table 2.1. For the purposes of the Local Housing Need (LHN) evidence base, the total dwelling stock base is assumed to be 50,947 and the number of households as 49,709. Around 2.6% of dwellings are vacant compared with the national rate of 2.7% based on MHCLG data. Table 2.2 shows the number of dwellings and household estimates for place-making areas.

Table 2.1 - Dwelling stock and household estimates

Dwelling stock	Dwellings	Source
2020 Valuation Office Agency (all dwellings)	49,260	VOA Table CTSOP3.0
2020 Valuation Office Agency (excluding annex and unknown)	48,350	VOA Table CTSOP3.0
2020 MHCLG Dwelling Stock Estimates	50,947	MHCLG Live Tables
Vacant stock	Dwellings	Source
2020 MHCLG Vacancy estimate (all dwellings)	1,308 (2.6%)	MHCLG Table LT_615
2020 MHCLG Long-term vacancy estimate (all dwellings)	435 (0.8%)	MHCLG Table LT_615
Households	Households	Source
2014-based DCLG Household Projections 2020 figure	51,228	DCLG (now MHCLG)
2018-based ONS Household Projections 2020 figure	49,709	ONS

Table 2.2 - Dwelling stock by placemaking areas

Placemaking area	Dwellings
Darent Valley	4,320
North East	9,220
North West	11,200
Sevenoaks Urban Area and Surrounds	12,480
South	6,790
Upper Darent Corridor	4,340
Sevenoaks District	48,350

Source: Valuation Office Agency (excludes annex and unknown data)

Dwelling type and size

- 2.3 The 2020 Valuation Office Agency data provides details on overall dwelling stock by type, number of bedrooms and council tax band. Table 2.3 presents the overall dwelling stock profile of the district compared with the South East and England and Table 2.4 summarises dwelling type and size data for the district.
- 2.4 In summary, Tables 2.3 to 2.4 show:
- 7.7% of dwellings in Sevenoaks District are council tax band A or B, 62.3% are band C to E and 15.3% are band F or above;
 - 74.2% of dwellings are houses (25.7% terraced, 23.9% semi-detached and 24.6% detached), 15.4% are flats and 10.4% are bungalows; and
 - 9.1% of dwellings have one bedroom, 23.1% two bedrooms, 43.9% three bedrooms and 23.9% four or more bedrooms.
- 2.5 Table 2.5 presents a breakdown of broad dwelling type and number of bedrooms by placemaking areas. There are an estimated 577 houses in multiple occupancy (HMOs) across the district according to 2019/20 Local Authority Housing Statistics.

Table 2.3 - Dwelling type, number of bedrooms and council tax band

Dwelling type and number of bedrooms	Council Tax Band						
	A	B	C-E	F+	Sevenoaks Total	South East Total	England Total
Bungalow 1-bedroom	0.0%	0.5%	0.4%	0.0%	0.8%	0.9%	1.1%
Bungalow 2-bedrooms	0.0%	0.0%	3.1%	0.8%	4.0%	4.9%	4.7%
Bungalow 3-bedrooms	0.0%	0.0%	2.2%	2.1%	4.3%	3.4%	3.0%
Bungalow 4 or more - bedrooms	0.0%	0.0%	0.2%	1.2%	1.3%	0.9%	0.6%
Flat 1-bedroom	1.6%	3.5%	2.4%	0.0%	7.5%	10.6%	10.8%
Flat 2-bedrooms	0.0%	1.6%	5.3%	0.4%	7.3%	10.8%	10.6%
Flat 3-bedrooms	0.0%	0.2%	0.3%	0.2%	0.7%	1.2%	1.8%
Flat 4 or more-bedrooms	0.0%	0.0%	0.0%	0.0%	0.0%	0.3%	0.5%
Terraced house 1-bedroom	0.0%	0.2%	0.5%	0.0%	0.7%	0.7%	0.5%
Terraced house 2-bedrooms	0.0%	0.0%	8.0%	0.0%	8.0%	7.4%	8.8%
Terraced house 3-bedrooms	0.0%	0.0%	14.9%	0.3%	15.2%	14.3%	15.0%
Terraced house 4 or more-bedrooms	0.0%	0.0%	1.2%	0.5%	1.7%	2.1%	2.4%
Semi-detached house 1-bedroom	0.0%	0.0%	0.0%	0.0%	0.1%	0.1%	0.1%
Semi-detached house 2-bedrooms	0.0%	0.0%	3.2%	0.0%	3.3%	3.3%	3.8%
Semi-detached house 3-bedrooms	0.0%	0.0%	15.9%	1.0%	16.9%	15.5%	17.7%
Semi-detached house 4 or more-bedrooms	0.0%	0.0%	1.9%	1.7%	3.6%	2.8%	2.6%
Detached house 1-bedroom	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Detached house 2-bedrooms	0.0%	0.0%	0.2%	0.4%	0.5%	0.9%	0.7%
Detached house 3-bedrooms	0.0%	0.0%	1.8%	5.0%	6.8%	7.0%	5.9%
Detached house 4 or more-bedrooms	0.0%	0.0%	0.9%	16.3%	17.2%	12.7%	9.3%
Sevenoaks Total	1.6%	6.1%	62.3%	29.9%	100.0%		
South East Total	7.9%	16.7%	60.0%	15.3%		100.0	
England Total							100.0
Base: Sevenoaks 48,350, SE 3,892,400, England 24,165,880 (excludes annex, other and missing)							

Source: VOA 2020

Table 2.4 - Dwelling type, number of bedrooms and council tax band summary

Dwelling type	Council Tax Band				Sevenoaks Total
	A	B	C-E	F+	
Bungalow	0.0%	0.5%	5.8%	4.1%	10.4%
Flat	1.6%	5.3%	8.0%	0.5%	15.4%
Terraced	0.0%	0.2%	24.7%	0.8%	25.7%
Semi-detached	0.0%	0.1%	21.1%	2.7%	23.9%
Detached	0.0%	0.0%	2.8%	21.7%	24.6%
Total	1.6%	6.1%	62.3%	29.9%	100.0%
Number of bedrooms	A	B	C-E	F+	Sevenoaks Total
1-bedroom	1.6%	4.2%	3.3%	0.0%	9.1%
2-bedrooms	0.0%	1.7%	19.8%	1.6%	23.1%
3-bedrooms	0.0%	0.2%	35.1%	8.6%	43.9%
4-bedrooms	0.0%	0.0%	4.2%	19.7%	23.9%
Total	1.6%	6.1%	62.3%	29.9%	100.0%

Source: VOA 2020

Table 2.5 - Summary of existing dwelling type and number of bedrooms by placemaking area

Placemaking area	Dwelling type and number of bedrooms								Total	Base
	1 or 2-bedroom house	3-bedroom house	4 or more-bedroom house	1-bedroom flat	2 or more-bedroom flat	1 - bedroom bungalow	2 - bedroom bungalow	3 or more-bedroom bungalow		
Darent Valley	13.4%	42.1%	24.3%	2.3%	3.5%	1.2%	3.9%	9.3%	100.0%	4,320
North East	9.1%	37.0%	20.4%	6.1%	5.3%	1.3%	8.5%	12.4%	100.0%	9,220
North West	14.0%	48.7%	14.6%	8.8%	6.2%	0.7%	3.1%	3.8%	100.0%	11,200
Sevenoaks Urban Area and Surrounds	11.7%	30.3%	28.5%	11.1%	14.4%	0.2%	1.4%	2.4%	100.0%	12,480
South	14.4%	41.7%	21.8%	6.6%	6.6%	1.2%	4.1%	3.5%	100.0%	6,790
Upper Darent Corridor	15.7%	35.7%	30.0%	3.0%	6.0%	1.2%	3.7%	4.8%	100.0%	4,340
Sevenoaks District	12.6%	39.0%	22.6%	7.5%	7.9%	0.8%	4.0%	5.6%	100.0%	48,350

Housing tenure

- 2.6 The tenure profile by placemaking area is presented in Table 2.6. Overall, 72.7% of occupied dwellings are owner-occupied, 12.3% are private rented and 14.9% are affordable (including social rented from a council or housing association and shared ownership).

Table 2.6 - Tenure profile by placemaking area

Placemaking area	Tenure (%)			Total	Base
	Owner occupied	Private rented	Affordable		
Darent Valley	80.1%	8.6%	11.3%	100.0%	4,339
North East	81.1%	9.0%	9.9%	100.0%	9,475
North West	70.1%	9.0%	20.9%	100.0%	10,650
Sevenoaks Urban Area and Surrounds	68.1%	17.6%	14.4%	100.0%	11,677
South	67.9%	14.2%	17.9%	100.0%	6,479
Upper Darent Corridor	73.4%	14.7%	11.9%	100.0%	4,400
Sevenoaks District	72.7%	12.3%	14.9%	100.0%	47,020

Source: 2011 Census

- 2.7 The 2020 Statistical Data Return (SDR) reports a total of 7,542 affordable dwellings across Sevenoaks (5,532 registered provider general needs, 1,155 supported housing/housing for older people and 855 low cost home ownership dwellings).

Housing market area analysis

- 2.8 Planning Practice Guidance (PPG) asks councils to consider the extent to which their local authority area is a self-contained housing market area. This remains an important consideration for the council as the degree of interaction with other areas may require policy responses.

Population migration

- 2.9 Data reported in the 2011 Census illustrates the extent to which Sevenoaks can be described as a self-contained housing market area based on migration data. [Planning Advisory Service guidance issued in July 2015](#) recommends that when migration data are tested against the PPG criterion for self-containment, at least 70% of all migration excluding long-distance migration should be contained within the Housing Market Sub-area. A suitable test is to apply these two migration containment ratios:
- Supply side (origin): moves within the area divided by all moves whose origin is in the area, excluding long-distance moves; and
 - Demand side (destination): moves within the area divided by all moves whose destination is in the area, excluding long-distance migration.

- 2.10 Table 2.7 summarises population movement based on 2011 Census data and Table 2.8 establishes self-containment ratios for Sevenoaks District. Analysis indicates strong interactions with London (for people moving into the district) and North Kent authorities including Dartford and Gravesham along with Tonbridge and Malling, Tunbridge Wells, elsewhere in Kent, the south east and rest of England (for people moving out of the district). Analysis of containment ratios suggests that Sevenoaks is below the threshold for self-containment for migration.

Table 2.7 - Population movement by origin and destination

Origin/Destination	Supply Side (Origin)			Demand Side (Destination)		
	All Moves		Excluding Long Distance Moves	All Moves		Excluding Long Distance Moves
	Number	%		%	Number	
Sevenoaks	4,096	42.9%	59.4%	4,096	40.2%	56.3%
Bexley	407	4.3%	5.9%	180	1.8%	2.5%
Bromley	742	7.8%	10.8%	399	3.9%	5.5%
Dartford	438	4.6%	6.4%	485	4.8%	6.7%
Gravesham	158	1.7%	2.3%	180	1.8%	2.5%
Tandridge	158	1.7%	2.3%	161	1.6%	2.2%
Tonbridge and Malling	299	3.1%	4.3%	627	6.2%	8.6%
Tunbridge Wells	234	2.5%	3.4%	450	4.4%	6.2%
Wealden	73	0.8%	1.1%	137	1.3%	1.9%
Elsewhere East Sussex	60	0.6%	0.9%	110	1.1%	1.5%
Elsewhere Kent	232	2.4%	3.4%	452	4.4%	6.2%
Elsewhere Surrey	104	1.1%		125	1.2%	
Elsewhere London	1,463	15.3%		830	8.1%	
Elsewhere South East	342	3.6%		623	6.1%	
Elsewhere England	621	6.5%		1,215	11.9%	
Elsewhere UK	111	1.2%		116	1.1%	
Total	9,538	100%		10,186	100.0%	
Base (excluding long-distance moves)				21,517		

Source: 2011 Census

Table 2.8 - Migration containment ratios

Origin	Moves within the area	All moves originating in the area	Containment Ratio
	4,096	6,897	59.39%
Destination	Moves within the area	All moves whose destination is in the area	Containment Ratio
	4,096	7,277	56.39%

Source: 2011 Census

Travel to work

- 2.11 The 2011 Census provides an analysis of travel to work patterns and the extent to which residents in Sevenoaks District travel to other areas, together with details of how many people commute into the area. This remains a key data source for detailed commuting patterns and will be replaced with 2021 Census data in due course. Table 2.9 shows that only 29.5% of people living in Sevenoaks District work in the district, with 42.7% working in Greater London. 37.9% of people working in Sevenoaks District live in the district, with a further 33.2% commuting from elsewhere in Kent, 17.1% from Greater London, 9.1% from elsewhere in the South East and 2.7% from elsewhere.
- 2.12 In terms of defining market areas, the ONS provides a [definition of Travel to Work \(TTW\) areas](#) as follows:
‘The current criterion for defining TTWs is that generally at least 75% of an area’s resident workforce in the area and at least 75% of the people who work in the area also live in the area...however, for areas with a working population in excess of 25,000, self-containment rates as low as 66.7% are accepted’
- 2.13 This analysis indicates that Sevenoaks is not self-contained but part of a wider functional economic area which extends mainly across a broader geographical area.
- 2.14 The 2015 SHMA referred to a ‘Tunbridge Wells’ Travel to Work Area (TTWA) as defined by ONS (August 2015). This includes Sevenoaks District, Tonbridge and Tunbridge Wells; together with Hawkhurst as well as Crowborough and Heathfield in the northern part of Wealden and Rother respectively. Swanley is identified as part of a London TTWA. These conclusions regarding the housing market area remain valid and appropriate.

Table 2.9 - Sevenoaks District 2011 Census commuting flows: workers (aged 16 and over)

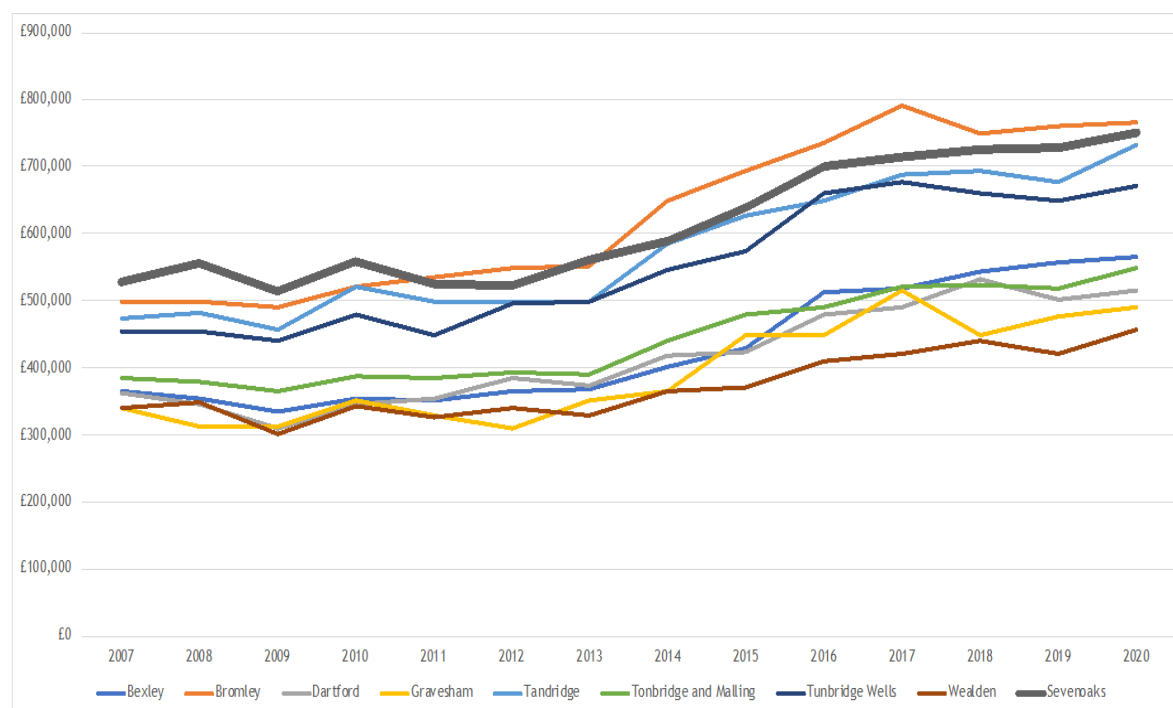
Where do people who live in Sevenoaks District work?			
Live	Work	Number	%
Sevenoaks District	Sevenoaks	12,767	29.5%
	Bexley	1,973	4.6%
	Bromley	3,095	7.2%
	Dartford	3,010	7.0%
	Gravesham	666	1.5%
	Tandridge	819	1.9%
	Tonbridge and Malling	2,119	4.9%
	Tunbridge Wells	1,278	3.0%
	Wealden	178	0.4%
	Elsewhere East Sussex	96	0.2%
	Elsewhere Kent	1,473	3.4%
	Elsewhere Surrey	659	1.5%
	Elsewhere London	13,341	30.9%
	Elsewhere South East	840	1.9%
	Elsewhere England	857	2.0%
Elsewhere UK	50	0.1%	
Workers		43,221	100.0%
Where do people who work in Sevenoaks District live?			
Live	Work	Number	%
Sevenoaks	Sevenoaks District	12,767	37.9%
Bexley		1,151	3.4%
Bromley		2,679	7.9%
Dartford		1,853	5.5%
Gravesham		1,148	3.4%
Tandridge		851	2.5%
Tonbridge and Malling		3,378	10.0%
Tunbridge Wells		1,924	5.7%
Wealden		605	1.8%
Elsewhere East Sussex		338	1.0%
Elsewhere Kent		2,892	8.6%
Elsewhere Surrey		418	1.2%
Elsewhere London		1,938	5.7%
Elsewhere South East		851	2.5%
Elsewhere England		848	2.5%
Elsewhere UK		74	0.2%
Jobs			33,715

Source: 2011 Census

House price trends

2.15 A particular aspect of Sevenoaks District is the high proportion of detached properties, which account for around one-quarter of all dwellings. Figure 2.1 shows the trend in median priced detached properties 2007 to 2020 for Sevenoaks District and comparator areas. This indicates that price trends in Sevenoaks have been similar to those in Bromley, Tandridge and Tunbridge Wells. This suggests there is a particular higher-value market extending from south-east London which includes Sevenoaks.

Figure 2.1 - Median prices of detached properties 2007 to 2020



Changes since 2011 and impact of COVID on migration and travel to work

2.16 The 2011 Census remains a key source of data for understanding migration and travel to work patterns. Annual migration data is published by the ONS and a detailed analysis of the flows between Sevenoaks and other areas has been carried out. The main flows are summarised in Table 2.10 which shows highest net inflows are from London Boroughs and highest net outflows are to neighbouring Tonbridge and Malling, the rest of Kent and elsewhere in the UK. Over the period 2011 to 2019, overall migration trends have been broadly consistent.

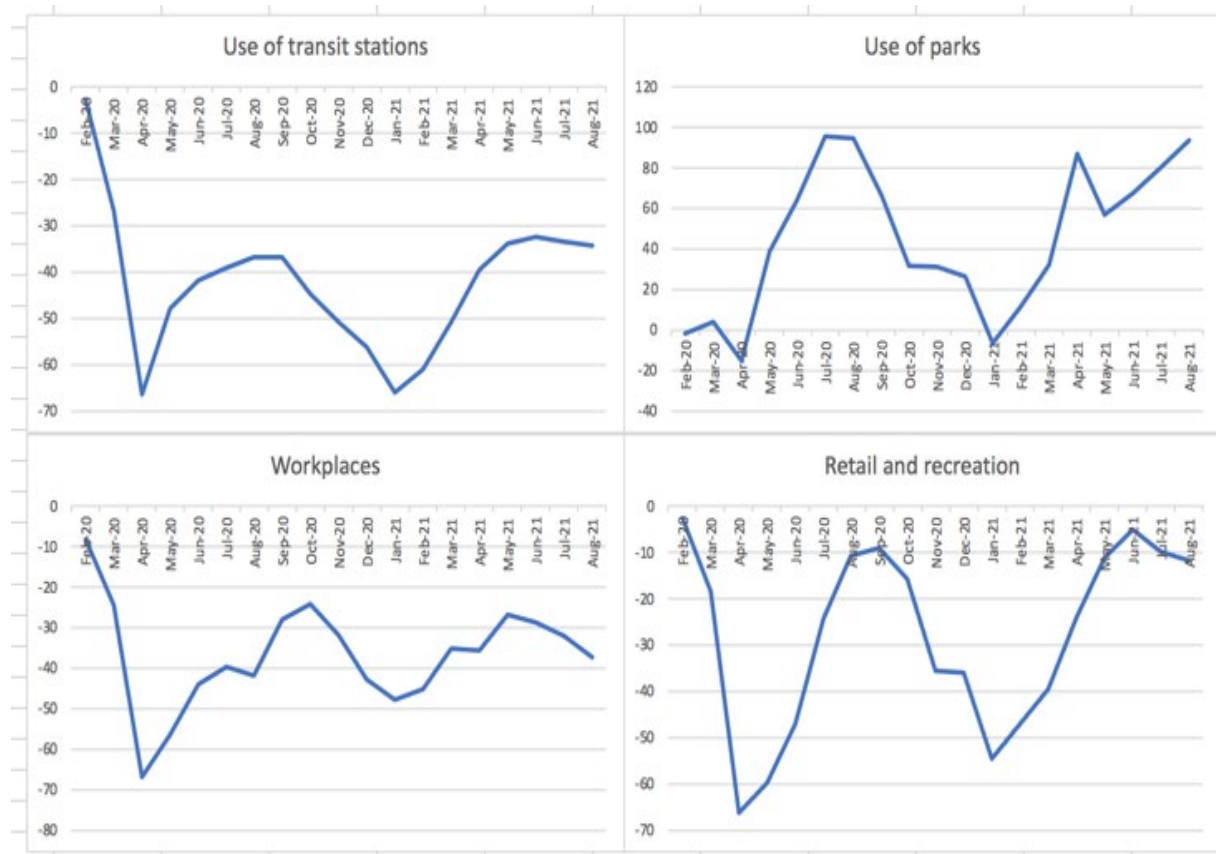
Table 2.10 - Annual average population flow 2011-2019

Flow	Origin/Destination	Average annual flow
Outflow	Elsewhere in UK	-480
	Tonbridge and Malling	-393
	Rest of Kent	-318
	Rest of South East	-202
	Tunbridge Wells	-168
	Wealden	-97
Inflow	Tandridge	50
	Dartford	79
	International	163
	Bexley	250
	Bromley	567
	Rest of London	1,016
Overall	All moves	468

Source: ONS migration flow statistics

- 2.17 One of the largest groups of people moving into Sevenoaks are people in the 30-64 age group moving from Greater London. Main reasons as evidenced in the Sevenoaks Local Housing Needs Study 2017 for moving from Greater London included wanting a larger/better property (25.4%), to move to a better neighbourhood (16%) and wanting to buy (15.9%). There is a net outflow of people aged under 30, particularly to Tonbridge and Malling, elsewhere in Kent and elsewhere in the UK. There is a net outflow of people aged 65 and over to elsewhere in Kent and elsewhere in the UK. The Sevenoaks Local Housing Needs Study 2017 showed there were different reasons why different age groups were planning to move out of Sevenoaks District. For younger people, main reasons were wanting a larger property (34.5%), wanting to buy (20.7%) and to be closer to work/new job (10.2%). For those aged 40-59, main reasons were wanting a larger property (22.4%) and to move to a better neighbourhood /more pleasant area (16.7%). For those aged 60 and over, main reasons were to move to a better neighbourhood /more pleasant area (11.8%) and needing a smaller property (30.8%).
- 2.18 Regarding travel to work, the 2021 Census will provide updated information on workplace and home, although the data is likely to be heavily influenced by the impact of COVID-19 lockdown restrictions. Data published by google analytics provides some insight into the impact of lockdown on personal mobility. Figure 2.2 shows the impact on a range of activities including the use of stations and workplaces.

Figure 2.2 - Impact of COVID-19 on visits to selected locations



Source: Google COVID-19 Community Monitoring Report

- 2.19 It is too early to consider the longer-term implication of the pandemic on demography, economy and housing but there are several emerging trends. The pandemic has accelerated trends in home working, retail and office use. There are implications for the housing offer, with a ‘race for space’ within dwellings, the need for larger gardens/outdoor space and better access to public space which may alter the demand/need for larger homes in less dense settings. A redistribution of demand between urban and more rural locations has also been suggested. Repurposing town centres and commercial buildings provides opportunities for new forms of residential occupancy, for instance micro-homes and co-living.
- 2.20 The COVID-19 pandemic has demonstrated far too clearly the disproportionate impact on vulnerable households, older people and low-income households and this impact is likely to be felt for many years to come. The pandemic has secured a compelling argument that good quality housing is a fundamental right and that long term investment, into both temporary and truly affordable housing to support those in the most acute housing need, is essential.

Conclusions on housing market area and impact of COVID-19

- 2.21 Existing evidence on migration and travel to work indicates that Sevenoaks is part of a wider housing market and functional economic area. This is reflected in many local authority areas in the south east which are heavily influenced by their proximity to Greater London. It is pragmatic to use Sevenoaks District as a basis for planning policy development whilst recognising its strong interactions with other areas.
- 2.22 Although it is too early to consider the long-term implications of the COVID-19 pandemic, higher levels of home working are likely to result in a reduction in the daily volume of commuting. One of the more significant impacts on Sevenoaks may be the result of the ‘race for space’ and migration trends over the next few years should be closely monitored. It is reasonable to assume that the dominant outflow of people from London Boroughs will be sustained and possibly increased due to the availability of more aspirational homes in Sevenoaks District.

3. Housing costs, affordable housing need and affordable tenure split including First Homes

Introduction

- 3.1 This section considers the cost of renting and buying across Sevenoaks District and the incomes required for different tenure options to be affordable, including the affordability of housing for key workers. It then reviews affordable housing need, the sizes of affordable housing needed by placemaking area and affordable tenure splits which takes into account First Homes.

The cost of renting and buying

House price trends

- 3.2 Table 3.1 shows how house prices in Sevenoaks have changed over the years 2000 to 2020, based on full-year Land Registry price paid data. This is compared with the South East and England and shows prices have consistently been higher compared with these areas.
- 3.3 Overall, median prices have increased from £143,000 in 2000 to £425,000 in 2020, an increase of +197%. Lower quartile (LQ) prices have increased from £96,500 in 2000 to £317,500 in 2020. Tables 3.1 and 3.2 show how price change in Sevenoaks District compares with its neighbouring areas, the region and England.

Table 3.1 - Comparative median house price change 2000-2020 with neighbouring districts, South East and England

Location	Median price (£)		% Change 2000-2020
	2000	2020	
Greater London	138,000	483,000	250
Bromley	135,000	455,000	237
Tunbridge Wells	150,000	440,000	193.3
Sevenoaks	143,000	425,000	197.2
Tonbridge and Malling	123,000	390,000	217.1
Bexley	98,500	370,000	275.6
Tandridge	124,998	350,000	180
South East	112,000	327,500	192.4
Wealden	115,000	325,000	182.6
Dartford	89,000	320,000	259.6
Gravesham	84,500	295,000	249.1
ENGLAND	82,000	249,000	203.7

Source: Data produced by Land Registry © Crown copyright 2021

Table 3.2 - Comparative lower quartile house price change 2000-2020 with neighbouring districts, South East and England

Location	Lower quartile price (£)		% Change 2000-2020
	2000	2020	
Greater London	95,000	360,000	278.9
Tunbridge Wells	110,000	345,000	213.6
Bromley	93,500	340,000	263.6
Sevenoaks	96,500	317,500	229.0
Bexley	74,500	295,000	296.0
Tonbridge and Malling	85,500	285,000	233.3
Tandridge	87,000	275,000	216.1
Dartford	65,000	264,995	307.7
Wealden	83,000	255,000	207.2
South East	77,000	245,000	218.2
Gravesham	64,995	244,000	275.4
ENGLAND	54,000	164,000	203.7

Source: Data produced by Land Registry © Crown copyright 2021

- 3.4 Table 3.3 shows change in house prices by placemaking area over the period 2007 to 2020 (Note: Land Registry ward level analysis is only possible from 2007). During this period, median prices increased by +57.4% overall but varies considerably by placemaking area. Table 3.3 also shows LQ data for the same period, with an overall increase of +60.8% and variations at placemaking area level.

Table 3.3 - Lower quartile and median prices by placemaking areas

Placemaking area	LQ house price			Median house price		
	2007	2020	% change	2007	2020	% change
Darent Valley	£247,250	£388,750	57.2%	£315,000	£587,500	86.5%
North East	£176,425	£267,250	51.5%	£234,250	£340,000	45.1%
North West	£180,875	£300,000	65.9%	£222,750	£362,000	62.5%
Sevenoaks Urban Area and Surrounds	£240,000	£381,500	59.0%	£320,000	£542,000	69.4%
South	£189,950	£319,995	68.5%	£250,000	£443,750	77.5%
Upper Darent Corridor	£245,000	£365,000	49.0%	£342,500	£520,000	51.8%
Sevenoaks District	£197,500	£317,500	60.8%	£270,000	£425,000	57.4%

Private renting

- 3.5 Table 3.4 provides an overview of the cost of renting privately across placemaking areas and Sevenoaks and compares prices with the South East and England over the period 2010 to 2020. Over this time lower quartile rents have increased by 29.8% and median rents have increased by 40.4%. There are higher increases than experienced across the south east and England.

Table 3.4 - Comparative lower quartile and median rental price 2010-2020

Location	Lower quartile price by year (£)		% change 2010-2020
	2010	2020	
Darent Valley	£893	£1,172	31.2%
North East	£698	£975	39.7%
North West	£693	£901	30.0%
Sevenoaks Urban Area and Surrounds	£771	£1,049	36.1%
South	£750	£901	20.1%
Upper Darent Corridor	£793	£1,049	32.3%
Sevenoaks District	£771	£1,001	29.8%
South East	£646	£793	22.8%
England	£598	£724	21.1%
Location	Median price by year (£)		% change 2010-2020
	2010	2020	
Darent Valley	£1,040	£1,374	32.1%
North East	£934	£1,148	22.9%
North West	£849	£1,200	41.3%
Sevenoaks Urban Area and Surrounds	£923	£1,300	40.8%
South	£895	£1,101	23.0%
Upper Darent Corridor	£1,036	£1,413	36.4%
Sevenoaks District	£923	£1,296	40.4%
South East	£797	£1,001	25.6%
England	£893	£1,148	28.6%

Source: Zoopla PPD 2021

- 3.6 The private rented sector accommodates some low-income households that are eligible for assistance with rental costs. Table 3.5 shows the number of households in receipt of Housing Benefit by placemaking area. Over one-quarter of households living in the private rented sector receive either full or partial housing benefit and in the North West placemaking area, half of private renting households are in receipt of housing benefit.

Table 3.5 - Housing benefit receipt in the private rented sector

Location	Households in receipt of Housing Benefit 2020	% of private renting households in receipt of housing benefit
Darent Valley	100	26.8
North East	264	30.9
North West	480	50.2
Sevenoaks Urban Area and Surrounds	363	17.7
South	263	28.5
Upper Darent Corridor	123	19.0
Sevenoaks District	1,603	27.6

Source: DWP StatExplore; 2011 Census data used to calculate % in receipt of housing benefit

- 3.7 Table 3.6 considers how much housing benefit can be received by number of bedrooms using the Local Housing Allowance Rates which relate to Sevenoaks District. This is then compared with indicative rents at the district level and shows that for households renting 3 or more bedroom dwellings, housing benefit is unlikely to cover their rental costs.

Table 3.6 - Broad Rental Market Area (BRMA) Local Housing Allowance (LHA) rates (April 2020)

No. of Bedrooms	Rate per week (£)	Monthly rate	2020 LQ rent	Variance between LQ rent and LHA
High Weald BRMA				
Shared Accommodation	£100.11	£434		
1 Bedroom	£159.95	£693	£693	£0
2 Bedroom	£207.12	£898	£897	£1
3 Bedroom	£260.05	£1,127	£1,244	(£117)
4 Bedroom	£345.21	£1,496	£2,198	(£702)
North West Kent BRMA				
Shared Accommodation	£100.11	£434		
1 Bedroom	£159.95	£693	£693	£0
2 Bedroom	£207.12	£898	£897	£1
3 Bedroom	£260.05	£1,127	£1,244	(£117)
4 Bedroom	£345.21	£1,496	£2,198	(£702)

Relative affordability

- 3.8 The ONS produces national data on the ratio of earnings to house prices. Two sets of data are available: workplace-based and resident-based. For each, lower quartile and median ratios are produced. The data is based on

Land Registry Price Paid data and ONS Annual Survey of Hours and Earnings data.

- 3.9 Table 3.7 sets out lower quartile and median affordability ratios over the period 2017 to 2020 for Sevenoaks and comparator areas. Using workplace-based median ratios to illustrate the data, prices are 12.6x income in Sevenoaks District. Sevenoaks District is one of the least affordable districts compared with its Kent neighbours, the South East and England but remains more affordable than Bromley and Tandridge.

Table 3.7 - Relative affordability of lower quartile and median prices by local authority area, South East and England (workplace-based and residence-based)

Locality	2020 Lower Quartile		2020 Median	
	Workplace-based	Residence-based	Workplace-based	Residence-based
Sevenoaks	12.92	13.47	12.59	11.76
Bexley	14.24	10.93	11.97	9.28
Bromley	14.53	11.77	13.30	10.55
Dartford	9.88	10.26	8.57	8.40
Gravesham	10.20	11.13	8.40	9.81
Tandridge	14.08	14.33	13.94	11.74
Tonbridge and Malling	12.55	10.11	11.79	9.72
Tunbridge Wells	12.80	11.66	13.27	9.15
Wealden	12.26	10.73	11.57	9.35
London	12.47	13.19	11.78	12.52
South East	10.21	10.09	9.92	9.57
ENGLAND	7.15	7.15	7.84	7.84

Source: ONS

Affordability of housing tenure options and defining genuinely affordable housing

- 3.10 The relative cost of alternative housing options across Sevenoaks District and placemaking areas has been considered from two perspectives. Firstly, analysis considers prevailing prices at placemaking level across a range of market and affordable tenures and the incomes required to afford these properties. Secondly, analysis considers what is genuinely affordable to households based on local incomes and assumptions around the proportion of income that should be spent on renting and the multiples of income for buying. The analysis of what is genuinely affordable also considers the incomes of selected key workers and those on minimum and living wages.
- 3.11 The thresholds for what is affordable and not affordable are as follows:
- for renting, 35% of gross household income is used as the ‘tipping point’ for affordability, with properties not affordable if more than 35% of income is spent on rent. There is no official guidance on what proportion of income should be used. Former CLG SHMA Practice Guidance (2007) recommended 25% and Shelter suggest using 35% of net income; and

- for buying, affordability is based on a 3.5x gross household income multiple. Former CLG SHMA Practice Guidance (2007) recommended a 3.5x multiple for a household with a single earner and 2.9x for a dual earner.

3.12 Table 3.8 sets out the range of market and affordable tenures considered in analysis and any assumptions relating to the cost of properties. The cost of alternative affordable and market tenure options by placemaking area is set out in Table 3.9. Table 3.10 shows the gross household incomes needed to afford the tenure based on the 35% rental and 3.5x income multiples. Table 3.11 considers the impact of deposits on sale price.

Table 3.8 - Summary of tenure (including affordable options), price assumptions and data sources

Tenure	Tenure price assumptions	Affordability assumptions	Data Source
Social rent	2020 prices	35% of income	Regulator of Social Housing Statistical Data Return 2020
Affordable Rent	Based on Local Housing Allowance rates and also 80% of average market rent (MHCLG definition)	35% of income	Regulator of Social Housing Statistical Data Return 2020
Market Rent - lower quartile	2020 prices	35% of income	Zoopla 2020
Market Rent - median	2020 prices	35% of income	Zoopla 2020
Market Sale - lower quartile	2020 prices	90% LTV, 3.5x income	Land Registry Price Paid
Market Sale - median	2020 prices	90% LTV, 3.5x income	Land Registry Price Paid
Market Sale - average	2020 prices	90% LTV, 3.5x income	Land Registry Price Paid
Shared ownership (50%)	Total price based on median price and 50% ownership. Mortgage based on 40%. 10% deposit required; annual service charge £395, Annual rent based on 2.75% of remaining equity	90% LTV, 3.5x income for equity and 55% of income for rental element	Assumptions applied to Land Registry Price Paid data
Shared ownership (25%)	Total price based on median price and 25%	90% LTV, 3.5x income for equity	Assumptions applied to Land

Tenure	Tenure price assumptions	Affordability assumptions	Data Source
	ownership. Mortgage based on 20%, 5% deposit required, annual service charge £395. Annual rent based on 2.75% of remaining equity	and 35% of income for rental element	Registry Price Paid data
Help to buy	Total price based on median price. Mortgage based on 75% equity. 20% loan and deposit of 5%. Loan fee of 1.75% in year 6 of outstanding equity loan increasing annually from yr7 at RPI+1%	70% LTV, 3.5x income	Assumptions applied to Land Registry Price Paid data
Discounted home ownership 30%	70% of median price (note this is comparable to the proposed government <u>First Home</u> tenure option). Mortgage based on discounted price, minus 10% deposit on discounted price.	Discounted home ownership 30%	Assumptions applied to Land Registry Price Paid data
Discounted home ownership 25%	75% of median price mortgage based on discounted price, minus 10% deposit on discounted price.	Discounted home ownership 25%	Assumptions applied to Land Registry Price Paid data
Discounted home ownership 20%	80% of median price mortgage based on discounted price, minus 10% deposit on discounted price.	Discounted home ownership 20%	Assumptions applied to Land Registry Price Paid data

Table 3.9 - Cost of alternative tenures by placemaking area based on 2020 prices

Tenure option	Placemaking area						
	Darent Valley	North East	North West	Sevenoaks Urban Area and Surrounds	South	Upper Darent Corridor	Sevenoaks District
Social Rent (monthly cost)	£457	£457	£457	£457	£457	£457	£457
Affordable Rent (monthly cost) based on 80% median market rent	£1,099	£918	£960	£1,040	£881	£1,130	£1,037
Affordable Rent (monthly cost) based on LHA rates	£693	£693	£693	£693	£693	£693	£693
Market Rent - Lower Quartile	£1,172	£975	£901	£1,049	£901	£1,049	£1,001
Market Rent - Median	£1,374	£1,148	£1,200	£1,300	£1,101	£1,413	£1,296
Market Rent - Average	£1,600	£1,473	£1,285	£1,699	£1,393	£1,764	£1,598
Market Sale - Lower Quartile	£388,750	£267,250	£300,000	£381,500	£319,995	£365,000	£317,500
Market Sale - Median	£587,500	£340,000	£362,000	£542,000	£443,750	£520,000	£425,000
Market Sale - Average	£636,180	£427,210	£415,533	£779,108	£592,665	£676,580	£588,598
Shared ownership (50%)	£293,750	£170,000	£181,000	£271,000	£221,875	£260,000	£212,500
Shared ownership (25%)	£146,875	£85,000	£90,500	£135,500	£110,938	£130,000	£106,250
Help to buy	£587,500	£340,000	£362,000	£542,000	£443,750	£520,000	£425,000
Discounted Home Ownership (30%)	£411,250	£238,000	£253,400	£379,400	£310,625	£364,000	£297,500
Discounted Home Ownership (25%)	£440,625	£255,000	£271,500	£406,500	£332,813	£390,000	£318,750
Discounted Home Ownership (20%)	£470,000	£272,000	£289,600	£433,600	£355,000	£416,000	£340,000

Table 3.10 - Household income required for tenure to be affordable (based on 35% for renting and 3.5x multiple for buying)

Tenure option	Placemaking area						
	Darent Valley	North East	North West	Sevenoaks Urban Area and Surrounds	South	Upper Darent Corridor	Sevenoaks
Social Rent (monthly cost)	£15,685	£15,685	£15,685	£15,685	£15,685	£15,685	£15,685
Affordable Rent (monthly cost) based on 80% median market rent	£37,687	£31,488	£32,914	£35,657	£30,199	£38,757	£35,547
Affordable Rent (monthly cost) based on LHA rates	£23,767	£23,767	£23,767	£23,767	£23,767	£23,767	£23,767
Market Rent - Lower Quartile	£40,183	£33,429	£30,891	£35,966	£30,891	£35,966	£34,320
Market Rent - Median	£47,109	£39,360	£41,143	£44,571	£37,749	£48,446	£44,434
Market Rent - Average	£54,868	£50,513	£44,050	£58,240	£47,746	£60,469	£54,784
Market Sale - Lower Quartile	£99,964	£68,721	£77,143	£98,100	£82,284	£93,857	£81,643
Market Sale - Median	£151,071	£87,429	£93,086	£139,371	£114,107	£133,714	£109,286
Market Sale - Average	£163,589	£109,854	£106,851	£200,342	£152,400	£173,978	£151,354
Shared ownership (50%)	£99,645	£58,134	£61,861	£92,110	£75,652	£88,486	£72,368
Shared ownership (25%)	£75,515	£44,170	£46,994	£69,849	£57,427	£67,129	£54,913
Help to buy	£117,500	£68,000	£72,400	£108,400	£88,750	£104,000	£85,000
Discounted Home Ownership (30%)	£111,625	£64,600	£68,780	£102,980	£84,313	£98,800	£80,750
Discounted Home Ownership (25%)	£119,598	£69,214	£73,693	£110,336	£90,335	£105,857	£86,518
Discounted Home Ownership (20%)	£127,571	£73,829	£78,606	£117,691	£96,357	£112,914	£92,286

Table 3.11 - Impact of alternative deposits on sale price and income required for open market properties

Market sale price	Amount of deposit				District Average Price
	10%	20%	30%	40%	
Market sale - lower quartile	£285,750	£254,000	£222,250	£190,500	£317,500
Market sale - median	£382,500	£340,000	£297,500	£255,000	£425,000
Market sale - average	£529,739	£470,879	£412,019	£353,159	£588,598
Household income required (3.5x multiple)	10%	20%	30%	40%	
Market sale - lower quartile	£81,643	£72,571	£63,500	£54,429	
Market sale - median	£109,286	£97,143	£85,000	£72,857	
Market sale - average	£151,354	£134,537	£117,720	£100,903	

- 3.13 Figure 3.1 summarises relative affordability of alternative tenures at the district level, setting out the incomes and deposits required for different options set against prevailing lower quartile and median earnings derived from 2021 CAMEO data.
- 3.14 This indicates that households on lower quartile incomes can afford social/affordable and lower quartile market renting. For households on median incomes, social/affordable and market rental options are affordable. By comparison, households on median incomes cannot afford market sales at any of the price points or affordable home ownership products.
- 3.15 This comparison of local incomes with the cost of local house prices and rents illustrates the affordability challenge faced by residents within Sevenoaks District. It shows the particular challenge faced by households who do not have either existing equity or savings.

Figure 3.1 - Sevenoaks District household income and housing costs



Source: Data produced by Land Registry © Crown copyright 2020, RSH SDR 2020, Zoopla PPD 2020

What is genuinely affordable housing in the Sevenoaks context?

- 3.16 Having considered what a household needs to earn to afford alternative tenures, consideration is now given to the actual incomes of households across the district and how this relates to prevailing prices. This analysis helps to establish what is genuinely affordable based on reasonable income multipliers for renting and buying. The analysis takes into account:
- lower quartile and median household incomes from the 2020 CAMEO data;
 - 2020 entry-level incomes from a range of key worker occupations;
 - incomes associated with 2020 minimum and living wages (using single, dual income and 1.5x income measures);
 - the proportion of income a household would need to spend on rent;
 - the extent to which affordable rental options are genuinely affordable to households; and
 - the extent to which households could afford home ownership based on multiples of household income, with up to 3.5x being affordable.

Genuinely affordable rents

- 3.17 Having considered what a household needs to earn to afford alternative tenures, consideration is now given to the actual incomes of households across Sevenoaks District and how this relates to current market prices and rents. The analysis helps to establish the extent to which different tenures are affordable and what are genuinely affordable prices and rents based on local incomes.
- 3.18 Table 3.12 focuses on the affordability of market renting and shows the cost of renting a lower quartile and median priced property by placemaking area; how this compares with incomes; and what would be genuinely affordable based on local incomes. For example, lower quartile rents are £1,001 across Sevenoaks District where the lower quartile income is £2,917. This means that a household is spending 34.3% of income on rent. To be genuinely affordable, that is, costing no more than 35% of gross income, a lower quartile rent should be £825 each month and median rent should be £1,125 each month.
- 3.19 Table 3.13 focuses on the affordability of home ownership and shows the cost of buying a lower quartile and median-priced property. This shows that prices are in excess of 3.5x household incomes and Sevenoaks District-wide a property should cost no more than £122,500 to be affordable to households on lower quartile and £157,500 to households on median incomes.

Table 3.12 - Affordability of private rents by placemaking area

Locality	LQ Rent and Income				Median rent and income			
	Actual LQ rent 2020	LQ Gross household income 2021 (Monthly £)	% LQ income required to be spent on LQ rent	What would be an affordable rent based on actual LQ income	Actual Median rent 2020	Median Gross household income 2021 (Monthly £)	% median income required to be spent on median rent	What would be an affordable rent based on actual median income
Sevenoaks	£1,001	£2,917	34.3	£875	£1,296	£3,750	34.6	£1,125
Darent Valley	£1,172	£2,917	40.2	£875	£1,374	£5,208	26.4	£1,563
North East	£975	£2,917	33.4	£875	£1,148	£3,750	30.6	£1,125
North West	£901	£2,083	43.2	£625	£1,200	£2,917	41.1	£875
Sevenoaks Urban Area and Surrounds	£1,049	£2,917	36.0	£875	£1,300	£5,208	25.0	£1,563
South	£901	£2,083	43.2	£625	£1,101	£3,750	29.4	£1,125
Upper Darent Corridor	£1,049	£2,917	36.0	£875	£1,413	£5,208	27.1	£1,563

Key

40	35% or more
32	Between 25% and 35%
24	Up to and including 25%

Sources: Zoopla PPD 2020, household income from 2021 CAMEO

Table 3.13 - Affordability of owner occupation by placemaking area

Locality	Actual LQ price 2020	LQ Gross household income 2021 (Annual £)	Income multiple required (assumes 10% deposit)	What would be an affordable property based on a 3.5x income multiple
Sevenoaks	£317,500	£35,000	8.2	£122,500
Darent Valley	£388,750	£35,000	10.0	£122,500
North East	£267,250	£35,000	6.9	£122,500
North West	£300,000	£25,000	10.8	£87,500
Sevenoaks Urban Area and Surrounds	£381,500	£35,000	9.8	£122,500
South	£319,995	£25,000	11.5	£87,500
Upper Darent Corridor	£365,000	£35,000	9.4	£122,500
Locality	Actual median price 2020	Median Gross household income 2021 (Annual £)	Income multiple required (assumes 10% deposit)	What would be an affordable property based on a 3.5x income multiple
Sevenoaks	£425,000	£45,000	8.5	£157,500
Darent Valley	£587,500	£62,500	8.5	£218,750
North East	£340,000	£45,000	6.8	£157,500
North West	£362,000	£35,000	9.3	£122,500
Sevenoaks Urban Area and Surrounds	£542,000	£62,500	7.8	£218,750
South	£443,750	£45,000	8.9	£157,500
Upper Darent Corridor	£520,000	£62,500	7.5	£218,750

Key:

5.2	Price is more than 4.5x household income (assuming 10% deposit)
3.9	Price is between 3.5x and 4.5x household income (assuming 10% deposit)
2.9	Price is less than 3.5x household income (assuming 10% deposit)

Sources: Land Registry © Crown copyright 2020, household income from 2021 CAM

Affordability of prices and rents to selected key workers and households on minimum/living wages

- 3.20 The extent to which district-wide open market rents are affordable to selected keyworkers and households on minimum and living wages are explored in Table 3.14. Key workers on entry-level grades are generally having to spend more than 35% of their income on rent. Table 3.15 considers the income multiples needed to buy a property based on the incomes of selected key workers and households on minimum/living wages. Analysis assumed that a 10% deposit was available and indicates that multiples in excess of 3.5x were generally needed when buying a property. Prices that are genuinely affordable were also considered based on a 3.5x income multiple.

Table 3.14 - Incomes of key workers and households on minimum/living wage and rental affordability

Key Worker	Gross annual income (£)	Gross monthly income (£)	LQ Rent = £1,001	Median Rent = £1,296	Genuinely affordable rent
			% income needed to be affordable		30% of income
Police officer					
Pay Point 0	£20,880	£1,740	57.5	74.5	£522
Pay Point 2	£25,269	£2,106	47.5	61.5	£632
Pay Point 4	£27,471	£2,289	43.7	56.6	£687
Nurse					
Band 1	£18,005	£1,500	66.7	86.4	£450
Band 3	£19,337	£1,611	62.1	80.4	£483
Band 5	£24,907	£2,076	48.2	62.4	£623
Fire officer					
Trainee	£23,366	£1,947	51.4	66.6	£584
Competent	£31,144	£2,595	38.6	49.9	£779
Teacher					
Unqualified (min)	£17,687	£1,474	67.9	87.9	£442
Main pay range (min)	£24,373	£2,031	49.3	63.8	£609
Minimum/Living Wage					
Single household (25 and over)	£15,696	£1,308	76.5	99.1	£392
1xFull-time, 1xPart-time	£23,544	£1,962	51.0	66.1	£589
Two working adults	£31,392	£2,616	38.3	49.5	£785
Single household (21-24)	£14,760	£1,230	81.4	105.4	£369
1xFull-time, 1xPart-time	£22,140	£1,845	54.3	70.2	£554
Two working adults	£29,520	£2,460	40.7	52.7	£738

Key

Up to and including 25%	24
Between 25% and 35%	32
35% or more	40

Table 3.15 - Incomes of households, selected key workers and households on minimum/living wage and open market prices

Income	Gross annual income (£)	Ratio of house price to income								Genuinely affordable price (3.5x income)
		Property Prices								
		LQ	Median	Shared ownership (50%)	Shared ownership (25%)	Help to buy	Discounted Home Ownership (30%)	Discounted Home Ownership (25%)	Discounted Home Ownership (20%)	
	Price>>	£317,500	£425,000	£212,500	£106,250	£425,000	£297,500	£318,750	£340,000	
	Price after deposit/loan>>	£285,750	£382,500	£191,250	£100,938	£297,500	£282,625	£302,813	£323,000	
Police officer										
Pay Point 0	£20,880	13.7	18.3	9.2	4.8	14.2	13.5	14.5	15.5	£73,080
Pay Point 2	£25,269	11.3	15.1	7.6	4.0	11.8	11.2	12.0	12.8	£88,442
Pay Point 4	£27,471	10.4	13.9	7.0	3.7	10.8	10.3	11.0	11.8	£96,149
Nurse										
Band 1	£18,005	15.9	21.2	10.6	5.6	16.5	15.7	16.8	17.9	£63,018
Band 3	£19,337	14.8	19.8	9.9	5.2	15.4	14.6	15.7	16.7	£67,680
Band 5	£24,907	11.5	15.4	7.7	4.1	11.9	11.3	12.2	13.0	£87,175
Fire officer										
Trainee	£23,366	12.2	16.4	8.2	4.3	12.7	12.1	13.0	13.8	£81,781
Competent	£31,144	9.2	12.3	6.1	3.2	9.6	9.1	9.7	10.4	£109,004
Teacher										
Unqualified (min)	£17,687	16.2	21.6	10.8	5.7	16.8	16.0	17.1	18.3	£61,905
Main pay range (min)	£24,373	11.7	15.7	7.8	4.1	12.2	11.6	12.4	13.3	£85,306
Minimum/Living Wage										
Single household (25 and over)	£15,696	18.2	24.4	12.2	6.4	19.0	18.0	19.3	20.6	£54,936
1xFull-time, 1xPart-time	£23,544	12.1	16.2	8.1	4.3	12.6	12.0	12.9	13.7	£82,404
Two working adults	£31,392	9.1	12.2	6.1	3.2	9.5	9.0	9.6	10.3	£109,872
Single household (21-24)	£14,760	19.4	25.9	13.0	6.8	20.2	19.1	20.5	21.9	£51,660
1xFull-time, 1xPart-time	£22,140	12.9	17.3	8.6	4.6	13.4	12.8	13.7	14.6	£77,490
Two working adults	£29,520	9.7	13.0	6.5	3.4	10.1	9.6	10.3	10.9	£103,320

Key

	More than 4.5x income multiple required
	Between 3.5x and 4.5x income multiple required
	Less than 3.5x income multiple required

Concluding comments

- 3.21 In 2020, lower quartile house prices were £317,500 and median prices were £425,000. Prices in Sevenoaks exceed the national and regional averages but are still lower than some neighbouring areas and London Boroughs in proximity to the district. Lower quartile private rents in 2019 were £1,001 and median rents were £1,296. Over one-quarter of households living in the private rented sector receive either full or partial housing benefit but for households in 3 or more bedroom properties, rents are likely to exceed the local housing allowance rates meaning households will need to partially pay for their rent.
- 3.22 The relative affordability of dwellings to buy or rent was explored by placemaking area. Across Sevenoaks District, the minimum income required for entry-level/lower quartile renting was £34,320. For buying an entry-level/lower quartile property, the minimum household income required was £81,643. These calculations assumed that a rent is affordable if no more than 35% of household income is spent on rent and if buying a property should cost no more than 3.5x household income.
- 3.23 Analysis considered the affordability of rents and prices by placemaking area. Across most areas, households had to spend at least 35% of income on rent. For Sevenoaks District overall, households on a lower quartile income had to spend 34.3% of their income on a lower quartile rent; and median income households had to spend 34.6% on a median rent. This indicates affordability pressures across the private rented sector.
- 3.24 For open market purchase, the ratio of lower quartile income to price across Sevenoaks District was 8.2x and for median income to median price it was 8.5x. Both ratios are above the benchmark of 3.5x income and without substantial deposits the ability to buy is a challenge to most households.
- 3.25 Specific analysis of the affordability of renting and buying for key worker incomes and those on minimum/living wages was carried out. This demonstrated that substantially more than 35% of income had to be spent on rent.
- 3.26 For buying, analysis assumed that a 10% deposit was available but indicated that income multiple well in excess of 3.5x were generally needed to buy on the open market.
- 3.27 Using the evidence presented in this chapter, it is possible to establish what would be a genuinely affordable rent and purchase price across Sevenoaks District (Table 3.16). This is based on local incomes and assumes that no more than 35% of income is spent on rent and a household income multiple of 3.5x is applied to local household incomes when testing the affordability of buying.

Table 3.16 - Genuinely affordable rents and purchase prices by placemaking area

Geography	LQ rents (35% of income)	Median rents (35% of income)	LQ purchase (3.5x income multiple)	Median purchase (3.5x income multiple)
Sevenoaks District	£1,021	£1,312	£122,514	£157,500
Placemaking area				
Darent Valley	£1,021	£1,823	£122,514	£218,736
North East	£1,021	£1,313	£122,514	£157,500
North West	£729	£1,021	£87,486	£122,514
Sevenoaks Urban Area and Surrounds	£1,021	£1,823	£122,514	£218,736
South	£729	£1,313	£87,486	£157,500
Upper Darent Corridor	£1,021	£1,823	£122,514	£218,736

The need for affordable housing in Sevenoaks District

- 3.28 A detailed analysis of affordable housing need in accordance with PPG is presented in Appendix B. This establishes an overall gross affordable need of 814 and after taking into account affordable lettings and new builds the net shortfall is 423 each year based on unmet need being cleared over 10 years; if cleared over a 15 year period, the net shortfall reduces to 335 each year. This justifies the need for a robust affordable housing policy.
- 3.29 The council does not need to meet this in full as PPG says ‘the total affordable housing need can then be considered in the context of its likely delivery as a proportion of mixed market and affordable housing developments, taking into account the probable percentage of affordable housing to be delivered by eligible market housing led developments. An increase in the total housing figures included in the plan may need to be considered where it could help deliver the required number of affordable homes (PPG Paragraph 024 Reference ID: 2a-024-20190202).
- 3.30 The recommended tenure split is 65% social/affordable rented and 35% affordable home ownership including First Homes and intermediate tenures (Table 3.17).

Table 3.17 - Recommended tenure split

Social Rent	Affordable rent	Affordable home ownership	First Homes
58%	7%	10%	25%

- 3.31 An overall summary of affordable dwellings needed at placemaking area by bedroom size and age group is summarised in Table 3.18.

Table 3.18 - Summary of bedroom need by age group and placemaking area

Age group	Bedrooms Needed	Current Placemaking Area (%)						
		Darent Valley	North East	North West	Sevenoaks Urban Area	South	Upper Darent Corridor	Sevenoaks
Under 65	1	17.2	32.0	26.3	34.2	28.6	20.7	32.4
	2	39.7	33.3	34.9	30.7	41.0	41.4	33.1
	3	15.5	14.7	17.3	16.4	13.3	10.3	14.8
	4	5.2	2.7	7.8	4.4	6.7	13.8	2.1
	5	0.0	0.0	0.4	0.4	1.9	0.0	0.7
65 and over	1	19.0	14.7	11.0	12.9	7.6	10.3	14.1
	2	3.4	2.7	2.4	0.9	1.0	3.4	2.8
	3	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	4	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0
All age groups	1	36.2	46.7	37.3	47.1	36.2	31.0	46.5
	2	43.1	36.0	37.3	31.6	41.9	44.8	35.9
	3	15.5	14.7	17.3	16.4	13.3	10.3	14.8
	4	5.2	2.7	7.8	4.4	6.7	13.8	2.1
	5	0.0	0.0	0.4	0.4	1.9	0.0	0.7
	Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0
	Base	58	75	255	225	105	29	889

4. Overall housing need and dwelling mix

Introduction

- 4.1 This section considers the overall annual housing need in Sevenoaks District and an appropriate tenure mix based on local evidence.

Establishing housing need using the ‘standard method’

- 4.2 The 2021 National Planning Policy Framework (NPPF) (Paragraph 60) states ‘to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance - unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.’
- 4.3 PPG defines housing need as ‘an unconstrained assessment of the number of homes needed in an area’ (PPG 2019 Paragraph: 001 Reference ID: 2a-001-20190220).
- 4.4 PPG comments that ‘the standard method uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-supply. It identifies a minimum annual housing need figure. It does not produce a housing requirement figure.’ (PPG Paragraph: 002 Reference ID: 2a-002-20190220).
- 4.5 In December 2020, Planning Practice Guidance updated the standard methodology for assessing overall housing need which involves: setting a baseline; adjusting for affordability; capping increases where necessary and applying uplifts in some urban areas; and considering if it is appropriate to plan for a higher housing need figure.
- 4.6 The council has calculated the minimum overall housing need to be 714 dwellings each year at the time of completion of this study. The housing need figure generated using the standard method should be kept under review (PPG Paragraph 008 Reference ID: 2a-008-20190220).

Dwelling mix

- 4.7 The following tables set out appropriate dwelling mixes by tenure for each placemaking area. This analysis is based on the aspirations and expectations of households considering different tenures. For affordable/social renting, analysis also takes into account the dwelling size need for households as set out in Section 3.

Table 4.1 - Market dwelling mix

Dwelling type and size	Placemaking area						TOTAL
	Darent Valley	North East	North West	Sevenoaks Urban Area and Surrounds	South	Upper Darent Corridor	
1 and 2-bedroom house	10-15%	10-15%	10-15%	15-20%	10-15%	15-20%	10-15%
3-bedroom house	25-30%	35-40%	30-35%	30-35%	35-40%	25-30%	30-35%
4 or more-bedroom house	35-40%	20-25%	25-30%	30-35%	25-30%	30-35%	30-35%
1-bedroom flat	0-5%	0-5%	0-5%	0-5%	0-5%	0-5%	0-5%
2 and 3-bedroom flat	5-10%	5-10%	5-10%	10-15%	5-10%	5-10%	5-10%
1-bedroom bungalow/level-access	0-5%	0-5%	0-5%	0-5%	0-5%	0-5%	0-5%
2-bedroom bungalow/level-access	5-10%	5-10%	5-10%	0-5%	0-5%	0-5%	5-10%
3 or more-bedroom bungalow/level-access	5-10%	10-15%	5-10%	0-5%	5-10%	5-10%	5-10%

Base: Sevenoaks Local Housing Needs Study 2017 - aspirations/expectations of 8,245 households considering a move to/within open market dwellings

Table 4.2 - Social/affordable dwelling mix

Dwelling type and size	Placemaking area						TOTAL
	Darent Valley	North East	North West	Sevenoaks Urban Area and Surrounds	South	Upper Darent Corridor	
1 and 2-bedroom house	25-30%	20-25%	30-35%	25-30%	25-30%	35-40%	25-30%
3-bedroom house	15-20%	10-15%	15-20%	15-20%	10-15%	5-10%	10-15%
4 or more-bedroom house	5-10%	0-5%	5-10%	0-5%	5-10%	10-15%	5-10%
1-bedroom flat	15-20%	25-30%	20-25%	25-30%	10-15%	15-20%	20-25%
2 and 3-bedroom flat	0-5%	10-15%	5-10%	5-10%	10-15%	0-5%	5-10%
1-bedroom bungalow/level-access	10-15%	15-20%	5-10%	10-15%	20-25%	15-20%	10-15%
2-bedroom bungalow/level-access	20-25%	0-5%	5-10%	0-5%	0-5%	5-10%	5-10%
3 or more-bedroom bungalow/level-access	0-5%	0-5%	0-5%	0-5%	0-5%	0-5%	0-5%

Base: 2021 housing register and Sevenoaks Local Housing Needs Study 2017 - aspirations/expectations of 1,400 households considering a move to/within affordable dwellings

Table 4.3 - Affordable home ownership dwelling mix

Dwelling type and size	Placemaking area						TOTAL
	Darent Valley	North East	North West	Sevenoaks Urban Area and Surrounds	South	Upper Darent Corridor	
1 and 2-bedroom house	25-30%	25-30%	35-40%	30-35%	25-30%	25-30%	30-35%
3-bedroom house	30-35%	35-40%	35-40%	35-40%	45-50%	25-30%	35-40%
4 or more-bedroom house	35-40%	5-10%	5-10%	15-20%	10-15%	20-25%	10-15%
1-bedroom flat	0-5%	0-5%	5-10%	0-5%	0-5%	5-10%	0-5%
2 and 3-bedroom flat	5-10%	10-15%	10-15%	10-15%	10-15%	10-15%	10-15%
1-bedroom bungalow/level-access	0-5%	0-5%	0-5%	0-5%	0-5%	0-5%	0-5%
2-bedroom bungalow/level-access	0-5%	5-10%	0-5%	0-5%	0-5%	0-5%	0-5%
3 or more-bedroom bungalow/level-access	0-5%	5-10%	0-5%	0-5%	0-5%	0-5%	0-5%

Base: Sevenoaks Local Housing Needs Study 2017 - aspirations/expectations of 1,448 households planning to move to/within affordable home ownership dwellings

5. Build to Rent

Introduction

- 5.1 The government's Housing Strategy (Laying The Foundations; A Housing Strategy for England, 2011), published in November 2011, set out the government's plans to boost housing supply. It recognised an increasingly important role for the private rented sector, both in meeting people's housing needs and in supporting economic growth by enabling people to move to take up jobs elsewhere and to respond to changing circumstances. It also recognised that the proportion of the sector being owned and managed by private individuals accounted for almost 90% of all private landlords who were responsible for 71% of all private rented dwellings. At that time only 1% of residential stock in the UK was owned by institutions, compared with around 10-15% in most European countries. Government was clearly committed to grow and diversify the investment base, attracting new types of investor and new sources of funds. Government saw this as helping to sustain housing supply at a time when mortgage finance was constrained.
- 5.2 The private rented sector is growing; the 2011 Census confirmed that the sector now totals 18.1%, an increase from 13.8% in 2001. Nationally, the private rented sector overtook the social rented sector in size for the first time in 2012-13 (A new deal for social housing, August 2018). Increases nationally have been related to the removal of rent controls, the introduction of assured short-hold tenancies and the growth in buy-to-let. It is estimated to now represent 20% of all tenures. The private rented sector continues to be an important sector and further growth is expected.
- 5.3 This report assembles data that considers the need for 'Build to Rent' in accordance with government policy and guidance as set out in the NPPF and PPG. Its focus is to:
- Set out the current scale, property offer and performance of the private rented sector in Sevenoaks District.
 - Consider the need for Build to Rent based on projected population increases of cohort's current occupying the sector and a range of market signals that would suggest growth for this product.
 - Identify the role that Build to Rent may have in support of affordable housing requirements.
 - Consider the affordability of Build to Rent for a range of income groups, including those reliant on housing benefit.
 - Confirm the discounts that would be required for Build to Rent, rent levels to be affordable, within Sevenoaks affordability criteria of spending no more than 35% of income on rent.

Planning for Build to Rent

- 5.4 In September 2018 the government issued new National Planning Practice Guidance (NPPG) for Build to Rent (BTR). Build to Rent is a distinct asset

class within the private rented sector and has been defined in the National Planning Policy Framework. The National Planning Policy Framework states that affordable housing on Build to Rent schemes should be provided by default in the form of affordable private rent, a class of affordable housing specifically designed for Build to Rent.

- 5.5 As part of their plan making process, local planning authorities should use a local housing need assessment to take into account the need for a range of housing types and tenures in their area including provision for those who wish to rent. If need is identified, the authority should plan for its delivery.
- 5.6 The Planning Practice Guidance establishes 20% as a suitable benchmark for the level of affordable private rent homes to be provided (and maintained in perpetuity) in any Build to Rent development. If local authorities wish to set a different proportion, they should justify this using the evidence emerging from their local housing need assessment and set the policy out in their Local Plan. Similarly, the guidance on viability permits developers, in exception, the opportunity to make a case seeking to differ from this benchmark.
- 5.7 National affordable housing policy also requires a minimum rent discount of 20% for affordable private rented homes relative to local market rents. The discount should be calculated when a discounted home is rented out, or when the tenancy is renewed. The rent on the discounted homes should increase on the same basis as rent increases for longer-term (market) tenancies within the development (source: Paragraph: 002 Reference ID: 60-002-20180913). It is expected that developers will usually meet their affordable housing requirement by providing affordable private rent homes. However, if agreement is reached between a developer and a local authority, this requirement can be met by other routes, such as a commuted payment and/or other forms of affordable housing as defined in the National Planning Policy Framework glossary. The details of this must be set out in the Section 106 agreement (source: Paragraph: 004 Reference ID: 60-004-20180913).
- 5.8 Both the proportion of affordable private rent units, and discount offered on them can be varied across a development, over time. Similarly, it should be possible to explore a trade-off between the proportion of discounted units and the discount(s) offered on them, with the proviso being that these should accord with the headline affordable housing contribution agreed through the planning permission. All options should be agreed jointly between the local authority and the developer as part of the planning permission and set out in a Section 106 agreement. Guidance on viability confirms that viability studies for BTR can be customised in this way (source: Paragraph: 005 Reference ID: 60-005-20180913).

The benefits of Build to Rent

- 5.9 Build to Rent is different from the existing private rented sector offer; it provides high quality, purpose-built homes with professional management and longer tenancies for those who want them. There are several reasons

why public policy is backing the growth of Build to Rent. This type of development offers a range of benefits. BTR can:

- increase the overall supply and accelerate the construction of new homes;
- support greater choice for tenants in the rental market;
- deliver a better quality of rental product that is professionally managed; and
- provide local authorities with an opportunity to generate a long-term income stream to invest in local priorities.

- 5.10 It has the potential to house people across a range of income levels, ages and household types. While Build to Rent is well suited to house mobile professionals, it can also provide homes for essential workers who deliver key services, for families and for older people.

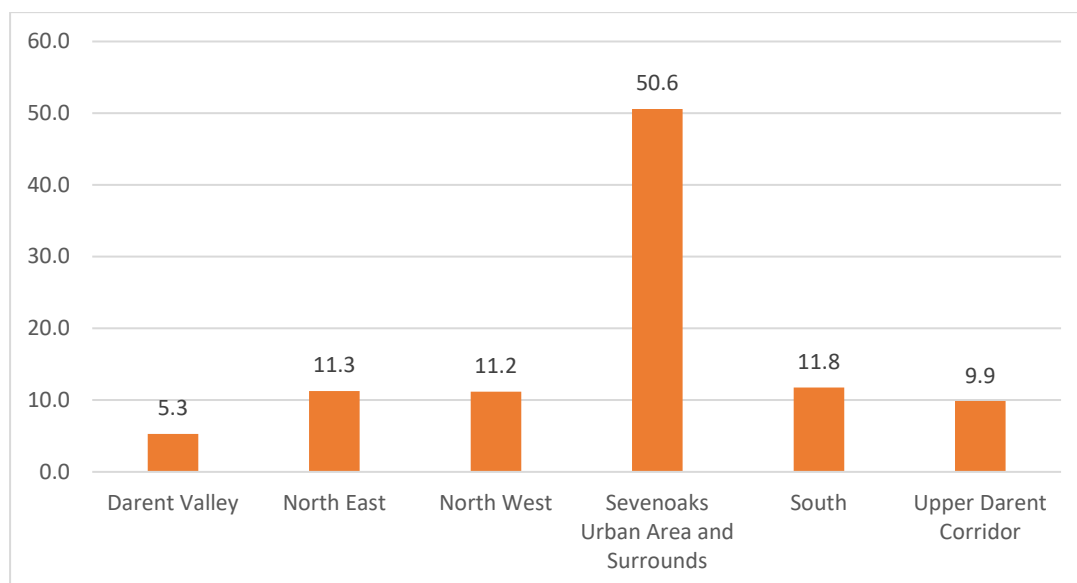
The current Private Rented Sector in Sevenoaks

- 5.11 The Sevenoaks Local Housing Needs Study 2017 found that the private rented sector accommodates around 12.3% (6,017) of households across the Sevenoaks District; of these 5,612 are privately rented and 405 live rent free or in tied accommodation. The characteristics of tenants are diverse and the household survey revealed that in particular the private rented sector accommodates couples with children under 18 (27.6%), younger couples (no children) (22.5%), singles under 60 (17.6%), older singles and couples (14.1%), lone parents with children under 18 (9.0%), parents with adult children (4.6%) and other household types (4.6%).
- 5.12 Data has been assembled of properties coming onto the private rented market in Sevenoaks over the past 3 years (calendar year 2018-2020) and analysed by placemaking area, as well as the district. Data is taken from Zoopla Rentals and is estimated to account for over 80% of the market.

The property offer in the private rented sector

- 5.13 Over the past 3 years, 5,190 properties have been recorded, coming onto the market in Sevenoaks District by Zoopla. Chart 5.1 illustrates the location of property coming onto the rented market. 50.6% of properties are located in the Sevenoaks Urban Area and Surrounds with far smaller proportions in other locations; this will limit choice in these locations.

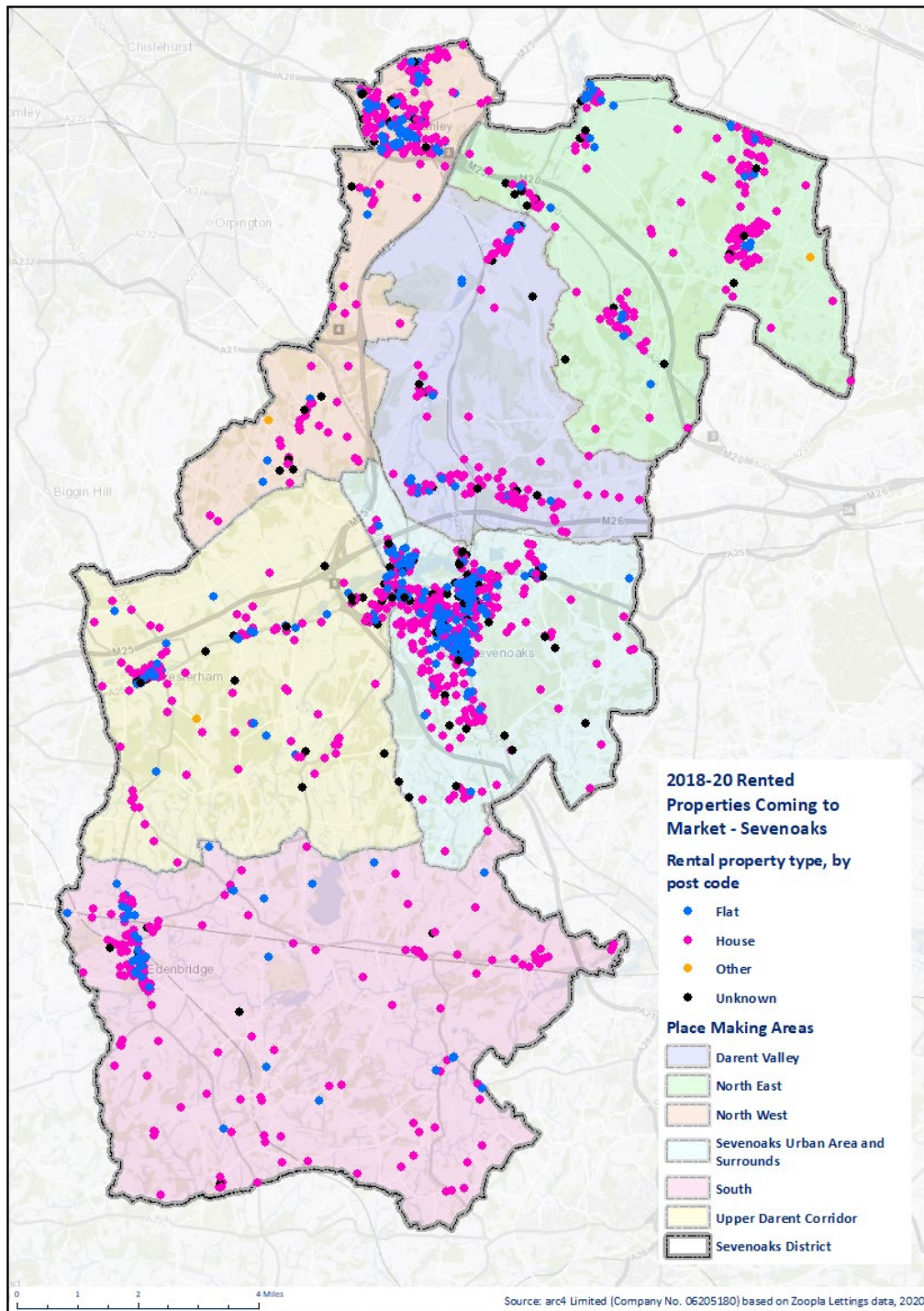
Chart 5.1 - The location of properties coming onto the market (%)



Source: Zoopla Rentals

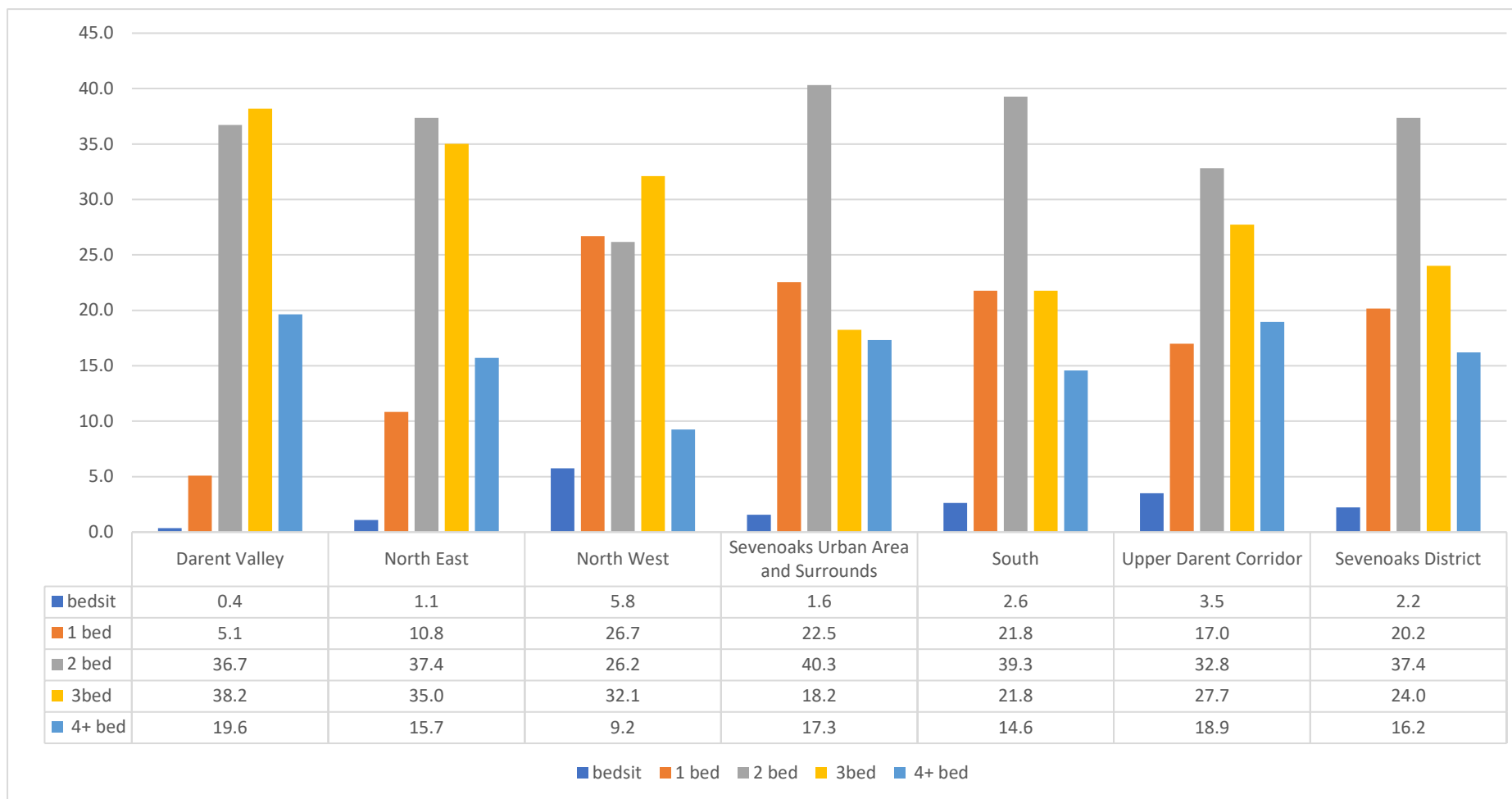
- 5.14 Map 5.1 illustrates the location of each property coming onto the market and distinguishes by property type. The focus is very much across the towns and local service centres of Sevenoaks, Edenbridge, Swanley, Otford, Hartley and New Ash Green. Over the past 3 years, 53.4% of properties advertised in the district have been houses, 38.8% have been flats with the remainder ‘other’ or ‘unknown’. Although houses are the largest property offer in Sevenoaks Urban Area and Surrounds, flats account for 41.2% of the overall offer marketed over the past 3 years, which is far higher than in other placemaking locations. For example, in North East, they account for 15.1% of all properties marketed and in Darent Valley only 7.6%. In all locations except for Sevenoaks Urban Area and Surrounds, houses dominate the private rented sector.
- 5.15 The household survey found that most private rented properties (58.6%) are houses (of which 22.0% are terraced, 18.9% are semi-detached and 17.7% are detached); a further 31.4% are flats/maisonettes and 6.5% are bungalows.

Map 5.1 - The location and property offer coming onto the market by property type



- 5.16 In terms of property size, Chart 5.2 illustrates the property offer by number of bedrooms in each placemaking area and the district. Sevenoaks model offer is a 2 bed property. Smaller units (bedsits and 1 bed) account for 22.4% of the overall offer with 24% of the offer comprising 3 bed and 16.2% 4+ bed. In Sevenoaks Urban Area and Surrounds which is the focus of the private rented offer, there are higher proportions of smaller properties and lower proportions of larger properties. The household survey confirmed, 20.9% of privately rented properties have 1 bedroom/bedsit, 39.1% have 2 bedrooms, 26.0% have 3 bedrooms and 14.0% have 4 or more bedrooms, demonstrating consistency with the Zoopla Rentals data.

Chart 5.2 - Property offer by size in each placemaking area (%)

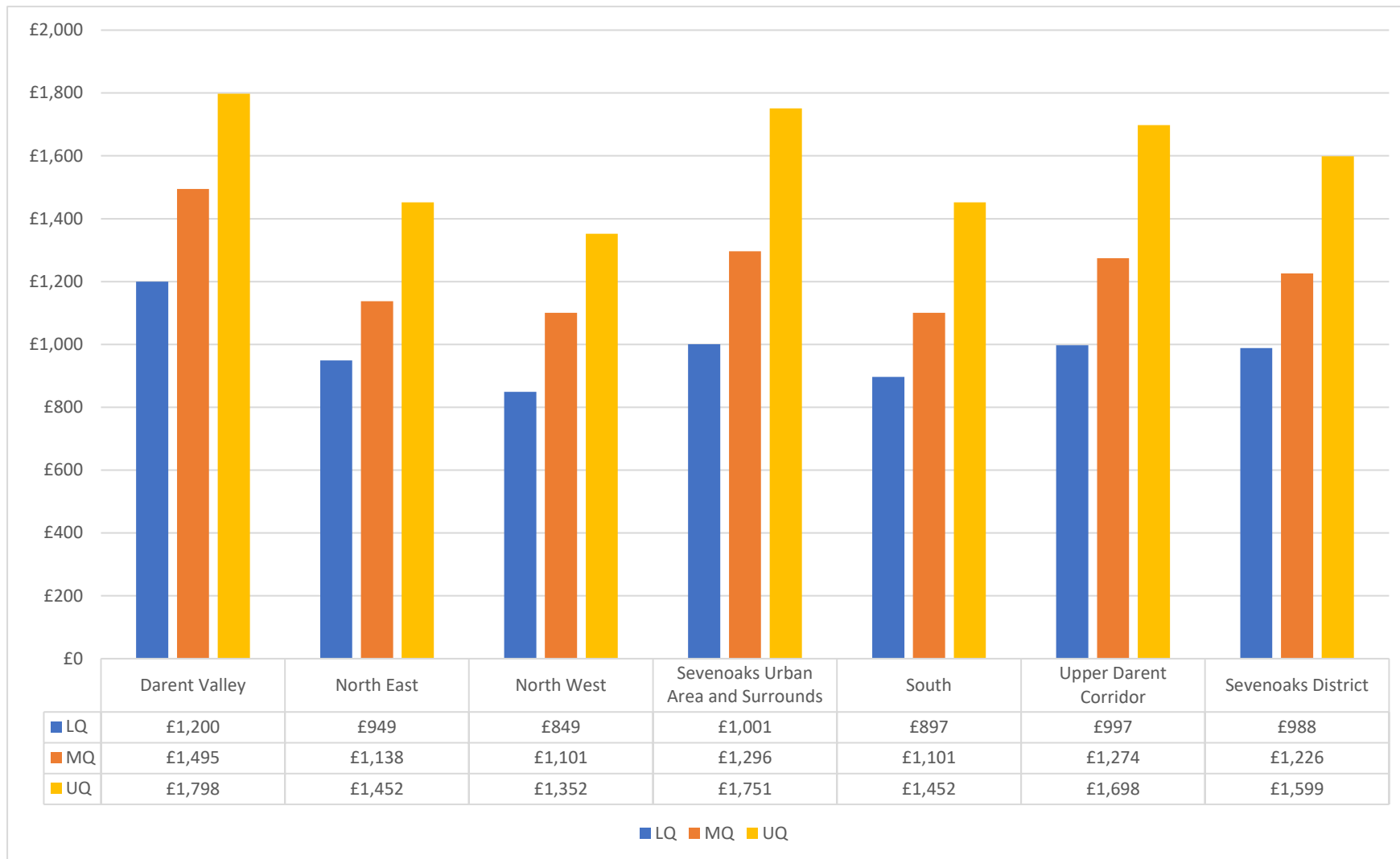


Source: Zoopla Rental

Rent levels

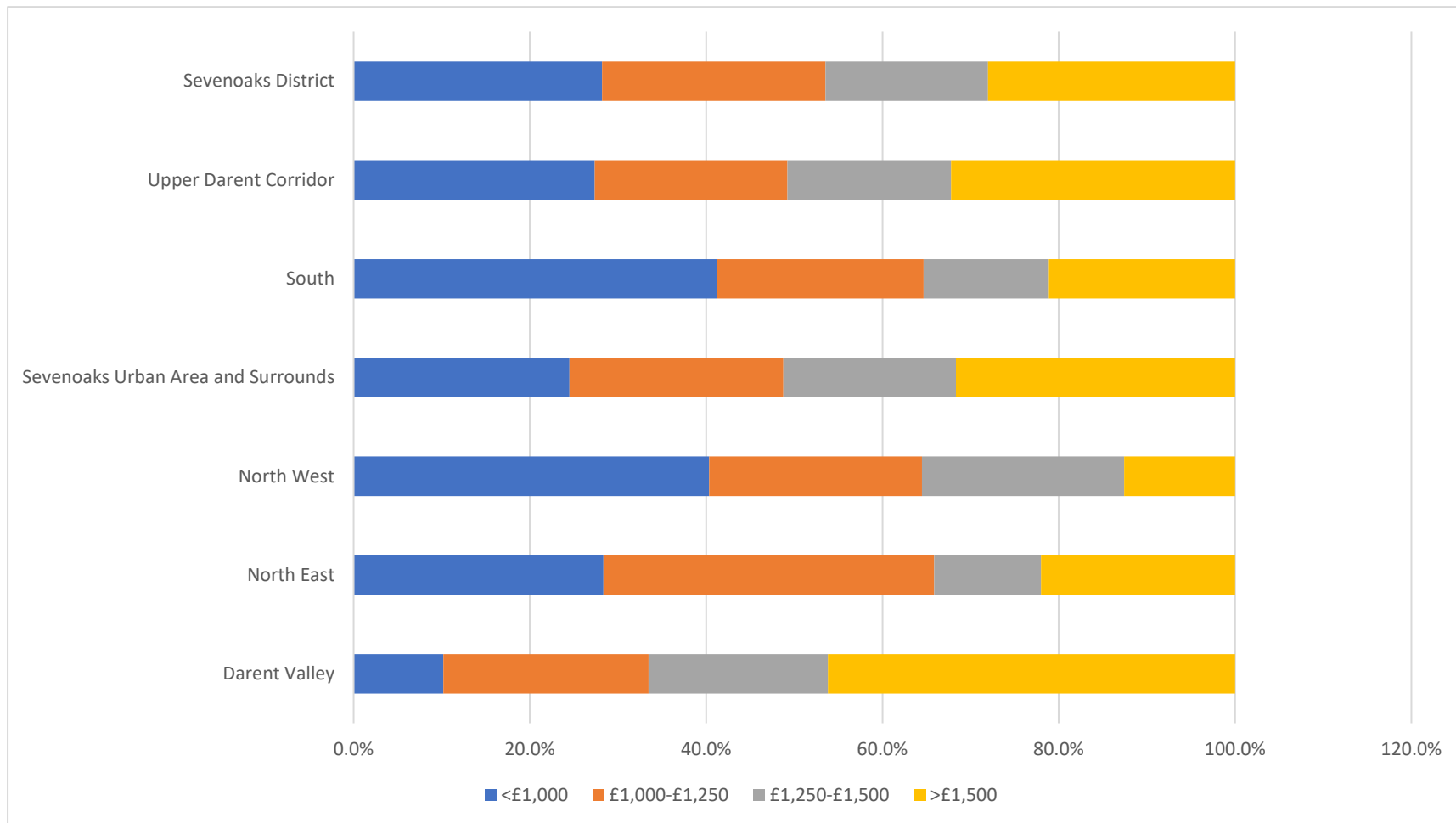
- 5.17 The Lower Quartile, Median Quartile and Upper Quartile rent levels in each placemaking area over the period 2018-2020 is illustrated in Chart 5.3. The lowest Lower Quartile rent levels are in the North West and the highest in Darent Valley. The most expensive rent offer is in Darent Valley, which has accounted for 5.3% of properties coming onto the market in the past three years and could be in part be due to demand in the market pushing up rents. Chart 5.4 illustrates the proportion of properties being brought to the market in each placemaking area by rent level and visually shows the more expensive markets as Darent Valley, Upper Darent Corridor and Sevenoaks Urban Area and Surrounds.
- 5.18 Sevenoaks Urban Area and Surrounds, which is the focus for the rent market is also one of the most expensive locations and drives overall rent levels for the district. It is usual to see lower rent levels in urban locations and the higher values may reflect the small scale of the market and the larger demand.
- 5.19 In 2016, estate agents reported a buoyant rental market, with high demand for a range of accommodation and that the private rental sector is a tenure of choice for some households who wish to retain mobility or temporarily experience living the rural idyll in Kent. Stakeholders expressed concern that high rental prices are consuming a large proportion of the monthly income of many households. Unable to save towards a deposit, these households are effectively ‘trapped’ in the PRS and cannot afford to ‘get on the ladder’ to buy a home of their own.
- 5.20 Map 5.2 illustrates the rent levels spatially and shows that the more expensive rent levels in Sevenoaks Urban Area and Surrounds are on the outskirts of the town with lower rents in the centre; these are around £1,000 to £1,500pcm rising to over £4000pcm on the outskirts of town. It is therefore unsurprising that the Sevenoaks Local Housing Needs Study 2017 confirmed that 76.4% of Household Reference People (heads of household) living in private rented accommodation are employed and only 2.4% are unemployed.

Chart 5.3 - Rent levels by placemaking area



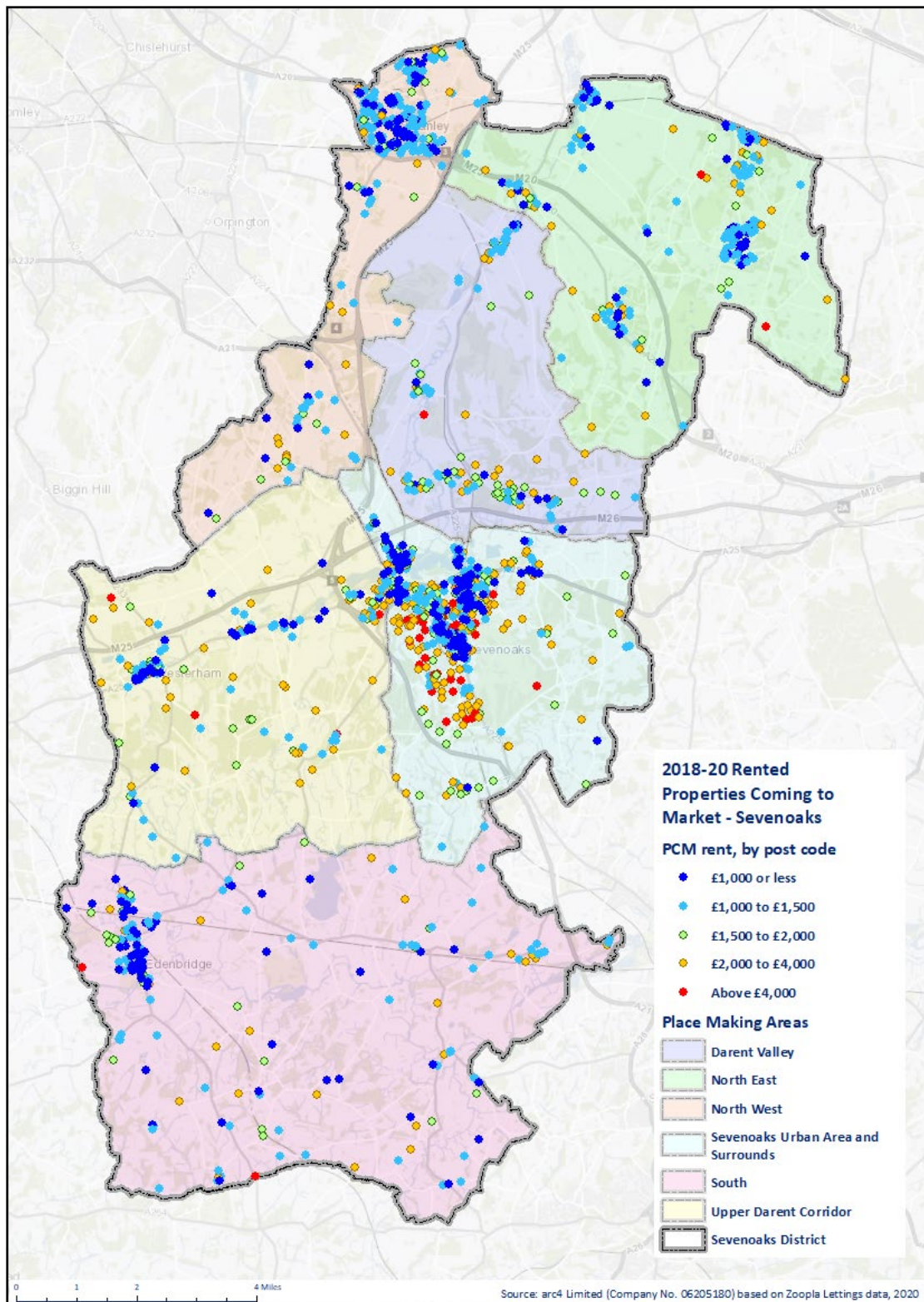
Source: Zoopla Rentals

Chart 5.4 - The proportion of properties being brought to the market in each placemaking area by rent level (%)



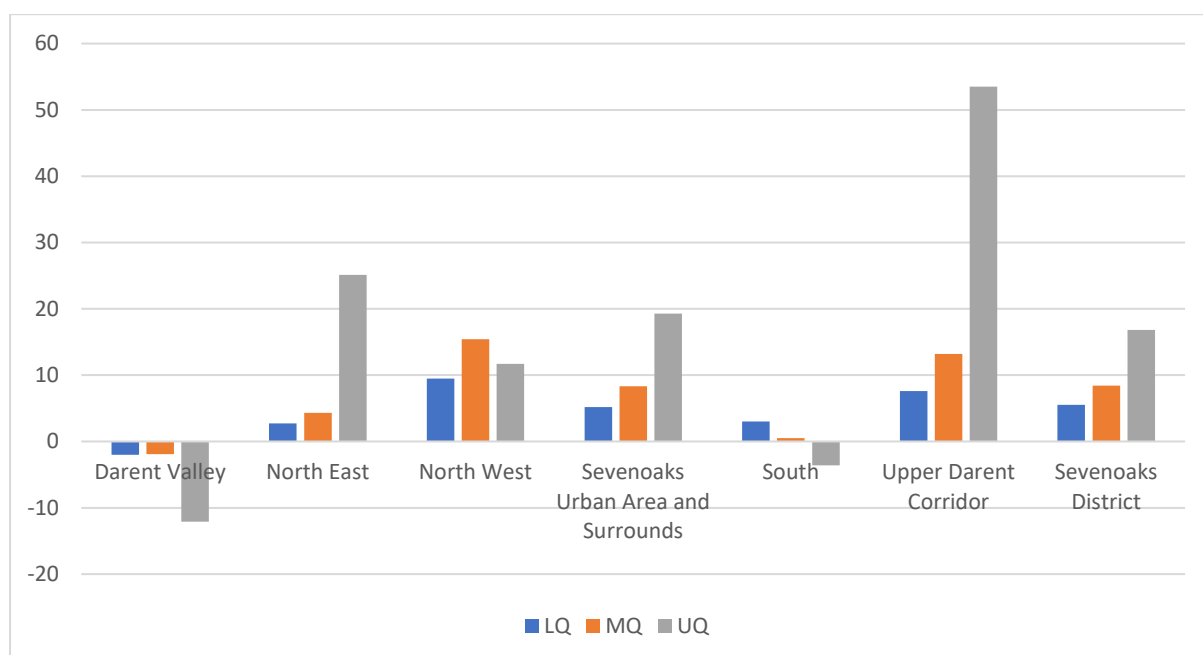
Source: Zoopla Rentals

Map 5.2 - Rent levels per calendar month



- 5.21 Chart 5.5 illustrates rent change over the past 3 years. It is difficult to be confident in the data, where rent changes have been very significant, for example, the significant rent increase in Upper Quartile rented properties in Upper Darent Corridor may be impacted by specific property, given the low numbers. There is greater confidence in the Sevenoaks Urban Areas and Surrounds and the overall district figures.
- 5.22 The chart suggests rent increases for all property values and proportionally larger increases for upper quartile properties and the district wide figures and is reflected in agent feedback. This may suggest a growing demand for a higher value product. It may also be created by escalating property values prohibiting some households access to the market.

Chart 5.5 - Rent change across Sevenoaks (%) 2018-2020

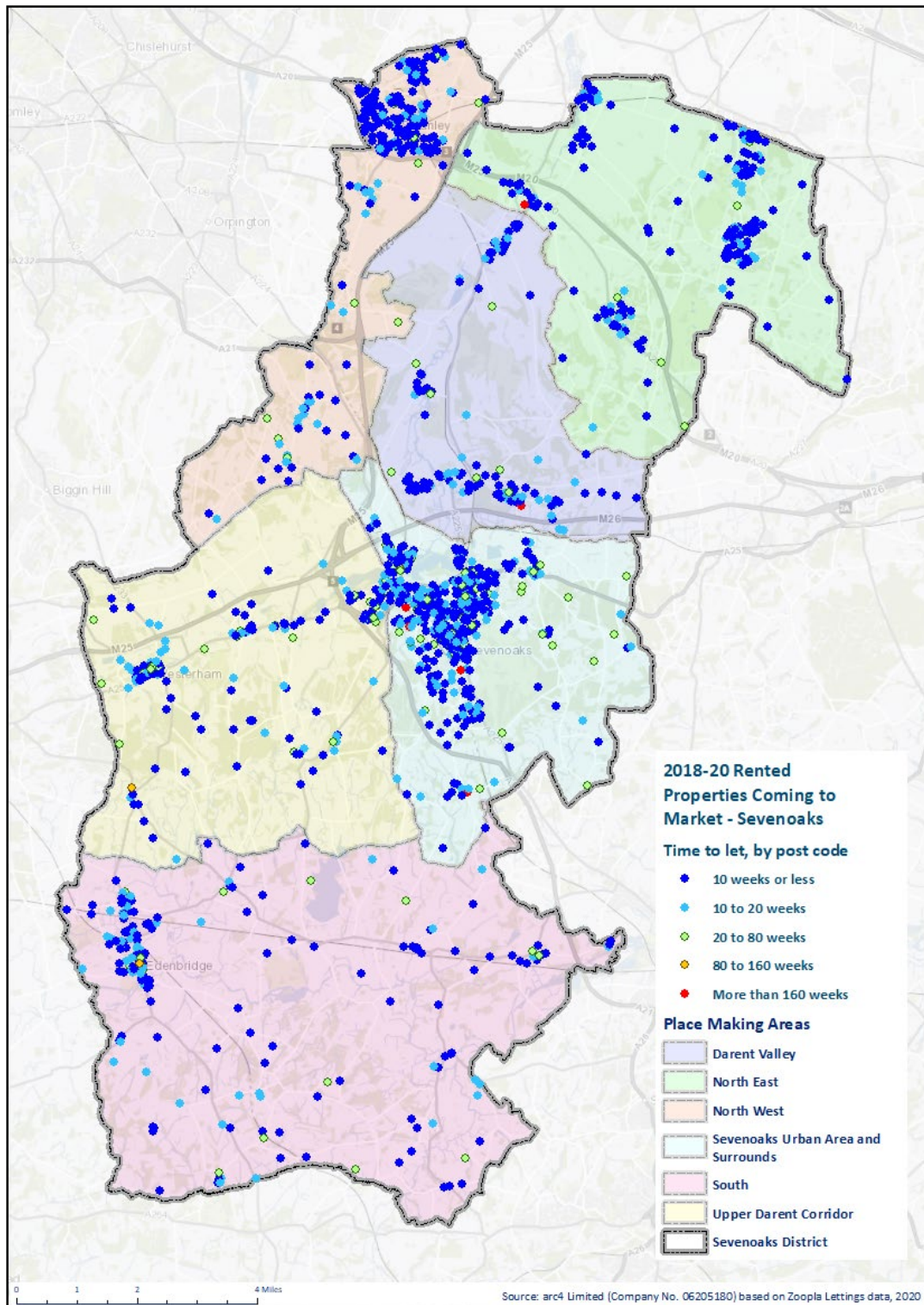


Source: Zoopla Rentals

Time to let

5.23 The time to let property is shown in Map 5.3. It assumes a 4 week notice period and this can be removed from the figures shown in weeks. The majority of properties are letting in less than 10 weeks (or 6 weeks with a notice period). There is consistency across the district and this timescale is relatively quick for the market rented sector.

Map 5.3 - Time to let by area 2018-2020



Build to Rent in Sevenoaks and adjacent local authorities

Build to Rent in adjacent neighbourhoods

- 5.24 There are now 195,598 Build to Rent homes in the UK, including both London and the regions, of which 62,274 are complete, 39,524 under construction and 93,800 in planning.
- 5.25 In London, there are a total of 84,682 units. Outside London, there are 110,916 units.
- 5.26 There are currently no Build to Rent units complete, under construction or in planning in Sevenoaks District. However, the 2019 update to the Affordable Housing Supplementary Planning Document confirms that Build to Rent is a local definition of affordable housing.
- 5.27 The [British Property Federation](#) confirms three Build to Rent schemes in adjacent local authorities to Sevenoaks:
- Project Bridge in Tunbridge Wells offering suburban family accommodation. In July 2015 Long Harbour acquired Tonbridge & District Properties Limited ("T&DP"), a family-owned business that had aggregated a portfolio of UK real estate assets, the majority of which were situated in Tonbridge and Tunbridge Wells. At the time of acquisition, the portfolio consisted of 314 houses, 76 flats, 14 commercial units and 133 ground rents, 97% of the total portfolio was held on a freehold basis.
 - The River Centre in Tonbridge and Malling currently at detailed planning application. The proposals will create up to 190 new homes, which will be a mix of 1-, 2- and 3-bedroom apartments; A proportion of the scheme will be Affordable Housing.
 - Holborough Lakes in Tonbridge and Malling offering suburban family accommodation. This scheme is complete.

Establishing the need for the private rented sector and Build to Rent

- 5.28 The demand for the private rented sector cannot be determined in the same way as affordable housing; there are no waiting lists, and a range of data and market signals needs to be considered.
- 5.29 arc4 has assembled data from the Sevenoaks Local Housing Needs Study 2017 as a base position about numbers living in the PRS. This has been applied to 2021 data, to establish the current numbers by age groups. This is illustrated in Table 5.1.
- 5.30 The potential ONS projected growth in each age group has then been applied to 2043 and applied as numbers in each age group. The difference between 2021 and 2043 is identified as the potential (policy off) need for new units. The policy off position projects a need for 350 over the period 2021-2043. This is included within the overall housing need. Analysis suggests that the overall profile of PRS need is not expected to change but

the PRS is likely to accommodate an increasing number of older people in 2043.

Table 5.1 - The need for private rented sector homes 2021-2043 by age group

Need	Under 25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75 to 84	85 and over	Total
Current number of PRS occupants	147	1,179	1,528	1,162	1,022	376	232	100	5,746
% Change in age group 2021-2043	1.2%	5.4%	-1.3%	4.1%	6.1%	9.4%	42.0%	62.0%	
Projected number by 2043	149	1,243	1,508	1,210	1,084	411	329	162	6,096
Growth = Need	2	64	-20	48	62	35	97	62	350

5.31 Whilst this evidence is not proposing significant numbers for growth in need for private renting, there are other factors to consider which may increase the scale required. These are:

- The Sevenoaks Local Housing Needs Study 2017 found that the private rented sector accommodates around 12.3% (6,017) of households across the Sevenoaks District. The proportion of households living in the private rented sector increased by 35.1% from 9.1% of households in 2001 to 12.3% in 2011. If further growth is experienced, need for new units may increase.
- Agent feedback reported that escalating house prices are prohibiting many households from entering the owner-occupied sector which if it continues is likely to drive demand for private renting.
- Sevenoaks District has a significant affordable housing need. This was identified as 422 dpa in the SHMA (2015) and 423 dpa in this study. As a proportion of overall housing need (currently 714 dpa using the standard method), it is unachievable without increasing the housing requirement substantially. The 2019 Annual Monitoring report from the council confirms delivery of 71 (net 18) new affordable housing units in 2018/19. This is likely to drive demand in the private rented sector from those households unable to access social or affordable housing.
- The evidence of the current market confirms a buoyant market that has upward rent pressure, and which lets quickly. These are all market signals that the market is popular, and demand may increase.
- The rent increases for all property values show proportionally larger increases for upper quartile properties. This is reflected in the district wide figures and may suggest a growing demand for a higher value product which Build to Rent offers.
- 11.5% of private renters expressed degrees of dissatisfaction with the state of repair of their home and demand for a better quality product could drive demand.

- It is too early to be definitive on the longer-term implication of the pandemic on demography, economy and housing. Accelerated trends in home working, retail and office use point to a ‘race for space’ *within* dwellings, the need for larger gardens/outdoor space and better access to public space which may alter the demand/need for larger homes in less dense settings. A redistribution of demand between urban and more rural locations has also been suggested, which could drive increased demand to live in Sevenoaks and drive demand for more rented accommodation.
- 5.32 Given that need is identified and the market signals would suggest further increases in demand for rented property, the council should include a plan policy setting out their approach to promoting and accommodating Build to Rent. This should recognise the circumstances and locations where Build to Rent developments should be encouraged - for example as part of large sites and/or a town-centre regeneration area.

The potential size of new units in the private rented sector

- 5.33 arc4 has assembled evidence that sets out the potential size requirements of new units in the private rented sector. arc4 has taken the evidence from the Sevenoaks Local Housing Needs Study 2017 as a base position of the numbers living in the PRS in different unit sizes and applied the projected uplift in each age group to 2043 and applied this to unit size. The results are illustrated in Table 5.2 and show that, a greater proportion of smaller units are required with smaller proportions of larger units.

Table 5.2 - Need for private rented homes by size 2021-43

Bed size	Current PRS profile 2021	%	Projected to 2043	%	Change. (No)	%
1	1,117	19	1,207	20	90	26
2	2,257	39	2,393	39	136	39
3	1,606	28	1,695	28	89	25
4	766	13	801	13	35	10
	5,746	100	6,096	100	350	100

The potential role that Build to Rent can have in meeting affordable housing need

- 5.34 The affordable housing need identified in this study is 423 dpa. This figure is higher than the 422 reported in the Sevenoaks and Tunbridge Wells Strategic Housing Market Assessment September 2015.
- 5.35 In terms of the size of affordable housing required, when the likely annual affordable supply is taken into account, the overall shortfalls are 76.7% smaller one and two bedroom general needs, 10.3% three or more bedroom general needs, 11.8% one bedroom older person dwellings and 1.3% two or more bedroom older person dwellings.

Table 5.3 - Net annual affordable housing imbalance by placemaking area, property size and designation 2016/17 to 2020/21

Placemaking area	General needs		Older person		Total	
	1/2 bed	3+bed	1 bed	2+ bed	Total	% by area
Darent Valley	40	0	3	0	43	7.1
North East	121	10	22	5	158	26.2
North West	80	10	9	0	98	16.2
Sevenoaks Urban area and Surrounds	129	13	23	1	166	27.5
South	65	2	12	0	78	12.9
Upper Darent Corridor	28	26	3	3	60	9.9
Sevenoaks total	463	62	71	8	604	100.0
% by size and designation	76.7	10.3	11.8	1.3	100.0	

Source: Sevenoaks Local Housing Needs Study 2017

- 5.36 The smaller sized requirements make Build to Rent a potentially useful product. A significantly higher number of Build to Rent units are smaller apartments (a study undertaken in 2020 by arc4 reviewing the Build to Rent Market in 7 London authorities confirms that 77.3% of units are studio or 1 bed and 93.6% of the market 2 bed or smaller). Consideration of its potential affordability is considered in the next section.

Establishing affordability and discount requirements

Affordability of Build to Rent for those dependent on Local Housing Allowance

- 5.37 The private rented sector accommodates some low-income households that are eligible for assistance with rental costs. Table 5.4 shows the number of households in receipt of Housing Benefit by placemaking area. Over one-quarter of households living in the private rented sector receive either full or partial housing benefit and in the North West placemaking area, half of private renting households are in receipt of housing benefit. These figures reflect the high level of employed households in the private rented sector but do confirm the role of the private rented sector in supporting lower income households and if Build to Rent can be made affordable, it could support this group.

Table 5.4 - Housing benefit receipt in the private rented sector

Location	Households in receipt of Housing Benefit 2020	% of private renting households in receipt of housing benefit
Darent Valley	100	26.8
North East	264	30.9
North West	480	50.2
Sevenoaks Urban Area and Surrounds	363	17.7
South	263	28.5
Upper Darent Corridor	123	19.0
Sevenoaks District	1,593	27.6

Source: DWP StatExplore; 2011 Census data used to calculate % in receipt of housing benefit

- 5.38 Table 5.5 considers how much housing benefit can be received by the number of bedrooms using the Local Housing Allowance Rates which relate to Sevenoaks District. This is then compared with current Lower Quartile rents and indicative Lower Quartile Build to Rent rents at the district level.
- 5.39 For households renting smaller properties, local housing allowance will cover the potential cost of the current private rented sector in the High Weald BRMA. For households looking to rent larger properties (3 or more-bedroom dwellings), housing benefit is unlikely to cover their rental costs. In the North West Kent BMRA there are shortfalls for all property size.
- 5.40 For Build to Rent premium rents, housing benefit is unlikely to cover the rental costs and confirms that this tenure is more likely to support economically active households unless discounts can be secured. This is considered in the next section.

Table 5.5 - Broad Rental Market Area (BRMA) Local Housing Allowance (LHA) rates (April 2020)

No. of Bedrooms	Rate per week (£)	Monthly LHA rate	2020 LQ rent	Variance between LQ rent and LHA	BtR premium LQ rent (+15%)	Variance between BtR premium rent and LHA
High Weald BRMA						
Shared Accommodation	£100.11	£434				
1 Bedroom	£159.95	£693	£693	£0	£797	(£104)
2 Bedroom	£207.12	£898	£897	£1	£1,032	(£134)
3 Bedroom	£260.05	£1,127	£1,244	(£117)	£1,431	(£304)
4 Bedroom	£345.21	£1,496	£2,198	(£702)	£2,528	(£1032)
North West Kent BRMA						
Shared Accommodation	£88.85	£385				
1 Bedroom	£155.34	£673	£797	-£124	£917	(£244)
2 Bedroom	£195.62	£848	£1,032	-£184	£1,187	(£339)
3 Bedroom	£241.64	£1,047	£1,431	-£384	£1,646	(£599)
4 Bedroom	£299.18	£1,296	£2,528	-£1,232	£2,907	(£1,611)

Discounts on Build to Rent across Sevenoaks District

5.41 arc4 has assembled data that considers the potential affordability of Build to Rent in Sevenoaks District.

5.42 The analysis:

- Identifies existing market rented data from Zoopla for Lower Quartile, Median Quartile and average rent levels across different placemaking areas in 2020.
- It then uplifts these by 15% to reflect a Build to Rent Premium which is acknowledged within the market (usually between 10 and 20%). There are a number of published sources that support this, (Ideal Flatmate have done some recent research on this and found that the cost of BTR is 15% higher than the buy to let market - this is written on several online blogs e.g. [Landlord Today](#) and [Estate Agent Networking](#)).
- It sets out the monthly income that can be spent on rent for Build to Rent premium rents to be within 35% of gross income (30% and 40% are included in Appendix C).
- Finally, the difference in rent levels is expressed as percentage that reflects the potential discount required from a Build to Rent premium rent.

5.43 The analysis shows:

- For Lower Quartile Build to Rent levels to be affordable for those on Lower Quartile rents discounts of between 8.9% and 29.6% will be required and overall 11.3% across the district.
- Three of the placemaking areas require discounts of less than 20% which is the minimum discount promoted by National Planning Practice Guidance (NPPG) for Build to Rent (BTR). These are North East, Sevenoaks Urban Area and Surrounds and Upper Darent Corridor.
- For median incomes and rent levels, four of the placemaking areas do not require discounts - Darent Valley, Sevenoaks Urban Area and Surrounds South and Upper Darent Corridor. The North East only requires a discount of 0.6%.
- Overall for median incomes the district discount required is 11.9%.

Table 5.6 - Affordability of Build to Rent

Placemaking area	Lower Quartile 2020	BtR premium assumed 15%	2021 Cameo gross household income per month	What is genuinely affordable at 35% of income	Discount needed to be applied to BtR premium to be genuinely affordable (35%)
Darent Valley	£1,172	£1,348	£2,917	£1,021	24.3%
North East	£975	£1,121	£2,917	£1,021	8.9%
North West	£901	£1,036	£2,083	£729	29.6%
Sevenoaks Urban Area and Surrounds	£1,049	£1,206	£2,917	£1,021	15.4%
South	£901	£1,036	£2,083	£729	29.6%
Upper Darent Corridor	£1,049	£1,206	£2,917	£1,021	15.4%
Sevenoaks District	£1,001	£1,151	£2,917	£1,021	11.3%
Placemaking area	Median 2020	BtR premium assumed 15%	2021 Cameo household income	What is genuinely affordable at 35% of income	Discount needed to be applied to BtR premium to be genuinely affordable (35%)
Darent Valley	£1,374	£1,580	£5,208	£1,823	-15.4%
North East	£1,148	£1,320	£3,750	£1,313	0.6%
North West	£1,200	£1,380	£2,917	£1,021	26.0%
Sevenoaks Urban Area and Surrounds	£1,300	£1,495	£5,208	£1,823	-21.9%
South	£1,101	£1,266	£3,750	£1,313	-3.7%
Upper Darent Corridor	£1,413	£1,625	£5,208	£1,823	-12.2%
Sevenoaks District	£1,296	£1,490	£3,750	£1,313	11.9%
Placemaking area	Average 2020	BtR premium assumed 15%	2021 Cameo household income	What is genuinely affordable at 35% of income	Discount needed to be applied to BtR premium to be genuinely affordable (35%)
Darent Valley	£1,600	£1,840	£4,666	£1,633	11.3%
North East	£1,473	£1,694	£3,812	£1,334	21.2%
North West	£1,285	£1,478	£3,293	£1,152	22.0%
Sevenoaks Urban Area and Surrounds	£1,699	£1,953	£4,925	£1,724	11.8%
South	£1,393	£1,601	£4,312	£1,509	5.8%
Upper Darent Corridor	£1,764	£2,028	£4,806	£1,682	17.1%
Sevenoaks District	£1,598	£1,838	£4,308	£1,508	17.9%

Source: Cameo and Zoopla Rentals

5.44 Table 5.7 shows the discounts required to ensure that Lower Quartile Build to Rent levels are affordable to households reliant on Local Housing Allowance.

5.45 The analysis shows:

- Smaller accommodation under both market areas require discounts of less than 20% and this supports the current policy that Affordable Private Rent Housing to be provided as one and two bedroom accommodation only.
- 3 bed properties require discounts of 21.1% in High Weald BRMA and 26.8% in North West Kent BRMA.
- Larger 4 bed properties require discounts of 40.6% in High Weald BRMA and 48.7% in North West Kent BRMA.
- Build to Rent is likely to support some households reliant on housing benefits across some locations.

Table 5.7 - The discount required to enable households reliant on Local Housing Allowance to afford Build to Rent

No. of Bedrooms	Rate per week (£)	Monthly rate	BtR premium LQ rent (+15%)	Variance between BtR premium and LHA	Discount required to make BtR affordable
High Weald BRMA					
Shared Accommodation	£100.11	£434			
1 Bedroom	£159.95	£693	£797	-£104	13.1
2 Bedroom	£207.12	£898	£1,032	-£134	13.0
3 Bedroom	£260.05	£1,127	£1,431	-£304	21.1
4 Bedroom	£345.21	£1,496	£2,528	-£1032	40.6
North West Kent BRMA					
Shared Accommodation	£88.85	£385			
1 Bedroom	£155.34	£673	£797	-£124	15.5
2 Bedroom	£195.62	£848	£1,032	-£184	17.9
3 Bedroom	£241.64	£1,047	£1,431	-£384	26.8
4 Bedroom	£299.18	£1,296	£2,528	-£1,232	48.7

Conclusions and recommendations

- 5.46 This report explains the benefits of Build to Rent and its role as a distinct asset class within the private rented sector that has now been defined in the National Planning Policy Framework. It has demonstrated that there is a need to deliver more private rented accommodation in Sevenoaks District and therefore the local authority should include a plan policy setting out their approach to promoting and accommodating Build to Rent. This should recognise the circumstances and locations where Build to Rent developments should be encouraged - for example as part of large sites and/or a town-centre regeneration area.
- 5.47 The current private rented sector is relatively small but the evidence confirms a buoyant market that has upward rent pressure, and which lets quickly. These are all market signals that the market is popular, and demand may increase. Additional market signals have been identified that support potential additional growth in this market over and above the 350 units

identified through population projections to 2043. Where new units are promoted, the evidence suggests growth in smaller households, although there is growth in all unit sizes and across a range of age groups.

- 5.48 This report considers whether Build to Rent could provide an opportunity to increase affordable housing supply. The evidence base on affordable housing need confirms a requirement for smaller one and two bedroom general needs, three or more bedroom general needs, one bedroom older person dwellings and two or more bedroom older person dwellings. In terms of size requirements Build to Rent works particularly well on smaller units and is growing across the UK for larger more suburban units.
- 5.49 The challenge is whether Build to Rent is affordable for households reliant on Local Housing Allowance. The evidence has clearly demonstrated that the discounts required are within the assumed 20% discounts for smaller accommodation but become more challenging for larger properties.
- 5.50 Build to Rent is affordable across Sevenoaks District for Lower Quartile and Median Quartile households with discounts, although there are spatial challenges in some placemaking locations.

Recommendations for a policy framework

- 5.51 The Affordable Housing Supplementary Planning Document 2019 Update sets out the minimum requirements for Build to Rent as:
- Be secured in single ownership providing solely for the rental market for a minimum 15 year term but where viable, up to a 30 year term, with provision for clawback of affordable housing contributions should this covenant not be met;
 - The council will look for tenancies for private renters to be up to three years' duration, with a six month break clause in the tenant's favour;
 - Structured and limited in-tenancy rent increases, agreed with the Housing Policy Manager in advance;
 - Provide a high standard of professional on-site management and control of the accommodation. Provide up to 30% on-site affordable housing in the form of Affordable Private Rent Housing;
 - Affordable Private Rent Housing to be provided as one and two bedroom accommodation only, unless otherwise agreed by the Housing Policy Manager; and
 - Affordable Private Rent Housing is provided on an Assured Shorthold Tenancy with rents capped at 80% of the open market rent, including any service charges.
- 5.52 Any decisions regarding discounts will need to be affordable to local households and take into account viability assessment analysis and the council would need to develop a planning policy response with regard to:
- Confirming that 30% affordable private rent will be applied to Build to Rent schemes to secure affordable private rent as an affordable product for local people in line with their affordability policies.

- The local authority may wish to consider whether it wishes to vary the proportion of and explore a trade-off between the number of affordable private rent units and the discount offered on them across the development, with the proviso being that these should accord with the headline affordable housing contribution agreed through the planning permission.
- the requirement for the affordable private rent units to be retained as affordable housing in perpetuity; there should be no break clause for the affordable housing which should remain as a community benefit in perpetuity.
- the groups that affordable private rent should be targeted toward; the product is affordable for lower and median income groups across various locations and property sizes.
- the council may wish to consider establishing an intermediate housing list and a mechanism for access to these properties.
- a requirement for applications to demonstrate how any negotiated discount is affordable to local incomes.
- the need for all options to be agreed jointly between the local authority and the developer as part of the planning permission; and
- on site provision to be a priority but where this is not the requirement by the council a commuted sum mechanism be developed to reflect the bespoke nature of Build to Rent.

5.53 Build to Rent and Affordable Private Rent affords a number of benefits as a product to improve the quality of supply and management of rented accommodation in Sevenoaks District. To ensure these benefits are realised the council may wish to consider setting out additional specific requirements within their planning policy that confirms that Build to Rent and any affordable associated products must provide:

- all schemes need to have a complaints procedure in place and or a member of a recognised ombudsman scheme;
- no up-front fees of any kind to tenants or prospective tenants, other than deposits and rent-in-advance;
- a range of unit sizes for affordable private rent in equal proportions of the Build to Rent units based on local market conditions;
- a bespoke eligibility agreement agreed with the council on all developments;
- an annual statement to demonstrate how the affordable private rent units are meeting local housing need;
- for all affordable private rent units to be tenure blind, and physically indistinguishable and designed to the same high design quality and specification as the market homes;
- for affordable private rent homes to be distributed throughout the scheme, to help support a mixed and balanced community.

- 5.54 Eligibility for occupying affordable private rented homes should be agreed locally between the local authority and the scheme operator, but with regard to criteria set out in planning guidance. Final decisions over the occupancy criteria for affordable private rent homes should be made by the Build to Rent scheme operator, working with the authority, taking into account the criteria.
- 5.55 The eligibility criteria for the affordable private rent homes should be set out in the Section 106 agreement.

6. The needs of different groups including older, specialist and accessible housing needs

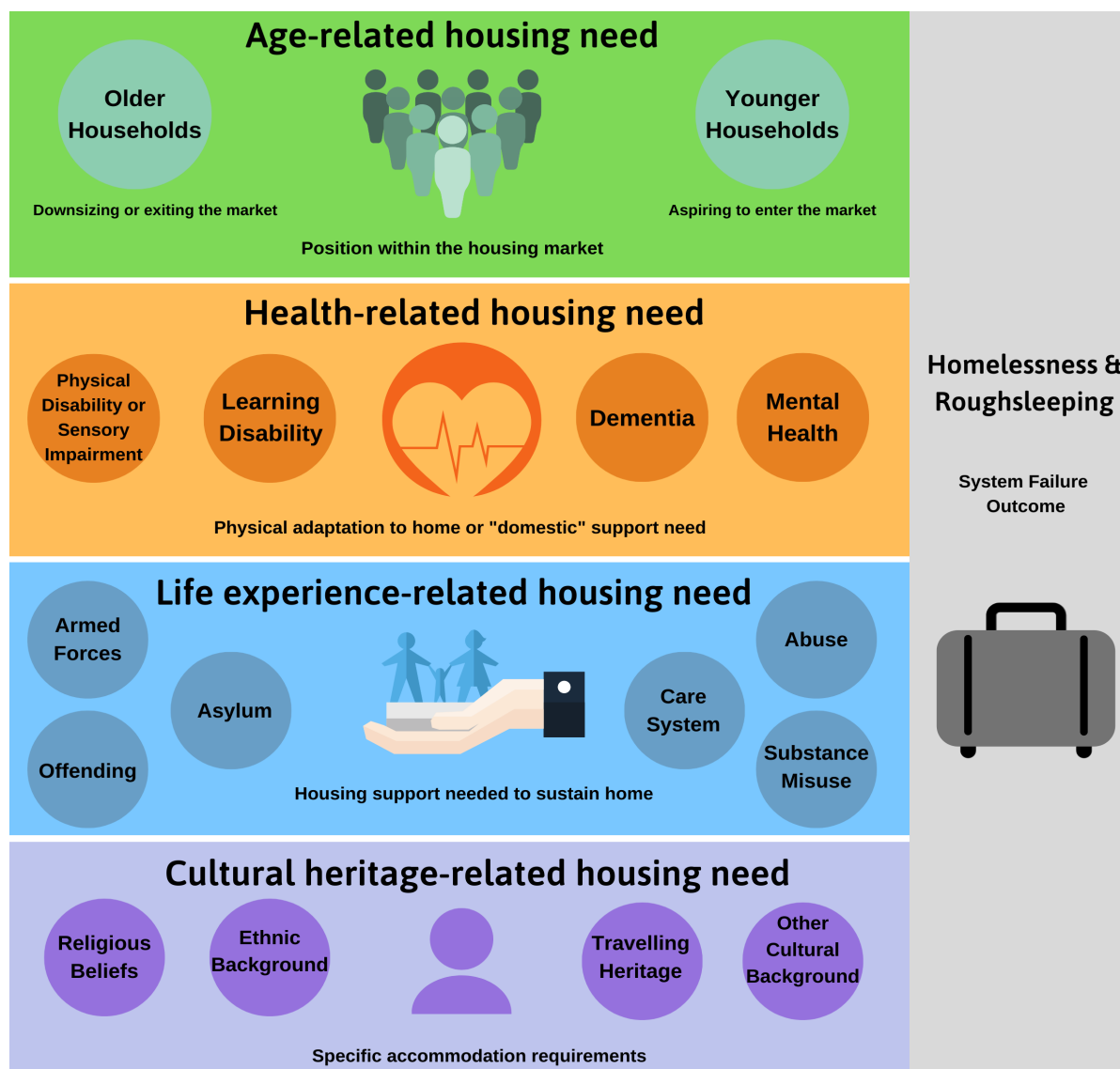
Introduction

- 6.1 Paragraph 62 of the NPPF refers to housing needs for different groups in the community and these fall into two broad groups: housing for people with additional needs and housing for specific household types.

Housing for people with additional needs

- 6.2 This group includes older people and accommodation for people with disabilities which are further sub-divided into those with health-related and life-experience related needs as summarised in Figure 6.1.
- 6.3 The evidence base has been established around these broad principles:
- people with additional needs are generally accommodated in mainstream housing and provided with care and support when needed;
 - some people will have complex and multiple needs and therefore may fall into several different categories of need;
 - some people require long-term accommodation to provide support for ongoing needs; and some require short-term supported housing which aims to support people for a period of time before moving on/back into mainstream housing; and
 - most people with additional needs will not need specialist supported housing but they may need adaptations to their homes and/or care and support provided in other ways.

Figure 6.1 - Establishing need associated with age, health and life experience



6.4 The Kent County Council Accommodation with Care and Support Market Position Statement 2021-2026 (KCC MPS) and Kent Adult Social Care Health Accommodation Strategy 2019-2021 provide a wealth of information on the needs of different groups and relevant information is presented in this section. The overarching vision of the KCC MPS is set out below:

“Our intention is to enable people to remain in their own home for as long as possible where this is what they wish. Where people wish to access accommodation-based care we will support them in finding the right setting for them.

Feedback from Kent residents clearly shows that they wish to explore Wellbeing and Prevention services as well as considering accommodation with care & support.

Continued investment in community and preventative services will support people to live independently for longer.

We want to ensure that when they do require accommodation with care & support, they are able to access it in a timely manner, and that they are able to access the right type of accommodation at the right time.

We recognise that people are living longer and with more complex conditions and so this means when people do enter accommodation with care their needs levels will be higher than they may have been in the past.”

- 6.5 Information from POPPI and PANSI (Projecting Older People Population Information/Projecting Adult Needs and Service Information, Oxford Brookes University/Institute of Public Care) is referred to in this section. This includes data on the likely prevalence of illness and disability and how this is expected to change by 2040.

Age-related housing need

- 6.6 Age-related housing need relates to the needs of specific age groups in the housing market due to life events and the impact this has on the need for dwellings of particular sizes/types and affordability. For older households this includes ‘rightsizing’ and adaptation of existing dwellings. For younger households, affordability is a particular concern and this has been considered elsewhere in the evidence base. For this section we therefore focus upon the needs of older persons for particular unit types.

Housing for older people

- 6.7 The NPPF Annex 2 defines older people as ‘people over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing can encompass accessible, adaptable general needs housing through to the full range of retirement and specialist housing for those with care and support needs.’
- 6.8 PPG recommends the following are considered in an assessment of older persons need:
- The future need for specialist accommodation (including but not restricted to age-restricted general market housing, retirement living or sheltered accommodation, Extra Care or housing with care), broken down by type and tenure.
 - The need for care in residential care and nursing homes (C2).
 - The need for co-housing communities.
 - The role of general housing and in particular bungalows and homes that can be adapted to meet a change in needs.
- 6.9 PPG notes that ‘plan-making authorities will need to count housing provided for older people against their housing requirement’ (source: PPG Paragraph: 016 Reference ID: 63-016-20190626).
- 6.10 Over the period 2021 to 2043, the number of people aged 65 and over is expected to increase by 27.5% and by 2043 there will be an additional 7,273 residents aged 65 and over. The number of households headed by someone aged 65 or over is expected to increase by 5,245 (30.8%) by 2043.

- 6.11 The Sevenoaks Local Housing Needs Study 2017 indicates that the majority of older people (79%) want to remain in their current home with help and support when needed (Table 6.1). There is also interest in a range of options including sheltered, Extra Care, co-housing and open market accommodation. Note that this analysis does not consider whether households can afford to move/maintain their own home or locational preferences.

Table 6.1 - Older persons housing preferences by age group

Housing option	65-74 (%)	75-84 (%)	85+ (%)	All 65+ (%)
Continue to live in current home with support when needed	74.0%	82.3%	86.4%	79.0%
Buying a property on the open market	25.3%	13.5%	4.4%	17.7%
Rent a property from a private landlord	2.2%	1.9%	0.2%	1.7%
Rent from HA	6.8%	7.4%	4.3%	6.6%
Sheltered accommodation - To Rent	13.0%	13.9%	11.5%	13.1%
Sheltered accommodation - To Buy	19.1%	19.7%	12.7%	18.2%
Sheltered accommodation - Part Rent/Buy	4.6%	3.4%	3.6%	4.0%
Extra care housing - To Rent	7.2%	12.3%	9.3%	9.3%
Extra care housing - To Buy	12.7%	15.1%	11.6%	13.3%
Extra care housing - Part Rent/Buy	3.0%	3.2%	4.1%	3.3%
Residential care home	4.4%	8.3%	15.9%	7.7%
Co-housing	8.6%	9.3%	6.2%	8.4%
Go to live with children or other relatives / friends	3.6%	4.0%	4.3%	3.9%
Other	2.5%	2.8%	0.6%	2.3%
Base	4439	3163	1574	9176

Source: Sevenoaks Local Housing Needs Study 2017

- 6.12 Based on Table 6.1, a broad tenure profile for specialist older person C3 housing is 57% buying, 32% renting and 11% part rent/buy.
- 6.13 The Sevenoaks Local Housing Needs Study 2017 indicates that 63.9% of older people planning to move would like to move to a property with fewer bedrooms but 27.9% would like to move to a property with the same number of bedrooms and 8.2% would like to move to a property with more bedrooms. The general conclusion is that smaller dwellings are needed to accommodate older movers but there are households who desire the same or even an increase in the number of bedrooms in their properties.

Table 6.2 - Future housing choices of older households (rightsizing)

Housing choice	Aspiration (%)	Expectation (%)
Downsizing (moving to a smaller property)	63.9	66.4
Staying the same	27.9	29.4
Upsizing (moving to larger property)	8.2	4.3
Total	100.0	100.0
Base (households responding)	1,284	1,137

Source: Sevenoaks Local Housing Needs Study 2017

Future need for specialist older person accommodation and residential care provision

- 6.14 Across Sevenoaks District there are around 2,874 units of specialist older persons accommodation comprising 1,982 specialist older accommodation (C3 planning use class) and 892 units of residential care (C2 use class). Map 6.1 and Table 6.3. shows the current number of older persons units of accommodation across the district using data provided by the Elderly Accommodation Counsel.

Table 6.3 - Categories of older persons accommodation

Category (and planning use category)	Current number of units	Description
Age-exclusive housing (C3)	193	EAC definition: Schemes or developments that cater exclusively for older people, usually incorporate design features helpful to older people and may have communal facilities such as a residents' lounge, guest suite and shared garden, but do not provide any regular on-site support to residents. PPG definition: This type of housing is generally for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens but does not include support or care services.
Care homes (C2)	372	EAC definition: A residential setting where a number of older people live, usually in single rooms, and have access to on-site care services. Since April 2002 all homes in England, Scotland and Wales are known as 'care homes', but are registered to provide different levels of care. A home registered simply as a care home will provide personal care only - help with washing, dressing and giving medication. PPG definition: These have individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living. This type of housing can also include dementia care homes.
Care home with nursing (C2)	520	A home registered as a care home with nursing will provide the same personal care but also have a qualified nurse on duty twenty-four hours a day to carry out nursing tasks. These homes are for people who are physically or mentally frail or people who need regular attention from a nurse.
Enhanced sheltered/close care (C3)	130	Sheltered housing that provides more in facilities and services than traditional sheltered housing but does not offer the full range of provision that is found in an Extra Care housing scheme
Retirement/Sheltered housing (C3)	1,558 R	EAC definition: Sheltered housing (S) means having your own flat or bungalow in a block, or on a small estate, where all the other residents are older

Category (and planning use category)	Current number of units	Description
		<p>people (usually over 55). With a few exceptions, all developments (or 'schemes') provide independent, self-contained homes with their own front doors. Retirement housing (R) means housing developments of a similar type to sheltered housing, but built for sale, usually on a leasehold basis. The term sheltered housing is now largely superseded by retirement housing.</p> <p>PPG definition: This usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services but provides some support to enable residents to live independently. This can include 24-hour on-site assistance (alarm) and a warden or house manager.</p>
Extra Care housing or housing with care (C3)	101	<p>EAC definition: Extra Care Housing is housing designed with the needs of frailer older people in mind and with varying levels of care and support available on site. People who live in Extra Care Housing have their own self-contained homes, their own front doors and a legal right to occupy the property. Extra Care Housing is also known as very sheltered housing, assisted living, or simply as 'housing with care'. It comes in many built forms, including blocks of flats, bungalow estates and retirement villages. It is a popular choice among older people because it can sometimes provide an alternative to a care home.</p> <p>PPG definition: This usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24-hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are known as retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.</p> <p>Note Extra Care can also provide accommodation for people with additional needs who are not older people</p>
Total	2,874	

Source: EAC data 2021

6.15 The KCC MPS 2021-2026 notes that across Kent there is a need for a diverse mix of services that can offer high quality residential and nursing care, and in the future Kent needs:

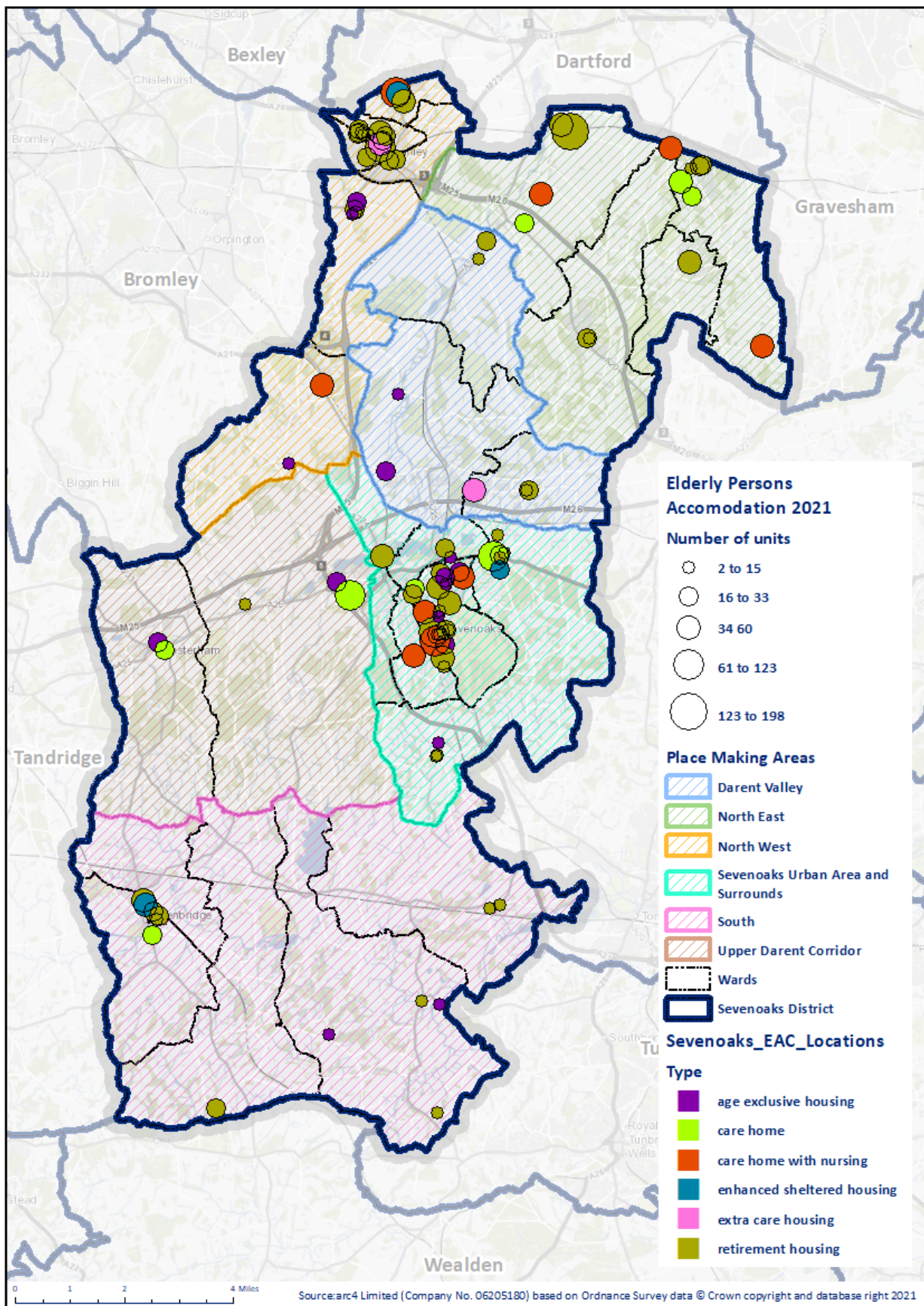
- Less residential medium care placements, as people can choose to explore alternative ways to meet their social needs, such as Housing with Care and Care & Support in the Own Home.
 - More residential placements for people with dementia who have complex needs, and who may have behaviours which challenge. Feedback from stakeholders shows this is linked to people living longer with more complex conditions, particularly those with dementia.
 - More residential places for people with early onset dementia as the numbers of people with a diagnosis of dementia earlier on in life is increasing.
 - More providers who offer nursing placements for those with the highest level of need. Whilst the number of residents who have these needs is relatively low, there is still not enough supply to meet the demand for these placements.
 - More placements for people with multiple conditions, as people are living longer, they are living with more complex and multiple health conditions.
 - More placements for older people who have a learning disability where their needs relating to their age are of primary importance
- 6.16 Given the ageing of the population, the need for specialist older person accommodation is expected to increase. Based on population projections there is an additional need for 1,345 additional units of specialist older persons’ accommodation by 2043 (Table 6.4). The total C3 (dwelling) need is 928 or 40 each year and C2 (residential) need is 418 or 18 each year to 2043. Note that older persons C3 accommodation is part of the overall housing need for Sevenoaks District.

Table 6.4 - Analysis of future need for specialist older persons accommodation 2021-2043

Current provision (and planning use class)	Number of units 2021	Number aged 75 and over 2021	Number aged 75 and over 2043(projected)	Change in need	
		Ratio of population to current provision	Ratio applied to 2043 population	Total	Annual
		12,949	19,010		
Specialist older person (C3)	1,982	0.15306	2,910	928	40
Residential Care (C2)	892	0.06889	1,310	418	18
Total	2,874		4,219	1,345	58

Source: EAC data, 2018-based population projections

Map 6.1 - Current older persons accommodation across Sevenoaks



Source: Elderly Accommodation Council

Senior cohousing communities

- 6.17 Senior cohousing is specifically mentioned in PPG as a housing option for older people: ‘senior cohousing communities are created and run by residents, based on the intention to live with a group of people of a similar age. The sites often consist of self-contained private homes as well as shared community space. Some communities offer an additional option for informal care.’
- 6.18 The Sevenoaks Local Housing Needs Study 2017 indicated that 8.4% of older people would consider cohousing. The dwelling type, size, tenure and current place of residence are set out in Table 6.5. This option should be considered by the council as part of a diverse range of accommodation for older people.

Table 6.5 - Choices of households considering cohousing

Number of bedrooms	Like %	Expect %	Dwelling type	Like %	Expect %
1	16.0	28.9	House	20.2	22.2
2	54.6	47.8	Flat	26.1	27.8
3	29.4	23.3	Bungalow	37.8	18.9
			Other	16.0	31.1
Total	100.0	100.0	Total	100.0	100.0
Current placemaking area %					
Darent Valley	16.5				
North East	20.3				
North West	19.6				
Sevenoaks Urban Area and Surrounds	22.1				
South	11.9				
Upper Darent Corridor	9.5				
Sevenoaks District	100.0				

Base: 765 households 65 and over who would consider cohousing

Source: Sevenoaks Local Housing Needs Study 2017

People with dementia and early onset dementia

- 6.19 The PPG makes specific reference to dementia and that ‘there should be a range of housing options and tenures available to people with dementia, including mainstream and specialist housing. Innovative and diverse housing models should be considered where appropriate’ (source: June 2019 PPG Paragraph: 019 Reference ID: 63-019-20190626).
- 6.20 The PPG also outlines the characteristics of dementia- friendly communities:
 - easy to navigate physical environment;
 - appropriate transport;

- communities shaped around the views of people with dementia and their carers;
- good orientation and familiarity;
- reduction in unnecessary clutter; and
- reduction in disorienting visual and auditory stimuli.

6.21 2020 POPPI/PANSI data estimates there are 34 people with early onset dementia and 1,915 people aged 65 and over with dementia (Table 6.6). By 2040, the number of people aged 65 and over with dementia is projected to increase by 35%, with an increase of 53% amongst the 85+ age group. The number with early onset dementia is expected to remain unchanged.

Table 6.6 - People with dementia 2020-2040

Dementia	2020	2040	% Change 2020-2040
Early onset dementia (30-64)	34	34	0.0%
Dementia (65-74)	324	359	10.8%
Dementia (75-84)	709	875	23.4%
Dementia (85 and over)	882	1,349	52.9%
Dementia (total 65+)	1,915	2,583	34.9%

Source: POPPI/PANSI

6.22 The All Party Parliamentary Group (APPT) on Housing and Care for Older People published a [report on Housing for People with Dementia in July 2021](#)

6.23 This set out 23 recommendations which included:

- Recognise potential future loneliness and how we can maintain our family connections and wider social networks in the communities we live in before or after diagnosis.
- Consider whether to move whilst we are able: rightsizing and moving to the right place and environment whilst able to still develop new routes and make new friends.
- Make preventive changes, incrementally, to the home environment; such as when upgrading property or installing new technology, or where we require additional personal care and support to help us to live independently.

6.24 Regarding housing and planning, the report recommended:

- Support increased provision of Extra Care housing / assisted living accommodation and retirement housing that is dementia-ready, with top-sliced grant-aid through Homes England.
- Strengthen MHCLG guidance to local planning authorities. LPAs should respond to demographic change and the need for more homes designed

for older people, including those with dementia, through Local Plans specifying requirements for age-friendly housing.

- 6.25 The need for more dementia specific care homes is identified in the Adult Social Care and Health Accommodation Strategy.

The role of general housing and in particular bungalows and homes that can be adapted to meet a change in needs

- 6.26 The profile of dwellings occupied by households aged 65 and over by age group, using data from the Sevenoaks Local Housing Needs Study 2017, is summarised in Table 6.7. This shows that the majority (69.9%) live in houses, particularly those with 3 or more bedrooms; 13.4% live in bungalows, 14.3% in flats and 2.3% in other dwelling types.

Table 6.7 - Dwellings occupied by households where the HRP is aged 65 and over

Dwelling type and size	65 to 74 (%)	75 to 84 (%)	85+ (%)	Total (%)
1 or 2-bedroom house	10.1	10.8	10.4	10.4
3 or-more bedroom house	64.2	56.0	50.1	59.5
1-bedroom bungalow	1.0	2.7	2.2	1.7
2 or more-bedroom bungalow	11.2	12.5	12.0	11.7
1-bedroom flat	6.3	8.7	11.7	7.8
2 or more-bedroom flat	4.7	7.1	11.8	6.5
Other	2.5	2.2	1.8	2.3
Total	100.0	100.0	100.0	100.0
Base	7,233	4,251	1,993	13477

Source: Sevenoaks Local Housing Needs Study 2017

- 6.27 The provision of appropriate adaptations to existing dwelling stock can help people lead independent lives. PPG also asks councils to consider the extent to which existing dwelling stock can help meet the needs of older people (source: PPG 2019 Paragraph: 017 Reference ID: 2a-017-20190220).
- 6.28 Given that the majority of older people want to remain in their own homes with help and support when needed, the Sevenoaks Local Housing Needs Study 2017 provides a useful insight into the proportion of households who need care and support and the extent which properties are adapted (Table 6.8).
- 6.29 Table 6.8 shows that 5% of all households require care and support to enable them to stay in their home. This is highest amongst the 75 and over age groups and from households living in affordable housing. Of households with a household reference person aged 85 and over, 21.82% require help and support to enable them to stay in their own home.
- 6.30 66% of households have sufficient space for a carer to stay overnight if needed - and this increases to over 70% across older age groups. Owner

occupiers were most likely to have space available. Around 28% of respondents in affordable housing had sufficient space for a carer.

- 6.31 Around 5.3% of all dwellings had been adapted or purpose-built for a person with a long-term illness, health problem or disability. This was highest amongst affordable housing occupants (16.2%) and lowest amongst owner occupiers (3.5%). Older people were more likely to live in an adapted home.

Table 6.8 - Adaptations, support needs and space for carer by tenure and age group

Tenure & Area	Is there sufficient space in your home for a carer to stay overnight, if this was needed?	Do you, or any other members of your household, require care or support to enable you/them to stay in this home?	Has your current home been adapted or purpose-built for a person with a long-term illness, health problem or disability?
Tenure	Yes (%)	Yes (%)	Yes (%)
Owner Occupied	76.7	3.9	3.5
Private Rented	47.5	4.1	2.6
Affordable	28.4	10.8	16.2
All tenures	66.0	5.0	5.3
Age of household reference person	Yes (%)	Yes (%)	Yes (%)
Under 65	62.9	3.1	3.1
65 to 74	77.2	4.9	5.7
75 to 84	72.1	9.6	9.6
85 and over	71.0	21.8	21.4
All age groups	66.0	5.0	5.3
Placemaking area	Yes (%)	Yes (%)	Yes (%)
Darent Valley	73.3	4.5	5.2
North East	67.1	5.5	6.0
North West	58.7	5.8	6.6
Sevenoaks Urban area and Surrounds	66.9	4.3	4.6
South	64.7	4.9	4.4
Sevenoaks District	66.0	5.0	5.3
Base	48,795	48,795	48,795

Source: Sevenoaks Local Housing Needs Study 2017

Estimating future need for adaptations and home improvement

- 6.32 The Sevenoaks Local Housing Needs Study 2017 provides evidence of the range of adaptations and home improvements needs based on the age group of the household reference person (Table 6.9). More insulation, double glazing, better heating and kitchen adaptations were most frequently mentioned improvements needed.
- 6.33 These requirements are self-determined by residents responding to the household survey and may not necessarily reflect actual requirements following an independent assessment in the home.

Table 6.9 - Adaptations required either now or in next 5 years by age group

Adaptation required	Age group (% of households)		Total (%)
	Under 65 years	65+ years	
More Insulation	14.8	8.9	13.3
Double Glazing	11.8	7.0	12.4
Better Heating	13.7	8.2	12.0
Adaptations to kitchen	5.7	5.6	10.6
Adaptations to bathroom	6.2	5.6	9.9
Stair lift	3.1	12.9	8.2
Internal handrails	4.2	4.3	7.2
To access	3.2	11.7	7.0
Downstairs WC	4.1	7.0	6.5
Wheelchair	2.5	11.3	6.3
Lever Door	1.7	10.4	5.8
External handrails	3.4	3.6	5.1
Community Alarm	2.2	7.3	5.0
Ventilation	5.2	7.7	4.8
Carer	2.1	8.1	4.8
Sound proofing	4.6	8.4	4.7
Security Alarm	5.5	4.3	4.2
Property Size	8.6	4.7	3.7
Base (all households)	34071	14724	48795

Source: Sevenoaks Local Housing Needs Study 2017

- 6.34 Resources for aids and adaptations remain limited, particularly for households in the private sector (owner occupation or privately rented accommodation). However, the provision of appropriate adaptations is essential to older households in maintaining independent living. Alternative sources of funding, such as equity loans, could be considered to finance remedial measures required by older person households. It should be pointed out that whilst local authorities will assess anyone's needs, assistance is currently means tested and some older person households will self-fund.

Assistance in the home

- 6.35 The Sevenoaks Local Housing Needs Study 2017 provides information on a range of practical assistance required from households by age group (Table 6.10). Overall, the highest level of need is for help with repair and maintenance of the home, help with gardening and help with cleaning the home. For all types of assistance, the level of need increases with age which includes the need for company/friendship, mentioned by over 60 of people aged 65 and over.

Table 6.10 - Type of assistance required either now or in next 5 years by age group

Assistance required	Age group (% of households)		
	Under 65 years	65+ years	Total
Help with repair and maintenance of home	18.7	37.7	24.4
Help with gardening	14.0	43.6	22.9
Help with cleaning home	10.7	32.9	17.4
Help with other practical tasks	7.0	23.0	11.8
Help with personal care	5.8	13.3	8.1
Want company / friendship	28.8	61.4	38.6
Base (All households)	34071	14724	48795

Source: Sevenoaks Local Housing Needs Study 2017

Health-related housing need

6.36 A range of sources can be drawn upon to establish the overall scale of disability/support needs across Sevenoaks. In summary:

- The 2011 Census reported that across the district 84.9% were in very good or good health, 11.3% were in fair health and 3.8% in bad/very bad health (particularly across older age groups). A total of 4,301 residents (3.8%) were in fair/bad/very bad health which compares with 18.3% across England.
- 5.8% of residents reported that their daily activities were limited ‘a lot’ and 8.5% ‘a little’ which compares with 8.3% and 9.3% respectively across England. This is mainly associated with older age groups.
- 2,540 people received Disability Living Allowance in 2018 or 2.1% of the population.
- The ONS Family Resources Survey 2018/19 estimates that around 21% of the population nationally has a disability. This translates to around 27,805 people across Sevenoaks District in 2021 and is projected to increase to around 32,113 by 2043.

Physical disability

6.37 POPPI and PANSI data relating to physical disability is presented in Table 6.11. In 2020, there were an estimated 8,995 people with mobility issues across all age groups which is projected to increase to 10,818 by 2040 mainly due to an increase in the number of people aged 65 with mobility issues.

Table 6.11 - Physical disability prevalence 2020-2040

Disability (age group)	2020	2040	% change 2020-2040
Impaired mobility (18-64)	4,049	4,138	2.2%
Mobility (unable to manage at least one activity on own) (65+)	4,946	6,680	35.1%
Moderate or serious personal care disability (18-64)	3,538	3,659	3.4%
Serious visual impairment (18-64)	44	45	2.3%
Moderate or severe visual impairment (65+)	1,567	2,003	27.8%
Severe hearing loss (18-64)	436	445	2.1%
Severe hearing loss (65+)	2,150	3,012	40.1%
All with mobility issues (impaired mobility 18-64 and mobility 65+)	8,995	10,818	20.3%

Source: POPPI/PANSI

Learning disability and autism

6.38 The number of people across all age groups with moderate or severe learning disabilities is estimated to be around 2,189 in 2020 rising to 2,401 by 2040 (Table 6.12). There is a notable growth in the number of people aged 65 and over with learning disabilities and autistic spectrum disorders.

Table 6.12 - Learning disability and autism 2020-2040

Learning disability (age group)	2020	2040	% change 2020-2040
Total (18-64)	1,642	1,703	3.7%
Total (65+)	547	698	27.6%
Moderate or severe (18-64)	375	392	4.5%
Moderate or severe (65+)	73	89	21.9%
Moderate or severe (all ages)	128	133	3.9%
People with LD living with a parent (18-64)	43	45	4.7%
Downs syndrome (18+)	31	31	0.0%
Challenging behaviour (18-64)	668	697	4.3%
Autistic spectrum disorders (18-64)	243	309	27.2%
Autistic spectrum disorders (65+)	1,642	1,703	3.7%

Source: POPPI/PANSI

Mental health

6.39 2020 POPPI/PANSI data estimates there are around 12,865 residents with a common mental health disorder (Table 6.13). The number of people aged 18-64 with a common mental health disorder is expected to increase slightly over the period to 2040. Depression amongst people aged 65 or over is expected to increase considerably.

Table 6.13 - Mental health prevalence 2020-2040

Mental health 18-64	2020	2040	% change 2020-2040
Common mental disorder	12,865	13,270	3.1%
Borderline personality disorder	1,633	1,685	3.2%
Antisocial personality disorder	2,253	2,341	3.9%
Psychotic disorder	475	491	3.4%
Psychotic disorders (2 or more)	4,885	5,049	3.4%
Older people with depression	2020	2040	% change 2020-2040
Depression 65+	2,256	2,844	26.1%
Severe depression (65+)	713	941	32.0%

Source: POPPI/PANSI

Care home services for people with a learning disability, people with a physical disability and people with mental health needs

- 6.40 The KCC MPS 2021-2026 comments that the need for residential care may reduce, in line with current national and local strategies, through continued investment in community services, and more local focus on development of alternative options, such as Supported Living; utilising targeted approaches a 10% reduction in demand by 2028 across all client groups and all ages up to 65 is a possibility.
- 6.41 Future residential placements will need to cater for more complex and specialist needs, and although the volume in the market may reduce, there will be a need for providers to alter the type of services they offer to meet the needs of individuals. A decrease in lower need services and an increase in the requirement for specialist homes is expected.
- 6.42 Specific future requirements include:
- Fewer placements that provide support for lower level needs, as people choose alternative services, such as Supported Living.
 - More placements that provide specialist and complex support for people with a greater level of need and people with a forensic history (this relates to as people with a mental health problem who have a mental health problem who have been arrested, on remand or have been to court and found guilty of a crime).
 - More placements for older people who have a learning disability where their needs relating to their age are of primary importance.
 - More residential placements for people with a disability who have dementia and more complex needs.
- 6.43 The Kent Adult Social Care and Health Accommodation Strategy echoes the need for more provision for people with additional needs across the county, with a vision to promote well-being, promoting and supporting independence. It identifies a need to increase housing with care schemes, dementia specific care homes and supported accommodation generally.

Accessible and wheelchair standard housing

6.44 PPG states that ‘where an identified need exists, plans are expected to make use of the optional technical housing standards (footnote 46 of the NPPF), to help bring forward an adequate supply of accessible housing. In doing so planning policies for housing can set out the proportion of new housing that will be delivered to the following standards:

- M4(1) Category 1: Visitable dwellings (the minimum standard that applies where no planning condition is given unless a plan sets a higher minimum requirement);
- M4(2) Category 2: Accessible and adaptable dwellings; and
- M4(3) Category 3: Wheelchair user dwellings

‘Planning policies for accessible housing need to be based on evidence of need, viability and a consideration of site-specific factors’ (source: PPG Paragraphs: 008 Reference ID: 56-008-20160519 & 009 Reference ID: 56-009-20150327).

6.45 Regarding evidencing the need for accessible housing, PPG states:

‘Based on their housing needs assessment and other available datasets it will be for local planning authorities to set out how they intend to approach demonstrating the need for Requirement M4(2) (accessible and adaptable dwellings), and/or M4(3) (wheelchair user dwellings), of the Building Regulations. There is a wide range of published official statistics and factors which local planning authorities can consider and take into account, including:

- the likely future need for housing for older and disabled people (including wheelchair user dwellings).
- size, location, type and quality of dwellings needed to meet specifically evidenced needs (for example retirement homes, sheltered homes or care homes).
- the accessibility and adaptability of existing housing stock.
- how needs vary across different housing tenures.
- the overall impact on viability’ (source: Para: 007 Reference ID: 56-007-20150327).

6.46 Optional accessibility standards for dwellings were introduced by the government in 2015 to provide a mechanism for improving accessibility of housing for those with additional needs. National standards have been established and contained within [Part M Volume 1 of the Building Regulations](#) as set out in Table 6.14. Only one accessible housing standard can apply to any dwelling. The M4(2) accessible and adaptable dwelling standard is based on, and in 2015 effectively replaced, the ‘Lifetime Homes’ standard.

Table 6.14 - Summary of accessible housing standards

Standard Label	Standard title	Level of accessibility provided	Mandatory or optional
M4(1)	Visitable dwellings	Level access not necessarily provided into the dwellings - few accessibility features	Mandatory
M4(2)	Accessible and adaptable dwellings	Level access is provided into the dwelling - easy to adapt to make more accessible - not suitable for most wheelchair users	Optional
M4(3)	Wheelchair user dwellings	Dwellings suitable for wheelchair users: either wheelchair adaptable (a) or wheelchair accessible (b)	Optional

- 6.47 Part M of the Building Regulations sets a distinction between wheelchair accessible (a home readily useable by a wheelchair user at the point of completion) and wheelchair adaptable (a home that can be easily adapted to meet the needs of a household including wheelchair users) dwellings (source: PPG Paragraph: 009 Reference ID: 56-009-20150327). It is recommended that the council focuses on the delivery of M4(3)b dwellings to address the specific needs of wheelchair users.
- 6.48 In order to establish an appropriate target for M4(3) dwellings, Table 6.15 sets out a series of assumptions regarding wheelchair use from the English Housing Survey and a report by Aspire Housing Association. Applying these assumptions would suggest a target of around 5% of newbuild to meet M4(3) wheelchair accessible standard is required.
- 6.49 According to PPG (source: PPG Paragraph: 009 Reference ID: 56-009-20150327), 'Local Plan policies for wheelchair accessible homes should be applied only to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling.' This would imply that the onus on wheelchair accessible housing delivery is with the local authority/registered providers, but private developers should also be encouraged to build to M4(3) wheelchair accessible or adaptable homes where appropriate. Any final targets should be set within the context of likely levels of delivery.

Table 6.15 - Wheelchair use assumptions and resulting annual need

Assumption	% requirement	Number each year (based on net annual target of 714 new dwellings)
Wheelchair use from the English Housing Survey 2018/19 - households using wheelchair all the time	0.6%	4
Wheelchair use from the English Housing Survey 2018/19 - households using wheelchair either indoors or outdoors	3.0%	21

Assumption	% requirement	Number each year (based on net annual target of 714 new dwellings)
Additional wheelchair need to 2043 based on household survey*	1.2%	9
Aspire report on wheelchair accessible housing **	10%	71
Average of indicators	4.7%	34

*Household survey estimated additional need of 182 wheelchair accessible dwellings over the period to 2043 or 8.3 each year = 1.16% of 714 or rounded to 1.2%

** Wheelchair Accessible Housing: Waiting for appropriate housing in England, Aspire October 2014 recommends that the national government should set a minimum requirement of 10% of all new build properties across all tenures to be wheelchair accessible.

6.50 Given the ageing demographic of Sevenoaks District and the identified levels of disability amongst the population, it is recommended that a policy to provide new homes built to accessibility standards is included in the Local Plan. On the basis of available evidence which takes into account the requirements of PPG, it is recommended that:

- 5% of new dwellings are built to M4(3)b wheelchair accessible standard (this would imply an average target of around 34 each year); and
- all remaining new dwellings are built to M4(2) accessible and adaptable standards to take account of the ageing demographics of the district. This will ensure that new dwellings can be occupied and also visited by people needing accessible/adaptable dwellings.

6.51 It should be noted however that any percentage requirements for accessible housing are subject to cumulative viability testing. It is also recommended that needs are monitored closely given the ageing population over the plan period.

Life experience-related housing need

Armed forces

- 6.52 Sevenoaks District is a signatory to the Armed Forces Covenant which seeks to provide support in a range of areas including housing to in-service and ex-service personnel.
- 6.53 The government's First Homes policy identifies people connected with the Armed Forces as an eligible group for First Homes.

Cultural heritage related housing need

- 6.54 For those from a minority ethnic background there may be cultural heritage or religion related determined needs which impact on the type of accommodation required. This would include the specific needs of particular Black, Asian and Minority ethnic (BAME - households not identifying as 'White British') households as well as those from Travelling communities.

BAME households

- 6.55 The Sevenoaks Local Housing Needs Study 2017 indicates that 92.7% of Household Reference People describe themselves as 'White British' and 7.3% describe themselves as having other ethnicities. The most ethnically diverse placemaking area is Sevenoaks and Surrounds, where 12.1% of Household Reference People have an ethnicity other than White British. Information on BAME households based on the Sevenoaks Local Housing Needs Study 2017 includes:
- 55.3% are owner occupiers, 34.6% rent privately and 10.1% live in affordable housing (social rented or intermediate tenures) (compared with 72.7%, 12.4% and 14.9% respectively across all households);
 - Incomes tended to be higher than the Sevenoaks average. 13.3% had a gross income of less than £300 each week (compared with 19.9% of all households), 15.4% received between £300 and £500 each week (17.8% all households), 15.7% received between £750 and £1,150 (16.8% all households) each week and 38% received more than £1,150 each week (26.8% all households);
 - 15.8% BAME households were in some form of housing need (compared with 10.4% of all households), with key needs factors being overcrowding (40.4% of households in need), under notice or lease coming to an end (20.5%) and too expensive (28.3%);
 - 9.3% were dissatisfied with the state of repair of their homes (compared with 6.2% across all households).

Gypsy, Traveller and Travelling Showperson need

- 6.56 The Sevenoaks District 2017 Gypsy and Traveller Accommodation Assessment identified an overall need of 51 pitches 2017 to 2035, of which 11 is need from households who have a nomadic habit of life and meet the definition of Traveller in the Planning Policy for Traveller Sites and 40 is from Travellers who do not meet the definition. No need for Travelling Showperson plots was identified. According to the Council, unauthorised encampment activity is generally limited in Sevenoaks District. There is some activity which usually involves a small number of caravans for up to 2 days. It is recommended that the Council consider the use of existing local authority sites to provide a small number of pitches suitable for transit use.

Self-build and custom housebuilding

- 6.57 The NPPF 2021 set out that the government wants to enable more people to build their own homes and wants to make this form of housing a mainstream housing option. The register maintained by the council provides up to date local evidence and it is not considered necessary to consider other secondary data.
- 6.58 There are currently 169 households on the self-build register for Sevenoaks District as at July 2021. Table 6.16 sets out the overall dwelling size, type and area preferences, In summary, strongest preferences were for detached properties and properties with 4 or more bedrooms. A range of locations were stated, with Sevenoaks Urban Area and Surrounds, the South and Darent Valley the most popular.

Table 6.16 - Choices of households considering self-build

Number of bedrooms	%	Dwelling type	Mentioning %	Area preference	Expect %
1	0.0	Detached property	71.6	Darent Valley	16.5
2	8.2	Bungalow/level access	5.0	North East	10.3
3	25.5	House (type not stated)	4.1	North West	8.9
4	42.8	Semi-detached property	3.7	Sevenoaks Urban Area and Surrounds	33.5
5	19.2	Wheelchair adapted	0.5	South	18.6
6	4.3	Eco home	15.1	Upper Darent Corridor	12.1
Total	100.0	Total	100.0	Sevenoaks District	100.0

- 6.59 Table 6.17 shows the cumulative number of households on the self-build register at the end of 2019/20 (130) and shows that 111 planning

permissions have been granted for serviced plots suitable for self/custom build properties.

Table 6.17 - Number on self/custom build register and planning permissions granted

Base period (31 Oct - 30 Oct)	Number on register (cumulative)	Planning permissions for serviced plots suitable for self and custom build
2015-16	19	0
2016-17	29	0
2017-18	63	0
2018-19	102	68
2019-20	130	43

Source: MHCLG Right to build registers monitoring 2015-2020

Summary

- 6.60 In accordance with PPG, this section has considered the future need for a range of household types.
- 6.61 By 2043, there is projected to be an additional 7,273 people aged 65 and over which is a 27.5% increase on the 2021 population. According to local household survey evidence, the majority of older people 65 and over (79%) want to continue to live in their current home with support when needed according to the household survey, with help with repair/maintenance, gardening, cleaning, and other practical tasks, which would help people remain in their own home. There is also a need to deliver a range of smaller dwellings (particularly level-access accommodation) for older people across all tenures and specialist older persons housing provision.
- 6.62 Across Sevenoaks district there are currently around 2,874 units of specialist older persons accommodation (892 units of residential care (C2) and 1,982 specialist older persons dwellings (C3)). Based on population projections to 2043, there is an additional need for 1,345 additional units of specialist older persons' accommodation (928 C3 and 418 C2 units).
- 6.63 The evidence does not specify the precise nature of specialist older person dwellings to be built. This is to allow flexibility in delivery and PPG states that 'any single development may contain a range of different types of specialist housing' (source: PPG Paragraph: 010 Reference ID: 63-010-20190626).
- 6.64 A key conclusion is that there needs to be a broader housing offer for older people across the district and evidence has been provided of the scale and range of dwellings needed.
- 6.65 A wealth of information has been assembled from various sources which helps to scope out the likely level of disability across the district's population. Although it is a challenge to quantify the precise accommodation and support requirements, the evidence base has helped to

scope out where needs are arising and has provided indicators of specific needs across various needs groups.

- 6.66 It is estimated there are around 27,805 people with a disability across Sevenoaks District and is projected to increase to around 32,113 by 2043. Regarding housing for people with disabilities, 5.3% of households live in properties which have either been purpose-built or adapted for someone with an illness or disability. 66% of households have sufficient space for a carer to stay overnight if needed and 5% of households require or support to allow them to remain in their home.
- 6.67 Given the ageing population of the district and the identified levels of disability amongst the population, it is recommended that 5% of new dwellings are built to wheelchair accessible M4(3)b standard. All remaining new dwellings are built to M4(2) accessible and adaptable standard, to take account of the ageing demographics of Sevenoaks District.

7. Stakeholder Surveys

General stakeholder responses summary

- 7.1 Stakeholders were invited to participate in a general questionnaire survey aimed at identifying a range of information, including establishing the key perceived housing market issues in the Sevenoaks District area, to help inform the review of the local plan evidence base. Stakeholders were asked to respond to any of the questions within the survey that they felt related to their area of knowledge or experience and certain sections of the survey related to certain stakeholder groups. A total of 15 separate responses to the stakeholder consultation were obtained. This is a qualitative summary of the views expressed by stakeholders responding to the online survey and is split into the different stakeholder groups.
- 7.2 25% of stakeholders responding to the survey stated that they work within the Sevenoaks District area, 75% of stakeholders stated that work outside of the district.
- 7.3 All stakeholders were asked to identify what the strengths and weaknesses are in the Sevenoaks District area. Stakeholders identified a lack of affordable housing as the main weakness. Main strength was accessibility due to the area's excellent transport links. The comments received are detailed below:

Weaknesses:

- Lack of affordable homes particularly for key workers.
- Affordability rates are very high levels (currently median affordability of 12.6).
- District is very expensive to rent/buy compared with other parts of country.
- Lack of smaller houses.
- Rents often much higher than LHA rates, pricing out those on welfare benefits.
- It's difficult to get landlords to take applicants on benefits when they can let really easily to those able to pay.
- Lack of social housing in district (currently 882 applicants on the housing on list as at 5th Aug 2021).
- Due to the geographical spread of the district there are certain areas of the district which are in greater demand than others due to work opportunities and public transport.
- Brownfield sites left vacant and not developed.
- Lack of tailor-made housing for older people and those with disabilities.
- A lack of supply for new homes due to Green Belt release.
- A lack of housing for younger home owners/family needs.

- Constraints mean that very few sites can come forward outside of a local plan to meet the needs.
- Lack of the availability of affordable private rented sector accommodation.
- Landlords unwilling to work with the housing local authority in relation to tenancy sustainment and prevention of homelessness.
- Lack of new builds within the parameters of intermediate rent & affordable housing.
- Lack of specialist supported housing schemes for particular cohorts - complex singles, young parents & domestic abuse supported accommodation schemes based in the district.
- There is an insufficient supply of homes in the district, which makes it very challenging for first time buyers to access the property ladder.

Strengths:

- High demand.
- Commuter area, so good transport links.
- A desirable area to live.
- Beautiful countryside.
- Proximity to London and the coast.
- Good schools.
- Fast and regular mainline trains.
- Property prices hold their value.
- A very strong demand from housebuilders.
- Close working partnership between the Council and registered housing providers in the district.
- It is a desirable part of Kent to live in, as highlighted by the strong market values and the medium housing affordability ratio being considerably higher than the ratio for the County (9.82) and the South-East region (9.92).

7.4 Stakeholders were asked what could be done to improve the housing market in the Sevenoaks District area, the following comments were received:

- Take more account for the forecasts of an ageing population.
- Provide more social housing to rent.
- Build more single floor accommodation.
- Compulsorily purchase land which has been left dormant (with lapsed planning permission) by landowners.
- Provide attractive opportunities for downsizing.

- Ensure that the infrastructure meets the requirements of the expanding population.

Registered Providers

- 7.5 Registered Providers were asked whether there were any gaps in supply in the Sevenoaks District area. The Registered Providers that responded felt there was an evident gap in rough sleeper accommodation and temporary accommodation for homeless people/families.
- 7.6 Registered Providers were asked what could be done to improve the housing market in the Sevenoaks District area. Stakeholders felt that increasing the opportunity for affordable homes within Sevenoaks Town, to include a S106 affordable allocation would help improve the housing market. In addition, it was mentioned that the district needs to consider Passivhaus principles at design and planning stage and how they tackle the green agenda targets. Passivhaus principles should be a standing order requirement for all developments going forward.
- 7.7 Registered Providers were asked whether there is any demand for affordable housing products, such as shared ownership and discounted for sale. All Registered Providers stated that there is demand for all affordable tenures including social rent, affordable rent and shared ownership.
- 7.8 The survey asked what needs to happen to improve the provision of affordable housing for rent and sale in the Sevenoaks District area. Registered Providers confirmed they would hope to see more of an emphasis on social and affordable rent housing near Sevenoaks Town (and surrounding villages) but more of a focus on Shared Ownership in Swanley.
- 7.9 Registered Providers were asked whether they have any significant housing developments proposed in the Sevenoaks District area, the following schemes were mentioned:

WKHA:

- Swanley Garages - 14 social rent homes (on site).
- Mills Crescent, Seal - 13 social rent homes (rural exception site) - commences on site March 2022.
- Harringtons Nursery, Swanley - 24 homes with Countryside (S106)

Developers and Housebuilders

- 7.10 The survey asked Developers and Housebuilders to confirm what the gaps in supply were evident in the Sevenoaks District area. The following comments were received:
- There is a serious lack of supply over many years which has led to a shortage in all areas of housing.
 - There is a shortage of small, private, starter homes.
 - Gaps in housing supply within the district have increased as a result of the absence of an adopted Local Plan. This has resulted in the

intensification of housing sites within existing urban areas and the increase in smaller, one bedroom apartment market housing.

- There is a need for more three bedroom market housing and one and two bedroom affordable homes.
- Social Rent - very difficult to make this work in the Sevenoaks District.

7.11 Developers and Housebuilders were asked what could be done to improve the housing market in the Sevenoaks District area, the following suggestions were made:

- The Council should commence work on the preparation of a new Local Plan. An up to date Local Plan will direct policies for specific types of housing and provide certainty for the housing market.
- Sevenoaks should consider the potential for a 'new town' or 'Garden Village' where demand can be partly filtered out to and supply adjusted with market changes over time, but the majority of sites should meet existing demand in the existing urban areas, particularly Sevenoaks, Otford/Kemsing, Westerham, and Edenbridge.
- Local house prices in smaller villages in the area are being hugely elevated by external influences, with three and four bedroom houses often bought and extended into 5 or 6 bedroom houses, elevating them above the values locally achievable without external influences. There should be a greater emphasis on each settlement achieving, at least in part, the meeting of its own need, with a focus on smaller family houses (2-3 bed units).
- Release land for development, this must include sustainable sites in the Green Belt or sites that perform poorly in terms of providing Green Belt function.
- Allowing permission for smaller housing sites.
- More entry level housing needed.

7.12 The survey asked Developers and Housebuilders what should be considered when setting future housing standards, the following considerations were mentioned:

- National standards should be used as a benchmark and should be the target, subject to individual site constraints such as levels.
- The local need for standards to be met. Any assumptions on the need for M4(2) and M4(3) housing, for example, should be based on an assessment of genuine local need for these types of homes.
- Each settlement, or at least larger settlement, should have its own housing mix policy, rather than a district-wide approach, given the variety of needs across each of the major settlements. It may be that Edenbridge needs larger homes, and Sevenoaks smaller homes, for example. It's likely that smaller homes are in strongest 'need', if not demand, so flexibility should be applied to ensure developers can react to market conditions.

- The delivery of high quality, well designed homes with a consistent approach to achieving good quality design needs to be taken.
- Homes should not be oversized, this could lead to increased build costs while the capital value remains the same as a smaller home leading to viability concerns.
- Sustainability minimum requirements.

7.13 Developers and Housebuilders were asked what the main challenges were facing the delivery of new homes in the Sevenoaks District. The following challenges were mentioned:

- The availability of land is one of the main challenges.
- Green Belt and the need to give genuine consideration to releasing Green Belt in sustainable locations, through extensions to existing settlements in particular.
- The absence of an up to date Local Plan is halting the delivery of new housing coming forward within the district that is responsive to market needs for certain housing types. As a result, new housing is coming forward which is not in line with the district's strategic priorities for housing growth.
- The capital investment that comes from S.106 is small which is making it difficult to attain the scale necessary to run viable enterprises.
- Opportunities are few and far between and process high with yields low.
- Developing stock from the ground up takes a long time and there is pressure to provide stock immediately.
- Developers and Housebuilders were asked what type and size of housing is in the greatest demand. The following were mentioned:
 - 2 and 3 bed homes for sale.
 - 1 and 2 bed affordable homes.
 - Certain locations, such as in town centres, require smaller properties and a smaller mix of units and are where the affordable need is greatest - the services and support needed by tenants of affordable housing is generally to be found in town centres and higher percentages of affordable should be centred on town centres.

7.14 Developers and Housebuilders were asked if they were considering any significant housing developments in the Sevenoaks District area. The inclusion of any sites in this report does not influence the likelihood of gaining planning permission. The following were mentioned:

Whitehall Homes:

- Land at Green Lane, Leigh, TN11 8QT. Proposing circa 40 units within the Green Belt. The area of land is low performing in its GB function, is contiguous with the built form and Leigh is a sustainable settlement (MLS and other good PT links).

Berkeley:

- Berkeley controls land at Dunton Green, Sevenoaks. The land is located on the northern boundary of Sevenoaks town and lies adjacent to Dunton Green railway station. Land at Dunton Green has the potential to deliver circa 220 new homes, including affordable housing. The land has the potential to deliver a mix of market 1-2 bed apartments and 2-4 bed detached and semi attached homes. The affordable homes could consist of affordable rented and shared ownership 1-2 bed apartments and 2-3 bedroom houses.
- Berkeley also controls located to the south of New Ash Green, also in Sevenoaks District. This site has capacity to accommodate circa 600 homes, providing 40% affordable housing and a wider range of housing mix, types and tenures, including homes for the elderly.

Gladman Developments:

- In discussion with the Council to bring forward c.2,500 homes at Pedham Place, Swanley as a new settlement. It is hoped that this will be included as an allocation and released from the Green Belt, as part of the emerging Local Plan, in order for the planning process and housing delivery to commence thereafter.

- 7.15 Developers and Housebuilders were asked who the typical customers for new homes in the Sevenoaks District area were and whether they were first time buyers, second stage movers or down sizers. It was mentioned that in higher value areas it is mainly first time buyers using Help to Buy. In general, the typical customers are families trading up, first time buyers and increasingly, a trend for down-sizers buying our 'Lifestyle' product, aimed at people looking for a smaller property with less bedrooms, but not wanting to compromise on space.
- 7.16 Developers and Housebuilders were then asked whether these customers are looking for rent or sale. It was advised that generally it is for sale and there has been a clear drop in the amount of investment buyers of apartments recently.
- 7.17 Developers and Housebuilders were asked what could help increase the delivery of new homes in the Sevenoaks District area. The following comments were received:
- A Green Belt review that looks to release more sites being delivered across the district would help.
 - The Council should actively engage with developers in a more 'positive' light, and avoid using the Green Belt as a default 'no' to blank out the potential for discussions on other matters.
 - Sevenoaks need to take the approach that smaller and medium size housing developments are more far likely to come forward quickly, and elevate the 5 YHLS position faster, than massive allocations requiring years in input, master-planning and infrastructure agreements prior to the first space going in the ground.

- The Council should commence the preparation and adoption of a new Local Plan which is informed by an up to date evidence base.
- 7.18 Developers and Housebuilders were asked for their views on the delivery of First Homes in the Sevenoaks District. It was advised that delivery of First Homes at that discount would mean that there would be an overall impact on the affordable viability and any policy would need a long lead in time to ensure local land values reflected that new policy. In addition, it was advised that this product is not suitable on Greenfield land and should be on brownfield/ previously developed land only. In addition it was felt that First Homes will affect the market as people have to be able to afford 80% share plus they can't ever own the house outright. Also there is a risk that First Homes will reduce the number of shared ownership and affordable/social rent homes provided in the borough.

Specialist Housing Providers

- 7.19 The Specialist Housing Providers were asked what gaps in supply there are in the Sevenoaks District area. It was advised that there is a gap in supply of affordable and social rented homes; shared ownership and homes for people wishing to downsize.
- 7.20 The Specialist Housing Providers were asked what can be done to improve the housing market. It was advised that strong planning policies to support cross subsidy on rural exception sites would help.
- 7.21 The Specialist Housing Providers were asked what should be considered when setting future housing standards, such as accessibility, size and quality for new housing in the district. The following comments were received:
- Provide homes that are affordable.
 - Develop homes that are adapted to 'lifetime' standards, that are able to be adapted to individual needs such as wet rooms, level access living and/or through floor lifts, as there is a limited adapted properties available, especially for larger families.
- 7.22 The Specialist Housing Providers were asked for information on the current supply of accommodation/and or support for older persons. Rockdale confirmed that they provide accommodation for older people and that they have found it extremely challenging over the past 12 months to find demand for this type of product. Rockdale advised that this was predominately related to Covid and applicants not wanting to consider alternative accommodation during a pandemic as they do have just over 100 applicants on the register. They have seen and continue to see a significant increase in turnover of stock, approximately 40 vacancies (both rented and leasehold) over the past 12 months and properties are being advertised on more than occasions.
- 7.23 A large number of Rockdale's properties are studio apartments (rented) which are less popular than 1 or 2 bed apartments. However, what does make Rockdale unique is that they offer 24 on-site support and a call system

and whilst the Support Co-ordinators are not carers the service provision is very popular, providing reassurance that there is support in an emergency.

- 7.24 The Specialist Housing Providers were asked if they feel there is a need for dedicated older people housing such as a retirement village. Rockdale advised they have no evidence to support the need for a retirement village, however accommodation in the heart of Sevenoaks where there is local provision is likely to be popular, but this will depend on the allocation criteria.

The Sevenoaks District area Local Authority staff

- 7.25 Local Authority staff were asked if there were any gaps in the supply of types of housing in the Sevenoaks District area. The following comments were received:
- Affordable private rented accommodation.
 - Affordable sale or home ownership schemes accommodation.
 - Specialist supported accommodation - domestic abuse, singles cohort, drug & alcohol complex cases, young person's accommodation, young parents accommodation scheme.
 - Supported housing for people with moderate Mental Health issues and homeless people.
 - Surplus of accommodation for older people as some units are hard to let and are advertised multiple times before a suitable applicant comes forward.
- 7.26 Local Authority staff were asked what could be done to improve the housing market in the Sevenoaks District area. It was advised that Registered Providers could look at changing the use for some of their sheltered units to improve the housing market. In addition affordable private rented sector accommodation need to more accessible to customers owed a homeless duty.
- 7.27 Local Authority staff were asked what should be considered when setting future housing standards. It was advised that there are a number of families on the waiting list who require an adapted or adaptable home. There are six families currently on the housing register who need to move because their current home is no longer suitable, and they are full time wheelchair users. Three of these families have been waiting more than two years to be rehoused. There are also 44 families on the list who require a 4 bed home and 5 who require a 5 bed home. There hasn't been any 4 or 5 beds allocated for at least 5 years. It was also noted that they need to build sustainable communities across all of the district.
- 7.28 Local Authority staff were asked what are the main challenges that face the local authority in terms of supporting the delivery of new homes. It was advised that there is a lack of larger homes and adaptable homes generally and land availability are the main challenges.

Neighbouring or adjacent Local Authority staff

- 7.29 The survey asked neighbouring local authorities what should be considered when setting future housing standards, such as accessibility, size and quality for new housing in the District. Tonbridge & Malling Borough Council advised that local evidence is important and that this includes evidence on the profile of the population and how this is projected to change. Understanding the proportion of the local population that is elderly is important for determining accessibility standards and the types of homes that may be needed. The preparation of local design codes can help achieve quality developments, respecting the local vernacular.
- 7.30 The survey asked neighbouring authorities if there were any significant housing developments near to the boundary of the Sevenoaks District area.
- 7.31 Tandridge District Council advised that they have submitted their Local Plan in January 2019. The Local Plan 2033 includes housing allocations across Tier 1 (Urban) and Tier 2 (Semi-Rural Service) settlements. Those proposed nearest to the boundary with Sevenoaks are as follows:
- HSG12 Land at The Old cottage, Station Road, Lingfield (60 units)
 - HSG13 Land West of Red Lane, Hurst Green (60 units)
 - HSG14 Warren Lane Depot, Hurst Green (50 units)
- 7.32 However, Tandridge do not envision that development in these areas would make a significant impact on Sevenoaks.
- 7.33 Tandridge Local Plan 2033 also includes a proposal for South Godstone Garden Community. This proposal is located towards the centre of the district and proposes 4,000 homes with additional provision of a school and health facility, road upgrades and other community facilities. The Garden Community proposal would be developed through the preparation of an Area Action Plan (AAP) and will be in accordance with the same procedural and legislative requirements as Our Local Plan has been.
- 7.34 Tonbridge & Malling Borough Council advised that their draft Local Plan includes a strategic site allocation at Borough Green. This is known as Borough Green Gardens and is allocated, in total, for 3,000 units. This forms part of Homes England's Garden Communities Programme. TMBC has recently commenced a process of review, refresh and resubmission of the Local Plan which means that this site remains in the Green Belt for the time-being. The starting point of this review and refresh process is the identification of evidence that needs to be gathered to inform plan-making.
- 7.35 The survey also asked neighbouring authorities whether there were any cross boundary issues that needed to be addressed/considered.
- 7.36 Dartford Council advised:
- The towns/ growth areas of Central Dartford (DBC) and Swanley (SDC) are located at a distance of 7km from each other and are linked by a regular bus service, though they are separated by strong Green Belt. The rural settlements of Longfield (DBC) and Hartley (SDC) adjoin each other

but are both surrounded by Green Belt and are not earmarked for major development.

- Using data from 2017, the Dartford and Ebbsfleet Housing Needs Assessment 2019 indicates that Sevenoaks District was the fourth most common place for people from Dartford Borough to migrate to, after Bexley, Gravesham and Medway. People also moved from Sevenoaks District to Dartford Borough but a greater number of people migrated from south east London Boroughs and Gravesham.

7.37 Tonbridge & Malling Borough Council advised:

- Cross-boundary issues need to be identified from the evidence that informs plan-making. Given that both TMBC and Sevenoaks District Council are at the very beginning stages of the review of their respective Local Plans, it is too early to say what the specific cross-boundary issues are. TMBC recognises that the western half of its borough - which lies wholly within the Green Belt except for the defined settlements that are not washed over by the designation - is within the same Housing Market Area (HMA) that covers much of Sevenoaks District. Equally, TMBC recognises that it faces a challenging housing need figure that its planmaking needs to address.

7.38 Stakeholders were asked if there were any significant infrastructure developments near to the boundary of the Sevenoaks District area.

7.39 Tandridge District Council advised the following:

- The capacity of Junction 6 of the M25 is therefore an issue in the medium/longer term.
- Tandridge is keen to work with Sevenoaks in relation to both highways and the railway. With regards to highway infrastructure, and in line with the Statement of Common Ground, Tandridge is committed to keeping Sevenoaks informed of any changes to highways improvements, liaising on this matter at all levels and working with Sevenoaks to ensure highway improvements are secured in a timely fashion, including acquiring the necessary funding.
- In terms of rail improvements, as Sevenoaks are aware, the Tandridge Local Plan is pursuing a Garden Community at South Godstone. This new community lies on the Tonbridge to Redhill line which goes via Edenbridge. As such, Tandridge will continue working with Sevenoaks to understand the whole line opportunities for rail network improvements and to assist each other in mitigating the impacts of allocated developments as far as is practicably possible and for our mutual benefit.

7.40 Tonbridge & Malling Borough Council advised that the proposed housing allocation at Borough Green includes the requirement for a relief road. This would relieve the centre of Borough Green of traffic, particularly the stretch of the A25 from the Dark Hill Road roundabout in the west to the junction with the A20 in the east. However, it should be noted that the

Council has just commenced a review and refresh process which means this allocation remains in the Green Belt for the time-being.

- 7.41 The survey also asked neighbouring authorities whether they were able to meet the additional housing needs of the Sevenoaks District area within their Local Authority area. Dartford Borough Council advised it is not considered that there are very strong housing market connections between Sevenoaks District and Dartford Borough. This is a matter for ongoing duty to co-operate discussions and an amended Statement of Common Ground between the two authorities.
- 7.42 Tandridge District Council advised that Tandridge is unable to meet its own Objectively Assessed Need over the 20-year period to 2033 and the submitted Local Plan confirms this with a slight deviation from the housing delivery target set. As such Tandridge remains unable to assist Sevenoaks in meeting any unmet need but remains committed to continuing to work with Sevenoaks throughout our respective plan-making processes and during review periods, as is needed.
- 7.43 London Borough of Bexley advised that they only been able to identify enough land to meet its own housing requirements. There is not sufficient availability of land within the borough at this time to help meet the needs of other authorities.
- 7.44 Tonbridge & Malling Borough Council (TMBC) advised that given that both Sevenoaks District Council and TMBC have just commenced reviews their respective Local Plans, it is too early to say. TMBC is mindful that Sevenoaks DC needs to update the evidence base for its own Local Plan. Only when this evidence gathering is complete and the outputs have been read in the light of national policy and practice guidance, as well as legal judgements on matters including exceptional circumstances for making changes to the Green Belt, will Sevenoaks District Council be able to determine if it can/cannot meet its assessed needs for housing in full. The same applies to TMBC. Up until this point, it would be premature to speculate about whether unmet need would/would not be generated in either Sevenoaks District or Tonbridge & Malling Borough.

Summary

- 7.45 From all of the challenges facing the Sevenoaks District area housing market, stakeholders were asked what the key priorities are for themselves or their organisation. The key priorities identified for are detailed below:
- Due to the high numbers of people in temporary accommodation and on the Housing Register, and the very small numbers of available homes each year, the Council needs to look at establishing a Private Sector lettings scheme to see what can be done to make it more attractive for Landlords to work with the Council.
 - The Council needs to review the Housing Strategy and Allocations Policy to ensure that the few homes that are available are allocated to those with the very highest needs.

- Identifying sites that may come forward as part of a Green Belt release.
- Medium size (under 200 units) house developments in suitable, urban fringe locations, would be delivered far faster, and are likely far more sustainable, than the previous approach of large, strategic allocations based on 'hope'.
- Ensuring the Council is realistic in how they are to deliver sustainable housing within the district. Smaller sites represent decent sustainable development which should be promoted.
- The preparation of a new Local Plan will encourage sustainable housing proposals to come forward to support the delivery of new homes within the district.
- Complete the necessary technical reports and work with the Council to try and secure a draft allocation in the plan and be ready to bring the site forward, at the earliest opportunity.
- Affordable private rented sector accommodation available for clients owed a homeless.
- Available temporary/emergency accommodation in the district for homeless household owed a homeless duty.
- Managing the demand for housing whilst the pressure is placed on the housing advice & housing register functions at SDC - maintaining staffing resources, projected costings for emergency accommodation, digital channel shifting from all of the housing services in order to manage the demand on the housing service.
- Updated housing strategy followed by homelessness strategy and housing register policy.

Appendix A: Views of selling and lettings agent

A.1 The following information was obtained during the summer of 2021

Sevenoaks

- A.2 House prices in Sevenoaks have seen a steady increase over the past 5 years with some properties increasing by £100k in value. Detached properties in this area are of high value with the average price over £1m, and this has remained the case for the past 5 years. In September 2021, there were 166 properties up for sale in Sevenoaks. There was a wide range of available properties for sale including a 10 bed detached for £10m, a 7 bed property for £2.9m, 5 bed detached properties starting from £2.5m, 4 bed houses from £1.4m, 3 bed properties from £824k, 2 bed houses from £525k, 2 bed flats from £795k and 1 bed flats from £365k. In terms of properties to rent there were 43 in Sevenoaks. The properties for rent included 4 bed detached homes from £3,750pm, 3 bed houses from £1,700pm, 2 bed apartments for £1,350pm and 1 bed apartments for £1,250pm.
- A.3 The majority of the agents who were advertising properties in this area were from Sevenoaks and there are 16 active agents in the area: Andrews, Cavendish, Hamptons, Helen Breeze, Humberts, Ibbett Mosely, Jackson Stops, John Kingston, Kings, Knight Frank, Langford Roe O'Neill, Leaders Lettings, Maison, Rafferty & Pickford, Savills and Strutt & Paker.
- A.4 After speaking to three agents they confirmed that Sevenoaks is the most popular area to live within the Sevenoaks District due to the housing, retail and leisure facilities on offer. Agents advised that Sevenoaks is also very popular for those commuters working in London, due to the excellent motorway and train links that enable workers to be in the centre of London within 30 minutes. However agents did note that this wasn't as important as it was 18 months ago due to there now being a large number of home workers due to the pandemic who are not required to go into the office daily.
- A.5 Agents advised that Sevenoaks is a buoyant market and the general feeling from all agents was that it is a pleasant place to live, however there has been an ongoing lack of homes coming to the market which has helped maintain an upward pressure on the house values and made the area unaffordable for some.
- A.6 Sevenoaks is a very popular area particularly for those affluent families as the majority of properties on offer are expensive high value 3, 4 and 5 bed houses, with an average house price of £650k. The high values have pushed some families to other areas, however agents advised that most households have benefited from the increase in house prices, resulting in a large amount of equity that has enabled households to comfortably downsize or move up the property ladder to a larger property. Agents advised that family houses with a garden and parking prove the most popular particularly those 1 mile of Sevenoaks town centre and the train station, in terms of saleability. The Bradbourne Lakes area was noted to remain very popular,

with one agent advising that several clients will only look at listings in this area only.

- A.7 On average properties sell in around 15 days and agents advised that there is on average between 5 and 10 viewings on one single property with offers made in excess of the asking price, which is also pushing up the house prices. The larger 3, 4 and 5 bed properties sell quicker than the smaller 1 and 2 beds and one agent advised that it took 90 days to sell a recent 1 bed property in the area.
- A.8 Agents mentioned that the area has seen a number of new build developments which have been popular. Recent developments have been completed by Berkeley and McCulloch, however agents advised that the majority of new builds in the area have been individual re-purposed large high value dwellings built on already existing plots that have either been demolished or extended. Agents advise that new build schemes offering incentives including the Help to Buy product were more popular than those not offering this scheme.
- A.9 Several agents felt that affordable housing would be popular in the area but advised that very few of their clients have enquired about this type of tenure. It was acknowledged that the area is high value and therefore unaffordable but questioned the feasibility of providing affordable homes in settlements with good commuter links to London.
- A.10 Agents advised that the rental market is also very popular, however the majority of people prefer to buy rather than rent. Agents advised that they have had a number of renters moving from the centre of London to Sevenoaks due to its suburban location and larger properties on offer but have rented initially to determine the area they wish to settle. These renters have moved recently due to the pandemic and not needing to be located as close to the office due to home working.

Swanley

- A.11 House prices in Swanley have seen a steady increase over the past 5 years with some properties increasing by £80k in value. In September 2021, there were 62 properties up for sale in Swanley. There was a wide range of available properties for sale including a 7 bed detached for £2.5m, 5 bed detached properties starting from £839k, 4 bed houses from £750k, 3 bed properties from £650k, 2 bed properties from £450k, and 1 bed properties from £230k.
- A.12 In terms of properties to rent there were 4 in Swanley. The properties for rent included 1 x 3 bed house for £2,000pm, 1 x 3 bed terraced for £1,400pm, 1 x 2 bed apartment for £1,050pm and 1 x 1 bed flat for £900pm.
- A.13 The majority of the agents who were advertising properties in this area were from Swanley and Sevenoaks and there are 6 active agents in Swanley: Acorn, Brookbanks, Kings, Mann, Robinson and Your Move.
- A.14 After speaking to one of the agents they confirmed that Swanley is a very popular area for families and young couples, as the majority of properties on offer are 2 and 3 bed houses. Agents confirmed that the residential

housing is a mix of private housing with social housing on two main estates at St Mary's and White Oak largely provided by West Kent Housing Association. Agents advised that the ex-social housing units are extremely popular due to being more affordable and a reasonable size for a first time buyer.

- A.15 On average properties sell in around 19 days and agents advised that there is on average between 10-15 viewings on one single property. The 2 and 3 bed properties sell quicker than the smaller 1 and 4 beds and one agent advised that it took 5 months to sell a recent 1 bed property in the area due to this size of property being in low demand.
- A.16 Swanley is also even more popular for commuters due to links to the M25 and the area being on a direct rail link into central London taking under 30 minutes. However agents did note that this wasn't as important as it was 18 months ago due to there now being a large number of home workers due to the pandemic who are not required to go into the office.
- A.17 Agents mentioned the town centre regeneration underway in Swanley which will increase the number of residential units into the town as well as providing additional community and retail facilities. Agents added that the regeneration is very much welcomed, will be a huge asset to the local residents, and has been a long time coming for the town.
- A.18 Agents mentioned that the area has seen a few new build developments which have been popular, particularly the Persimmon development due to Help to Buy being on offer. Agents mentioned a couple of schemes that they were aware of in the area that are in the pipeline including a new retirement scheme just outside of the town centre, offering 1 and 2 bed apartments from early next year.
- A.19 Agents advised that the rental market is also popular, however there is a general shortage of properties for rent in the area and most people end up buying due to the lack of choice.

Edenbridge

- A.20 House prices in Edenbridge have seen a steady increase over the past 5 years with some properties increasing by £50k in value. In September 2021, there were 85 properties up for sale in Edenbridge including 5 bed properties from £1.7m, 4 bed properties starting from £900k, 3 bed properties from £595k, 2 bed properties from £395k and 1 bed properties for £240k. In terms of properties to rent there was 1 available, a 4 bed house for £1,600pm.
- A.21 The majority of the agents who were advertising properties in this area were from Edenbridge or Sevenoaks. There were 5 active agents in Edenbridge: Alexander James, EDEN, LeGrys, Platform and The Bridge.
- A.22 After speaking to one of the agents they confirmed that Edenbridge is a popular area for couples, families and older people due to the wide range of properties on offer including large 4 and 5 bed family homes, 2 bed bungalows and 1 and 2 bed apartments.

- A.23 On average properties sell in around 14 days and agents advised that there is on average between 5-10 viewings on one single property. The 2 and 3 bed properties sell quicker than the smaller 1 beds and one agent advised that recently a 4 bed only took 2 days to sell, which is the quickest the agent has found in over a decade, proving that the area is extremely buoyant.
- A.24 Edenbridge isn't as popular as other areas in the District for commuters due to the trains from Edenbridge arriving at Victoria rather than London Bridge station. However agents did note that this wasn't as important as it was 18 months ago due to there now being a large number of home workers due to the pandemic who are not required to go into the office as often.
- A.25 Agents mentioned that the area has seen a few new build developments which have been popular, particularly the Bellway development which has recently completed and provides the 'Help to Buy' initiative. The Bellway scheme has also been more popular than other developments as it has provided a range of property types and sizes including 1 and 2 bed apartments and 2, 3, 4 and 5 bed houses. Agents mentioned that new build developments recently have only provided larger family homes (4 and 5 beds) so this development has proven more popular due to the choice on offer.
- A.26 Agents advised that the rental market is also popular, however there is a general shortage of properties for rent in the area and most people end up buying due to the lack of choice.

West Kingsdown

- A.27 House prices in West Kingsdown, an example of a more rural area within the District, have remained stagnant over the past 5 years with the average detached property priced at £525k and remained the same over this period. In September 2021, there were 23 properties up for sale in the area including 5 bed properties starting from £1.4m, 4 bed properties starting from £1m, 3 bed properties from £950k, 2 bed properties from £345k and a 1 bed park home for £110k.
- A.28 In terms of properties to rent there were 2 in West Kingsdown, a 3 bed detached house for £4,000pm and a 3 bed bungalow for £1,500pm.
- A.29 The majority of the agents who were advertising properties in this area were from outside of West Kingsdown in Sevenoaks or Maidstone. There is one active agent in West Kingsdown: Wards.
- A.30 After speaking to the one of the neighbouring agents they confirmed that West Kingsdown is a popular rural part of the Sevenoaks District area. The rural location is popular for those families and couples wanting to live area in a village surrounded by countryside. The majority of the properties in this area are detached houses or cottages and there hasn't been any recent new build development in the area, but properties that do come up for sale sell quickly and the housing market is buoyant, particularly recently due to the pandemic and families wanted more space in a rural setting. West Kingsdown isn't as popular as other areas in the District for commuters due

to not having a station in the village. Agents mentioned that this area has a number of park home developments which are popular for older people who have retired and wanted to release equity from the previous homes. Agents advised that the rental market is also popular, however there is a general shortage of properties for rent in the area.

Appendix B: Affordable housing need and affordable tenure calculations

Introduction

- B.1 Identifying the scale of affordable housing need is a key consideration of planning practice guidance. This is a separate calculation to the overall housing need figure derived using the standard method and set out in PPG paragraphs 18 (Reference ID: 2a-018-20190220) to 24 (Reference ID: 2a-024-20190220). The affordable housing need analysis helps to establish the overall scale of affordable housing need by location, type, size and tenure and whether the council should plan for more dwellings to help meet the need for affordable housing.
- B.2 PPG states that ‘all households whose needs are not met by the market can be considered in affordable housing need (PPG Paragraph: 018 Reference ID: 2a-018-20190220). PPG then considers how affordable housing need should be calculated:
- ‘Strategic policy-makers will need to estimate the current number of households and projected number of households who lack their own housing or who cannot afford to meet their housing needs in the market. This should involve working with colleagues in their relevant authority (e.g. housing, health and social care departments).’ (PPG Paragraph: 019 Reference ID: 2a-019-20190220).
- B.3 The PPG focuses on the use of existing (secondary data).
- B.4 There are four broad components to the needs assessment method. These have remained relatively unchanged through the different guidance issued by government and focus on:
- Step A. Existing households in need (current unmet gross need).
 - Step B. Future households in need.
 - Step C. Affordable supply.
 - Step D. Annual need for affordable housing.
- B.5 To be consistent with the standard method for calculating overall housing need, the affordable housing need is annualised over a ten-year period.

Affordability assumptions

- B.6 As part of the affordable needs assessment, the extent to which households in need cannot afford open market prices or rents is considered. PPG does not specify what household income should be spent for a property to be affordable although does state the ‘need to identify the minimum household income required to access lower quartile (entry level) market housing’ (PPG Paragraph 021 Reference ID 2a-021-20190220). The last guidance to consider affordable prices/rents was published in the 2007 (DCLG Strategic Housing Market Assessments Practice Guidance Version 2 August 2007), which stated that gross household incomes should be used to assess affordability and:

- a household can be considered able to afford to buy a home if it costs 3.5x the gross income of a single earner or 2.9x the gross income for dual-income households; and
 - a household can be considered able to afford market renting where the rent payable was up to 25% of gross household income.
- B.7 The former guidance did note that local circumstances could justify higher figures being used for affordable renting and that allowances should be made for access to capital that could be used towards the cost of home ownership. Mortgage lending practices would suggest that 4.75x a single or joint income could be considered. As an example, this is the maximum single or joint household income multiple currently offered by First Direct. For Sevenoaks, 35% of income is considered by the council to be affordable.
- B.8 Based on this data, the principle assumption considered by arc4 with reference to affordability is:
- for buying up to 3.5x gross household income; and
 - for renting up to 35% gross household income.

Step A: Current unmet gross need

- B.9 PPG Paragraph: 020 Reference ID: 2a-021-20190220 states that ‘strategic policy-making authorities can establish the unmet (gross) need for affordable housing by assessing past trends and current estimates of:
- the number of homeless households;
 - the number of those in priority need who are currently housed in temporary accommodation;
 - the number of households in over-crowded housing;
 - the number of concealed households;
 - the number of existing affordable housing tenants in need (i.e. householders currently housed in unsuitable dwellings); and
 - the number of households from other tenures in need and those that cannot afford their own homes, either to rent or to own if that is their aspiration.’
- B.10 PPG notes that care should be taken to avoid double-counting and to only include those households who cannot afford to access suitable housing in the market. Table B.1. Sets out the overall scale of current need before affordability of market housing is considered.

Table B.1 - Current gross unmet need (before affordability testing)

Reason for need	Total in need	Comment	Source
A1 Homeless households	145	Number of households identified as homeless 2019/20	MHCLG Live tables
A2 Priority need / temporary accommodation	348	Households identified as threatened with homelessness in 2019/20 plus households living in temporary accommodation (based on quarterly average) in 2019/20	MHCLG Live tables
A3 Overcrowded	1,159	2011 Census data households	2011 Census LC4108EW
A4 Concealed household	420	Census definition refers to couples and lone parents living within another family unit.	2011 Census LC1110EW
A5 Existing affordable tenants in need	356		Housing register
A6 Other tenures in need	203		Housing register
A7 Sum of households in A3 to A6 with one or more needs	2,138	Sum of A3 to A6 BOLD figures	
A8 Total in A7 adjusted to remove any double counting	2,138	This is the total number of households with one or more needs	
A9. All households in need (A1+A2+A8)	2,631	Represents 3.8% of all households.	

Note table subject to rounding

Further Notes to Table B.1:

A3. Overcrowding

- B.11 The extent to which households are overcrowded is measured using the 'bedroom standard'. This allocates a standard number of bedrooms to each household in accordance with its age/sex/marital status composition. A separate bedroom is allocated to each married couple, any other person aged 21 or over, each pair of adolescents aged 10-20 of the same sex and each pair of children under 10. Any unpaired person aged 10-20 is paired if possible, with a child under 10 of the same sex, or, if that is not possible, is given a separate bedroom, as is any unpaired child under 10. This standard is then compared with the actual number of bedrooms (including bedsits) available for the sole use of the household.
- B.12 Note: the model has used overcrowding and concealed households data from the 2011 Census.

A4. Concealed households

B.13 The number of couples and lone parents living within a household.

A5. Existing affordable tenants in need and A6. Other tenures in need

1.1 This is based on housing register evidence. The specific reasons for being in housing need are not stated but it is assumed to include the following range of needs: under notice, real threat of notice or lease coming to an end; too expensive; too difficult to maintain; sharing facilities; unsuitable due to age/mobility impairment; lacking facilities; major disrepair; harassment/threat of harassment from neighbours.

A7 and A8. Sum of households

B.14 A7 is the sum of households who are overcrowded, concealed, are existing tenants in need or other tenures in need. A8 adjusts this total to remove double counting to give a figure for the total number of households with one or more housing need. This final figure takes account of any duplicates (so if the household is overcrowded and has another need, it is only counted once as a household in need).

Affordability of open market options

B.15 There is some household income data on the housing register but because of missing information it is not possible to test the affordability of open market options. However, it can be assumed that homeless and those in priority need/temporary accommodation cannot afford open market options. For other households on the housing register, available income data would suggest that few households could afford open market solutions. For completeness, open market prices are summarised in Table B.2.

Table B.2 - Lower quartile prices and rents by placemaking area

Place making area	Lower Quartile Price 2020	Lower Quartile private rent 2020
Darent Valley	£388,750	£1,172
North East	£267,250	£975
North West	£300,000	£901
Sevenoaks Urban Area and Surrounds	£381,500	£1,049
South	£319,995	£901
Upper Darent Corridor	£365,000	£1,049
Sevenoaks	£317,500	£1,001

B.16 Analysis concludes that 2,631 households across Sevenoaks District are in housing need and cannot afford to buy or rent at lower quartile market prices (Table B.3).

Table B.3 - Affordability of open market housing for households in need

Needs groups	Number of households	% cannot afford to buy or rent	Number cannot afford to buy or rent
Sum of A1 and A2 households	493	100%	493
Sum of households in A3 to A6 with one or more needs	2,138	100%	2,138
Total cannot afford to buy or rent			2,631

Step B: Future households in need

B.17 PPG Paragraph 021 Reference ID: 2a-021029190220 states that ‘projections of affordable housing need will have to reflect new household formation, the proportion of newly-forming households unable to buy or rent in the market area, and an estimate of the number of existing households falling into need. The process will need to identify the minimum household income required to access lower quartile (entry level) market housing. It can then assess what proportion of newly-forming households will be unable to access market housing.’

New household formation

- B.18 The most useful data sources for assessing the level of new household formation and referenced in PPG are:
- MHCLG/ONS household projections, from which an annual net increase in households can be derived; and
 - the English Housing Survey, from which a national gross household formation rate can be derived.
- B.19 Table B.4 presents a summary of data used to establish a view on household formation.
- B.20 Based on the requirements of PPG, the gross formation rate used in analysis is 762. This is the household formation rate derived from the 2014-based MHCLG household projections used in the standard method for calculating overall housing need. Through the standard method of calculating need, allowance is made for increasing the level of housing delivery to support household formation through the affordability adjustment.

Table B.4 - Net and gross household formation 2021-2031

Calculation	Annual household formation	Notes	Source
A. MHCLG 2014-based household projections	511	5,106 NET increase between 2021 and 2031	MHCLG 2014-based household projections
B. ONS 2018-based household projections	316	3,156 NET increase between 2021 and 2031	ONS 2018-based household projections
C. Average gross household formation rate based on applying national rate to total households over the period 2021-2031 (2014-based projections)	782	Gross household formation rate of 1.435%	English Housing Survey 3- year average 2017/18 to 2019/20
D. Average gross household formation rate based on applying national rate to total households over the period 2021-2031 (2018-based projections)	743	Gross household formation rate of 1.439%	English Housing Survey 3 year average 2017/18 to 2019/20
E. Blended rate of gross household formation (C, D)	762		

New households likely to be in affordable housing need

- B.21 Analysis of the incomes of households who have formed in the past 5 years using the 2017 HNS concludes that 72.2% could not afford buying or renting lower quartile (entry level) properties. Based on a gross formation rate of 762, 551 new households each year are estimated to be in affordable housing need.

Existing households expected to fall into need

- B.22 Existing households falling into need will be part of the overall housing register need. As this cannot be disaggregated, it is assumed that some of the need in Table B.1 Row A7 is from existing households falling into need.

Total newly arising affordable housing need (gross per year)

B.23 Total newly arising need is therefore 551 each year as summarised in Table TB.5.

Table B.5 - Total newly-arising affordable housing need

Need	Percentage	Number
A. Number of newly-forming households		763
B. Proportion unable to afford market housing	72.2%	551
C. Existing households falling into need		Included in Table B.1 A7
Total newly arising affordable need (B+C)		551

B.24 An estimated 291 newly-forming households are on the housing register. The model assumes a higher number which provides an allowance for those newly-forming households who are not on the housing register.

Step C: Affordable housing supply

B.25 PPG notes that ‘there will be a current supply of housing stock that can be used to accommodate households in affordable housing need as well as future supply’ (PPG Paragraph 022 Reference ID: 2a-022-20190220). There are five aspects to affordable supply to be considered as set out in Table B.6.

Table B.6 - Affordable housing supply

Source of supply/stock loss	Data source	Data
The number of affordable dwellings that are going to be vacated by occupiers that are fit for use by other households in need	CORE lettings data over most recent 3-year period	Annual average of 213 general needs affordable dwellings have been let 2017/18 to 2019/20
Suitable surplus stock (vacant properties)	MHCLG vacant dwelling statistics	69 Housing Association dwellings reported as vacant in 2020 or 1.1% of total affordable stock (this excludes those not available for letting). This is below transactional rate of around 2% to allow movement in stock so no suitable surplus stock available
The committed supply of new net affordable homes at the point of assessment (number and size)	MHCLG Live Table 1011C Affordable Housing Supply statistics and council data	Total of 406 completions 2018/19 to 2020/21 (165 social rented and 241 affordable home ownership). Annual average of 135. Latest pipeline data indicates 201 affordable dwellings (or around 100 each year if all completed in next 2 years. Model assumes past 3 year average of 135 annual affordable dwellings are delivered.
Supply of affordable home ownership through <u>resale</u>	SDR data return and assumption that 5% resold each year	Total of 855 AHO properties and 43 resales each year estimated
Units taken out of management	Local authority data	None identified
Total annual supply	Calculation	213 lettings + 0 vacant + 135 annual newbuild - 0 units taken out of management + 43 AHO sales = 391

Note: stock losses through right to buy are not referenced in PPG and not included in this table. Any losses through right to buy would increase the shortfall.

B.26 Overall, the model assumes a total annual affordable housing stock supply of 391 dwellings.

Step D: Total annual need and breakdown by size, type and tenure

- B.27 Table B.7 summarises the total annual need for affordable housing across Sevenoaks District which establishes a gross annual need of 814 and after taking into account supply, a net need of 423 affordable dwellings each year.

Table B.7 - Gross and net annual affordable need

Stage	Factor	Number	Data source/assumption
A1	Current gross unmet need (before affordability test)	2,631	Table B.1 row A9
A2	Current gross unmet need (after affordability test)	2,631	Table B.3
A3	Annualised need	263	Assume unmet need is cleared over a 10-year period for consistency with standard method calculation
B	Newly-arising annual need	551	Table B.5
TGN	Total gross need	814	A3+B
C	Affordable annual housing supply	391	Table B.6
	Total annual net need	423	TGN - C

Note: Table subject to rounding errors

- B.28 The latest 2019/20 Local Authority Housing Statistics and 2021 housing register provide information on the dwelling need by number of bedrooms. The need from the 2021 housing register is based on household structure and the figures represent a minimum bedroom need. Both data sources indicate that a majority of need is for 1 and 2 bedroom dwellings (Table B.8).

Table B.8 - Affordable need by number of bedrooms

Number of bedrooms	Housing register need reported in LAHS 2019/20		Housing register July 2021 (all applicants) - minimum need	
	Number	%	Number	%
1 bedroom	309	47.2	372	41.7
2 bedrooms	215	32.8	326	36.5
3 bedrooms	95	14.5	140	15.7
more than 3 bedrooms	36	5.5	54	6.1
Total	655	100.0	892	100.0

Comparison of current housing stock and current/future needs

B.29 PPG states that ‘strategic policy-making authorities will need to look at the current stock of houses of different sizes and assess whether these match current and future needs.’ (PPG Paragraph 023 Reference ID: 2a-023-20190220). Table B.9 sets out this comparison and shows the greatest shortfalls are for 1 bedroom dwellings, with some need for 2 and 4 bedroom dwellings but a sufficient supply of 3 bedroom dwellings relative to need.

Table B.9 - Comparison between current affordable supply and annual gross need

Number of bedrooms	Current affordable stock	Annual gross need %	Variance %
1-bedroom	31.1	41.6	10.5
2-bedroom	32.6	36.7	4.1
3-bedroom	34.2	15.6	-18.6
4 or more -bedroom	2.1	6.1	6.1
Total	100.0	100.0	

Source: 2020 SDR ; 2021 housing register

Need by sub-area

B.30 Affordable need by age group, number of bedrooms and placemaking area is shown in Table B.10. This is based on the minimum bedroom need based on the housing register and where the applicant is currently living. Material from the housing register has been used to inform the overall housing need figure which also takes into account assumptions regarding supply.

Table B.10 - Summary of bedroom need by age group and placemaking area

Age group	Bedrooms Needed	Current Placemaking Area						
		Darent Valley	North East	North West	Sevenoaks Urban Area	South	Upper Darent Corridor	Sevenoaks
Under 65	1	17.2	32.0	26.3	34.2	28.6	20.7	32.4
	2	39.7	33.3	34.9	30.7	41.0	41.4	33.1
	3	15.5	14.7	17.3	16.4	13.3	10.3	14.8
	4	5.2	2.7	7.8	4.4	6.7	13.8	2.1
	5	0.0	0.0	0.4	0.4	1.9	0.0	0.7
65 and over	1	19.0	14.7	11.0	12.9	7.6	10.3	14.1
	2	3.4	2.7	2.4	0.9	1.0	3.4	2.8
	3	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	4	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0
All age groups	1	36.2	46.7	37.3	47.1	36.2	31.0	46.5
	2	43.1	36.0	37.3	31.6	41.9	44.8	35.9
	3	15.5	14.7	17.3	16.4	13.3	10.3	14.8
	4	5.2	2.7	7.8	4.4	6.7	13.8	2.1
	5	0.0	0.0	0.4	0.4	1.9	0.0	0.7
	Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0
	Base	58	75	255	225	105	29	889

Base: 889 households on the housing register

First Homes and affordable tenure split

Overview

- B.31 This section considers overall affordable tenure split and the impact of First Homes on the delivery of affordable housing across Sevenoaks District. [Planning Practice Guidance \(PPG\)](#) issued in May 2021 provided further detail on First Homes and their implementation.
- B.32 Key points are:
- First Homes are a discounted market sale housing and should be considered to meet the definition of ‘affordable housing’ for planning purposes.
 - They must be discounted by a minimum of 30% against market value after the discount has been applied, the first sale must be at a price no higher than £250,000 outside London.
 - They must be sold to people meeting eligibility criteria which includes first-time buyers and household incomes should not exceed £80,000.
 - The discount is passed onto each subsequent purchaser.
 - First Homes are the government’s preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers.

First Home products in the Sevenoaks District context

- B.33 Table B.11 sets out the cost of First Homes based on 30%, 40% and 50% discount by ward using 2020 house prices. Table B.12 shows the actual incomes and the relative affordability of First Home options.
- B.34 The overall Sevenoaks District-wide income required for a 50% discounted First Home is around £54,683 which compares with £109,286 for a median priced open market property.
- B.35 An affordability comparison based on lower quartile and median ONS Annual Survey of Hours and Earnings (ASHE) data shows that First Homes are more appropriate for median earners. It is recommended that a district-wide cap of £250,000 is adopted with a 50% price discount to maximise the affordability of the First Home product.

Table B.11 - Indicative First Home prices

Place Making Area	2020 house price		Indicative First Home Prices (discount to median price)		
	LQ	Median	First Homes (30% discount)	First Homes (40% discount)	First Homes (50% discount)
Darent Valley	£388,750	£587,500	£411,250	£352,500	£293,750
North East	£267,250	£340,000	£238,000	£204,000	£170,000
North West	£300,000	£362,000	£253,400	£217,200	£181,000
Sevenoaks urban area and surrounds	£381,500	£542,000	£379,400	£325,200	£271,000
South	£319,995	£443,750	£310,625	£266,250	£221,875
Upper Darent corridor	£365,000	£520,000	£364,000	£312,000	£260,000
Sevenoaks District	£317,500	£425,000	£297,500	£255,000	£212,500
First Homes not viable as exceeded £250k price after discounts applied					

Table B.12 - Income required for First Homes to be affordable

Place Making Area	2020 house price		Indicative First Home Prices (discount to median price)		
	LQ	Median	First Homes (30% discount)	First Homes (40% discount)	First Homes (50% discount)
Darent Valley	£99,964	£151,071	£105,750	£90,643	£75,536
North East	£68,721	£87,429	£61,200	£52,457	£43,714
North West	£77,143	£93,086	£65,160	£55,851	£46,543
Sevenoaks urban area and surrounds	£98,100	£139,371	£97,560	£83,623	£69,686
South	£82,284	£114,107	£79,875	£68,464	£57,054
Upper Darent corridor	£93,857	£133,714	£93,600	£80,229	£66,857
Sevenoaks District	£81,643	£109,286	£76,500	£65,571	£54,643
First Homes not viable as exceeds £80k income					

Table B.13 - Comparison of earnings to market prices and First Homes at alternative discounts

Place Making Area	Ratio of 2020 market prices to earnings		Ratio of First Home prices at alternative discounts to lower quartile and median earnings					
	LQ	Median	First Homes (30% discount)		First Homes (40% discount)		First Homes (50% discount)	
			LQ	Median	LQ	Median	LQ	Median
Darent Valley	16.9	16.7	17.9	11.7	15.3	10.0	12.8	8.3
North East	11.6	9.5	10.3	6.7	8.9	5.8	7.4	4.8
North West	13.0	19.6	11.0	7.2	9.4	6.2	7.9	5.1
Sevenoaks urban area and surrounds	16.6	5.8	16.5	10.8	14.1	9.2	11.8	7.7
South	13.9	10.3	13.5	8.8	11.6	7.5	9.6	6.3
Upper Darent corridor	15.9	11.4	15.8	10.3	13.6	8.8	11.3	7.4
Sevenoaks	13.8	7.3	12.9	8.4	11.1	7.2	9.2	6.0

Implications for affordable tenure split

- B.36 PPG sets out how First Homes should be addressed in local plans. Policies for First Homes should reflect the requirement that a minimum of 25% of all affordable housing units secured through developer contributions should be First Homes (Paragraph 013 Reference ID: 70-013-20210425). Then, PPG says ‘once a minimum of 25% of First Homes has been accounted for, social rent should be delivered in the same percentage as set out in the local plan. The remainder of the affordable housing tenures should be delivered in line with the proportions set out in the local plan policy (Paragraph 15 reference ID: 70-015-20210524).
- B.37 The adopted affordable planning policy (Core Strategy policy SP3) requires 65% rented and 35% intermediate tenure. This does not differentiate between social and affordable rent on the assumption that a range of rental options would come forward. Additional analysis has been prepared which specifies the need for social and affordable rent (Table B.14). This is based on available income data from the housing register.

Table B.14 - Breakdown of rented need into social and affordable rent

Type of rent	% on the housing register who could afford
Social Rent	75.8%
Affordable Rent	24.2%
Total	100.0

- B.38 A final tenure split is set out in Table B.15 and a detailed breakdown of the steps to derive this split are set out in Table B.16.

Table B.15 - Affordable tenure split

Social Rent	Affordable rent	Affordable home ownership/ Intermediate tenure	First Homes
58%	7%	10%	25%

Table B.16 - Overall tenure split calculation

Step 1	Total affordable %	Overall affordable	100				
Step 2			Affordable tenure split				First Homes
	This splits the 100% into 75% affordable tenures as stated in local plan/plan policy and 25% First Homes	Affordable/First Homes Split	75				25
Step 3		Current policy breakdown	Social Rent	Affordable Rent	Affordable Home Ownership	AR+AHO	
	The current affordable policy is set out here. This is total split by SR, AR and AHO EXCLUDING FH		57.608	18.392	24	42.392	
	At this point, need to recognise that SR need and FH is ringfenced		RINGFENCED				RINGFENCED
	RINGFENCED % Split		57.608				25
Step 4	This step calculates how the remaining units are apportioned. To this, we need to calculate two things. 1. Rebase the AR and AHO to 100%. 2. Work out the base figure which is applied to						
	1. This is the rebased AR and AHO split using 100% as a base			43.4	56.6		
	2. This is the remaining affordable tenure split which needs to be apportioned between AR and AHO. This is based on 100% - Social Rent Ringfenced - First Homes Ringfenced					17.392	
Step 5	Final affordable split is now set out		Social Rent	Affordable Rent	Affordable Home Ownership		First Homes
		Final position	57.608	7.5	9.8		25
	And then rounded to nearest whole number	Rounded %	58	7	10		25

Appendix C: Affordability of Build to Rent with 30% and 40% income to rent ratio

30% income to rent ratio

Placemaking area	Lower Quartile 2020	BtR premium assumed 15%	2021 Cameo gross household income per month	What is genuinely affordable at 30% of income	Discount needed to be applied to BtR premium to be genuinely affordable (30%)
Darent Valley	£1,172	£1,348	£2,917	£875	35.1%
North East	£975	£1,121	£2,917	£875	22.0%
North West	£901	£1,036	£2,083	£625	39.7%
Sevenoaks Urban Area and Surrounds	£1,049	£1,206	£2,917	£875	27.5%
South	£901	£1,036	£2,083	£625	39.7%
Upper Darent Corridor	£1,049	£1,206	£2,917	£875	27.5%
Sevenoaks District	£1,001	£1,151	£2,917	£875	24.0%
Placemaking area	Median 2020	BtR premium assumed 15%	2021 Cameo household income	What is genuinely affordable at 30% of income	Discount needed to be applied to BtR premium to be genuinely affordable (30%)
Darent Valley	£1,374	£1,580	£5,208	£1,563	1.1%
North East	£1,148	£1,320	£3,750	£1,125	14.8%
North West	£1,200	£1,380	£2,917	£875	36.6%
Sevenoaks Urban Area and Surrounds	£1,300	£1,495	£5,208	£1,563	-4.5%
South	£1,101	£1,266	£3,750	£1,125	11.1%
Upper Darent Corridor	£1,413	£1,625	£5,208	£1,563	3.8%
Sevenoaks District	£1,296	£1,490	£3,750	£1,125	24.5%
Placemaking area	Average 2020	BtR premium assumed 15%	2021 Cameo household income	What is genuinely affordable at 30% of income	Discount needed to be applied to BtR premium to be genuinely affordable (30%)
Darent Valley	£1,600	£1,840	£4,666	£1,400	23.9%
North East	£1,473	£1,694	£3,812	£1,144	32.5%
North West	£1,285	£1,478	£3,293	£988	33.1%
Sevenoaks Urban Area and Surrounds	£1,699	£1,953	£4,925	£1,477	24.4%
South	£1,393	£1,601	£4,312	£1,294	19.2%
Upper Darent Corridor	£1,764	£2,028	£4,806	£1,442	28.9%
Sevenoaks District	£1,598	£1,838	£4,308	£1,292	29.7%

40% income to rent ratio

Placemaking area	Lower Quartile 2020	BtR premium assumed 15%	2021 Cameo gross household income per month	What is genuinely affordable at 40% of income	Discount needed to be applied to BtR premium to be genuinely affordable (40%)
Darent Valley	£1,172	£1,348	£2,917	£1,167	13.4%
North East	£975	£1,121	£2,917	£1,167	-4.1%
North West	£901	£1,036	£2,083	£833	19.6%
Sevenoaks Urban Area and Surrounds	£1,049	£1,206	£2,917	£1,167	3.3%
South	£901	£1,036	£2,083	£833	19.6%
Upper Darent Corridor	£1,049	£1,206	£2,917	£1,167	3.3%
Sevenoaks District	£1,001	£1,151	£2,917	£1,167	-1.3%
Placemaking area	Median 2020	BtR premium assumed 15%	2021 Cameo gross household income per month	What is genuinely affordable at 40% of income	Discount needed to be applied to BtR premium to be genuinely affordable (40%)
Darent Valley	£1,374	£1,580	£5,208	£2,083	-31.8%
North East	£1,148	£1,320	£3,750	£1,500	-13.6%
North West	£1,200	£1,380	£2,917	£1,167	15.5%
Sevenoaks Urban Area and Surrounds	£1,300	£1,495	£5,208	£2,083	-39.4%
South	£1,101	£1,266	£3,750	£1,500	-18.5%
Upper Darent Corridor	£1,413	£1,625	£5,208	£2,083	-28.2%
Sevenoaks District	£1,296	£1,490	£3,750	£1,500	-0.6%
Placemaking area	Average 2020	BtR premium assumed 15%	2021 Cameo gross household income per month	What is genuinely affordable at 40% of income	Discount needed to be applied to BtR premium to be genuinely affordable (40%)
Darent Valley	£1,600	£1,840	£4,666	£1,866	-1.4%
North East	£1,473	£1,694	£3,812	£1,525	10.0%
North West	£1,285	£1,478	£3,293	£1,317	10.9%
Sevenoaks Urban Area and Surrounds	£1,699	£1,953	£4,925	£1,970	-0.8%
South	£1,393	£1,601	£4,312	£1,725	-7.7%
Upper Darent Corridor	£1,764	£2,028	£4,806	£1,923	5.2%
Sevenoaks District	£1,598	£1,838	£4,308	£1,723	6.2%

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