

Sevenoaks District

2017 Local Housing Needs Study

Sevenoaks District Council

Final Report
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Executive Summary

Introduction

The Sevenoaks District 2017 Local Housing Needs Study (Local HNS) provides the latest available evidence to help to shape the future planning and housing policies of the area. The study will help inform the production of the Council's Local Plan and Housing Strategy. It considers the affordable housing needs of households, the aspirations/expectations of those households moving in the market, and the need for particular types of dwelling by virtue of age or disability. This research provides an up-to-date analysis of the social, economic, housing and demographic situation across the area.

The 2017 Local HNS has comprised:

- A major Household Survey which was completed by 8,858 households, representing a 18.2% response rate;
- An online survey of key stakeholders;
- Interviews with estate and letting agents; and
- A review of existing (secondary) data.

The findings from the study provide an up-to-date, robust and defensible evidence base for policy development which supports Government's National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) requirements.

Housing market context

House prices

Median house prices in the Sevenoaks District have been consistently higher than those of the South East region, which have in turn tracked higher than those of England as a whole¹.

During 2015, median prices across Sevenoaks were £350,000 and lower quartile prices were £250,000².

Dwelling stock

This study assumes a total of 48,795 households and 49,667 dwellings in total in the Sevenoaks District³, with 872 vacant homes and an implied vacancy rate of 1.9%.

Overall, the 2016 Household Survey shows that:

- 76.5% of properties are houses, 14.1% are flats/maisonettes, 7.8% are bungalows and 1.7% are other property types (e.g. caravans);

¹ Land Registry Price Paid Data

² Land Registry Price Paid Data

³ 2016 Council Tax

- 9.7% have one bedroom/studio, 21.6% have two bedrooms, 35.6% have three bedrooms and 31.9% have four or more bedrooms;
- 17.7% of properties were built before 1919, a further 13.6% were built between 1919 and 1944, 22.4% between 1945 and 1964, 26.4% between 1965 and 1984, 12.8% between 1985 and 2004 and 7.1% have been built since 2005⁴; and
- 72.7% of properties are owner-occupied, 15.0% are affordable (social/affordable rented or shared ownership) and 12.3% are private rented (or tied accommodation).

Demographic drivers

The population of the Sevenoaks District is estimated to be 118,900 in 2015⁵ and this is projected to increase by 19.8% to 142,500 by 2039⁶. Over the next few decades, there will be a marked increase in the number and proportion of residents aged 65 and over which is expected to increase by 49.6% from 24,800 in 2015 to 37,100 in 2039⁷.

Economic drivers

The 2016 Household Survey found that, across the Sevenoaks District, 57.5% of Household Reference People are economically active and a further 32.5% are retired from work. The 2016 Household Survey identified that across the Sevenoaks District 27.8% of households receive less than £20,800 gross per year, 28.7% receive between £20,800 and £39,000 per year, 26.3% receive between £39,000 and £80,600 per year and 17.3% receive at least £80,600 per year

Affordable housing

Affordable housing need can be defined as *‘the quantity of housing required for households who are unable to access suitable housing without financial assistance’*⁸. A key element of the study is to explore the scale of housing need and the extent to which additional affordable housing is needed.

Affordable housing is defined as either social/affordable rented or intermediate housing which is provided and made available to eligible households (i.e. those who lack their own housing or live in unsuitable housing) who cannot afford to meet their needs through the market. Intermediate affordable housing is housing at prices and rents above those of social rents, but below market prices or rents.

The scale of affordable requirements has been assessed by taking into account the annual need from existing and newly-forming households within each sub-area and comparing this with the supply of affordable (social/affordable rent and intermediate tenure dwellings). The overall gross need for affordable housing is 782 dwellings each year. However, when the likely annual affordable supply is taken into account, the

⁴ ⁴ 2014 Valuation Office Agency dwelling age data reports the following proportions: pre-1919 26.2% of dwellings, 1914-44 16.4%, 1945-64 14.2%, 1965-82 22.1%, 1983-99 13.35, 2000 onwards 7.3%, unknown 0.6% with a base of 122,830 dwellings

⁵ ONS 2012-based Subnational Population Projections

⁶ ONS 2012-based Subnational Population Projections

⁷ ONS 2012-based Subnational Population Projections

⁸ CLG Estimating housing need 2010

overall net imbalance is 604 affordable dwellings each year⁹. In terms of the size of affordable dwellings required, the analysis indicates a need for 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. This is set out by placemaking area in Table ES1.

Table ES1 Net annual affordable housing imbalance by placemaking area, property size and designation 2016/17 to 2020/21

Placemaking area	General Needs		Older Person		TOTAL	% by area
	1/2 Bed	3+ Bed	1 Bed	2+ Bed		
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 District Total	463	62	71	8	604	100.0
% by size and designation	76.7	10.3	11.8	1.3	100.0	

Sources: 2016 Household Survey; RP CORE Lettings and Sales

In terms of the split between social/affordable rented and intermediate tenure products, analysis of tenure preferences for existing and newly-forming households (as indicated in the 2016 Household Survey) suggest a tenure split of 60.0% intermediate tenure and 40% social/affordable rented. We recommend that this split is further explored through economic viability work, enhanced data collection on income, savings and tenure choice, and discussions with developers and Registered Providers to determine the overall potential for such a tenure split in the light of emerging Government policy. Analysis of property type preferences suggests that, primarily, delivery of houses is a priority (with 55.8% stating an expectation of moving to a house), followed by flats/apartments (39.1) and bungalows (5.2%).

Market demand

The 2016 Household Survey asked households intending to move in the open market what type and size of property they would like and expect to move to. This information could then be compared with the current stock profile to identify any mismatches between availability and aspirations/expectation (Table ES2). Of households moving, most would like to move to a house (75.1%), 13.2% would like to move to a bungalow, 6.9% to a flat and 4.8% to other property types. This compares with 73.7% who expect to move to a house, 10.2% to a bungalow, 12% a flat and 4% to other property types.

⁹ This figure is higher than the 422 reported in the Sevenoaks and Tunbridge Wells Strategic Housing Market Assessment September 2015. See Appendix C Paragraph C.48 and Table C.13 of the HNS for further discussion

A high proportion would like to move to a detached house (55.4%) but only 31.1% expect to. In contrast, higher proportions expect to move to a semi-detached house (30.3%) than would like to (13.6%).

Future development should focus on delivering to address identified mismatches and reflect household aspirations, whilst recognising the need to make the best use of land available for development.

Table ES2 Open market dwelling stock and preferences			
Dwelling type/size summary	% Profile of new dwelling stock based on:		
	Current stock	Like	Expect
House 1/2 Beds	11.8	12.3	17.9
House 3 Beds	33.0	30.3	32.9
House 4 or more Beds	36.0	32.5	23.0
Bungalow	8.1	13.2	10.2
Flat	9.3	6.9	12.0
Other	1.8	4.8	4.0
Total	100.0	100.0	100.0
Base	40,957	9,657	8,543

Source: 2016 Household Survey

Older people and general support requirements

The 2016 Household Survey found that the majority of older people (67.4%) want to stay in their own homes with help and support when needed and around a quarter (24.4%) would consider buying a property on the open market. Sheltered accommodation and Extra Care housing are both considered attractive options, with slightly more people preferring the option to purchase rather than rent; the Household Survey found that 15.9% would consider buying Sheltered accommodation and 10.5% would consider buying Extra Care housing. 7.7% of older households would consider co-housing. This evidence suggests a need to continue to diversify the range of older persons' housing provision. Additionally, providing a wider range of older persons' accommodation has the potential to free-up larger family accommodation.

The 2016 Household Survey asked what help and assistance is needed in the home, either now or in the next five years. Across all households, particularly noted is the need for help with repair and maintenance (24.4% of all households) and help with gardening (22.9%). In terms of adaptations, most frequently mentioned were more insulation (13.3%), double glazing (12.4%) and better heating (12%).

1. Introduction

Background and objectives

- 1.1 The Sevenoaks District 2017 Local Housing Needs Study (Local HNS) has been commissioned by Sevenoaks District Council (the Council) to provide an up-to-date evidence base to inform the development of the Council's Local Plan and other strategies.
- 1.2 The Sevenoaks District 2017 Local HNS supports the requirements of the National Planning Policy Framework (NPPF, March 2012) and Planning Practice Guidance, *Housing and economic development needs assessments* (last updated February 2016).
- 1.3 A Strategic Housing Market Assessment (SHMA) was undertaken by GL Hearn in 2015, jointly with Tunbridge Wells District. This included a consideration of Housing Market Area (HMA) and established the Objectively Assessed Housing Need (OAN) for the individual district and borough.
- 1.4 This Local HNS includes a review of the housing market, housing market drivers, housing need and affordable housing requirements for the Sevenoaks District.
- 1.5 Collectively, the overall evidence base will satisfy the requirements of the NPPF and Planning Practice Guidance.

National Planning Policy Framework (NPPF) requirements

- 1.6 The National Planning Policy Framework (NPPF) was published in March 2012 and sets out the Government's planning policies for England and how these are expected to be applied. The key sections of the NPPF which need to be taken into account in the Local HNS are now summarised. It is assumed that material in the Local HNS will inform the preparation of the next Strategic Housing Market Assessment (SHMA).
- 1.7 Paragraph 159 of the NPPF states that Local Planning Authorities should have a clear understanding of housing needs in their area and they should prepare a SHMA to assess their full housing needs, working with neighbouring authorities where Housing Market Areas cross administrative boundaries. The SHMA should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period that:
 - Meets household and population projections, taking account of migration and demographic change;
 - Addresses the need for all types of housing, including affordable housing and the needs of different groups in the community (such as, but not limited to families with children, older people, people with disabilities, service families and people wishing to build their own homes); and
 - Caters for housing demand and the scale of housing supply necessary to meet this demand.

- 1.8 Planning Practice Guidance, *Housing and economic development needs assessments*, states that housing needs should be assessed in relation to the relevant functional area i.e. Housing Market Area and this may identify smaller sub-markets with specific features and it may be appropriate to investigate these specifically in order to create a detailed picture of local need. It is also important to recognise that there are 'market segments' i.e. not all housing types have the same appeal to different occupants¹⁰.
- 1.9 Paragraph 47 of the NPPF makes it clear that local planning authorities should "use their evidence base to ensure that their Local Plan meets the full objectively assessed needs for market and affordable housing". The SHMA will provide robust evidence to help the Council "plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community" and should "identify the size, type tenure and range of housing that is required in particular locations, reflecting local demand" (NPPF para 50).
- 1.10 NPPF paragraph 173 also states that that in order to ensure both viability and the deliverability of development, careful attention to viability and costs in plan-making and decision-taking is required.
- 1.11 Moreover, the NPPF and the Localism Act both introduced the Duty to Co-operate as a replacement for Regional Spatial Strategy. Section 110 of the Localism Act requires local authorities to co-operate with other local authorities in maximising the effectiveness with which strategic matters within development plan documents are prepared. The provision of housing development is a strategic priority and the Council will have to ensure that they are legally compliant with the Localism Act at Examination. The Duty to Co-operate applies to all local planning authorities, working with neighbouring authorities and other bodies, including Local Enterprise Partnerships, on strategic priorities. It also means collaborating on the evidence critical to understanding the needs of your area, and the wider economic and Housing Market Areas, including through the preparation of a SHMA.

Definitions

- 1.12 National Practice Guidance (*Housing and economic development needs assessments*) defines need for housing as "the scale and mix of housing and the range of tenures that is likely to be needed in the housing market area over the plan period – and should cater for the housing demand of the area and identify the scale of housing supply necessary to meet that demand"¹¹.
- 1.13 Housing demand refers to households moving within the open market (owner occupation and private rented tenures). For the purposes of this study, the term housing need refers to "the housing that households are willing and able to buy or rent, either from their own resources or with assistance from the state"¹².

¹⁰ PPG Paragraph: 008 Reference ID: 2a-008-20140306

¹¹ PPG Paragraph: 003 Reference ID: 2a-003-20140306

¹² Planning Advisory Service *Objectively Assessed Need and Housing Targets* Technical Advice Note July 2015

1.14 Definitions relating to affordable housing have been revised in the National Planning Policy Framework (March 2012):

- **Affordable Housing:** Social Rented, Affordable Rented and Intermediate Housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.
- **Social Rented** housing is owned by local authorities and private Registered Providers (as defined in Section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.
- **Affordable Rented** housing is let by local authorities or private Registered Providers of social housing to households who are eligible for Social Rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).
- **Intermediate Housing** is homes for sale and rent provided at a cost above Social Rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and Intermediate Rent, but not Affordable Rented housing. Homes that do not meet the above definition of Affordable Housing, such as “*low cost market*” housing, may not be considered as Affordable Housing for planning purposes.

Geography

1.15 Map 1.1 illustrates the geographical context of the Sevenoaks District and its constituent wards. Map 1.2 shows the wards in more detail.

1.16 Household Survey data is available down to postcode level and for the purposes of this report, data has been presented for placemaking areas as follows and as shown in Table 1.1:

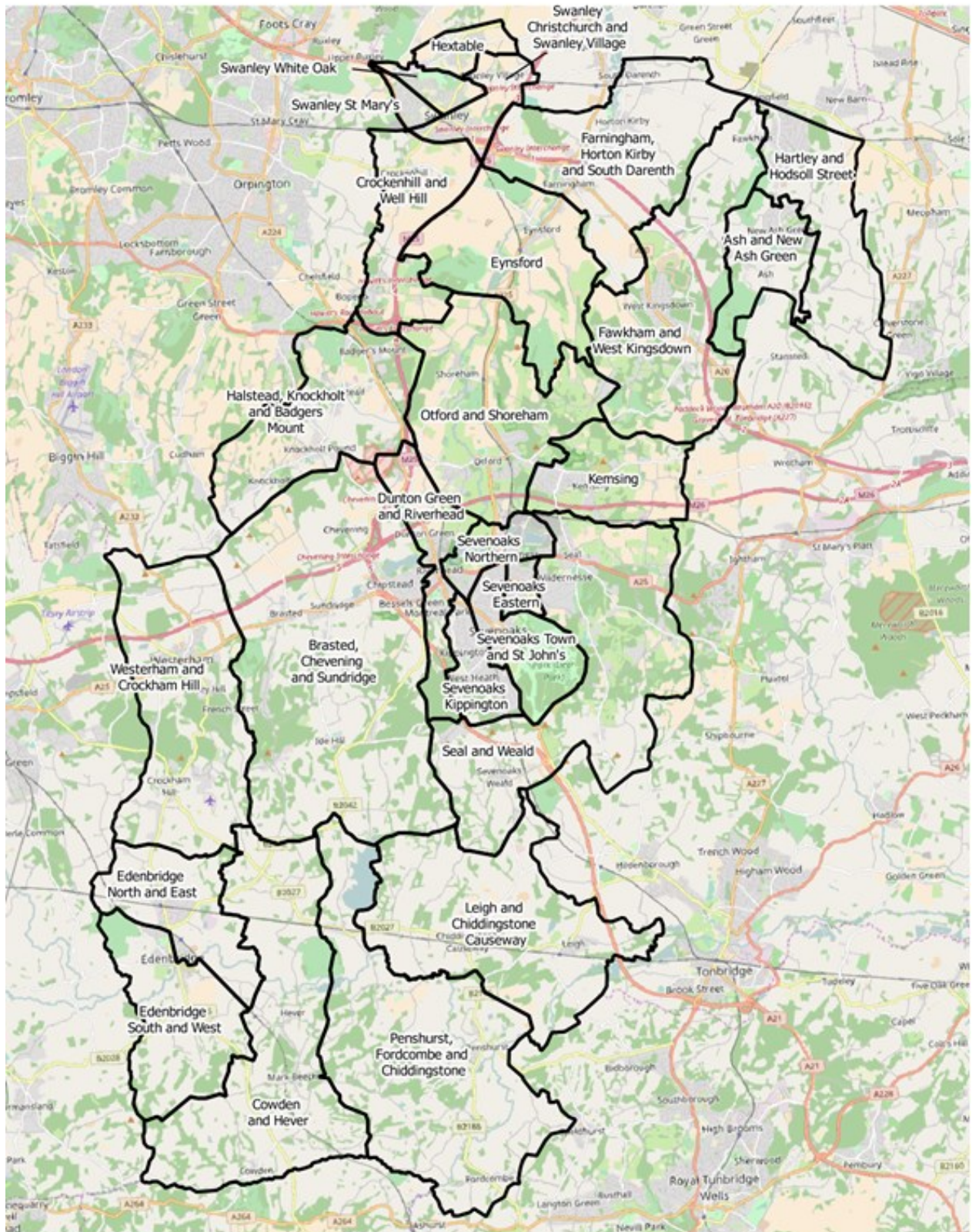
- Darent Valley,
- North East,
- North West,
- Sevenoaks Urban area and Surrounds,
- South, and
- Upper Darent Corridor.

1.17 Data has also been presented for the two local NHS Clinical Commissioning Groups (CCGs):

- NHS Dartford, Gravesham and Swanley CCG, and
- NHS West Kent CCG.

Table 1.1 Placemaking Areas (PMA) and constituent wards	
Placemaking Areas	Ward
Darent Valley	Eynsford
	Kemsing
	Otford and Shoreham
North East	Ash and New Ash Green
	Farningham, Horton Kirby and South Darent
	Fawkham and West Kingsdown
	Hartley and Hodsoll Street
North West	Crockenhill and Well Hill
	Halstead, Knockholt and Badgers Mount
	Hextable
	Swanley Christchurch and Swanley Village
	Swanley St Mary's
	Swanley White Oak
Sevenoaks Urban Area and Surrounds	Dunton Green and Riverhead
	Seal and Weald
	Sevenoaks Eastern
	Sevenoaks Kippington
	Sevenoaks Northern
	Sevenoaks Town and St John's
South	Cowden and Hever
	Edenbridge North and East
	Edenbridge South and West
	Leigh and Chiddingstone Causeway
	Penshurst, Fordcombe and Chiddingstone
Upper Darent Corridor	Brasted, Chevening and Sundridge
	Westerham and Crockham Hill

Map 1.1 Sevenoaks geographical context and wards



Map 1.2 Sevenoaks wards



Research methodology

- 1.18 To deliver the Sevenoaks District 2017 Local HNS, a multi-method approach was adopted, which comprised:
- A full census survey of households across the Sevenoaks District Council area was undertaken, with all 48,795 households in the District contacted and invited to complete a questionnaire. 8,858 questionnaires were returned and used in data analysis. This represents a 18.2% response rate overall and the total number of questionnaires returned was well in excess of the 1,500 specified in former Government SHMA guidance (2007);
 - An online survey of key stakeholders including representatives from district and county councils, the health service, housing associations, property developers and voluntary groups;
 - Interviews with estate and letting agents operating within the District; and
 - A review of relevant secondary data including the 2011 Census, house price trends, CORE lettings data and CLG Statistics.
- 1.19 Further information on the research methodology is presented at Appendix A.

Presentation of data

- 1.20 Data presented in this report is based on the 2016 Household Survey carried out as part of the Local HNS, unless otherwise stated.
- 1.21 It is important to note that survey responses have been weighted to correct for response bias and then grossed up to reflect the total number of households and this process is explained in Appendix A. The 8,858 responses are therefore weighted and grossed up to 48,795 occupied dwellings. All survey information presented in this report is for weighted and grossed responses which are rounded up where appropriate.

Report structure

- 1.22 The Sevenoaks District 2017 Local HNS report is structured as follows:
- **Chapter 2** reviews the national and regional policy context within which the research needs to be positioned;
 - **Chapter 3** considers the main features of the housing market area and its interaction with neighbouring areas;
 - **Chapter 4** reviews the current housing market and provides a detailed analysis of the main tenures;
 - **Chapter 5** presents a comprehensive review of the key housing market drivers, past trends in housing delivery and a suggested future development profile;
 - **Chapter 6** considers current households in need, affordable housing requirements and a consideration of household groups with particular housing requirements; and

- **Chapter 7** concludes the report with a summary of findings and a consideration of strategic issues.
- 1.23 The report includes a substantial technical appendix, which provides detailed material that underpins the core outputs of the Local HNS. The technical appendix material includes:
- General methodology (Appendix A);
 - Policy review (Appendix B);
 - Housing need calculations (Appendix C);
 - Monitoring and updating (Appendix D);
 - Stakeholder survey (Appendix E)
 - Agent review (Appendix F); and

2. Policy and strategic review

Introduction

- 2.1 The purpose of this chapter is to set out the policy and strategic context for housing delivery in the Sevenoaks District.
- 2.2 Under the previous Coalition Government, the five years 2010-2015 saw a radical and sustained programme of reform of welfare, housing and planning policy, set within the context of national austerity and an economic policy of deficit reduction and public spending cuts. These reforms championed localism, decentralisation and economic growth.
- 2.3 Since the election of a majority Conservative Government in May 2015 further welfare reforms have been accompanied by policies seeking to increase the rate of housebuilding and promoting home ownership as the tenure of choice. The passing of the Housing and Planning Act 2016 put in place the legislative structure for implementing some of the Government's key policies, including Starter Homes, restrictions on lifetime tenancies and 'Pay to Stay'.
- 2.4 The outcome of the EU referendum and subsequent leadership changes within Government are beginning to influence the further evolution of national planning and housing policies, including the publication in February 2017 of the Government's Housing White Paper, *Fixing our broken housing market*.
- 2.5 A detailed national policy review is presented at Appendix B.

Local strategic priorities

South East Local Enterprise Partnership

- 2.6 The abolition of regional development agencies and the creation of local enterprise partnerships were announced as part of the June 2010 Government Budget. Local authorities and business leaders were invited to submit proposals to replace regional development agencies in their areas with Local Enterprise Partnerships (LEPs). In October 2010, 24 bids were announced, establishing LEPs aimed at overseeing economic growth and job-creation in their relevant areas. There are now 39 partnerships, set up to be the key bodies determining strategic economic priorities for their areas, driving economic growth and local job creation.
- 2.7 The Sevenoaks District lies within the South East Local Enterprise Partnership. The LEP is a strategic body which brings together the public and private sectors to support economic growth in East Sussex, Essex, Kent, Medway, Southend and Thurrock.
- 2.8 The South East Local Enterprise Partnership has secured £488.2m from the Government's Local Growth Fund to support economic growth in the area – with £64.6m of new funding confirmed for 2015/16 and £189.7m for 2016/17 to 2021. Over the lifetime of the Deal (2015-2021), we aim to create up to 45,000

new jobs and see 23,000 new homes built. The Deal has the potential to generate £700m of public and private investment and brings new responsibilities and flexibilities¹³.

Kent & Medway Economic Partnership

2.9 The Kent and Medway Economic Partnership (KMEP) is a sub-group of the South East LEP. It is made up of 21 members, 17 business representatives, 14 local authority leaders and one representative from higher and further education.

2.10 The role of the KMEP includes¹⁴:

- Approve, drive forward and monitor a strategic economic plan for Kent and Medway;
- Consider strategic economic investment priorities through funds such as the Single Local Growth Fund, European structural and investment funds and other public funding sources that may become available;
- Determine and monitor the use of all funding devolved from the South East Local Enterprise Partnership to Kent and Medway;
- Act as the commissioning body for projects and programmes in Kent and Medway funded through the Single Local Growth Fund and the European Structural and Investment Funds;
- Consider and develop responses to new economic opportunities and challenges in Kent and Medway;
- Ensure a strong voice for Kent and Medway business and government at national and regional level, including through the South East LEP.

2.11 The KMEP are responsible for delivering the objectives set out in Kent and Medway's Growth Plan, *Unlocking the Potential: Going for Growth*.

Concluding comments

2.12 The main purpose of this chapter has been to consider the general policy and strategic context within which this research needs to be positioned. The Government has established its housing and planning priorities within the context of local decision making and accountability, reduced capital expenditure on housing, fundamental changes to welfare, a changing role for social rented housing, and a need for future housing investment to support economic growth. Economic uncertainty, job insecurity and restricted mortgage lending exacerbate the challenges faced.

2.13 The importance of having robust and up-to-date information to help inform decision making at local authority level is evermore essential. In a challenging economic climate, this Local HNS provides the Council with an excellent range

¹³ <http://southeastlep.com/growth-deal>

¹⁴ <http://www.kmep.org.uk/about>

of material to inform the Local Plan and shape local and sub-regional strategic housing priorities.

3. Understanding the housing market

Introduction

- 3.1 Planning Practice Guidance, *Housing and economic development needs assessments* (last updated February 2016) states that housing needs should be assessed in relation to the relevant functional area i.e. Housing Market Area and this may identify smaller sub-markets with specific features and it may be appropriate to investigate these specifically in order to create a detailed picture of local need. It is also important to recognise that there are 'market segments' i.e. not all housing types have the same appeal to different occupants¹⁵.
- 3.2 Planning Practice Guidance defines a Housing Market Area as “a geographical area defined by household demand and preferences for all types of housing, reflecting the key functional linkages between places where people live and work. It might be the case that housing market areas overlap”.¹⁶
- 3.3 The Sevenoaks & Tunbridge Wells Strategic Housing Market Assessment (SHMA) was published in September 2015, prepared on behalf of both of the district and borough councils by GL Hearn. The 2015 SHMA identified that the district and borough councils both fall within a 'West Kent' Housing Market Area (HMA) which includes Sevenoaks, Tonbridge and Tunbridge Wells and extends to include Crowborough, Hawkhurst and Heathfield. GL Hearn considered that the 2011(Census)-based Tunbridge Wells Travel to Work Areas (TTWA) provides an appropriate HMA geography, not substantially different to that identified in the national research undertaken by the Centre for Urban and Regional Development Studies (CURDS) at Newcastle University (which used 2001 Census data to create Local Housing Market Areas). However, for practical purposes they recommended that it was useful to consider the 'best fit' of local authorities to housing market areas and they recommended that the two authorities provide the best fit of the HMA. The 2015 SHMA also identified cross-boundary interaction with the northern parts of Rother and Wealden in East Sussex; between Swanley and Dartford; and with London.
- 3.4 The Sevenoaks District is located within Kent in the South East of England. The resident population of the Sevenoaks District is estimated at 120,600 in 2017¹⁷. The District is located within the western part of the County of Kent, bordering Dartford to the north, Gravesham to the northeast, Tonbridge and Malling to the east and Tunbridge Wells to the southeast. It also borders the Wealden District of East Sussex to the south and Tandridge in Surrey to the southwest. Sevenoaks Town is the main population centre, with other settlements within the District including Swanley, Edenbridge, Westerham, Otford and New Ash Green.

¹⁵ Paragraph: 008 Reference ID: 2a-008-20140306

¹⁶ Paragraph: 010 Reference ID: 2a-010-20140306

¹⁷ 2014-based Subnational Population Projections (ONS)

House prices and rates of change in house prices

- 3.5 Figure 3.1 shows how house prices in the area have changed over the period 2000 to 2015, based on Land Registry price paid data.
- 3.6 Median house prices in the Sevenoaks District have been consistently above those for the South East region, which have in turn tracked above those for England as a whole. The rate of house price growth in the Sevenoaks District slowed between 2007 and 2009, reflecting regional and national trends. However, the rate of growth since 2013 has been more accelerated than that for the South East and England.
- 3.7 Overall, median prices have increased from £143,250 in 2000 to £350,000 in 2015, an increase of 144%. Table 3.1 sets out comparative house price change, which indicates that this rate of growth between 2000 and 2015 is actually slightly lower than that experienced across the South East region (+164%) and some of the neighbouring local authority areas such as Dartford (+180%), Gravesham (+168%) and Shepway (+161%), but similar to the growth experienced across England as a whole (146%).

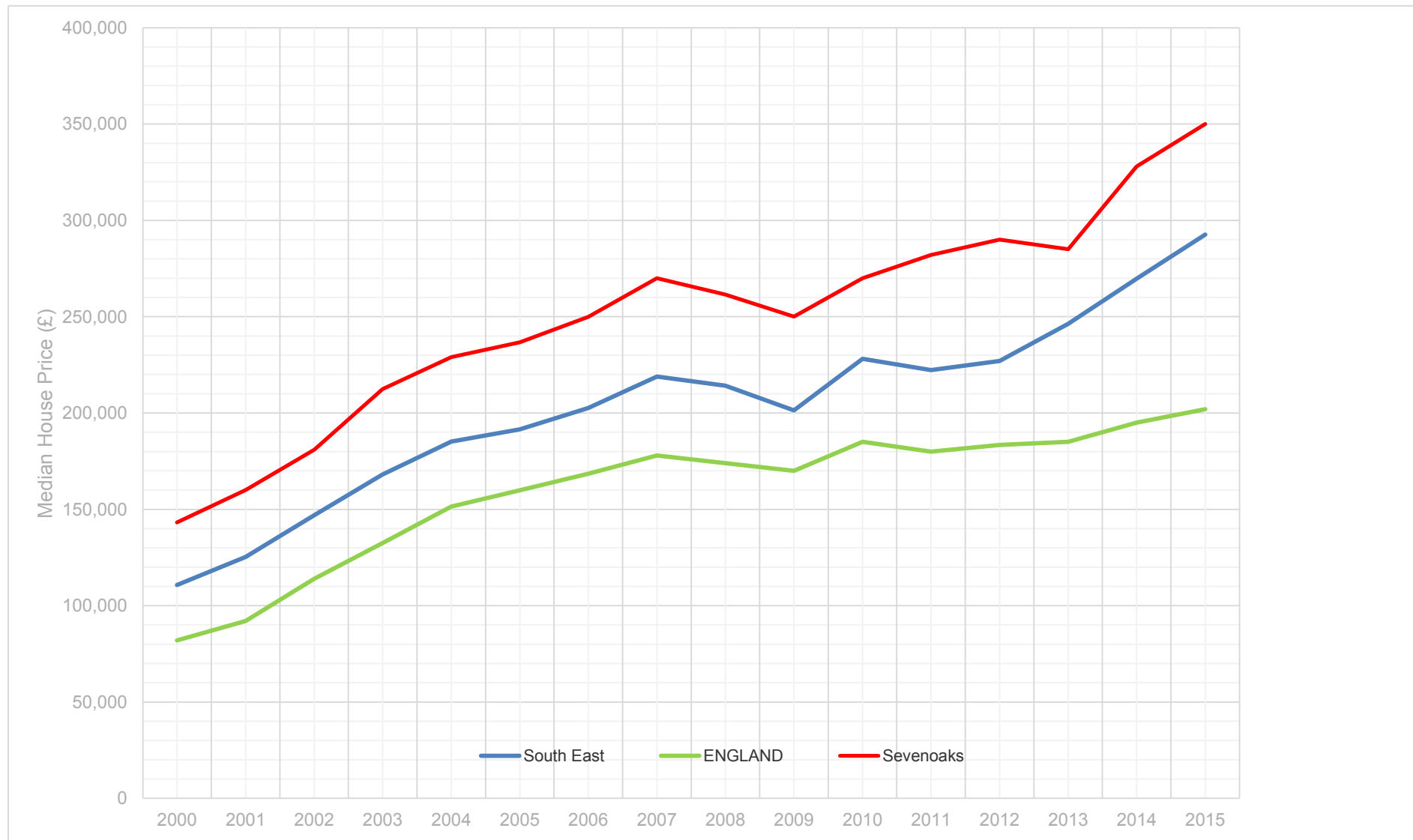
Table 3.1 Comparative house price change 2000-2015 with neighbouring local authority areas, the South East and England

Location	Median price (£)		% Change 2000-2015
	2000	2015	
Sevenoaks	£143,250	£350,000	144.3
Ashford	£100,000	£230,000	130.0
Dartford	£89,000	£249,000	179.8
Gravesham	£84,000	£225,000	167.9
Maidstone	£107,000	£249,973	133.6
Shepway	£76,500	£200,000	161.4
Swale	£76,500	£192,500	151.6
Tonbridge and Malling	£124,000	£287,250	131.7
Tunbridge Wells	£124,725	£300,000	140.5
South East	£110,750	£292,613	164.2
England	£82,000	£202,000	146.3

Source: Data produced by Land Registry © Crown copyright 2016

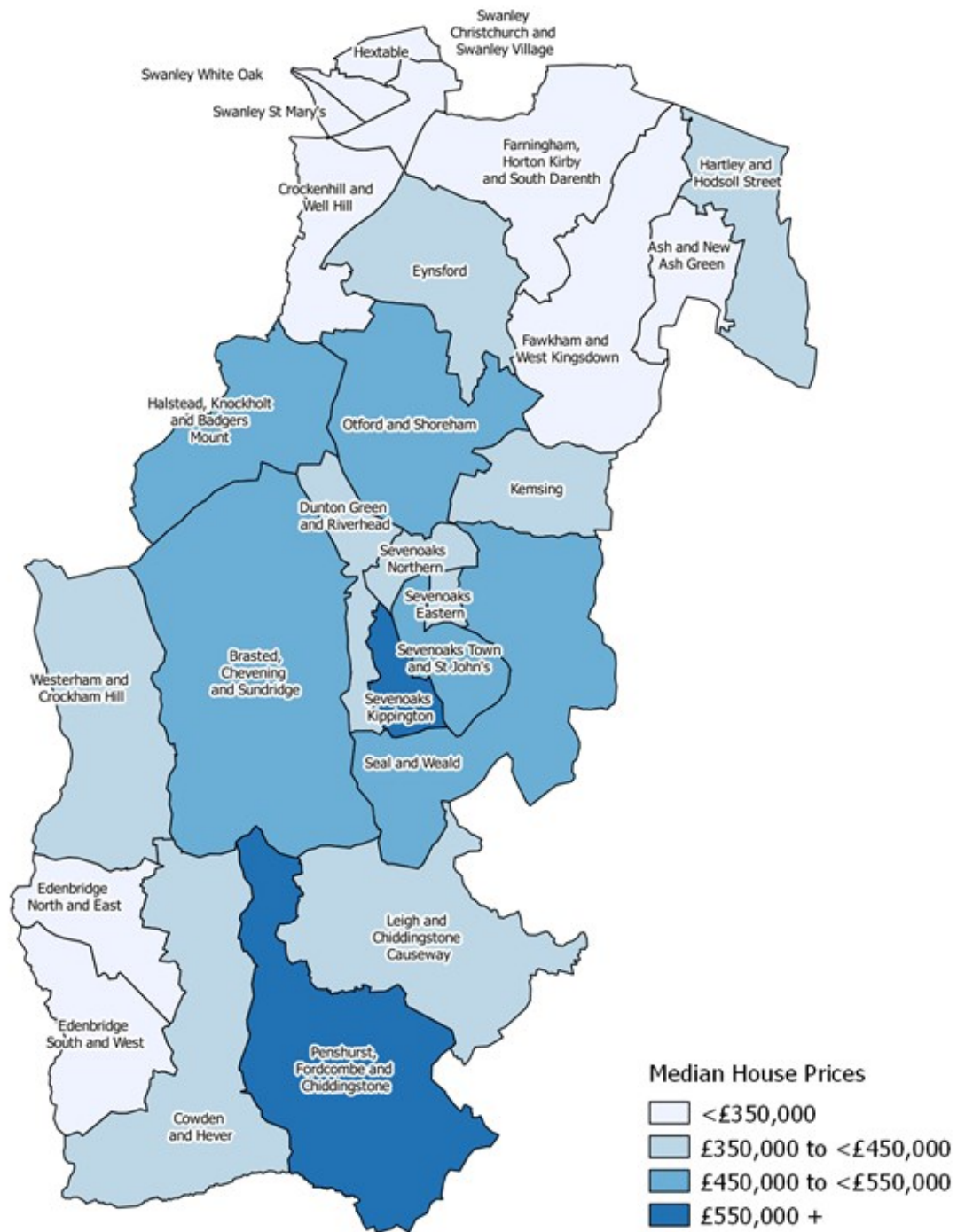
- 3.8 During 2015, median prices across the Sevenoaks District were £350,000 and lower quartile prices were £250,000. The distribution of median and lower quartile house prices during 2015 is illustrated in Maps 3.1 and 3.2. These indicate the relatively lower prices in some of the wards in the north and southwest of the District, along with Dunton Green & Riverhead ward. They also show the relatively higher prices in the central and southern wards. The highest prices are seen in Sevenoaks Kippington ward and Penshurst, Fordcombe and Chiddingstone ward.

Figure 3.1 Median house price trends 2000 to 2015: the Sevenoaks District, the South East and England



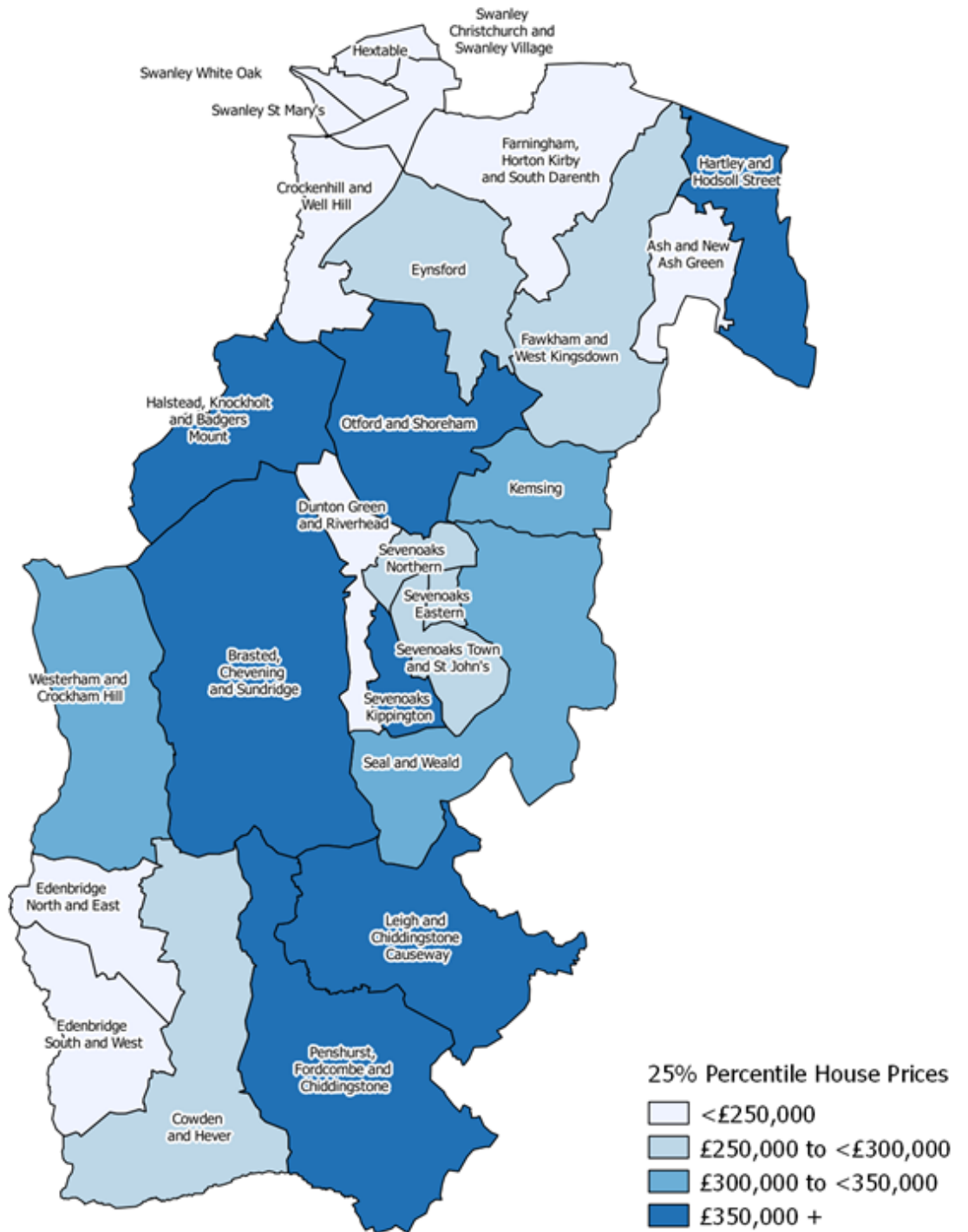
Source: Data produced by Land Registry © Crown copyright 2016

Map 3.1 Median house prices 2015 by ward



Source: Data produced by Land Registry © Crown copyright 2016

Map 3.2 Lower quartile house prices 2015 by ward



Source: Data produced by Land Registry © Crown copyright 2016

Relative affordability

- 3.9 The relative affordability of open market dwellings in the Sevenoaks District is compared with the other local authorities in Kent in Tables 3.2 and 3.3. These tables are produced by CLG, based on a ratio of earnings to house prices using Land Registry Price Paid and ONS Annual Survey of Hours and Earnings data.
- 3.10 In terms of relative affordability, the Sevenoaks District is the least affordable local authority area, with a lower quartile house price to income ratio in 2015 of 13.4, i.e. lower quartile house prices are 13.4x lower quartile gross earnings.

Table 3.2 Relative affordability of lower quartile (LQ) prices by local authority area (residence based)

District	2013	2014	2015
Sevenoaks	10.92	12.31	13.44
Tonbridge and Malling	9.95	10.78	12.29
Tunbridge Wells	9.97	10.25	11.31
Maidstone	9.11	9.32	9.88
Ashford	8.50	9.58	9.60
Gravesham	7.73	8.70	9.48
Dartford	8.07	8.51	8.77
Shepway	7.85	8.08	8.72
Swale	7.24	7.52	8.14

Sources: CLG Table 576

- 3.11 Similarly, in terms of relative affordability based on median prices, the Sevenoaks District is again the least affordable local authority area, with a median income to house price ratio in 2015 of 13.7, as illustrated on Table 3.3. This is again based on Land Registry Price Paid and ONS Annual Survey of Hours and Earnings data.

Table 3.3 Relative affordability of median prices by local authority area (residence based)

District	2013	2014	2015
Sevenoaks	10.35	11.80	13.70
Tunbridge Wells	9.33	9.85	11.64
Tonbridge and Malling	9.17	9.98	10.90
Maidstone	9.24	9.51	9.59
Ashford	7.91	8.98	9.07
Dartford	7.26	7.81	8.45
Shepway	7.57	7.66	8.40
Gravesham	6.42	7.46	8.24
Swale	6.72	7.36	7.39

Sources: CLG Table 577

Household migration and search patterns

- 3.12 The 2015 SHMA reported a net migration flow from most of the South East London Boroughs to the Sevenoaks District; as well as flows from Westminster, Bromley, Sevenoaks and Tonbridge and Malling into Tunbridge Wells. There is then a net flow from Tunbridge Wells to Wealden District.
- 3.13 The 2015 SHMA identified low levels of migration self-containment for the individual local authorities of the Sevenoaks District and Tunbridge Wells. Considering both local authority areas together increases the level to 51%; including Tonbridge and Malling raises the self-containment level to 56%; additionally including Maidstone raises it to 61%. GL Hearn considered that the low self-containment levels reflect the strong economic interaction between the area and London.

Characteristics of moving households

- 3.14 The Household Survey 2016 identified that around 14,931 households (30.6% of all households) had moved home in the preceding five years.
- 3.15 Information from the Household Survey relating to moving households includes:
- A majority (66.7%) moved from a house, 25.1% from a flat/apartment, 3.5% from a bungalow, 2.8% from a maisonette and 1.9% from another property type;
 - 13.4% moved from a property with one bedroom/bedsit, 28.0% previously had two bedrooms, 32.8% had three bedrooms, 18.3% from four bedrooms and 7.5% had five or more bedrooms;
 - In terms of tenure, 43.6% of moving households previously lived in an owner-occupied property, 35.5% previously lived in private rented or tied accommodation, 9.0% had lived in affordable accommodation, 10.8% had been living with family or friends and 1.0% stated other;
 - The three main reasons for moving were wanting a larger property or one which was better in some way (34.3%), needing a smaller property (12.2%) and wanting to buy (8.8%); and
 - 76.2% of households said that when they moved out of their previous accommodation the property became empty, whilst 23.8% said that someone was left living there.

Households planning to move

- 3.16 The 2016 Household Survey found that around 11,418 (23.4%) households plan to move in the next five years. A further 2,879 (5.9%) households would like to move but are unable to. 76.8% of these households said that this is because they cannot afford to move.
- 3.17 The Household Survey identified the following characteristics relating to those households planning to move in the next five years:
- In terms of the number of bedrooms, 72.1% of households would like three or more bedrooms while 61.3% expect to achieve this;

- Similarly, 55.3% of households would like a detached house although only 30.3% expect this will happen, and 13.3% would like some form of bungalow but only 10.3% expect to live in one;
- There is a strong desire for owner occupation, with 84.5% of households planning to move stating a preference for this tenure while 74.9% expect to achieve this. Conversely, only 3.4% of households would like to rent privately (or live in tied accommodation) but 13.7% expect to;
- The main reasons why households plan to move are wanting a larger property (45.8%), wanting a smaller property (21.3%) and wanting to buy (6.6%).

3.18 Table 3.4 sets out the stated first-choice destination of households planning to move in the next five years. The majority of people (61.9%) want to remain living within the Sevenoaks District. Of those planning to move outside of the Sevenoaks District (38.1%), 11.9% of households said they would like to move elsewhere in Kent, 11.7% elsewhere in the South East and 14.5% elsewhere and outside the UK.

Table 3.4 First choice destination of households planning to move in next five years	
Destination	% stating as first preference
Within Sevenoaks District	61.9
Darent Valley	8.8
North East	7.2
North West	8.9
Sevenoaks Urban Area and Surrounds	15.4
South	10.3
Upper Darent Corridor	6.3
Other areas within Sevenoaks	43.1
Outside Sevenoaks District	38.1
Elsewhere Kent	11.9
Elsewhere South East	11.7
Elsewhere UK	11.9
Outside UK	2.6
Grand Total	100.0

Source: 2016 Household Survey Question 52

Travel to work trends

- 3.19 The 2011 Census provides an analysis of travel to work patterns and the extent to which residents in the Sevenoaks District travel to other areas together with details of how many people commute into the District.
- 3.20 The 2011 Census identified the travel to work patterns of 56,499 working individuals who live in the Sevenoaks District. Concentrating on the shorter commuting distances of Kent, London, and areas within Surrey and East Sussex (total 49,425). Of these:
- 20,613 (41.7%) lived and worked in the Sevenoaks District (including those who work at home);
 - 18,409 commuted into London; and
 - 3,010 worked in Dartford, 2,119 worked in Tonbridge and Malling and 1,278 worked in Tunbridge Wells.
- 3.21 In addition, the 2011 Census reports a base of 33,714 individuals who work in the Sevenoaks District:
- 12,767 people (37.9%) live in the Sevenoaks District;
 - 5,768 (17.1%) commute into the Sevenoaks District from London;
 - A further 3,378 travel from Tonbridge and Malling, 1,924 from Tunbridge Wells, 1,853 from Dartford, 1,148 from Gravesham, 1,124 from Maidstone and 1,039 from Medway.
- 3.22 The 2015 SHMA referred to a 'Tunbridge Wells' Travel to Work Area (TTWA) as defined by ONS (August 2015). This includes the 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.

Concluding comments

- 3.23 The purpose of this chapter has been to consider the general housing market context of the Sevenoaks District and its inter-relationships with other areas. By reviewing house prices, migration and travel to work patterns, a picture of the market dynamics of the Sevenoaks District emerges.
- 3.24 In the 2015 SHMA, GL Hearn concluded that there is a strong basis for considering the Sevenoaks District and Tunbridge Wells together as a HMA. They also identified relationships with adjoining areas, including between Swanley and Dartford, as well as a significant functional relationship with London in terms of both commuting and migration flows.
- 3.25 The 2016 Household Survey found that 67.1% of moving households intend to move within the Sevenoaks District, a further 13.9% intend to move elsewhere within the UK and 7.3% elsewhere in Kent.

4. Housing market review

Introduction

- 4.1 The purpose of this chapter is to explore the housing market dynamics of the Sevenoaks District focusing on the current stock profile, condition and tenure characteristics. This includes a detailed analysis of the major tenures: owner occupation, the private rented sector and affordable accommodation.

Estimates of current dwellings in terms of size, type, condition, tenure

- 4.2 This study assumes a total of 48,795 households and 49,667 dwellings in total in the Sevenoaks District¹⁸. With 875 vacant homes (of which 346 are long-term vacant), there is an implied vacancy rate of 1.8%, compared with a vacancy rate of 2.6% across England¹⁹. The vacancy rate in the Sevenoaks District is well below the ‘transactional vacancy level’ of 3%, which represents the proportion of stock which would normally be expected to be vacant to allow movement within the market.
- 4.3 Baseline dwelling statistics for each of the placemaking and CCG areas is set out in Table 4.1.

Placemaking area	Total Dwellings	Total Households	Total Vacant	Short-term Vacant	Long-Term Vacant	Total Second Home	% Vacant
Darent Valley	5,250	5,175	93	56	37	31	
North East	9,216	9,134	163	98	65	55	
North West	11,064	10,928	196	119	77	66	
Sevenoaks Urban area and Surrounds	12,390	12,297	220	133	87	74	
South	6,870	6,691	122	74	48	40	
Upper Darent Corridor	4,590	4,570	81	49	32	27	
Sevenoaks District Total	49,380	48,795	875	529	346	293	1.8%
NHS Dartford, Gravesham and Swanley CCG	20,400	20,159	361	218	143	121	
NHS West Kent CCG	28,980	28,636	514	311	203	172	
Sevenoaks District Total	49,380	48,795	875	529	346	293	1.8%

¹⁸ 2016 Council Tax

¹⁹ 2014 CLG Dwelling and Vacancy data

Source: 2016 Council Tax (vacant, second homes), 2016 Household Survey (households)

Property size and type

- 4.4 Based on the 2016 Household Survey, the vast majority (76.5%) of properties are houses (of which 30.3% are detached, 26.8% are semi-detached and 19.5% are terraced/town houses), 13.9% are flats/apartments and maisonettes, 7.8% are bungalows and 1.7% are other types of property including park homes/caravans. Of all occupied properties, 9.7% have one bedroom/bedsit, 21.6% have two bedrooms, 35.6% have three bedrooms, 21.4% have four bedrooms and 10.5% have five or more bedrooms.

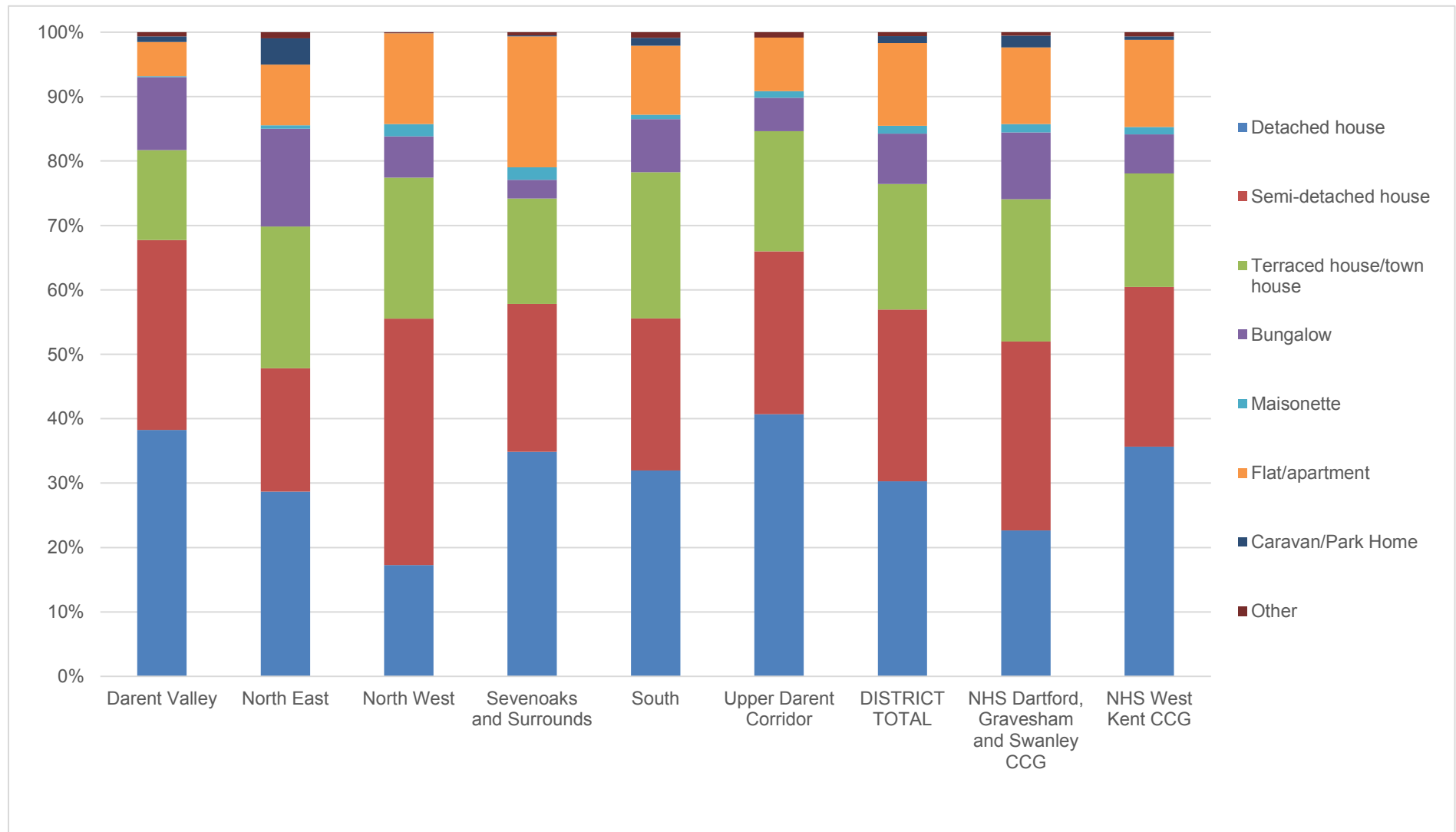
Table 4.2 Property type and size of occupied dwellings across the Sevenoaks District

Property Type	No. Bedrooms (Table %)					Total	Base (Valid response)
	One/bedsit	Two	Three	Four	Five or more		
Detached house	0.9	4.6	16.8	65.4	85.3	30.3	14,576
Semi-detached house	3.0	20.3	44.1	22.8	11.4	26.8	12,875
Terraced house / town house	7.3	31.4	28.3	6.9	1.8	19.5	9,350
Bungalow	10.6	12.0	8.5	4.5	1.0	7.8	3,756
Maisonette	3.1	3.8	0.2	0.0	0.0	1.2	589
Flat / apartment	70.3	23.6	1.6	0.2	0.5	12.7	6,113
Caravan / Park Home	2.6	3.7	0.0	0.1	0.0	1.1	516
Other	2.2	0.6	0.5	0.1	0.1	0.6	270
Total	100.0	100.0	100.0	100.0	100.0	100.0	48,046
<i>Base (Valid response)</i>	<i>4,714</i>	<i>10,514</i>	<i>17,317</i>	<i>10,411</i>	<i>5,091</i>		<i>48,046</i>

Source: 2016 Household Survey

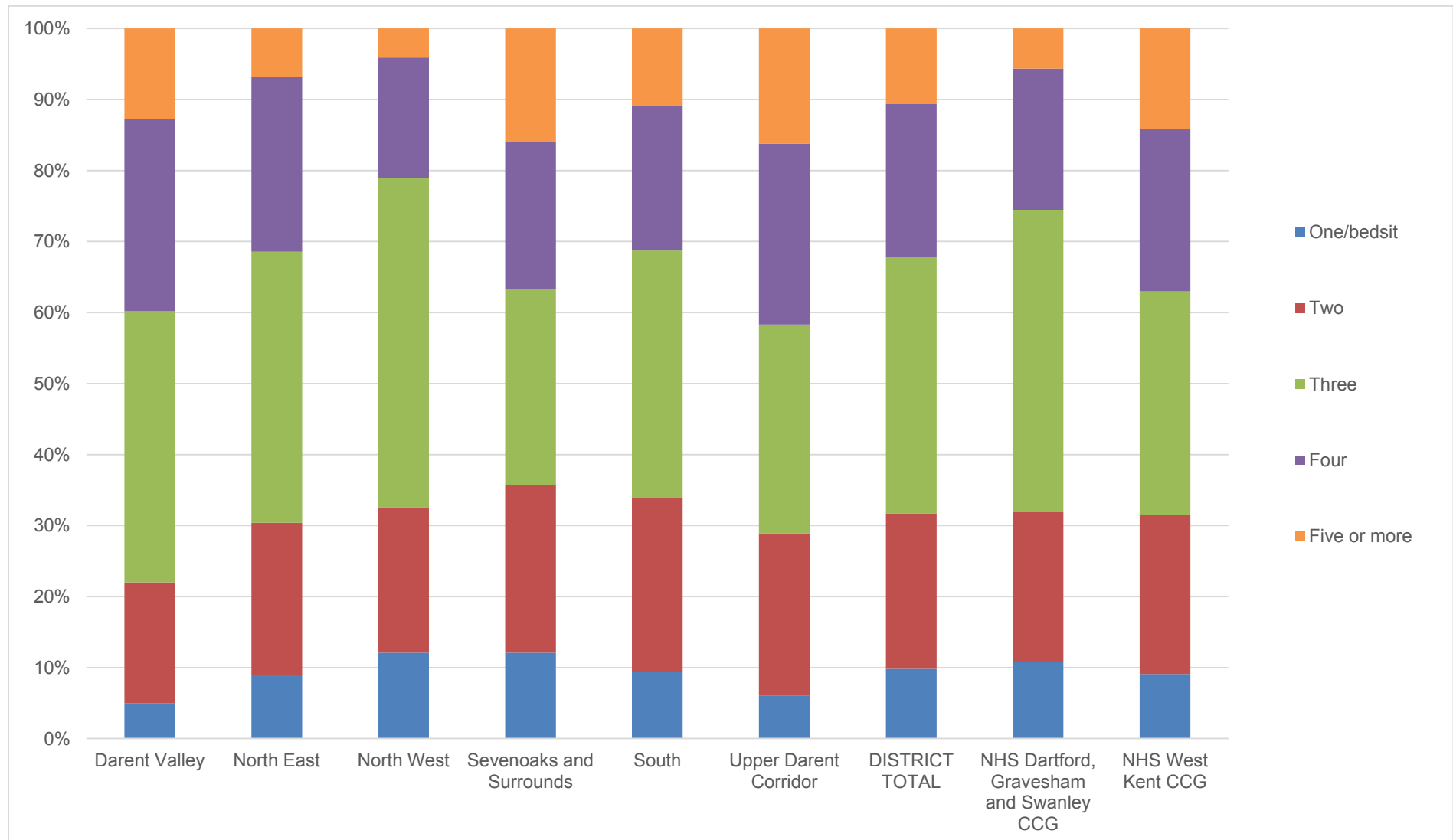
- 4.5 How property type varies by placemaking area and CCG is illustrated in Figure 4.1 Comparing trends with the District average, notable spatial variations identified by the Household Survey include the relatively high proportion of detached properties in the Upper Darent Corridor (40.7%) and Darent Valley (38.3%); the high proportion of semi-detached houses in the North West (38.2%); the high proportion of bungalows in the North East (15.2%) and the high proportion of flats/apartments in Sevenoaks and Surrounds (20.3%).
- 4.6 Figure 4.2 illustrates variations in number of bedrooms across the District. This shows a high proportion of larger properties with four or more bedrooms in Upper Darent Corridor (a total of 41.6% of properties have four, five or more bedrooms) and Darent Valley (39.8%). A high proportion of smaller (one and two bedroom) properties is seen in Sevenoaks and Surrounds (35.7% of properties have one/bedsit or two bedrooms) and the South (33.9%). The highest proportion of three-bedroom houses is found in the North West, accounting for 46.4% of dwelling stock.

Figure 4.1 Property type by placemaking area and CCG



Source: 2016 Household Survey

Figure 4.2 Property size by placemaking area and CCG



Source: 2016 Household Survey

Property condition

- 4.7 The 2016 Household Survey reviewed the extent to which households were satisfied with the state of repair of their dwellings. Overall 82.6% of respondents expressed satisfaction (41.3% were very satisfied and 41.3% were satisfied); 11.2% were neither satisfied nor dissatisfied; a total of 6.1% expressed degrees of dissatisfaction, of whom 5.3% were dissatisfied and 0.9% were very dissatisfied.
- 4.8 Table 4.3 explores how the level of dissatisfaction with the state of repair varied by location, tenure, type and age of property. Note that the data relates to perception and across the private and social rented sectors this may be more reflective of tenant expectations in landlord responses to repairs.
- 4.9 Household Survey data indicates that households in the North West (7.2%) and South (7.2%) were slightly more likely to express dissatisfaction. Levels of dissatisfaction were highest amongst those in affordable accommodation (11.9%) and private rented accommodation (11.5%).
- 4.10 In terms of property type and age, dissatisfaction with the state of repair was highest amongst respondents living in flats/apartments (9.4%) and terraced/town house (8.0%) and amongst residents in properties built pre-1919 (8.8%).

Table 4.3 Dissatisfaction with state of repair by placemaking area, property tenure, age and type

Placemaking area	No. Dissatisfied	% Dissatisfied	Base
Darent Valley	305	5.9	5,130
North East	454	5.1	8,940
North West	763	7.2	10,644
Sevenoaks Urban area and Surrounds	686	5.6	12,224
South	482	7.2	6,646
Upper Darent Corridor	257	5.9	4,396
Total	2,947	6.1	47,978
CCG area	No. Dissatisfied	% Dissatisfied	Base
NHS Dartford, Gravesham and Swanley CCG	1,226	6.2	19,737
NHS West Kent CCG	1,721	6.1	28,242
Total	2,947	6.1	47,978
Tenure	No. Dissatisfied	% Dissatisfied	Base
Owner Occupier	1414	4.1	34865
Private Rented	690	11.5	5978
Affordable	843	11.9	7136
Total	2947	6.1	47,978
Property Type	No. Dissatisfied	% Dissatisfied	Base
Detached house	526	3.6	14,544
Semi-detached house	799	6.3	12,703
Terraced house / town house	741	8.0	9,318
Bungalow	219	5.9	3,713
Maisonette	32	5.5	586
Flat / Apartment	575	9.4	6,095
Other	44	5.7	770
Total	2,937	6.2	47,730
Property Age	No. Dissatisfied	% Dissatisfied	Base
Pre 1919	712	8.8	8,108
1919 to 1944	439	7.0	6,251
1945 to 1964	612	6.0	10,149
1965 to 1984	627	5.2	12,035
1985 to 2004	248	4.2	5,888
2005 onwards	47	1.4	3,246
Total	2,685	5.9	45,677

Source: 2016 Household Survey Question 9

Repair problems

4.11 The 2016 Household Survey asked respondents if their home had any repair problems. Around 54.9% of households across the District stated that they have no repair problems. The repair problems mentioned most frequently across the

Sevenoaks District include windows (12.5%), dampness/mould growth (9.8%) and bathroom/toilet (9.3%).

- 4.12 Table 4.4 summarises the range of repair problems by tenure. The main repair problem among households living in owner occupation stated was with windows (10.6%) and in private rent the main repair issue was dampness/mould growth (23.4%). In affordable housing the main repair problem was with windows (16.4%) and around 43.0% said they had no repair problem, the lowest proportion amongst all the tenure categories.

Table 4.4 Repair problems by property tenure				
Repair problem	Tenure			Total
	Owner Occupier	Private rented	Affordable	
No repair problems	59.3	43.5	43.0	54.9%
Brick / stonework	7.0	7.0	8.6	7.3%
Roof	8.8	7.8	4.9	8.1%
Windows	10.6	19.5	16.4	12.5%
Kitchen	6.7	9.1	9.7	7.4%
Doors	4.0	9.2	14.0	6.1%
Bathroom / toilet	7.5	14.2	13.6	9.3%
Cold/heating problems	5.7	16.0	12.3	7.9%
Dampness / mould growth	6.3	23.4	15.8	9.8%
Wiring / electrics	5.3	8.0	4.5	5.5%
Count (households)	35,465	6,046	7,284	48,795

Source: 2016 Household Survey (households)

- 4.13 Table 4.5 summarises repair problems by placemaking area and CCG. The least repair problems were identified in the South (57.8% reported no repair problems) and the North East (56.4% said no repairs needed), while the highest levels of disrepair were reported in South (only 49.1% stated no repairs).
- 4.14 In the South placemaking area where the highest levels of disrepair were found, windows were the main issue (13.9%) followed by dampness/mould growth (11.6%). This follows the district-level trends.

Table 4.5 Repair problems by placemaking area and CCG

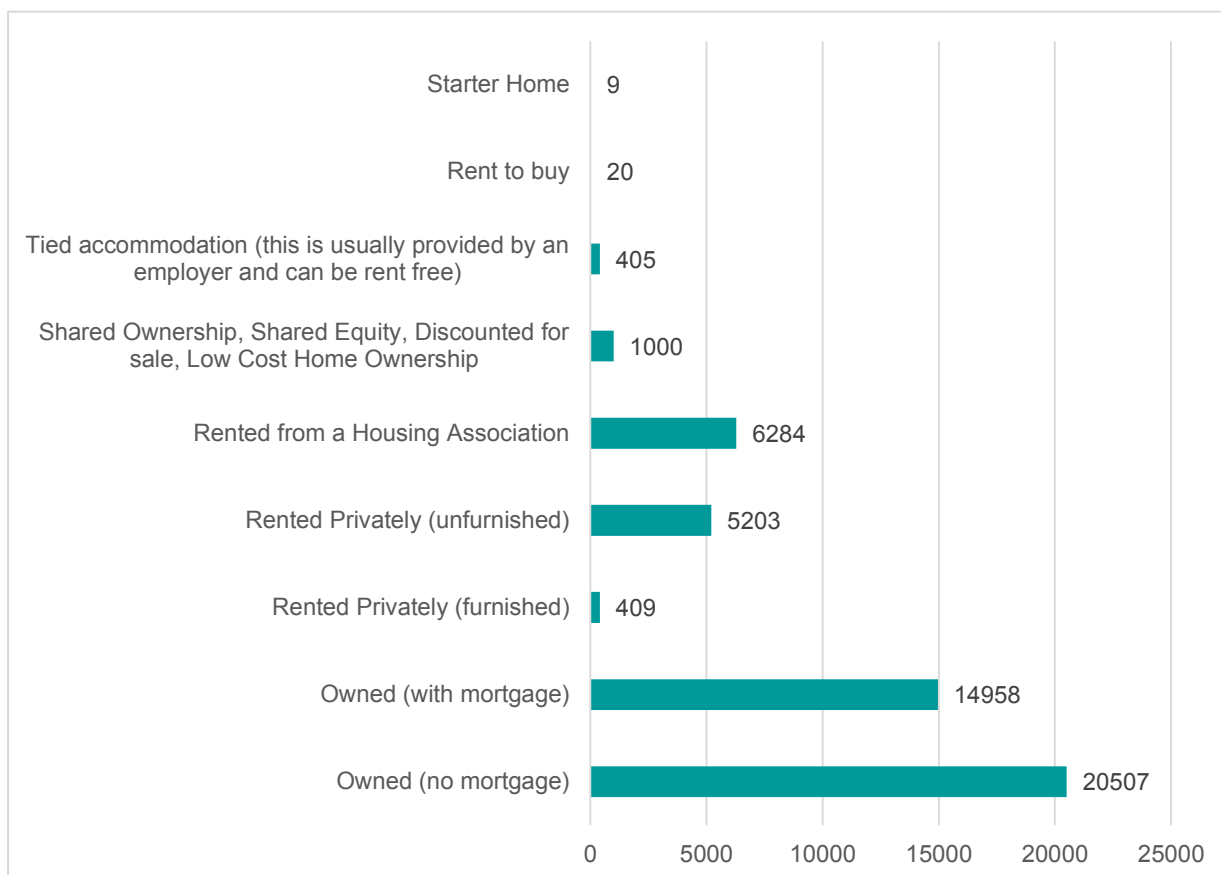
Repair problem	Placemaking area (%)						CCG (%)		Total (%)
	Darent Valley	North East	North West	Sevenoaks and Surrounds	South	Upper Darent Corridor	NHS Dartford, Gravesham and Swanley CCG	NHS West Kent CCG	
No repair problems	57.8	56.4	55.7	55.4	49.1	54.6	56.0	54.2	54.9
Brick / stonework	6.3	6.8	7.3	7.3	8.6	7.2	6.8	7.6	7.3
Roof	9.5	6.2	6.9	8.4	9.7	9.8	6.8	9.0	8.1
Windows	12.4	10.3	13.7	12.1	13.9	13.6	12.1	12.8	12.5
Kitchen	7.0	7.1	7.9	7.2	7.4	7.9	7.5	7.3	7.4
Doors	5.2	4.5	7.5	6.0	7.1	6.1	6.2	6.1	6.1
Bathroom / toilet	9.4	9.0	9.5	9.6	8.9	8.6	9.1	9.3	9.3
Cold/heating problems	6.2	7.5	7.5	8.0	10.3	8.0	7.2	8.4	7.9
Dampness / mould growth	7.9	7.7	9.4	11.2	11.1	11.6	8.5	10.7	9.8
Wiring / electrics	4.7	6.4	4.8	5.5	5.8	6.0	5.8	5.3	5.5
Valid Base	5,181	9,115	10,944	12,341	6,720	4,495	20,209	28,586	48,795

Source: 2016 Household Survey (responses)

Property tenure

4.15 Based on the findings of the 2016 Household Survey, the tenure profile of the Sevenoaks District area is summarised in Figure 4.3. Overall, based on the Household Survey evidence, 72.7% of occupied dwellings are owner-occupied, 12.3% are private rented (including tied accommodation), 12.9% are rented from a social housing provider and 2.1% are intermediate tenure dwellings.

Figure 4.3 Sevenoaks District: tenure profile of occupied dwellings

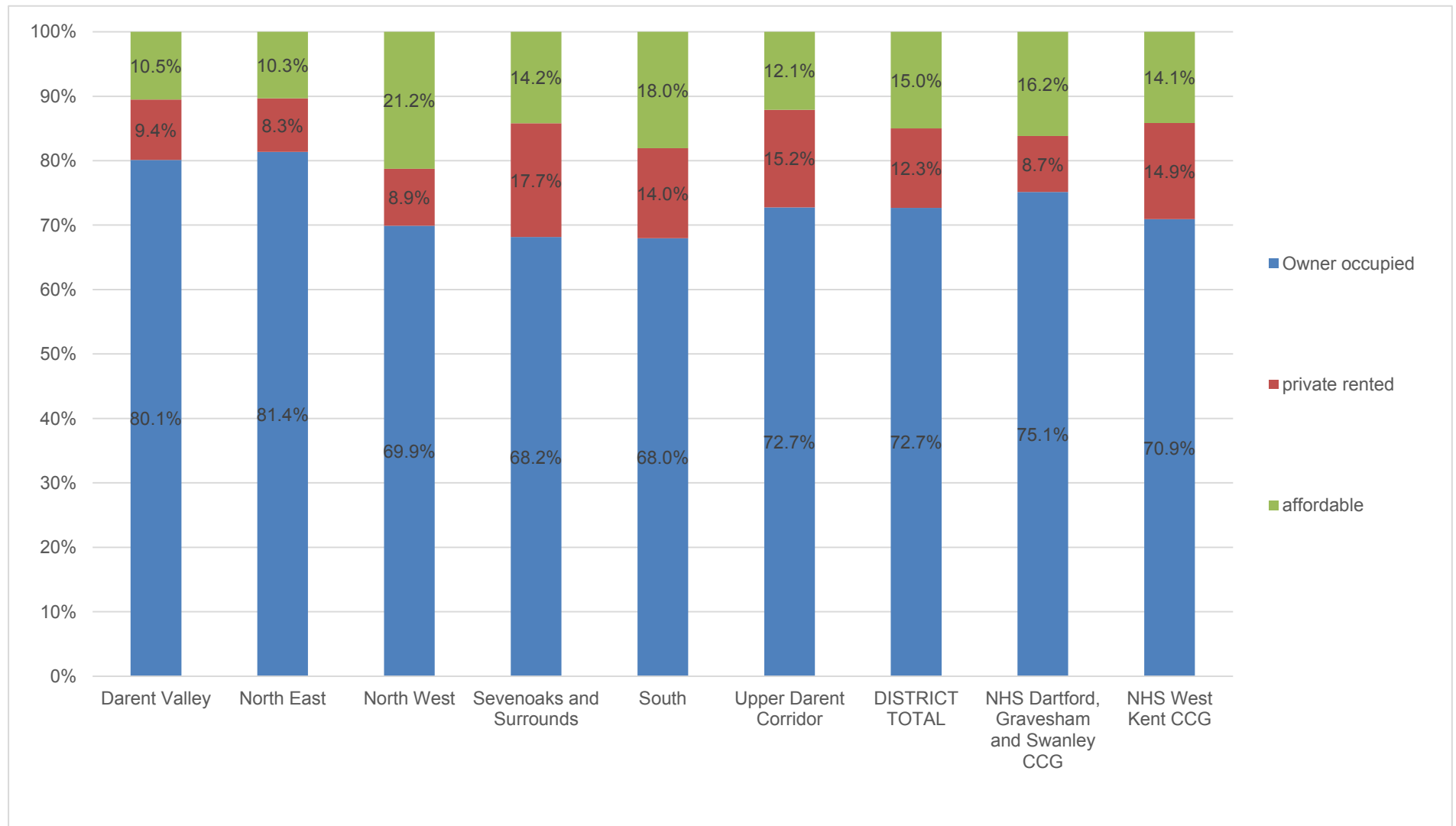


Source: 2016 Household Survey

Starter Home was ticked by a small number of households, but this may have meant first time home

4.16 The tenure profile varies across the Sevenoaks District (Figure 4.4). According to the household survey, the proportion of owner occupied dwellings is highest in the North East (81.4%) and Darent Valley (80.1%); private renting in Sevenoaks and Surrounds (17.7%); and affordable housing in the North West (21.2%).

Figure 4.4 Sevenoaks tenure profile by placemaking area or CCG



Source: 2016 Household Survey

Owner-occupied sector

- 4.17 The 2016 Household Survey identified that 72.7% (35,465) of households across the Sevenoaks District are owner-occupiers. 42.0% of all households (20,507) own outright and 30.7% of all households (14,958) have a mortgage.
- 4.18 The Household Survey provides the following information on owner occupied stock:
- Most owner-occupied properties are houses (84.5%), with 38.4% detached, 28.4% semi-detached and 17.7% terraced; a further 8.4% are bungalows, 5.5% flats/maisonettes and 1.6% other property types;
 - 39.3% of properties have three bedrooms, 27.7% have four bedrooms and 13.7% have five or more bedrooms; a further 16.6% have two bedrooms and 2.7% have one bedrooms;
 - Around 18.5% of owner-occupied stock was built pre-1919, 37.7% was built between 1919 and 1964; 26.4% was built between 1965 and 1984 and 17.4% has been built since 1985;
 - 22.8% of owner occupiers have one parking space, 29.0% have two parking spaces and 48.4% have three or more spaces;
 - 87.2% of owner-occupier households are satisfied or very satisfied with the state of repair in their accommodation, 8.8% are neither satisfied nor dissatisfied and 4.1% expressed degrees of dissatisfaction.
- 4.19 Over the period 2000 to 2015, Land Registry data reveals that lower quartile, median and average house prices across the Sevenoaks District have increased dramatically. This is summarised in Table 4.6.
- 4.20 It is interesting to note that in 2000, a household income of £24,814 was required for a lower quartile price to be affordable; by 2015 this had increased to £64,286. In comparison, an income of £36,836 was required for a median priced property to be affordable in 2000 compared with £90,000 in 2015.

Sevenoaks District	House Price (£)		Income to be affordable*	
	2000	2015	2000	2015
Lower Quartile	96,500	250,000	£24,814	£64,286
Median	143,250	350,000	£36,836	£90,000

Source: Data produced by Land Registry © Crown copyright 2016

*Assuming a 3.5x income multiple and a 10% deposit is available

- 4.21 A range of socio-economic and demographic information on residents has been obtained from the 2016 Household Survey. Some interesting observations relating to owner-occupiers include:
- In terms of household type, 33.6% of owner occupiers are older (60 or over) singles and couples, 17.3% are couples (under 60 with no children), 22.7% are couples with children under 18, 9.6% are singles (under 60), 12.3% are

parents with adult children, 1.9% are lone parents with children under 18 and 2.8% are other household types;

- 1.5% of owner-occupiers said they would describe themselves as LGBT (lesbian, gay, bisexual or transgender);
- 56.7% of Household Reference People (Heads of Household) living in owner occupied dwellings are in employment and a further 36.6% are wholly retired from work. The proportion retired is considerably higher for outright owners (60.0%);
- 19.6% of owner occupied households receive less than £20,800 gross per year, 28.1% receive between £20,800 and £39,000 per year, 30.5% receive between £39,000 and £80,600 per year and 21.7% receive at least £80,600 per year; and
- In terms of length of residency, 37.4% of owner occupiers have lived in the same property for 20 years or more (and the figure is 54.6% for outright owners).

Stakeholder and estate agent views on the owner-occupied sector

- 4.22 The estate agents interviewed by arc4 reported that the housing market in the Sevenoaks District continues to be very buoyant, with high demand which continues to outstrip supply. Family houses with gardens were reported as being most popular, especially in locations with good communication links to London.
- 4.23 Estate agents advised that they also deal with a considerable number of older people, generally in their mid-sixties and looking to downsize. They reported that this is often for health reasons and/or to release capital, often to assist in providing deposits for grown-up children buying a home. They noted that access to local amenities is very important to the older client group.

Private rented sector

- 4.24 The Government's Housing Strategy (November 2011)²⁰, 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.
- 4.25 The private rented sector in England is growing; the Census figures for 2011 confirmed that the sector now totals 16.8%, an increase from 8.8% in 2001. Increasing house prices pre-2007 and the struggling sales market when the down turn came are both factors that have underpinned the growth of the rental market for both 'active choice' renters and 'frustrated would-be' homeowners. Tenure reform and less accessible social rented housing are also likely to be an increasing factor to the growth in the private rented sector and the sector clearly

²⁰ *Laying The Foundations; A Housing Strategy for England, 2011*

now plays a vital role in meeting housing needs as well as providing an alternative to homeownership.

- 4.26 Local authorities have an important role in ensuring that the private rented sector meets both these requirements. Balancing good quality supply with demand will help to stabilise rents and encouraging good quality management will improve the reputation of the sector and encourage longer term lets and lower turnover. However, this is a challenging task where existing partners need to be encouraged to participate and new partners and investors need to be identified.
- 4.27 The 2016 Household Survey 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.
- 4.28 In terms of the cost of renting, Tables 4.7 and 4.8 set out the comparative median and lower quartile rents for the Sevenoaks District, Kent, the South East and England as a whole. These tables also compare rents in the Sevenoaks District with the neighbouring London Borough of Bromley, Outer London and Inner London.
- 4.29 The tables indicate that 2016 median (£1,200 pcm) and lower quartile (£975 pcm) rental prices are more expensive in the Sevenoaks District than in the county (Kent), region (South East) or England as a whole. However, the 2016 median rental price is lower when compared with the neighbouring London Borough of Bromley and the Outer and Inner London Borough averages. The 2016 lower quartile rental price is lower in Sevenoaks District than the lower quartile rental prices in the London Borough of Bromley and the Inner and Outer London Boroughs.
- 4.30 Comparing the rental price in 2016 with that in 2010 indicates that there has been a significant increase in median and lower quartile rental prices in the Sevenoaks District during the period. While rental prices have risen across the UK, the rate of increase has been higher in Kent, and even higher again in the Sevenoaks District. The median rental price in the London Borough of Bromley has risen significantly between 2010 and 2016 (60.7%). The change in the lower quartile rental prices in the Outer and Inner London Boroughs and the London Borough of Bromley during this period is comparable to that in the Sevenoaks District.

Location	Median price by year (£)		% change 2010-2016
	2010	2016	
Sevenoaks District	£923	£1,200	+30.0
Kent	£672	£849	+26.3
South East	£797	£962	+20.7
London Borough of Bromley	£897	£1,248	+60.7
Outer London Boroughs	£1,048	£1,358	+29.6
Inner London Boroughs	£1,577	£1,910	+21.1
England	£893	£1,101	+23.3

Source: Zoopla PPD 2017

Table 4.8 Comparative lower quartile rental price 2010-2016

Location	Lower quartile price by year (£)		% change 2010-2016
	2010	2016	
Sevenoaks District	£771	£975	+26.5
Kent	£546	£676	+23.8
South East	£646	£750	+16.1
London Borough of Bromley	£771	£1,001	+29.8
Outer London Boroughs	£847	£1,089	+28.6
Inner London Boroughs	£1,216	£1,479	+21.6
England	£598	£650	+8.7

Source: Zoopla PPD 2017

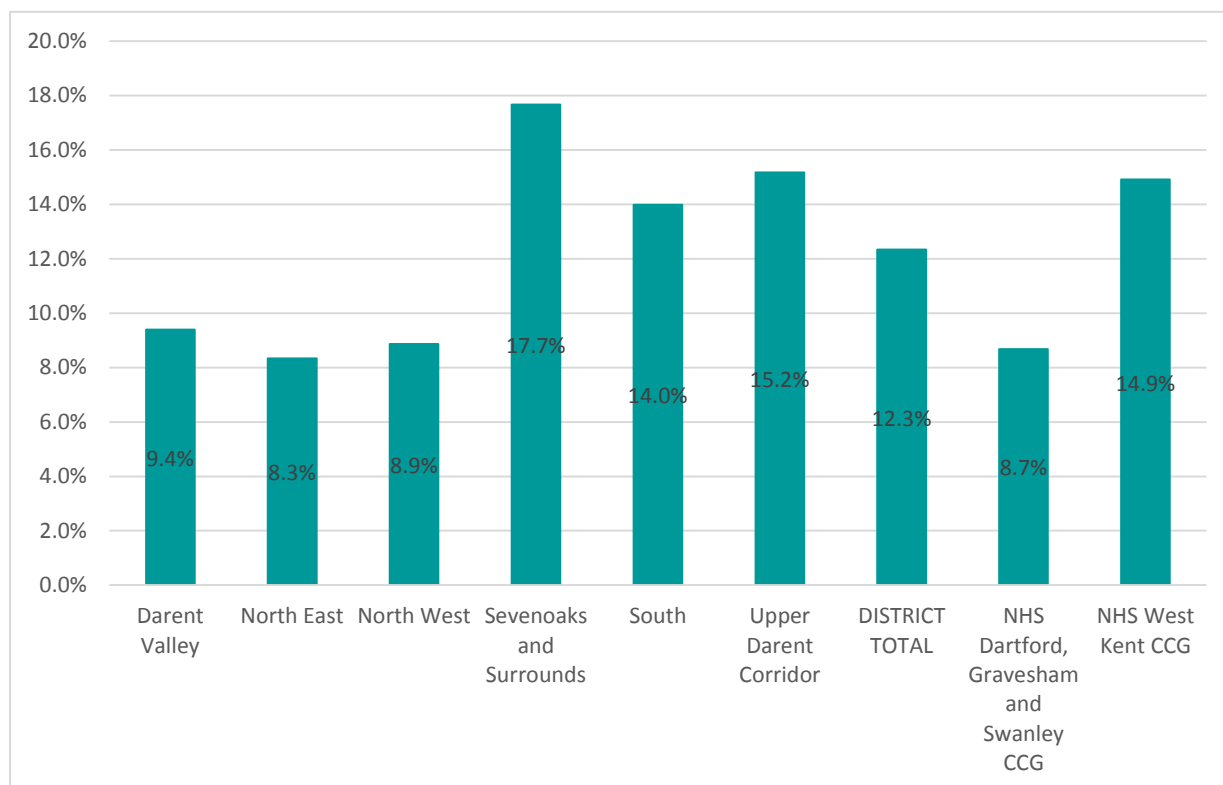
4.31 Regarding Local Housing Allowance rates, there are two Broad Rental Market Areas (BRMA)²¹ within which the Sevenoaks District is located:

- High Weald BRMA 3 bedroom rate £223.13 each week
- North West Kent BRMA 3 bedroom rate £171.43 each week

4.32 Figure 4.5 summarises the number of private rented dwellings by placemaking area and CCG and indicates that the highest proportions of private rented stock are found in Sevenoaks and Surrounds (17.7%), Upper Darent Corridor (15.2%) and the South (14.0%). There is also a difference between the CCG areas, with 14.9% of the housing stock in HNS West Kent CCG area being private rented, compared with only 8.7% of the stock in HNS Dartford, Gravesham and Swanley CCG.

²¹ A Broad Rental Market Area is an area 'within which a person could reasonably be expected to live having regard to facilities and services for purposes of health, education, recreation, personal banking and shopping, taking account of the distance of travel, by public and private transport and from those facilities and services'. A BRMA must contain 'residential premises for a variety of types, including such premises held on a variety of tenures' PLUS 'sufficient privately rented residential premises, to ensure that, in the rent officer's opinion, the LHA for the area is representative of the rents that a landlord might reasonably be expected to obtain in that area' Source: VOA BRMA statistics

Figure 4.5 Private rented sector stock



Source: 2016 Household Survey

- 4.33 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. 20.9% of privately rented properties have one bedroom/bedsit, 39.1% have two bedrooms, 26.0% have three bedrooms and 14.0% have four or more bedrooms.
- 4.34 29.4% of private rented stock was built before 1919. 47.8% of dwellings have one parking space, 24.9% have two spaces and 27.2% have three or more.
- 4.35 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%). 2.9% of private renting respondents would describe themselves as LGBT (lesbian, gay, bisexual or transgender).
- 4.36 44.1% of private renting households have lived in their accommodation for less than two years. 11.5% of private renters expressed degrees of dissatisfaction with the state of repair of their home.
- 4.37 In terms of income, the Household Survey found that 28.6% of households privately renting receive less than £20,800 gross per year, 34.9% receive between £20,800 and £39,000 per year, 26.2% receive between £39,000 and £80,600 per year and 10.1% receive at least £80,600 per year.

- 4.38 76.4% of Household Reference People (Heads of Household) living in private rented accommodation are employed, 11.3% are wholly retired from work, 7.1% are carers or looking after the home, 2.6% are permanently sick/disabled and 2.4% are unemployed.

Stakeholder and estate agent views on the private rented sector

- 4.39 Estate agents reported on a buoyant rental market, with high demand for a range of accommodation.
- 4.40 In addition to the private rental sector (PRS) being 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.
- 4.41 Some stakeholders commented upon the impact of changes in the economy and welfare on the PRS in the Sevenoaks District. It was reported that welfare reform has reduced the provision of new social or affordable rental properties. On the other hand, escalating house prices is prohibiting many households from entering the owner-occupied sector. The benefit cap is affecting the amount of rent that private landlords receive, making them even less likely to take social tenants. This makes it increasingly difficult for those who are benefit-dependent or on low incomes to secure appropriate accommodation.

Affordable sector

- 4.42 The 2016 Household Survey found that there are around 7,313 households who live in an affordable (social rented or intermediate tenure) property across the Sevenoaks District, accounting for 15.0% of all occupied dwellings. Of these, 6,284 households live in accommodation rented a Housing Association and 1,029 live in intermediate tenure properties, mainly shared ownership.
- 4.43 The Household Survey identified that houses account for 51.9% of occupied affordable accommodation (25.9% terraced, 24.7% semi-detached and 1.3% detached), 41.3% are flats/maisonettes, 6.1% are bungalows and 0.6% other types of housing. Affordable dwellings tend to have one/bedsit (35.3%), two (33.3%) or three (28.9%) bedrooms, with a further 2.5% having four or more bedrooms.
- 4.44 The Household Survey found that 30.5% of households living in affordable dwellings are older singles and couples, 21.5% are singles under 60, 12.4% are couples with children under 18, 11.9% are couples/lone parents with adult children, 10.0% are lone parents with children under 18, 9.6% are couples under 60 with no children and 4.2% are other household types. 3.8% of respondents living in affordable accommodation would describe themselves as LGBT (lesbian, gay, bisexual or transgender).
- 4.45 44.3% of Household Reference People living in affordable housing are in employment. A further 30.1% are wholly retired from work, 14.5% are permanently sick/disabled, 3.9% are unemployed and 7.1% look after the home/are caring for someone.

- 4.46 Incomes are generally low, with 70.3% of households in affordable housing receiving an income of less than £20,800 gross per year (and 49.6% receive less than £13,000 per year). A further 25.3% receive between £20,800 and £39,000 per year, 4.0% receive between £39,000 and £80,600 per year and 0.4% receive at least £80,600 per year.
- 4.47 In terms of the potential to encourage higher-earning households currently living in affordable accommodation to consider intermediate tenure products, the household survey data indicates that less than 5% of these households have a gross annual income of £39,000 or more. Although around one-quarter have an income of between £20,800 and £39,000, this is unlikely to be enough to afford intermediate tenure products within the District.

Stakeholder and estate agent views on affordable housing

- 4.48 The stakeholder survey included a number of registered providers and housing associations who work within the Sevenoaks District Council area. Their portfolios include the provision of a range housing; one-, two- and three-bedroom general needs housing along with sheltered studio and one-bedroom apartments.
- 4.49 New affordable housing developments were identified by stakeholders as including affordable rent, shared ownership, older persons shared ownership, market sale Extra Care and temporary accommodation for homeless.
- 4.50 In terms of key messages for the Local HNS relating to affordable housing, key stakeholders made the following points:
- More affordable housing is needed, across all sizes and tenures;
 - The provision of temporary accommodation needs to be considered, particularly in the light of the Homelessness Reduction Bill;
 - Support is needed to enable the provision of more social/affordable rented and shared ownership housing. One stakeholder mentioned LA capital subsidy support, especially for supported housing; and
 - Some flexibility on land use may be required to find smaller sites for redevelopment and/or new homes, particularly on the edge of Green Belt or on open spaces within existing urban areas.

Relative affordability of housing tenure options

- 4.51 The relative cost of alternative housing options across the Sevenoaks District and by ward is explored in Table 4.9. This includes affordable and market rent options, owner occupation and intermediate tenure options, as well as Starter Homes. Table 4.10 shows the income required for alternative tenure options to be affordable and Table 4.11 presents the assumptions underpinning the analysis.
- 4.52 This analysis indicates that for open market housing at District-level the minimum income required is £43,248 (for lower quartile or entry-level renting) or £64,286 (for lower quartile or entry-level house prices). These amounts do vary by ward and income requirements for entry-level renting range between

£34,752 in Edenbridge South and West ward and £64,896 in Sevenoaks Kippington. For entry-level home ownership, income requirements range between £42,171 in Swanley St Marys and £100,286 in Penshurst, Fordcombe and Chiddingstone ward.

- 4.53 Regarding affordable rents, where possible, these are capped at Local Housing Allowance rates. There are two Broad Rental Market Areas (BRMA)²² within which Sevenoaks District is located:
- High Weald BRMA 3 bedroom rate £223.13 each week
 - North West Kent BRMA 3 bedroom rate £171.43 each week
- 4.54 The analysis in Tables 4.10 and 4.11 assume that affordable rents charged are up to 80% of median market rents.
- 4.55 Figure 4.6 summarises the relative affordability of alternative tenures at the District level, setting out the income and deposit required for different options set against prevailing lower quartile and median earnings. It uses lower quartile and median earnings derived from the ONS Annual Survey of Hours and Earnings for 2016.
- 4.56 This indicates that only social rent is affordable for households on both lower quartile and median incomes. It indicates that the majority of people – on lower quartile or median incomes – could not afford any of the home ownership or private rented tenure products at the current District-average prices. This comparison of local incomes with the cost of local house prices and rents illustrates the affordability challenge faced by residents within the District of Sevenoaks. It shows the particular problem faced by households who do not have either existing equity or savings.
- 4.57 Further analysis of the requirement for affordable housing is presented in Chapter 6.

²² A Broad Rental Market Area is an area 'within which a person could reasonably be expected to live having regard to facilities and services for purposes of health, education, recreation, personal banking and shopping, taking account of the distance of travel, bus public and private transport and from those facilities and services'. A BRMA must contain 'residential premises for a variety of types, including such premises held on a variety of tenures' PLUS 'sufficient privately rented residential premises, to ensure that, in the rent officer's opinion, the LHA for the area is representative of the rents that a landlord might reasonably be expected to obtain in that area' Source: VOA BRMA statistics

Table 4.9 Cost of alternative tenure options by ward

Tenure option	Price (2015)												
	Ash and New Ash	Brasted, Chevening and Sundridge	Cowden and Hever	Crockenhill and Well Hill	Dunton Green and Riverhead	Edenbridge North and East	Edenbridge South and West	Eynsford	Farningham, Horton Kirby and South Darenth	Fawkham and West Kingsdown	Halstead, Knockholt and Badgers Mount	Hartley and Hodsoil Street	Hextable
Social Rent (average)	£374	£374	£374	£374	£374	£374	£374	£374	£374	£374	£374	£374	£374
Affordable Rent	£820	£1,387	£1,378	£916	£1,029	£764	£852	£1,269	£1,002	£1,137	£1,507	£1,009	£784
Market Rent - Lower Quartile	£901	£1,185	£1,200	£802	£899	£802	£724	£1,200	£849	£949	£1,200	£1,049	£750
Market Rent - Median	£1,025	£1,734	£1,723	£1,145	£1,286	£955	£1,065	£1,586	£1,253	£1,421	£1,884	£1,261	£980
Market Sale - Lower Quartile	£220,000	£370,000	£300,000	£215,000	£250,000	£200,000	£233,000	£285,000	£165,000	£262,500	£375,000	£365,000	£240,000
Market Sale - Median	£252,000	£499,950	£400,000	£265,000	£395,000	£288,750	£275,000	£371,000	£204,995	£320,000	£550,000	£430,000	£270,000
Market Sale - Average	£274,315	£613,473	£537,950	£313,023	£428,936	£418,174	£369,530	£436,671	£251,794	£360,330	£551,601	£458,893	£281,345
Starter Home	£201,600	£399,960	£320,000	£212,000	£316,000	£231,000	£220,000	£296,800	£163,996	£256,000	£440,000	£344,000	£216,000
Shared ownership (50%)	£126,000	£249,975	£200,000	£132,500	£197,500	£144,375	£137,500	£185,500	£102,498	£160,000	£275,000	£215,000	£135,000
Shared ownership (25%)	£63,000	£124,988	£100,000	£66,250	£98,750	£72,188	£68,750	£92,750	£51,249	£80,000	£137,500	£107,500	£67,500
Help to buy	£252,000	£499,950	£400,000	£265,000	£395,000	£288,750	£275,000	£371,000	£204,995	£320,000	£550,000	£430,000	£270,000

(continued)

Kemsing	Leigh and Chiddingstone Causeway	Otford and Shoreham	Penshurst, Fordcombe and Chiddingstone	Seal and Weald	Sevenoaks Eastern	Sevenoaks Kippington	Sevenoaks Northern	Sevenoaks Town and St John's	Swanley Christchurch and Swanley Village	Swanley St Mary's	Swanley White Oak	Westerham and Crockham Hill	Sevenoaks Total
£374	£374	£374	£374	£374	£374	£374	£374	£374	£374	£374	£374	£374	£374
£1,251	£1,224	£1,262	£1,325	£1,383	£1,118	£1,750	£1,113	£1,147	£772	£802	£772	£1,202	£1,127
£1,101	£1,096	£1,148	£1,248	£1,196	£997	£1,352	£936	£897	£849	£750	£750	£949	£901
£1,564	£1,530	£1,577	£1,656	£1,729	£1,397	£2,187	£1,391	£1,434	£965	£1,003	£965	£1,502	£1,409
£320,000	£365,000	£375,000	£390,000	£308,500	£275,000	£423,000	£278,725	£273,000	£250,000	£164,000	£188,000	£320,000	£250,000
£436,000	£439,950	£495,000	£570,000	£492,500	£378,500	£830,000	£362,500	£460,500	£283,000	£241,250	£240,500	£412,000	£350,000
£491,697	£445,035	£634,205	£640,092	£840,996	£432,268	£993,693	£426,787	£618,459	£296,359	£232,053	£248,898	£539,219	£468,955
£348,800	£351,960	£396,000	£456,000	£394,000	£302,800	£664,000	£290,000	£368,400	£226,400	£193,000	£192,400	£329,600	£280,000
£218,000	£219,975	£247,500	£285,000	£246,250	£189,250	£415,000	£181,250	£230,250	£141,500	£120,625	£120,250	£206,000	£175,000
£109,000	£109,988	£123,750	£142,500	£123,125	£94,625	£207,500	£90,625	£115,125	£70,750	£60,313	£60,125	£103,000	£87,500
£436,000	£439,950	£495,000	£570,000	£492,500	£378,500	£830,000	£362,500	£460,500	£283,000	£241,250	£240,500	£412,000	£350,000

Source: Data produced by Land Registry © Crown copyright 2016, Zoopla, CLG

Regarding Starter Homes, this analysis demonstrates what a Starter Home would cost but it there is a cap of a property value of £312,500 (full market value), 20% of which is £250,000

Table 4.10 Income required for alternative tenure options

Tenure option	Income required by ward (2015)												
	Ash and New Ash	Brasted, Chevening and Sundridge	Cowden and Hever	Crockenhill and Well Hill	Dunton Green and Riverhead	Edenbridge North and East	Edenbridge South and West	Eynsford	Farningham, Horton Kirby and South Darenth	Fawkham and West Kingsdown	Halstead, Knockholt and Badgers Mount	Hartley and Hodsoil Street	Hextable
Social Rent	£17,936	£17,936	£17,936	£17,936	£17,936	£17,936	£17,936	£17,936	£17,936	£17,936	£17,936	£17,936	£17,936
Affordable Rent	£39,360	£66,586	£66,163	£43,968	£49,382	£36,672	£40,896	£60,902	£48,115	£54,566	£72,346	£48,422	£37,632
Market Rent - Lower Quartile	£43,248	£56,880	£57,600	£38,496	£43,152	£38,496	£34,752	£57,600	£40,752	£45,552	£57,600	£50,352	£36,000
Market Rent - Median	£49,200	£83,232	£82,704	£54,960	£61,728	£45,840	£51,120	£76,128	£60,144	£68,208	£90,432	£60,528	£47,040
Market Sale - Lower Quartile	£56,571	£95,143	£77,143	£55,286	£64,286	£51,429	£59,914	£73,286	£42,429	£67,500	£96,429	£93,857	£61,714
Market Sale - Median	£64,800	£128,559	£102,857	£68,143	£101,571	£74,250	£70,714	£95,400	£52,713	£82,286	£141,429	£110,571	£69,429
Market Sale - Average	£70,538	£157,750	£138,330	£80,492	£110,298	£107,530	£95,022	£112,287	£64,747	£92,656	£141,840	£118,001	£72,346
Starter Home	£51,840	£102,847	£82,286	£54,514	£81,257	£59,400	£56,571	£76,320	£42,170	£65,829	£113,143	£88,457	£55,543
Shared ownership (50%)	£49,284	£94,801	£76,453	£51,670	£75,535	£56,030	£53,506	£71,129	£40,655	£61,767	£103,988	£81,960	£52,588
Shared ownership (25%)	£40,914	£78,195	£63,167	£42,869	£62,415	£46,440	£44,372	£58,807	£33,846	£51,138	£85,720	£67,678	£43,620
Help to buy	£36,000	£71,421	£57,143	£37,857	£56,429	£41,250	£39,286	£53,000	£29,285	£45,714	£78,571	£61,429	£38,571

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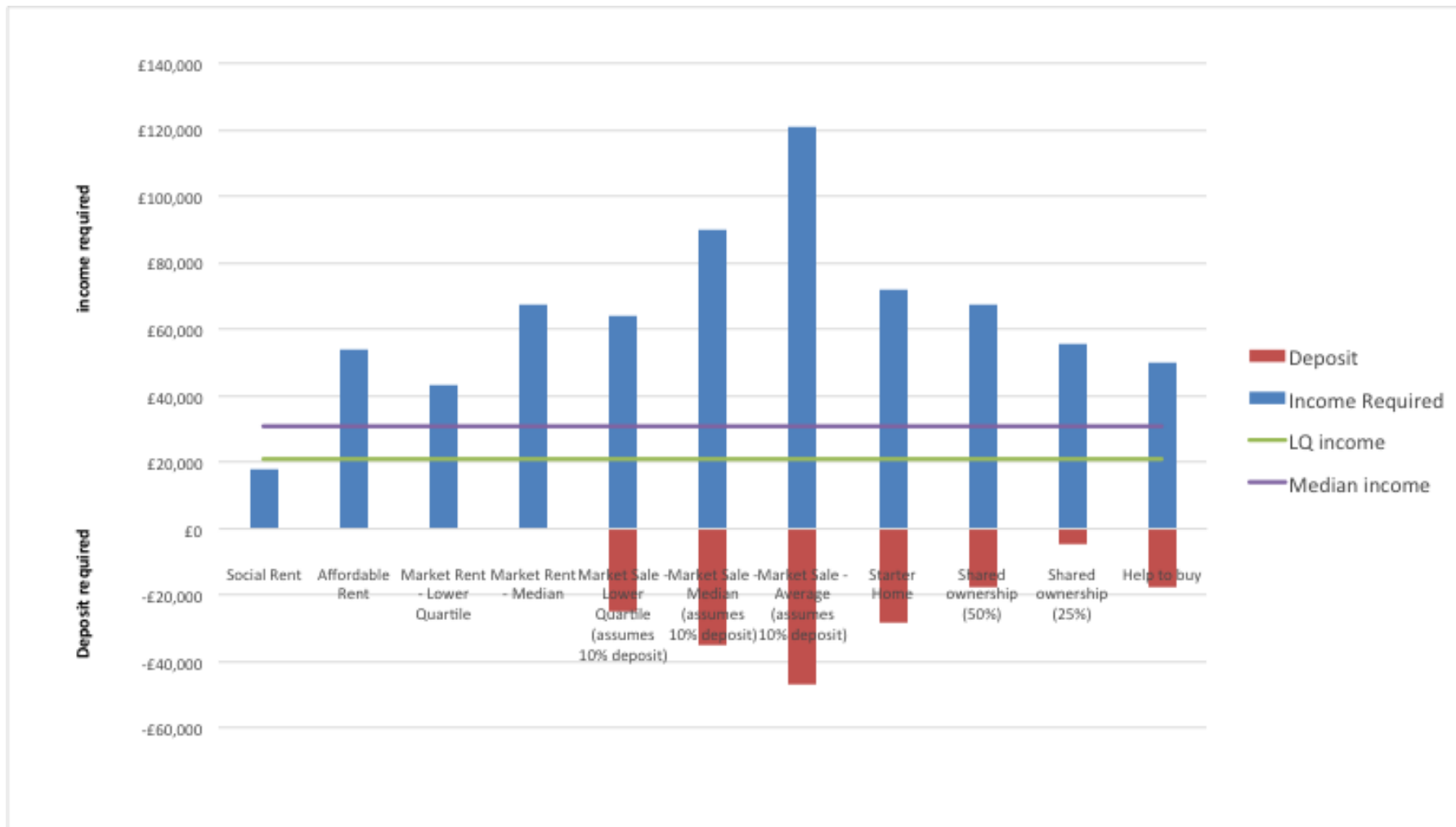
	Leigh and Chiddingstone Causeway	Otford and Shoreham	Penshurst, Fordcombe and Chiddingstone	Seal and Weald	Sevenoaks Eastern	Sevenoaks Kippington	Sevenoaks Northern	Sevenoaks Town and St John's	Swanley Christchurch and Swanley Village	Swanley St Mary's	Swanley White Oak	Westerham and Crockham Hill	Sevenoaks Total
£17,936	£17,936	£17,936	£17,936	£17,936	£17,936	£17,936	£17,936	£17,936	£17,936	£17,936	£17,936	£17,936	£17,936
£60,058	£58,752	£60,557	£63,590	£66,394	£53,645	£83,981	£53,414	£55,066	£37,056	£38,515	£37,056	£57,677	£54,106
£52,848	£52,608	£55,104	£59,904	£57,408	£47,856	£64,896	£44,928	£43,056	£40,752	£36,000	£36,000	£45,552	£43,248
£75,072	£73,440	£75,696	£79,488	£82,992	£67,056	£104,976	£66,768	£68,832	£46,320	£48,144	£46,320	£72,096	£67,632
£82,286	£93,857	£96,429	£100,286	£79,329	£70,714	£108,771	£71,672	£70,200	£64,286	£42,171	£48,343	£82,286	£64,286
£112,114	£113,130	£127,286	£146,571	£126,643	£97,329	£213,429	£93,214	£118,414	£72,771	£62,036	£61,843	£105,943	£90,000
£126,436	£114,438	£163,081	£164,595	£216,256	£111,155	£255,521	£109,745	£159,032	£76,207	£59,671	£64,002	£138,656	£120,588
£89,691	£90,504	£101,829	£117,257	£101,314	£77,863	£170,743	£74,571	£94,731	£58,217	£49,629	£49,474	£84,754	£72,000
£83,061	£83,786	£93,892	£107,660	£93,433	£72,506	£155,388	£69,569	£87,559	£54,975	£47,311	£47,173	£78,655	£67,274
£68,580	£69,174	£77,451	£88,728	£77,075	£59,934	£127,820	£57,528	£72,263	£45,575	£39,298	£39,185	£64,971	£55,649
£62,286	£62,850	£70,714	£81,429	£70,357	£54,071	£118,571	£51,786	£65,786	£40,429	£34,464	£34,357	£58,857	£50,000

Source: Data produced by Land Registry © Crown copyright 2016, Zoopla, CLG

Table 4.11 Assumptions in assessing income required for alternative tenure options

Tenure	Tenure price assumptions	Affordability assumptions
Social rent	Prevailing prices	Affordability 25% of income
Affordable rent	80% of median market rent	Affordability 25% of income
Market Rent - lower quartile	Prevailing prices	Affordability 25% of income
Market Rent - median	Prevailing prices	Affordability 25% of income
Market Rent - average	Prevailing prices	Affordability 25% of income
Market Sale - Lower Quartile	Prevailing prices	90% LTV, 3.5x income
Market Sale - median	Prevailing prices	90% LTV, 3.5x income
Market Sale - average	Prevailing prices	90% LTV, 3.5x income
Starter Home	20% discount on full value (assumed to be median), 10% deposit on discounted portion, remainder mortgage based on 3.5x income	90% LTV, 3.5x income
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 25% of income for rental element
Shared ownership (25%)	Total price based on median price and 25% ownership. Mortgage based on 20%. 5% deposit required, annual service charge £395, Annual rent based on 2.75% of remaining equity	90% LTV, 3.5x income for equity and 25% of income for rental element
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

Figure 4.6 Sevenoaks District household income and housing costs



Source: Data produced by Land Registry © Crown copyright 2016, Zoopla, CLG, ASHE

Note: The deposit requirements are shown on the table as a negative number

Broadband

- 4.58 The 2016 household survey asked respondents who were home internet users how satisfied they were with their broadband speed. Overall, 56.6% were satisfied or very satisfied, 19.1% neither satisfied nor dissatisfied and 24.2% were dissatisfied or very dissatisfied. The degree of satisfaction varied by locality, with respondents in the North West and Sevenoaks and surrounds Placemaking areas more likely to be satisfied or very satisfied; and respondents in the Upper Darent Corridor and Darent Valley more likely to be dissatisfied (Table 4.12).

Concluding comments

- 4.59 The purpose of this chapter has been to explore the current housing market dynamics affecting and influencing the housing market within the Sevenoaks District. This chapter has provided detail on the current profile of dwellings by type, tenure and size along with property condition and property prices.
- 4.60 The majority of properties in the Sevenoaks District are houses (76.5%), 14.1% are flats/apartments/maisonettes and 7.8% are bungalows. 35.6% of existing properties contain three bedrooms and a further 31.9% contain four or more bedrooms.
- 4.61 While 72.7% of households lived in owner occupation and a further 12.3% in private rented accommodation, an analysis of house prices and private rental costs indicates that open market housing has become hugely more expensive in the Sevenoaks District in recent years. The rate of increase in prices has been higher in the District than in the county or region.
- 4.62 Despite this, the 2016 Household Survey reveals that only 15.0% of the housing stock is affordable accommodation. The highest proportions of this stock tenure are located within the North West (21.2%) and South (18.0%) placemaking areas.
- 4.63 The highest levels of dissatisfaction with the state of repair of current property recorded by the Household Survey were within the North West and the South (within both 7.2% of households expressed degrees of dissatisfaction). Dissatisfaction rates were greatest within the affordable (11.9%) and private rented (11.5%) sectors.
- 4.64 The relative affordability of alternative tenures was considered and overall a household income of at least £17,936 is required for social rent (excluding housing benefit), at least £54,160 for affordable rent, £43,248 for entry-level market renting (lower quartile), £64,286 for entry-level open market purchase (lower quartile) and at least £50,000 for affordable home ownership (Starter Homes).

Table 4.12 Satisfaction with broadband speed by placemaking area and CCG

Satisfaction with broadband speed	Placemaking area (%)						CCG (%)		Total (%)
	Darent Valley	North East	North West	Sevenoaks and Surrounds	South	Upper Darent Corridor	NHS Dartford, Gravesham and Swanley CCG	NHS West Kent CCG	
Very Satisfied	9.9	10.0	14.3	15.9	15.2	11.3	12.5	13.8	13.3
Satisfied	41.1	42.8	49.9	44.6	37.7	37.1	47.2	40.7	43.4
Neither satisfied nor dissatisfied	18.0	20.3	19.5	18.0	20.1	19.1	19.3	19.0	19.1
Dissatisfied	21.6	18.1	12.0	14.9	16.3	19.5	14.7	17.3	16.2
Very dissatisfied	9.3	8.8	4.3	6.6	10.6	13.0	6.3	9.1	8.0
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Valid Base	4,659	8,398	9,519	11,160	5,962	4,259	17,973	25,985	43,958

5. Understanding the future housing market in Sevenoaks

Introduction

- 5.1 In order to understand the future housing need and demands for housing, Local Planning Authorities are required to consider a range of data sources and information which identifies how key drivers of the local market and underlying trends will impact upon the structure of households and population over a fifteen year period and beyond.
- 5.2 This Chapter assesses the primary market drivers in the Sevenoaks District, namely population growth and structure; economic change; and housing stock and aspirations.

Key market drivers

- 5.3 Essentially, there are three key primary drivers influencing the current (and future) housing market: demographic; economic and dwelling stock characteristics, as summarised in Table 5.1.

Primary Driver	Attributes	Impact on overall demand through:
Demography	Changing no. of households, household structure, ethnicity	Natural Change
Economy	Jobs, income, activity rates, unemployment	Economic migration
Housing stock and aspirations	Quality vs. aspirations, relative prices, accessibility, development programmes	Residential migration

Source: arc4

Demography

- 5.4 The following demographic drivers will continue to underpin the housing market in the Sevenoaks District:
- An increasing population, with ONS 2014-based Subnational population projections (Table 5.2) indicating an increase of 19.8% from 118,900 in 2015 to 142,500 by 2039;
 - Over the period 2015 to 2039, ONS 2014-based Subnational population projections estimate that the number of residents aged under 65 will increase 12.0% from 94,100 in 2015 to 105,400 in 2039. The number aged over 65 will increase by 49.6% from 24,800 in 2015 to 37,100 in 2039;

- 2014-based CLG household projections suggest that the total number of households in the Sevenoaks District is expected to increase from 48,801 in 2015 to 58,720 in 2039, an increase of 20.3%;
- The 2016 Household Survey indicates that the following range of household groups currently live in the Sevenoaks District: couples with younger children (21.7%); couples 65 or over (18.1%); couples (under 65 with no children) (16.8%); singles aged 65 or over (12.6%); singles under 65 (12.3%); couples with adult children (8.8%); lone parents (3.9%); lone parents with adult children (2.4%); and other household types (3.2%).

Table 5.2 Projected population change, 2015 to 2039

Age Group	2015	2039	Change 2015-2039	% change 2015-39
0-14	21,900	25,600	3,700	16.9%
15-29	17,700	19,800	2,100	11.9%
30-44	21,800	23,400	1,600	7.3%
45-64	32,700	36,600	3,900	11.9%
65-79	17,900	23,800	5,900	33.0%
80+	6,900	13,300	6,400	92.8%
Total	118,900	142,500	23,600	19.8%
Of the total population				
% aged 65+	24,800	37,100	12,300	
% aged 80+	6,900	13,300	6,400	

Source: ONS 2014-based Subnational population projections

Economy

5.5 The following economic drivers underpin the operation of the housing market in the Sevenoaks District:

- 57.5% of Household Reference People are economically active and are in employment according to the 2016 Household Survey; a further 32.5% are retired; 5.3% are either looking after the home or provide full-time care; 3.2% are permanently sick/disabled; 1.7% are unemployed and available for work or in full-time education/training;
- According to the 2011 Census, 41.7% of residents in employment work in the Sevenoaks District. A further 37.2% work in London, 6.1% work in Dartford and 4.3% work in Tonbridge and Malling;
- According to the Office for National Statistics (ONS) Annual Survey of Hours and Earnings, lower quartile earnings in 2016 across the Sevenoaks District were £20,423 each year which compares with £21,770 for the South East region and £20,253 for England. Median incomes were £30,989, compared with a regional median of £30,752 and a national median of £28,503; and
- In terms of income, the 2016 Household Survey identified that across the Sevenoaks District 27.8% of households receive less than £20,800 gross per year, 28.7% receive between £20,800 and £39,000 per year, 26.3%

receive between £39,000 and £80,600 per year and 17.3% receive at least £80,600 per year.

- 5.6 Figure 5.1 presents household income by household type. Analysis demonstrates that incomes are lowest amongst lone parents and older singles (single adults 65+); and highest amongst couples and couples with children.

Housing stock

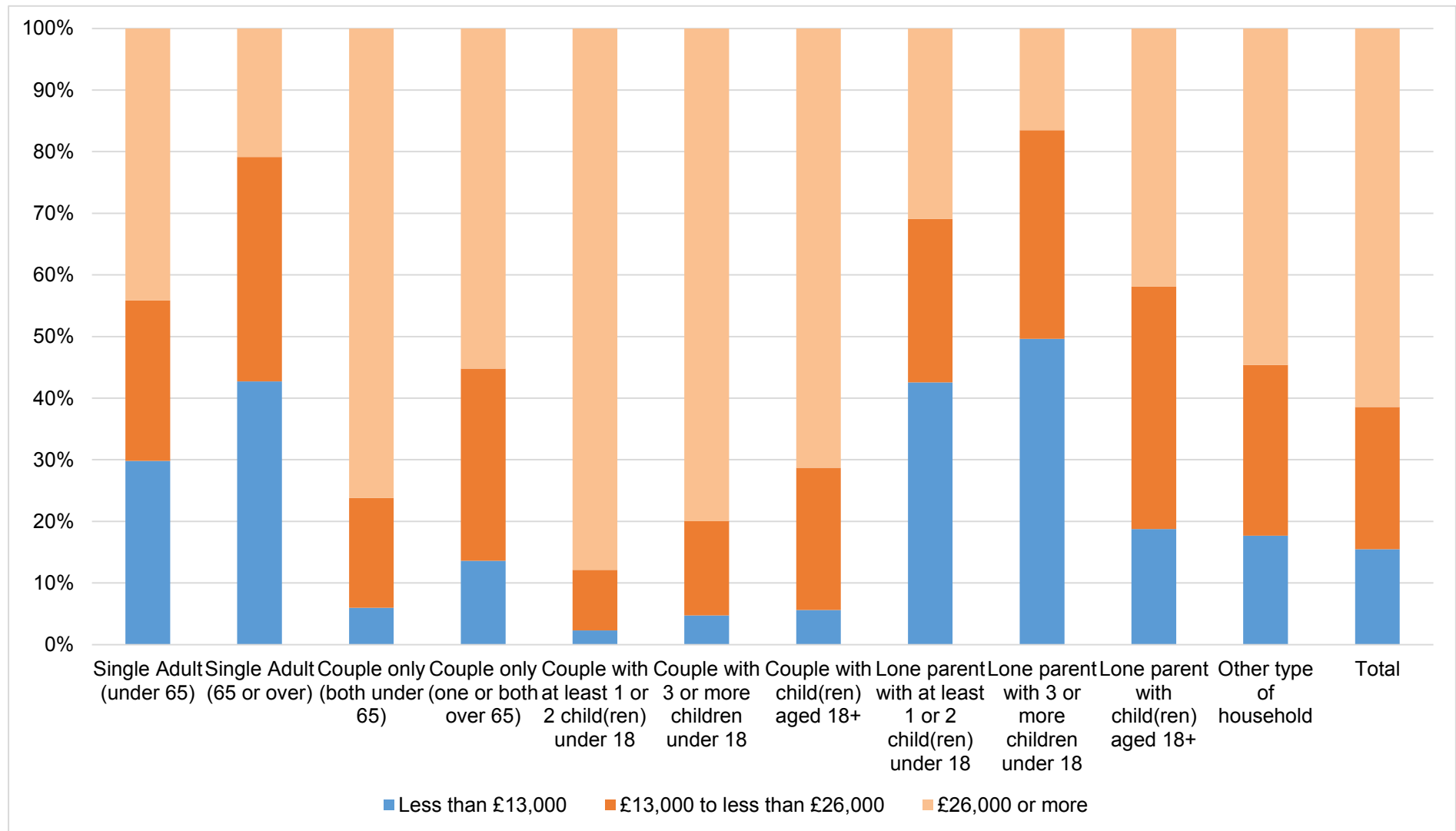
- 5.7 In terms of dwelling stock, the 2016 Household Survey reports that, across the Sevenoaks District area:

- 76.5% of properties are houses, 14.1% are flats/apartments/maisonettes, 7.8% are bungalows and 1.7% are other property types (e.g. caravans);
- 9.7% have one bedroom/bedsit, 21.6% have two bedrooms, 35.6% have three bedrooms and 31.9% have four or more bedrooms;
- 17.7% of properties were built before 1919, a further 13.6% were built between 1919 and 1944, 22.4% between 1945 and 1964, 26.4% between 1965 and 1984, 12.8% between 1985 and 2004 and 7.1% have been built since 2005;
- 72.7% of properties are owner-occupied, 15.0% are affordable (social/affordable rented or shared ownership) and 12.3% are private rented (or tied accommodation); and
- There is a particularly strong aspiration for houses with three or more bedrooms.

Stakeholder and agent views on market drivers

- 5.8 Stakeholders and estate agents stressed the significance of in-migration to the District, with often wealthy households from London, elsewhere in the UK and abroad moving into the area and able to pay high house prices. The good rail connections to the City mean that Sevenoaks town and some of the other villages with mainline stations are considered prime commuter territory for households who travel to London for work.
- 5.9 Whilst there is therefore high demand for executive and family-sized housing for the young and upwardly mobile, respondents to the surveys also reported on the challenge of catering for an ageing population. The need to make provision for older people, including a range of budgets and tenures, was highlighted by several stakeholders and estate agents.

Figure 5.1 Summary of household income by household type



Source: 2016 Household Survey

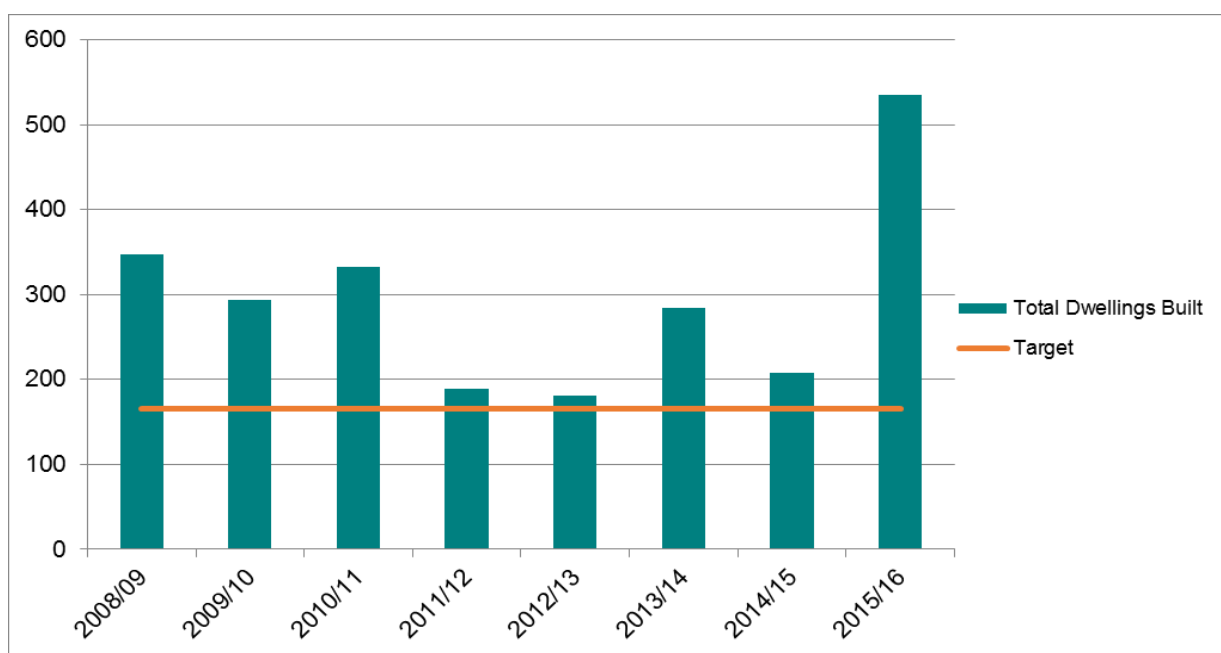
Past trends in housing delivery

- 5.10 Over the eight years, 2008/09 to 2015/16 there has been an overall average of 296 completions per year across the Sevenoaks District area (Table 5.3). This compares with an annual target of 165 dwelling completions. A comparison of annual completions and the annual target is set out in graphical form in Figure 5.2.
- 5.11 Over the eight-year period, 81.7% of gross completions were private sector development and 18.3% were affordable dwellings.

Year	Completions		
	Private	Affordable	Total
2008/09	290	57	347
2009/10	213	80	293
2010/11	281	51	332
2011/12	174	15	189
2012/13	141	40	181
2013/14	224	60	284
2014/15	199	9	208
2015/16	414	121	535
8 year Total	1,936	433	2,369
Annual Average	242	54	296

Source: Sevenoaks District AMR 2008/09 – 2015/16

Figure 5.2 Dwelling completions compared with the annual target



Source: Sevenoaks District AMR 2008/09 – 2015/16

Suggested future development profile of market dwellings

- 5.12 Households intending to move in the open market were asked in the Household Survey what type and size of property they would like and expect to move to. This could then be compared with the current stock profile to identify any mismatches between availability and aspirations/expectation. The findings are set out in Table 5.4 and a summary is provided in Table 5.5. Of households moving, most would like to move to a house (75.1%), 13.2% would like to move to a bungalow, 6.9% to a flat and 4.8% to other property types. This compares with 73.7% who expect to move to a house, 10.2% to a bungalow, 12% a flat and 4% to other property types. A high proportion would like to move to a detached house (55.4%) but only 31.1% expect to. In contrast, higher proportions expect to move to a semi-detached house (30.3%) than would like to 13.6%).

Dwelling type/size	Dwelling stock, likes and expectations		
	Current Private Stock %	Like %	Expect %
Detached house/cottage 1-2 Beds	1.2	5.5	2.2
Detached house/cottage 3 Beds	7.0	20.5	11.4
Detached house/cottage 4 or more Beds	27.2	29.4	17.5
Semi-detached house/cottage 1-2 Beds	3.8	3.1	8.5
Semi-detached house/cottage with 3 Beds	16.4	7.6	17.0
Semi-detached house/cottage 4 or more Beds	7.0	3.0	4.8
Terraced house/cottage 1-2 Beds	6.9	3.8	7.2
Terraced house/cottage 3 Beds	9.6	2.2	4.4
Terraced house/cottage 4+ Beds	1.8	0.2	0.8
Bungalow 1-2 Beds	3.2	6.9	5.8
Bungalow 3 Beds	3.6	5.7	3.9
Bungalow 4+ Beds	1.3	0.5	0.5
Flat/Apartment 1 Bed	3.3	2.2	4.5
Flat/Apartment 2 Beds	5.1	3.4	6.2
Flat/Apartment 3+ Beds	0.8	1.3	1.4
Other 1 Bed	1.6	1.1	1.3
Other 2 Beds	0.2	1.8	2.1
Other 3+ Beds	0.1	1.9	0.6
Total	100.0	100.0	100.0
<i>Base (valid responses)</i>	<i>40,957</i>	<i>9,657</i>	<i>8,543</i>

Source: 2016 Household Survey

Dwelling type/size summary	% Profile of new dwelling stock based on:		
	Current stock	Like	Expect
House 1/2 Beds	11.8	12.3	17.9
House 3 Beds	33.0	30.3	32.9
House 4 or more Beds	36.0	32.5	23.0
Bungalow	8.1	13.2	10.2
Flat	9.3	6.9	12.0
Other	1.8	4.8	4.0
Total	100.0	100.0	100.0
<i>Base</i>	40,957	9,657	8,543

Source: 2016 Household Survey

- 5.13 This analysis of the 2016 Household Survey findings suggests that on the basis of household aspirations (likes), demand for the delivery of three and four-plus bedroom houses is highest. There is also a desire for bungalows (13.2%), but a much lower level of actual stock of this type of dwelling is available (8.1%). Development more reflective of household expectation would result in developing three and four bedroom houses along with bungalows. However, factors such as density – and particularly seeking to maximise dwelling density in new developments – will also be important for the Council to consider in terms of their policy response.
- 5.14 Tables 5.6 and 5.7 consider the current dwelling stock profile of open market dwellings by placemaking area and CCG and then the extent to which this varies from the stock profile based on the aspirations (likes) and expectations of households planning to move (using area-level data), based on the findings of the Household Survey. Where cells are colour-coded: a green spot indicates that the current proportion of dwelling stock is greater than the aspiration/expectation for that dwelling stock; a red spot indicates that the proportion of dwelling stock is lower than the aspiration/expectation. Therefore, a red spot suggests there is a lack of that particular type of dwelling type and size in that sub-area.
- 5.15 Table 5.8 then considers the dwelling ranges appropriate for Placemaking Areas based on the aspirations and expectations of households. This establishes potential percentage splits between different property types based on current dwelling stock, household aspirations and expectations.

Table 5.6 Comparison between current dwelling stock and market aspirations

Dwelling type	Placemaking Area						CCG Area		Sevenoaks District Total
	Darent Valley	North East	North West	Sevenoaks and Surrounds	South	Upper Darent Corridor	NHS Dartford, Gravesham and Swanley	NHS West Kent	
Detached house† 1-2 Beds	●	●	●	●	●	●	●	●	●
Detached house 3 Beds	●	●	●	●	●	●	●	●	●
Detached house 4 or more beds	●	●	●	●	●	●	●	●	●
Semi-detached house 1-2 beds	●	●	●	●	●	●	●	●	●
Semi-detached house 3 beds	●	●	●	●	●	●	●	●	●
Semi-detached house 4 or more beds	●	●	●	●	●	●	●	●	●
Terraced house 1-2 Beds	●	●	●	●	●	●	●	●	●
Terraced house 3 Beds	●	●	●	●	●	●	●	●	●
Terraced house 4+ beds	●	●	●	●	●	●	●	●	●
Bungalow 1-2 Beds	●	●	●	●	●	●	●	●	●
Bungalow 3 beds	●	●	●	●	●	●	●	●	●
Bungalow 4+ beds	●	●	●	●	●	●	●	●	●
Flat/Apartment 1 Bed	●	●	●	●	●	●	●	●	●
Flat/Apartment 2 Beds	●	●	●	●	●	●	●	●	●
Flat/Apartment 3+ Beds	●	●	●	●	●	●	●	●	●
Other 1 Bed	●	●	●	●	●	●	●	●	●
Other 2 Beds	●	●	●	●	●	●	●	●	●
Other 3+ Beds	●	●	●	●	●	●	●	●	●

Source: 2016 Household Survey

Key

●	Sufficient stock relative to aspiration
●	Not enough stock relative to aspiration

Table 5.7 Comparison between current dwelling stock and market expectations

Dwelling type	Placemaking Area						CCG Area		Sevenoaks District Total
	Darent Valley	North East	North West	Sevenoaks and Surrounds	South	Upper Darent Corridor	NHS Dartford, Gravesham and Swanley	NHS West Kent	
Detached house† 1-2 Beds	●	●	●	●	●	●	●	●	●
Detached house 3 Beds	●	●	●	●	●	●	●	●	●
Detached house 4 or more beds	●	●	●	●	●	●	●	●	●
Semi-detached house 1-2 beds	●	●	●	●	●	●	●	●	●
Semi-detached house 3 beds	●	●	●	●	●	●	●	●	●
Semi-detached house 4 or more beds	●	●	●	●	●	●	●	●	●
Terraced house 1-2 Beds	●	●	●	●	●	●	●	●	●
Terraced house 3 Beds	●	●	●	●	●	●	●	●	●
Terraced house 4+ beds	●	●	●	●	●	●	●	●	●
Bungalow 1-2 Beds	●	●	●	●	●	●	●	●	●
Bungalow 3 beds	●	●	●	●	●	●	●	●	●
Bungalow 4+ beds	●	●	●	●	●	●	●	●	●
Flat/Apartment 1 Bed	●	●	●	●	●	●	●	●	●
Flat/Apartment 2 Beds	●	●	●	●	●	●	●	●	●
Flat/Apartment 3+ Beds	●	●	●	●	●	●	●	●	●
Other 1 Bed	●	●	●	●	●	●	●	●	●
Other 2 Beds	●	●	●	●	●	●	●	●	●
Other 3+ Beds	●	●	●	●	●	●	●	●	●

Source: 2016 Household Survey

Key

●	Sufficient stock relative to expectation
●	Not enough stock relative to expectation

Table 5.8 Current market dwelling stock profile and requirements based on household aspirations and expectations

Placemaking area/CCG Area		Dwelling stock							
		House 1/2 Beds	House 3 Beds	House 4 or more Beds	Bungalow	Flat	Other	Total	Base
Darent Valley	Current market dwelling stock	9.8	32.7	40.2	10.8	5.0	1.5	100.0	4522
	Aspiration/Like	8.1	27.0	33.9	20.7	5.2	5.1	100.0	885
	Expectation	15.1	25.5	30.9	16.4	7.4	4.8	100.0	803
North East	Current market dwelling stock	8.8	30.8	33.2	15.8	6.1	5.4	100.0	8168
	Aspiration/Like	10.6	29.2	28.6	20.4	6.2	4.9	100.0	1363
	Expectation	13.5	38.2	16.1	18.1	8.4	5.7	100.0	1162
North West	Current market dwelling stock	11.6	47.6	25.1	6.9	8.7	0.2	100.0	8478
	Aspiration/Like	16.7	26.0	29.2	14.9	8.5	4.7	100.0	1946
	Expectation	15.8	32.9	20.1	13.0	12.9	5.2	100.0	1641
Sevenoaks and Surrounds	Current market dwelling stock	12.7	25.8	41.9	3.1	15.8	0.7	100.0	10415
	Aspiration/Like	13.0	31.7	35.3	6.6	8.5	4.9	100.0	3196
	Expectation	19.6	32.4	24.5	4.4	16.7	2.4	100.0	2892
South	Current market dwelling stock	15.0	32.0	35.3	7.6	7.7	2.3	100.0	5399
	Aspiration/Like	8.3	36.3	32.1	13.6	4.5	5.2	100.0	1320
	Expectation	18.8	38.3	20.5	9.5	7.4	5.5	100.0	1186
Upper Darent Corridor	Current market dwelling stock	14.7	26.5	46.0	5.2	6.9	0.8	100.0	3975
	Aspiration/Like	12.7	30.3	35.1	13.5	4.4	4.0	100.0	947
	Expectation	23.2	26.7	28.6	9.0	10.4	2.2	100.0	859
NHS Dartford, Gravesham and Swanley CCG	Current market dwelling stock	10.6	39.4	28.3	11.1	7.9	2.7	100.0	16674
	Aspiration/Like	14.0	28.7	27.0	18.3	7.5	4.5	100.0	3297
	Expectation	15.6	34.4	17.5	15.5	11.6	5.5	100.0	2802
NHS West Kent CCG	Current market dwelling stock	12.7	28.5	41.3	6.0	10.2	1.2	100.0	24283
	Aspiration/Like	11.4	31.1	35.4	10.5	6.7	5.0	100.0	6360
	Expectation	19.0	32.1	25.7	7.7	12.3	3.3	100.0	5741
Sevenoaks District Total	Current market dwelling stock	11.8	33.0	36.0	8.1	9.3	1.8	100.0	40957
	Aspiration/Like	12.3	30.3	32.5	13.2	6.9	4.8	100.0	9657
	Expectation	17.9	32.9	23.0	10.2	12.0	4.0	100.0	8543

Source: 2016 Household Survey

Concluding comments

- 5.16 The purpose of this chapter has been to explore how key drivers of the local market and underlying trends impact upon the structure of households and population moving forward.
- 5.17 This chapter has therefore considered the following three key primary drivers influencing the current and future housing market:
- Demographic information;
 - Economic information; and
 - Dwelling stock information.
- 5.18 In line with Government 2012-based population projections, the Sevenoaks District is forecast to see population growth of 10.7% over the period 2015 to 2037. Within this forecast, there will be significant growth (48.3%) in older age groups (65+ years).
- 5.19 The rate of employment in the Sevenoaks District is around 53.7% and 27.8% of households are wholly retired from work (2015 Household Survey). There is however a noticeable degree of polarisation within earnings, with 36.4% of all households receiving less than £13,000 per annum and 33.3% receiving at least £26,000 per annum.
- 5.20 According to the ONS Annual Survey of Hours and Earnings, lower quartile income in the Sevenoaks District is below that of the South East, but similar to the national lower quartile. Median incomes in the Sevenoaks District are similar to the regional median and above the national median.
- 5.21 The delivery of new build housing (all tenures) has fluctuated since 2008/09 but by 2015/16 the number of completions exceeded that of 2008/09.
- 5.22 The chapter has also presented information to help the Council and its partners determine appropriate ranges of new development across the District.

6. The need for all types of housing

Introduction

- 6.1 This Chapter considers housing need and affordable housing requirements within the Sevenoaks District.
- 6.2 The Sevenoaks & Tunbridge Wells Strategic Housing Market Assessment of 2015 (prepared by GL Hearn) established the Objectively Assessed Housing Need (OAN) requirement for the District of Sevenoaks and the Borough of Tunbridge Wells. The full OAN for both market and affordable housing was identified at 620 homes per year in the Sevenoaks District over the period 2013-2033.
- 6.3 This Local HNS is focused on analysing housing need within the Sevenoaks District. Primary and secondary data sources have been used to assess existing housing need across all households in the District. There is also a full analysis of how housing need varies by placemaking area (spatially), tenure and household type.
- 6.4 The affordable housing requirements arising are set out, including a suggested tenure split (between social/affordable rented and intermediate/shared ownership) and a consideration of existing and newly-forming households' property type preferences.
- 6.5 The needs of particular groups are considered in more depth: families with children, older people, people with special needs, service families, people wishing to build their own homes and Black and Minority Ethnic Groups (BME).

Current households in need

- 6.6 A robust and defensible assessment of housing need is essential for the development of affordable housing policies. Affordable housing need is defined in PPG as:
‘The number of households and projected households who lack their own housing or live in unsuitable housing and who cannot afford to meet their housing needs in the market’²³.
- 6.7 The 2016 Household Survey and a range of secondary data provide the robust and transparent evidence base required to assess housing need across the Sevenoaks District area. This is presented in detail at Appendix C of this report and follows CLG modelling guidance.
- 6.8 Across the Sevenoaks District there are 5,079 existing households in need which represents 10.4% of all households. Reasons for housing need are summarised in Table 6.1. The total number of households in need based on the

²³ PPG Paragraph: 022 Reference ID: 2a-022-20140306

survey evidence compares with a total of 715 households on the housing register maintained by the Council in 2015 and 633 in 2016.

Table 6.1 Housing need in Sevenoaks District		
Category	Factor	Sevenoaks Total
Homeless households or with insecure tenure	N1 Under notice, real threat of notice or lease coming to an end	484
	N2 Too expensive, and in receipt of housing benefit or in arrears due to expense	819
Mismatch of housing need and dwellings	N3 Overcrowded according to the 'bedroom standard' model	1922
	N4 Too difficult to maintain	1011
	N5 Couples, people with children and single adults over 25 sharing a kitchen, bathroom or WC with another household	359
	N6 Household containing people with mobility impairment or other special needs living in unsuitable accommodation	899
Dwelling amenities and condition	N7 Lacks a bathroom, kitchen or inside WC and household does not have resource to make fit	93
	N8 Subject to major disrepair or unfitness and household does not have resource to make fit	163
Social needs	N9 Harassment or threats of harassment from neighbours or others living in the vicinity which cannot be resolved except through a move	230
Total no. households in need (with one or more housing needs)		5,079
Total Households		48,795
% households in need		10.4%

Note: A household may have more than one housing need.

Source: 2016 Household Survey

6.9 Table 6.2 summarises overall housing need (before further analysis to test the extent to which households can afford open market provision to offset their need) by placemaking area and CCG and the extent to which housing need varies across the Sevenoaks District. The proportion of households in need is highest in the South (11.7%), North West (11.4%) and Upper Darent Corridor (10.4%). Housing need is lowest in North East (9.5%) and Darent Valley (9.4%).

Table 6.2 Households in need by placemaking area and CCG			
Placemaking Area	No. H'holds in need	% H'holds in need	Total no. households
Darent Valley	485	9.4%	5,175
North East	866	9.5%	9,134
North West	1245	11.4%	10,928
Sevenoaks and Surrounds	1225	10.0%	12,297
South	784	11.7%	6,691
Upper Darent Corridor	474	10.4%	4,570
Sevenoaks District Total (All households in need)	5,079	10.4%	48,795
Clinical Commissioning Group			
NHS Dartford, Gravesham and Swanley CCG	2,163	10.7%	20,159
NHS West Kent CCG	2,916	10.2%	28,636
Sevenoaks District Total (All households in need)	5,079	10.4%	48,795

Source: 2016 Household Survey

6.10 Tables 6.3 and 6.4 demonstrate how the proportion of households in housing need varies by tenure and household type for the Sevenoaks District. Private rented households are more likely to be in housing need, at (22.5%) of households; followed by 15.9% in affordable housing and 7.2% of owner occupiers. Parents (couples and lone parents) with children living at home are also more likely to be in housing need. The research identifies 5,465 households with adult children living with parent(s), which provides a broad indication of the scale of hidden housing need. Of these, 611 were categorised as being in housing need (11.2%).

Table 6.3 Housing need by tenure			
Tenure	No. H'holds in need	% H'holds in need	Total no. households
Owner Occupier	2,556	7.2	35,465
Private Rented	1,362	22.5	6,046
Affordable	1,161	15.9	7,284
Sevenoaks District Total (All households in need)	5,079	10.4	48,795

Source: 2016 Household Survey

Household Type	No. H'holds in need	% H'holds in need	Total no. households
Single Adult (under 65)	614	10.2	5992
Single Adult (65 or over)	449	7.3	6137
Couple only (both under 65)	598	7.3	8163
Couple only (one or both over 65)	720	8.2	8788
Couple with 1 or 2 child(ren) under 18	566	6.7	8428
Couple with 3 or more children under 18	759	36.1	2102
Couple with child(ren) aged 18+	400	9.3	4280
Lone parent with 1 or 2 child(ren) under 18	205	12.7	1618
Lone parent with 3 or more children under 18	115	39.5	291
Lone parent with child(ren) aged 18+	211	17.8	1185
Other type of household	417	26.9	1553
Total (valid responses)	5054	10.4	48537
Missing cases	25		258
Sevenoaks District Total (All households in need)	5,079	10.4	48,795

Source: 2016 Household Survey

Affordable housing requirements

6.11 A detailed analysis of the following factors determines overall affordable housing requirements:

- Households currently in housing which is unsuitable for their use and who are unable to afford to buy or rent in the market (backlog need);
- New households forming who cannot afford to buy or rent in the market;
- Existing households expected to fall into need;
- The supply of affordable housing through social renting and intermediate tenure stock.

6.12 The needs assessment model advocated by the CLG has been used and detailed analysis of each stage of the model is presented at Appendix C.

6.13 In addition to establishing the overall affordable housing requirements, analysis considers the supply/demand variations by placemaking area, property designation (i.e. general needs and older person) and property size (number of bedrooms). Analysis provides a gross figure (absolute shortfalls in affordable provision) and a net figure (which takes into account supply of existing affordable accommodation). Modelling suggests an annual gross imbalance of 782 dwellings and after taking account of affordable supply an annual net imbalance of 604 affordable dwellings across Sevenoaks as shown in Table 6.5²⁴.

²⁴ This figure is higher than the 422 reported in the Sevenoaks and Tunbridge Wells Strategic Housing Market Assessment September 2015. See Appendix C Paragraph C.48 and Table C.13 for further discussion

- 6.14 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. It is therefore appropriate for the continued delivery of affordable housing to reflect underlying need.
- 6.15 Analysis is based on the next five years and in the absence of any updated information this should be extrapolated forward to the Local Plan period.

Table 6.5 Net annual affordable housing imbalance by placemaking area, property size and designation 2016/17 to 2020/21

Placemaking area	General Needs		Older Person		TOTAL	% by area
	1/2 Bed	3+ Bed	1 Bed	2+ Bed		
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 District Total	463	62	71	8	604	100.0
% by size and designation	76.7	10.3	11.8	1.3	100.0	

Sources: 2016 Household Survey; RP CORE Lettings and Sales

Tenure split

- 6.16 In terms of the split between social rented and intermediate tenure products, Table 6.6 indicates the suggested profile for the six placemaking areas within the District.

Table 6.6 Tenure split by placemaking area

Tenure	Placemaking area (%)						
	Darent Valley	North East	North West	Sevenoaks and Surrounds	South	Upper Darent Corridor	Total
Social/ Affordable Rented	38.6	37.0	48.1	37.0	42.2	36.0	40%
Intermediate	61.4	63.0	51.9	63.0	57.8	64.0	60%
Total	100.0	100.0	100.0	100.0	100.0	100.0	100%

Source: 2016 Household Survey

- 6.17 Overall, based on household preferences, analysis would suggest a tenure split of 40.0% social/affordable rent and 60.0% intermediate tenure. This is based on household preferences as expressed in the household survey.

Property type preferences

- 6.18 Analysis of property type preferences, based on the aspirations of existing households and newly-forming households requiring affordable housing is set out in Table 6.7. This suggests that, primarily the provision of houses is a priority (55.8% preferred houses), followed by flats (39.1%) flats and bungalows (5.2%).

Type preferences	Existing (%)	Newly-forming (%)	Total (%)
House	63.9	54.6	55.8
Flat	19.0	41.9	39.1
Bungalow	17.2	3.5	5.2
Total	100.0	100.0	100.0
<i>Base</i>	<i>96</i>	<i>686</i>	<i>782</i>

Based on expectations of existing households in need and what newly-formed households have moved to in the past 5 years

Source: 2016 Household Survey

Estimates of household groups who have particular housing requirements

Introduction

- 6.19 There are a range of household groups who have particular housing requirements and this section focuses on families with children, older people, people with special needs, households previously homeless, service families, Black and Minority Ethnic Groups (BME) and people wishing to build their own homes.

Families with children

- 6.20 The 2016 Household Survey found that families (that is couples and lone parents) with dependent children (aged under 18) account for around one-quarter (25.6%) of households across the Sevenoaks District. A further 11.2% are couples and lone parents with adult children (aged 18 or over) living with them. The analysis assumes therefore a total of 36.8% of households who are families (including those with adult children still living at home).
- 6.21 The current dwelling profile and market aspirations of families, as identified in the Household Survey, are summarised in Table 6.8. This suggests a particular aspiration for houses with three, four or more bedrooms (81.2% of families). Of these, 52.8% would like to move to a property with 4 or more bedrooms. In comparison, 36.5% expect to move to a 3 bedroom property and 36.3% to a 4 or more bedroom property. Relatively few families have an aspiration or expectation of moving to a flat or bungalow.

Dwelling type	Current dwelling	Like	Expect
Detached house/cottage 1-2 Beds	0.6	4.1	1.9
Detached house/cottage 3 Beds	5.0	17.7	9.1
Detached house/cottage 4 or more Beds	31.2	47.2	26.5
Semi-detached house/cottage 1-2 Beds	3.9	1.1	5.9
Semi-detached house/cottage with 3 Beds	19.2	7.6	20.6
Semi-detached house/cottage 4 or more Beds	9.1	5.5	8.5
Terraced house/cottage 1-2 Beds	5.7	1.9	6.8
Terraced house/cottage 3 Beds	12.5	3.1	6.8
Terraced house/cottage 4 or more Beds	2.7	0.1	1.3
Bungalow 1-2 Beds	0.6	3	2.1
Bungalow 3 Beds	1.9	4	2.8
Bungalow 4 or more Beds	1.0	0.5	0.9
Flat/Apartment 1 Bed	0.3		0.7
Flat/Apartment 2 Beds	4.9	0.5	3.0
Flat/Apartment 3 or more Beds	0.9	1.6	1.9
Other 1 bed	0.1		0.2
Other 2 beds	0.1	0.7	0.6
Other 3 or more Beds	0.1	1.4	0.5
Total	100.0	100	100
<i>Base (Valid responses)</i>	<i>17,338</i>	<i>4,021</i>	<i>3,737</i>
SUMMARY			
Houses 1/2 Beds	10.2	7.1	14.6
Houses 3 Beds	36.7	28.4	36.5
Houses 4 or more Beds	43.0	52.8	36.3
Bungalow	3.6	7.5	5.8
Flat	6.2	2.1	5.6
Other	0.3	2.1	1.2
Total	100.0	100.0	100.0
<i>Base (Valid responses)</i>	<i>17,338</i>	<i>4,021</i>	<i>3,737</i>

Source: 2016 Household Survey

6.22 In terms of housing need (refer back to Table 6.4), compared with the overall proportion of households in need of 10.4%, 58.3% of all families are in housing need. Overall, 13.2% of families with children under 18 are in housing need and 11.2% of families with adult children living at home are in housing need. The proportion of households in need is highest amongst lone parents with 3 or more children under 18 (39.5%) and couples with three or more children under 18 (36.1%). Couple households with 1 or 2 children under 18 are less likely to be in housing need compared with the general population, at around 6.7%.

6.23 Modelling of affordable housing requirements suggests that a range of affordable dwellings are required which will help to address the needs of families, although the majority of need is for smaller dwellings.

6.24 The key stakeholder survey and estate agent review both highlight the challenge that lower- and average-income families face in finding appropriate housing within the Sevenoaks District. Upwardly mobile couples and families are attracted to the area from London, other parts of the UK and abroad because of the good commuter links to the City, quality of life, good schools. However, the continued growth in house prices has resulted in most family-sized housing being unaffordable to many local households. With limited access to housing at social or affordable rents, many families are meeting their own needs through private renting, but in turn this increased demand has led to continued increases in rental prices.

Older people

6.25 A major strategic challenge for the Council is to ensure a range of appropriate housing provision, adaptation and support for the District's older population. The number of people across the Sevenoaks District aged 65 or over is projected to increase from 24,800 in 2015 to 37,100 by 2039 (49.6% increase)²⁵.

6.26 The Household Survey found that the majority of older people (67.4%) want to stay in their own homes with help and support when needed (Table 6.9) and around a quarter (24.4%) would consider buying a property on the open market. Sheltered accommodation is an attractive option; 15.9% would consider buying Sheltered accommodation and 13.3% would consider renting. Extra care housing for either purchase (10.5%) or rent (8.2%) is also a popular choice. 7.7% of older households would consider co-housing.

Housing option	% would consider
Continue to live in current home with support when needed	67.4
Buying a property on the open market	24.4
Rent a property from a private landlord	4.4
Rent from HA	11.3
Sheltered accommodation - To Rent	13.3
Sheltered accommodation - To Buy	15.9
Sheltered accommodation - Part Rent/Buy	4.4
Extra care housing - To Rent	8.2
Extra care housing - To Buy	10.5
Extra care housing - Part Rent/Buy	3.1
Residential care home	5.3
Co-housing	7.7
Go to live with children or other relatives/friends	3.9
Base (total households responding)	35,417

Source: 2016 Household Survey (Question 27)

²⁵ ONS 2014-based Subnational population projections

- 6.27 This evidence suggests a need to continue to diversify the range of older persons' housing provision. Additionally, providing a wider range of older persons' accommodation has the potential to free-up larger family accommodation.
- 6.28 Of all older person households, 12.7% would like to move in the next 5 years; 3.6% would like to move but are unable to; and 83.7% do not want to move. Of households with a HRP aged 65 and over who were unable to move, 53.3% stated they could not afford to, around 31.3% stated a lack of suitable properties in the area wanted and 31.1% stated a lack of suitable properties of the type wanted (Table 6.10).

Table 6.10 Reasons why households with a HRP aged 65 and over are unable to move

Cannot afford to (other properties too expensive)	53.7
Lack of suitable property: in the area wanted	31.7
Lack of suitable property: of type wanted	31.4
Need to give support	3.9
Lack of suitable property: with adaptations needed	6.5
Need to receive support	10.3
Negative Equity	1.1
Brexit uncertainty	1.7
Other reasons	23.3
<i>Base (households responding)</i>	<i>418</i>

Source: 2016 Household Survey

- 6.29 Of households with a HRP aged 65 and over and planning to move, the Household Survey found that the main reasons for moving were needed smaller property for 'other' reasons (20.6%), need housing suitable for older / disabled person (16%), need smaller property as current property is too difficult to manage (13.5%) and to be closer to family / friends to give / receive support (7.8%).
- 6.30 Table 6.11 considers the future housing choices being considered by older households by reference to the number of bedrooms aspired towards and expected to move to. This shows that 63.8% of older households aspired and 66.1% expected to downsize (i.e. move to a property with fewer bedrooms). 8.8% of older households aspired towards upsizing to a property with a larger number of bedrooms. Around 27.3% aspired towards the same sized property and 29.5% expected to move to achieve this.

Housing choice	Aspiration (%)	Expectation (%)
Downsizing (moving to a smaller property)	63.8	66.1
Staying same	27.3	29.5
Moving to larger property	8.8	4.4
Total	100.0	100.0
<i>Base (households responding)</i>	<i>1369</i>	<i>1203</i>

Source: 2016 Household Survey

6.31 The stakeholder and estate agent surveys identified a recurring emphasis on the importance of addressing the needs and aspirations of the ageing population in Sevenoaks District. In addition to ensuring the best outcomes for older people themselves, facilitating these households to move into more appropriate accommodation would also 'free up' larger, family-sized accommodation of all tenures for younger households.

Assistance in the home

- 6.32 The range of assistance required from all households including older person households is explored in Table 6.12. Particularly noted across both age groups and in particular by older people (65+ years) is wanting company / friendship, help with gardening and help with repair and maintenance in the home.
- 6.33 Table 6.13 considers the extent to which household require assistance now or within the next 5 years.

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
<i>Base (All households)</i>	<i>34071</i>	<i>14724</i>	<i>48795</i>

Source: 2015 Household Survey

Table 6.13 Type of assistance required either now or in next 5 years by when required

Assistance required	Percentage		
	Now	within next 5 years	Total
Help with repair and maintenance of home	10.9	55.7	24.4
Help with gardening	13.2	45.4	22.9
Help with cleaning home	10.4	33.5	17.4
Help with other practical tasks	6.3	24.6	11.8
Help with personal care	3.9	17.8	8.1
Want company / friendship	3.6	15.4	7.1
<i>Base (all households)</i>	<i>34071</i>	<i>14724</i>	<i>48795</i>

Source: 2016 Household Survey

Adaptations and improvements

- 6.34 The 2016 Household Survey asked whether adaptations were required by households (Table 6.14). The most frequently mentioned were more insulation, better heating and double glazing. Adaptations to bathroom and internal handrails were the most frequently mentioned adaptation required by older people. More insulation and better heating were particularly mentioned by households headed by someone aged under 65.
- 6.35 Resources for aids and adaptations remain tight, particularly for households in the private sector. Alternative sources of funding, such as equity loans, should be considered to finance remedial measures required by older person households.

Table 6.14 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
<i>Base (all households)</i>	34071	14724	48795

Source: 2016 Household Survey

Illness/disability

- 6.36 Across the Sevenoaks District, the 2016 Household Survey identified a total of 17,355 households (33.5%) which contained at least one person with an illness/disability.
- 6.37 Table 6.15 summarises the proportion of households containing someone with a particular illness/disability by placemaking area and CCG area. The North West contains the highest proportion of households containing someone with an illness/disability, at 41.7% of total households.
- 6.38 The most frequently mentioned illnesses/disabilities across the Sevenoaks District were long standing illness or health condition (experienced by at least one person in 17.6% of households), physical/mobility impairment (9.7%) and hearing impairment (8.8%).

Table 6.15 Illness/disability by placemaking area and CCG

Illness/disability	% of households containing someone with an illness/disability by placemaking area						% of households containing someone with an illness/disability by CCG		Total
	Darent Valley	North East	North West	Sevenoaks and Surrounds	South	Upper Darent Corridor	NHS Dartford, Gravesham and Swanley CCG	NHS West Kent CCG	
Physical / mobility impairment	10.2	12.0	11.3	7.4	9.5	7.3	12.1	8.0	9.7
Learning disability / difficulty	1.2	2.0	2.8	1.6	1.2	1.7	2.6	1.4	1.9
Mental health problem	4.2	5.0	6.6	4.0	4.7	2.7	6.0	3.9	4.8
Visual impairment	2.9	3.2	4.4	3.2	3.8	4.3	3.7	3.6	3.6
Hearing impairment	8.4	9.2	10.2	7.3	9.3	8.5	9.6	8.2	8.8
Long standing illness or health condition	17.7	18.5	19.0	15.1	18.5	17.2	18.9	16.6	17.6
Older Age-related illness or disability	3.6	3.5	4.3	3.1	3.9	3.3	3.9	3.4	3.6
Other	7.7	9.9	11.7	5.9	7.8	6.6	10.6	6.9	8.5
Total disabled (%)	35.1	37.7	41.7	30.1	35.5	31.8	39.9	32.5	35.6
Base (all households)	5,175	9,134	10,928	12,297	6,691	4,570	20,159	28,636	48,795

Note: respondents could state one or more illness/disability

Source: 2016 Household Survey

- 6.39 The 2016 Household Survey found that overall 5.3% of all properties across the Sevenoaks District had been adapted or purpose built for a person with a long-term illness, health problem or disability. 5.0% of households said they required care or support to enable them to stay in their current home. 66.0% of households stated that there was sufficient space for a carer to stay overnight if this was needed. Table 6.16 summarises this data by placemaking and CCG area.

Table 6.16 Adaptations, support and sufficient space for a carer			
Placemaking area	Current home has been adapted or purpose-built for a person with a long-term illness, health problem or disability (%)	You or other members of your household require care or support to enable you/them to stay in this home (%)	Sufficient space in your home for a carer to stay overnight, if this was needed, is available (%)
Darent Valley	5.1	4.4	72.7
North East	6.1	5.7	67.3
North West	6.6	5.8	58.5
Sevenoaks Urban area and Surrounds	4.6	4.3	67.0
South	4.4	4.9	64.7
Upper Darent Corridor	3.9	4.2	72.4
CCG area			
NHS Dartford, Gravesham and Swanley CCG	6.7	5.6	62.3
NHS West Kent CCG	4.3	4.5	68.5
Total	5.3	5.0	66.0
<i>Base</i>	2,536	2,360	30,684

Source: 2016 Household Survey

Specialist support requirements

- 6.40 A range of specialist client groups are supported across the Sevenoaks District. These include people with learning disabilities, mental health needs, physical disabilities and older people with dementia.
- 6.41 Based on Supported CORE Lettings data, Table 6.17 summarises the type of client groups accommodated in Supported social rented housing across the Sevenoaks District over the three year period 2010/11 to 2012/13. Data indicates that the vast majority of these clients (95.4%) are older people with support needs.

Table 6.17 Client groups accommodated in Supported Housing in the social rented sector in Sevenoaks District 2010/11 to 2012/13

Client group	Number	Annual Average
People with learning disabilities	2	1
People with mental health problems	15	5
Older people with support needs	500	167
Single homeless people with support needs	6	2
Missing	1	0
Sevenoaks District Total	524	175

Source: Supported CORE Lettings data

6.42 Some of the stakeholders who participated in the online survey are directly involved in the provision of supported accommodation within Sevenoaks District. Increasing numbers of frail elderly, people with dementia, people with mental health issues, people with learning disabilities and people suffering domestic abuse were reported to have taken place over recent years. Some of the stakeholders expressed concern regarding the current funding climate, including reductions in capital grant, the LHA Cap threat, rent reductions and uncertainty over Supporting People funding. This is having an impact on the ability of providers to plan for new and future projects.

Homeless households

6.43 CLG Homelessness Statistics for 2015/16 indicate that a total of 97 decisions were made on households declaring themselves as homeless across the Sevenoaks District (Table 6.18). Of these households, 41 were classified as homeless and in priority need. Over the six years 2010/11 to 2015/16, an annual average of 60 decisions were made across Sevenoaks District and an average of 35 households each year were declared as homeless and in priority need.

Table 6.18 Homeless decisions and acceptances 2010/11 to 2015/16

Year	Decisions made	Accepted as homeless
2010/11	49	40
2011/12	78	42
2012/13	47	33
2013/14	32	24
2014/15	55	29
2015/16	97	41
Total	358	209
Annual Average	60	35

Source: DCLG Homelessness Statistics

*Based on 5 years' data

Households previously homeless

- 6.44 The 2016 Household Survey identified 306 households who had been previously homeless or living in temporary accommodation and had moved to their present accommodation in the past five years.
- 6.45 Table 6.19 presents a range of information relating to the characteristics of previously homeless households and the dwelling choices that they have made. 29.1% of households previously homeless have moved into private rented accommodation and 57.2% have moved into the social rented sector and 13.7% moved into owner occupied dwellings. 35.4% of previously homeless households have moved into houses and rest into flats (60.6%), of a range of sizes.
- 6.46 The incomes of previously homeless households are generally low with 52.2% receiving less than £200 each week and a further 8.7% receiving between £200 and £300 each week. 30.5% are parents (couples or lone parents) with one or two children, 29.7% are singles under 65 and 13.5% are singles aged 65 or over.

Table 6.19 Characteristics of households previously homeless			
Household Type	%	Property Type	%
Single Adult (under 65)	29.7	House	35.4
Single Adult (65 or over)	13.5	Flat	60.6
Couple only (both under 65)	6.5		
Couple with 1 or 2 child(ren) under 18	12.2		
Lone parent with 1 or 2 child(ren) under 18	18.3		
Other type of household	19.8		
Total	100.0	Total	100.0
Current tenure	%	Origin	%
Owner Occupied	13.7	Within Sevenoaks	60.6
Private Rented	29.1	Refused/unknown	39.4
Social Rented/Affordable	57.2		
Total	100.0	Total	100.0
Current income (Gross weekly)	%	Property size	%
Under £200	52.2	Studio/1 Bed	50.7
£200 to <£300	8.7	2 Beds	29.4
£300+	39.1	3 or more Beds	19.9
Total	100.0	Total	100.0

Base: 306 households previously homeless

Source: 2016 Household Survey

Armed forces personnel

- 6.47 The 2016 Household Survey identified that 0.5% of households across the Sevenoaks District include someone who is currently in the Armed Forces. However, no households identified as including current or ex-Armed Forces personnel with injuries that require adapted accommodation; and no

households identified as including current personnel who will require temporary accommodation when they leave the Armed Forces.

Black and Minority Ethnic households (BME)

- 6.48 The 2016 Household Survey indicates that 92.7% of Household Reference People describe themselves as 'White British' and 7.3% describe themselves as having other ethnicities. Of these, 1.3% are White Central/Eastern European, 0.7% White Irish, 0.3% White Gypsy/Traveller and 2.5% are other White groups. A further 1.3% are Asian/Asian British, 0.5% are Black/African/Caribbean/Black British, 0.8% have a mixed ethnicity and 0.8% are other ethnicities.
- 6.49 The most ethnically diverse placemaking area is Sevenoaks and Surrounds, where 12.1% of Household Reference People have an ethnicity other than White British.
- 6.50 Information on BAME households based on the 2016 Household Survey 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).
- 6.51 The 2011 Census identified 391 people with Gypsy and Traveller ethnicity living in 126 households. The CLG Traveller Caravan Count (July 2016) identified a total of 193 caravans in the Sevenoaks District. Of these, 85 were on socially-rented sites, 69 on private sites and 39 on unauthorised sites. A Gypsy and Traveller Accommodation Assessment is currently being prepared to identify any requirement for new pitch or plot provision within the District.

People wishing to build their own homes

- 6.52 The National Planning Policy Framework (NPPF) 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 Self-Build and Custom Housebuilding Act 2015 and subsequent Self-Build and Custom Housebuilding (Register) Regulations 2016 require authorities to maintain a register of those who have expressed an interest in buying serviced plots. Local authorities are

under a duty to have regard to these registers in carrying out their planning function.

6.53 The 2016 Household Survey identified 159 households who would be interested in self-build (and 35 expected to move to a self-build property). The household survey identified that households considering self-build:

- Were mainly owner occupier households;
- 18.2% were single people under 65, 29.6% were couples with children, 1.9% were older couples;
- 20.1% were on incomes of under £500 per week; 45.3% earned between £500 and £1,550 per week and 32.7% earned over £1,550 per week;
- Mainly aspired towards three bedrooms.

6.54 The Council maintains a self and custom-build register and information from October 2016 reported a total of 29 households on the register. Of these households:

- 58% were seeking to build a detached property, 32% a bungalow and 10% a semi-detached property;
- 21% preferred a two bedroom property, 37% a three bedroom, 26% a four bedroom and 16% a 5+ bedroom property;
- 61% are currently occupiers, 22% private renters and 17% were others;
- 68% had a local connection with the district and 32% did not have a local connection;
- Reasons for wanting to self- or custom-build were to have an individual/bespoke home for your needs (53%), cost (unable to afford to buy a home) (16%), quality and specification (11%), cost (low running costs (10%), environmental performance (5%) and location of choice (5%);

Summary

6.55 This chapter and the associated appendices provide a clear definition of housing need and affordable housing required, along with a step-by-step explanation of the housing needs assessment model.

6.56 Analysis has identified a total of 5,079 households in housing need, representing 10.4% of all households across the Sevenoaks District. Assessment reveals that there is a net annual imbalance of 604 affordable dwellings across the Sevenoaks District.

6.57 Overall, analysis would suggest a tenure split of 60% intermediate tenure and 40% social/affordable rented.

6.58 In terms of the size of affordable dwellings required, once the likely annual affordable supply is taken into account, the analysis indicates the provision of 76.7% smaller one and two bedroom general needs, 10.3% three or more bedroom general needs and 13.1% older person dwellings.

6.59 Around 7.8% of all households in need are older people (65+ years). Whilst this proportion may seem low it is reflective of the high levels of owner occupation

amongst older people and therefore the ability under the assessment model to meet their own housing needs in situ or through sale/release of equity.

- 6.60 It is also evident that the vast majority of older people wish to stay within their existing homes. For most, this is an informed and appropriate choice where current and future housing needs can be addressed through in situ solutions (including adaptations). However, there is some notable concern regarding a lack of choice within the market especially for owner-occupiers in rural areas who are unable to find suitable downsizing properties and options.
- 6.61 Whilst this concern falls outside of the strict definition of housing need, the impact and influence of this potential lack of fluidity within the market has repercussions upon the overall operation of the housing market and the ability of households to trade up into properties released by older people.

7. Conclusion: policy and strategic issues

- 7.1 This document has been prepared to equip the Council and their partners with robust, defensible and transparent information to help inform strategic decision-making and the formulation of appropriate housing and planning policies. The work also takes account of the National Planning Policy Framework which came into effect in March 2012 and Planning Practice Guidance, *Housing and economic development needs assessments* (last updated February 2016).
- 7.2 The Sevenoaks District 2017 Local HNS will help the Council plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. Specifically, the Local HNS identifies the size, type and tenure of housing required by placemaking area and CCG by considering current market demand relative to supply; and also identifies a continued affordable housing imbalance across the Sevenoaks District.
- 7.3 This concluding chapter summarises key messages from the research findings, structured around a commentary on the current and future housing markets; the interactions of Sevenoaks with other areas; and relates findings to key local strategic issues.

The Housing Market Area

- 7.4 The Sevenoaks & Tunbridge Wells Strategic Housing Market Assessment of 2015 identified that the Sevenoaks District and the Borough of Tunbridge Wells fall within a 'West Kent' Housing Market Area (HMA) which includes the Sevenoaks District, Tonbridge and Tunbridge Wells and extends to include Crowborough, Hawkhurst and Heathfield.
- 7.5 The 2015 SHMA concluded that there is a strong basis for considering the Sevenoaks District and Tunbridge Wells together as a HMA. They also identified relationships with adjoining areas, including between Swanley and Dartford, as well as a significant functional relationship with London in terms of both commuting and migration flows.

The current housing market

- 7.6 This Local HNS provides up to date information on the housing stock in the Council area and how the stock profile varies by market area is presented in data tabulations accompanying this report.
- 7.7 The analysis assumes a total of 48,795 households and 49,667 dwellings in total in the Sevenoaks District, with 872 vacant homes and an implied vacancy rate of 1.8%. Overall, the 2016 Household Survey identifies that:
- 76.5% of properties are houses, 14.1% are flats/maisonettes, 7.8% are bungalows and 1.7% are other property types (e.g. caravans);
 - 9.7% have one bedroom/studio, 21.6% have two bedrooms, 35.6% have three bedrooms and 31.9% have four or more bedrooms;

- 17.7% of properties were built before 1919, a further 13.6% were built between 1919 and 1944, 22.4% between 1945 and 1964, 26.4% between 1965 and 1984, 12.8% between 1985 and 2004 and 7.1% have been built since 2005 ; and
- 72.7% of properties are owner-occupied, 15.0% are affordable (social/affordable rented or shared ownership) and 12.3% are private rented (or tied accommodation).

Future housing market

- 7.8 The population of the Sevenoaks District was estimated to be 118,900 in 2015 and this is projected to increase by 19.8% to 142,500 by 2039 . Over the next few decades, there will be a marked increase in the number and proportion of residents aged 65 and over which is expected to increase by 49.6% from 24,800 in 2015 to 37,100 in 2039 .

Housing need and demand

Delivering new housing

- 7.9 Households intending to move in the open market were asked in the 2016 Household Survey what type and size of property they would like and expect to move to. This could then be compared with the current stock profile to identify any mismatches between availability and aspirations/expectation. Of households moving, most would like to move to a house (75.1%), 13.2% would like to move to a bungalow, 6.9% to a flat and 4.8% to other property types. This compares with 73.7% who expect to move to a house, 10.2% to a bungalow, 12% a flat and 4% to other property types. A high proportion would like to move to a detached house (55.4%) but only 31.1% expect to. In contrast, higher proportions expect to move to a semi-detached house (30.3%) than would like to 13.6%).
- 7.10 Future development should focus on delivering to address identified mismatches, to reflect household aspirations and to take account of density and making the best use of land.
- 7.11 The scale of affordable requirements has been assessed by taking into account the annual need from existing and newly-forming households within each sub-area and comparing this with the supply of affordable (social/affordable rent and intermediate tenure dwellings). The overall gross need for affordable housing is 782 dwellings each year. However, when the likely annual affordable supply is taken into account, the overall net imbalance is 604 affordable dwellings each year. In terms of the size of affordable dwellings required, the analysis indicates a need for 76.7% smaller one and two bedroom general needs, 10.3% three or more bedroom general needs and 13.1% older person dwellings.
- 7.12 A tenure split of 60% intermediate tenure and 40% social/affordable rented accommodation is suggested.

- 7.13 In summary, key drivers in determining the tenure and type of future development include:
- The need to continue development to satisfy household aspirations, in particular the development of houses;
 - Developing an increasing range of housing and support products for older people including market housing options;
 - Delivering additional affordable housing to help offset the identified net shortfalls; and diversifying the range of affordable options by developing intermediate tenure dwellings and products; and
 - The economic viability of delivering affordable housing on sites across the Sevenoaks District.

Improving the quality of existing stock

- 7.14 Strategic challenges include reducing the level of vacant dwellings and improving the quality of existing dwellings through better energy efficiency and modernisation.

Vacant stock

- 7.15 There are an estimated 875 (1.8%)²⁶ vacant properties across the Sevenoaks District, of which 346 (around 40%) are long-term vacant. This compares with a vacancy rate of 2.6% across England. The vacancy rate in the Sevenoaks District is well below the ‘transactional vacancy level’ of 3%, which represents the proportion of stock which would normally be expected to be vacant to allow movement within the market.

Satisfaction and repair

- 7.16 Although the vast majority of households (82.6%) are satisfied with the condition of their dwellings, 6.1% of households were dissatisfied or very dissatisfied. Levels of dissatisfaction were highest amongst private and affordable renters, those in terraced houses and properties built pre-1919.
- 7.17 Improving the energy efficiency of dwellings and modernisation of stock is an important driver to improving the quality of existing stock and extends beyond those households expressing dissatisfaction. Given the need to reduce energy consumption, improve thermal comfort and future proof households from spikes in energy prices, retrofitting stock with improved insulation, heating systems and solar panels is likely to become a significant strategic issue.

²⁶ 2016 Sevenoaks District Council Tax data

The ageing population and addressing the needs of vulnerable people

- 7.18 A key challenge for the Council is to ensure a greater diversity of support services are made available to older people wanting to stay in their own home and develop funding mechanisms to achieve this. Particularly noted is the need for help with gardening, repairs and maintenance and cleaning the home.
- 7.19 Additionally, the range of housing options available to older people needs to be diversified, for instance through the development of open market housing marketed at older people and the development of Sheltered housing, Extra Care accommodation and co-housing.
- 7.20 In terms of adaptations, of those aged 65 years or older 12.9% said that they will require a stairlift, 11.7% said that they would require adaptations to access their property and 11.3% said that they will need a wheelchair (either now or within the next five years). It is recommended that the Council considers an appropriate policy response to ensure that new developments for older people are designed to standards that provide appropriate levels of accessibility.
- 7.21 National data suggests that around 3.3% of households contain at least one wheelchair user²⁷
- 7.22 Currently, around 5% of dwellings across the District were either purpose-built or adapted for someone with a long-term illness, health problem or disability. This would be reasonable to suggest that at least 5% of dwellings should be built to support people with disabilities.

NPPF requirements

- 7.23 Paragraph 159 of the NPPF states that Local Planning Authorities should have a clear understanding of housing needs in their area and they should:
- Prepare a Strategic Housing Market Assessment to assess their full housing needs, working with neighbouring authorities where Housing Market Areas cross administrative boundaries. The SHMA should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period that:
 - Meets household and population projections, taking account of migration and demographic change;
 - Addresses the need for all types of housing, including affordable housing and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes); and
 - Caters for housing demand and the scale of housing supply necessary to meet this demand.
- 7.24 The material in this Local HNS provides an evidence base to inform strategic decision making and has:

²⁷ DCLG Guide to Disability Data March 2015

- evidenced the scale of affordable housing need and the specific affordable requirements necessary to offset the imbalance between supply and need;
- reviewed market demand and the range of dwellings required to satisfy household expectations and aspirations; and
- reflected upon the needs of different groups of the population, in particular older people and those requiring specialist support requirements.

Final comments

- 7.25 Appropriate housing and planning policies have a fundamental role to play in the delivery of thriving, inclusive and sustainable areas. These policies need to be underpinned with high quality data. This study has provided a wealth of up-to-date social, economic, demographic and housing data for the Sevenoaks District.
- 7.26 This research has reflected upon the housing market attributes of the Sevenoaks District and interactions with other areas. The report signposts future strategic challenges which include the ongoing delivery of new market and affordable housing to address need and support economic growth; diversifying the range of affordable tenures available to local residents; improving the condition and energy efficiency of existing stock; and addressing the requirements of older people and vulnerable groups.

Introduction to Technical Appendices

- Technical Appendix A: Research methodology
- Technical Appendix B: Policy review
- Technical Appendix C: Housing need
- Technical Appendix D: Monitoring and updating
- Technical Appendix E: Stakeholder Survey
- Technical Appendix F: Agent review

Technical Appendix A: Research methodology

Overall approach

- A.1 A multi-method approach was adopted in order to prepare a robust and credible Housing Needs Assessment for the Sevenoaks District Council:
- A full census survey of households across the Sevenoaks District Council area. was undertaken, with all 48,795 households in the District contacted and invited to complete a questionnaire. 8,858 questionnaires were returned and used in data analysis. This represents a 18.2% response rate overall and the total number of questionnaires returned was well in excess of the 1,500 specified in former Government SHMA guidance (2007);
 - An online survey of key stakeholders including representatives from district and county councils, the health service, housing associations, property developers and voluntary groups;
 - Interviews with estate and letting agents operating within the District; and
 - A review of relevant secondary data including the 2011 Census, house price trends, CORE lettings data and CLG Statistics.

Baseline dwelling stock information and household survey sample errors

- A.2 Table A1 summarises total dwelling stock and the number of households contacted by survey area, achieved responses and sample errors.

Table A1 Household Survey sample information

Council Ward	Total Households	Households Contacted	Achieved Response	Response Rate	Sample error +/-
Ash and New Ash Green	2387	2387	422	17.7%	4.3%
Brasted, Chevening and Sundridge	2629	2629	548	20.8%	3.7%
Cowden and Hever	772	772	155	20.1%	7.0%
Crockenhill and Well Hill	805	805	138	17.1%	7.6%
Dunton Green and Riverhead	2313	2313	404	17.5%	4.4%
Edenbridge North and East	1976	1976	379	19.2%	4.5%
Edenbridge South and West	2019	2019	337	16.7%	4.9%
Eynsford	814	814	170	20.9%	6.7%
Farningham, Horton Kirby and South Darenth	2155	2155	350	16.2%	4.8%
Fawkham and West Kingsdown	2646	2646	459	17.3%	4.2%
Halstead, Knockholt and Badgers Mount	1433	1433	268	18.7%	5.4%
Hartley and Hodsoll Street	2571	2571	505	19.6%	3.9%
Hextable	1703	1703	280	16.4%	5.4%
Kemsing	1702	1702	350	20.6%	4.7%
Leigh and Chiddingstone Causeway	891	891	167	18.7%	6.8%
Otford and Shoreham	1943	1943	455	23.4%	4.0%
Penshurst, Fordcombe and Chiddingstone	1033	1033	210	20.3%	6.0%
Seal and Weald	1699	1699	332	19.5%	4.8%
Sevenoaks Eastern	1698	1698	367	21.6%	4.5%
Sevenoaks Kippington	1787	1787	382	21.4%	4.4%
Sevenoaks Northern	1803	1803	301	16.7%	5.2%
Sevenoaks Town and St John's	2997	2997	609	20.3%	3.5%
Swanley Christchurch and Swanley Village	2372	2372	362	15.3%	4.7%
Swanley St Mary's	1854	1854	221	11.9%	6.2%
Swanley White Oak	2852	2852	345	12.1%	4.9%
Westerham and Crockham Hill	1941	1941	342	17.6%	4.8%
Sevenoaks Total	48,795	48,795	8,858	18.2%	0.9%

Source: Council Tax Data 2016

Sample error is based on the 95% confidence interval which is the industry standard to establish result accuracy.

Weighting and grossing

A.3 In order to proceed with data analysis, it is critical that survey data is weighted to take into account response and non-response bias and grossed up to reflect the total number of households. Weighting for each survey area was based on:

- **tenure** (the proportion of affordable (social rented and intermediate tenure) and open market dwellings based on 2011 Census data);

- **age of household reference person** based on the proportions of household reference people aged under 65 and 65 or over living in affordable and open market provision derived from the 2011 Census; and
 - **Council Tax occupied dwellings** based on the number of occupied dwellings and used as a grossing factor in the weighting to ensure that there is a suitable uplift on the Census 2011 data.
- A.4 Ultimately, the survey element of the assessment is sufficiently statistically robust to undertake detailed analysis and underpin core outputs of the study down to the survey areas presented in Table A1. Furthermore, the survey findings are enhanced and corroborated through analysis of secondary data and stakeholder consultation.

Stakeholder survey

- A.5 Key stakeholders were invited to participate in a survey aimed at identifying a range of information, including establishing the key perceived housing market issues in the Sevenoaks District. Stakeholders were asked to respond to any of the questions within the survey that they felt related to their area of knowledge or experience.
- A.6 A total of 16 separate responses to the stakeholder consultation were obtained from a range of representatives from district and county councils, the health service, housing associations, property developers and voluntary groups. Respondents were asked to answer only the questions that they felt were relevant to their knowledge and experience.
- A.7 A comprehensive analysis of the findings of the stakeholder consultation is included at Technical Appendix E and reference is also included in relevant sections of the report.

Estate and letting agent review

- A.8 arc⁴ approached six estate and letting agents in the Sevenoaks District who agreed to participate in interviews:
- Knight Frank,
 - Jackson-Stopp & Staff,
 - Kings Estate Agents,
 - Brucells,
 - Savills, and
 - Strutt & Parker.
- A.9 The agents were asked a series of questions to develop an understanding of the current housing market within the Sevenoaks District area.
- A.10 The full agent review is included at Technical Appendix F and reference to the findings are included in relevant sections of the report.

Technical Appendix B: Policy review

- B.1 The purpose of this Appendix is to set out the national policy agenda of relevance to this housing needs assessment.

Introduction

- B.2 Housing policy in England is managed through the Department for Communities and Local Government (DCLG), but is managed by the devolved governments in Scotland, Wales and Northern Ireland. In addition to policies that apply directly to housing matters, there is significant overlap with a number of other policy areas, including planning, welfare, political devolution and the wider economy.
- B.3 Under the previous Coalition Government, the five years 2010-2015 saw a radical and sustained programme of reform of welfare, housing and planning policy, set within the context of national austerity and an economic policy of deficit reduction and public spending cuts. These reforms championed localism, decentralisation and economic growth.
- B.4 Since the election of a majority Conservative Government in May 2015 further welfare reforms were accompanied by policies seeking to increase the rate of housebuilding and promoting home ownership as the tenure of choice. The Housing and Planning Act was passed in May 2016, setting out the legislative framework for the flagship Starter Homes scheme and including provisions relating to other aspects of housing policy such as Right to Buy, high value sales and ending lifetime tenancies.
- B.5 However, the European Union Referendum of 23rd June 2016 and subsequent changes in Government leadership are beginning to impact emerging policy. 'Brexit' discussions have created uncertainty regarding economic issues and the new Conservative Party leadership have signalled some changes in policy direction in their Autumn Statement and the Housing White Paper (February 2017).

Legislative and policy background

- B.6 Following the Coalition Agreement of May 2010, the previous Government passed the **Localism Act 2011**, with the express intention of devolving power from central government towards local people. The Localism Act sets out a series of measures to seek a substantial and lasting shift of powers including:
- new freedoms and flexibilities for local government, including directly elected mayors and empowering cities and other local areas;
 - new rights and powers for communities and individuals;
 - reform to make the planning system more democratic and more effective, including the abolition of regional spatial strategies (RSS), the introduction of the 'Duty to Cooperate', neighbourhood planning, Community 'Right to

Build’, reforming the community infrastructure levy and reforming the Local Plan process; and

- reform to ensure that decisions about housing are taken locally.
- B.7 In terms of housing reform, the Localism Act reforms aim to enable more decisions about housing to be made at the local level, making the system fairer and more effective. Local authorities have greater freedom to set their own policies about who can qualify to go on the waiting list in their area. In addition, the Act allows for more flexible tenure arrangements for people entering social housing, with social landlords able to grant tenancies for a fixed length of term rather than lifetime tenancies for all. In respect to homelessness, the Act allows local authorities to meet their homelessness duty by providing private rented accommodation, rather than in temporary accommodation until long-term social housing becomes available. The Act also reforms social housing funding, allowing local councils to keep the rent they collect and use it locally to maintain their housing stock. It facilitates a national ‘Home Swap’ scheme to facilitate house moves between social housing tenants. In addition, the Localism Act reforms the regulation of social housing, promoting tenant panels and changing the way complaints are handled.
- B.8 The National Housing Strategy for England, ***Laying the Foundations: A Housing Strategy for England***, was published in November 2011 under the Coalition Administration and it currently remains in place. The Strategy acknowledges some of the problems within the housing market and sets out the policy response, along the following themes:
- Increasing supply: more homes, stable growth;
 - Social and affordable housing reform;
 - A thriving private rented sector;
 - A strategy for empty homes;
 - Quality of housing experience and support; and
 - Quality, sustainability and design.
- B.9 The measures set out promote home ownership, including a new-build mortgage indemnity scheme to provide up to 95% loan-to-value mortgages guaranteed by Government and a ‘FirstBuy’ 20% equity loan scheme for first-time buyers. There is an emphasis on providing new infrastructure, with the announcement of a ‘Growing Places’ Fund, and the freeing-up of public sector land for development. Community-led planning and design is championed, with financial incentives such as the ‘New Homes Bonus’ to promote increased housebuilding at the local authority level.
- B.10 The National Housing Strategy acknowledges the importance of social housing and the need for more affordable housing. However, the document reaffirms the programme of reforming this sector, including *‘changes to the way people access social housing, the types of tenancies that are provided and the way the homelessness duty is discharged’*²⁸. The private rented sector is considered to

²⁸ *Laying the Foundations: A Housing Strategy for England* (Nov 2011), page 22 para.11

play *‘an essential role in the housing market, offering flexibility and choice to people and supporting economic growth and access to jobs’*²⁹. The document sets out an intention to support the growth of the private rented sector through innovation and investment, to meet continuing demand for rental properties.

- B.11 The National Housing Strategy reaffirms the commitment to bringing empty homes back into use, using the New Homes Bonus as an incentive. It also set out the objectives of preventing homelessness, protecting the most vulnerable and providing for older people’s housing needs. It confirms a radical package of welfare reforms, including a reduction in Housing Benefit, changes to the Local Housing Allowance (Housing Benefit in the private sector) and the introduction of ‘Universal Credit’ to replace other means-tested working age benefits and tax credits. Finally, the Housing Strategy addresses environmental concerns, with energy efficiency and reduced carbon emissions being required from both new and existing homes in order to promote sustainability.
- B.12 The **National Planning Policy Framework (NPPF)** was published in March 2012. It sets out the Government’s planning policies for England and how these are expected to be applied. The NPPF formed a key part of the Coalition Government’s planning system reforms, simplifying national guidance (previously contained in multiple Planning Policy Statements and Planning Policy Guidance) and reducing the quantity of policy pages. Fundamentally, it must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. The document states that *‘at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.’*³⁰
- B.13 The NPPF sets out 12 core planning principles to underpin both plan-making and decision-taking. It also establishes 13 aspects to achieving sustainable development, which include delivering a wide choice of high quality homes (#6) and promoting healthy communities (#8). The Framework also introduces new definitions of affordable housing covering social rented housing, affordable rented housing and intermediate housing.
- B.14 The NPPF is to be read alongside other national planning policies on Waste, Travellers, Planning for Schools Development, Sustainable Drainage Systems, Parking and Starter Homes³¹. National **Planning Practice Guidance (NPPG)** on a range of more detailed topics has been revised and updated and made available through an online system since March 2014³². NPPG topics include Duty to Cooperate, Housing and Economic Development Needs Assessments, Housing and Economic Land Availability Assessment, Housing - Optional Technical Standards, Local Plans, Neighbourhood Planning, Rural Housing and Starter Homes.
- B.15 Following the election of a majority Conservative Government in May 2015, the Government’s **Summer Budget 2015** was presented to Parliament by the then-Chancellor George Osborne in July 2015. The Budget set out proposed reforms

²⁹ *Laying the Foundations: A Housing Strategy for England* (Nov 2011), page 33 Summary

³⁰ National Planning Policy Framework (November 2012), para. 14

³¹ <http://planningguidance.communities.gov.uk/>

³² <http://planningguidance.communities.gov.uk/>

to the welfare system, including a four-year freeze on working-age benefits; a reduction in the household benefit cap; restrictions on Child Tax Credit; training requirements for those on Universal Credit aged 18 to 21; the removal of automatic entitlement to Housing Benefit for those on Universal Credit aged 18 to 21; and the removal of the Family Premium element of Housing Benefit for new claims from April 2016. Alongside these welfare cuts, it was announced that rents for social housing will be reduced by 1% per year for four years, while tenants on incomes of over £30,000, or £40,000 in London, will be required to pay market rate (or near market rate) rents. A review of 'lifetime tenancies' was confirmed, with a view to limiting their use to ensure the best use of social housing stock. Support for home ownership measures was reiterated with measures such as the extension of the Right to Buy to housing association tenants and the introduction of Help to Buy ISAs.

B.16 Alongside the Summer 2015 Budget the Government published a 'Productivity Plan', ***Fixing the foundations: Creating a more prosperous nation*** (10th July 2015). This sets out a 15-point plan that the Government will put into action to boost the UK's productivity growth, centred around two key pillars: encouraging long-term investment and promoting a dynamic economy.

B.17 Of particular relevance to housing are the following points in the plan:

- Planning freedoms and more houses to buy: In order to increase the rate of housebuilding and enable more people to own their own home, a number of actions are identified including a zonal system to give automatic planning permission on suitable brownfield sites; speeding up local plans and land release, stronger compulsory purchase powers and devolution of planning powers to the Mayors of London and Manchester, extending the Right to Buy to housing association tenants, delivering 200,000 Starter Homes and restricting tax relief to landlords.
- Resurgent cities, a rebalanced economy and a thriving Northern Powerhouse: In order to rebalance the economy, which is skewed towards London and the South East, the Government is committed to building a Northern Powerhouse through £13 billion of investment in transport in the North of England during this Parliament, backing new science, technology and culture projects, devolving significant powers to an elected Mayor for Manchester, taking steps to enable the Midlands Engine for Growth to reach its full potential and working towards devolution deals with the Sheffield City Region, Liverpool City Region and Leeds, West Yorkshire and partner authorities.

B.18 The **Spending Review and Autumn Statement 2015** of November 2015 continued these policy themes:

- Plans to extend the 'Local Housing Allowance' to social landlords so that the Housing Benefit payed to tenants living in housing association properties will be capped at the LHA rate;
- A new 'Help to Buy Shared Ownership' scheme, removing restrictions on who can buy shared ownership properties to anyone with a household income of less than £80,000 outside London and £90,000 in London;
- 'London Help to Buy' – an equity loan scheme giving buyers 40% of the new home value (as opposed to 20% under the Help to Buy scheme);

- 200,000 ‘Starter Homes’ to be built over the following five years;
 - From 1st April 2016 an extra 3% in stamp duty to be levied on people purchasing additional properties such as buy-to-let properties or second homes;
 - Right to Buy extension to housing association tenants;
 - £400 million for housing associations and the private sector to build more than 8,000 new ‘specialist’ homes for older people and people with disabilities;
 - Consulting on reforms to the New Homes Bonus, with a preferred option for savings of at least £800 million which can be used for social care; and
 - A commitment to extra funding for targeted homelessness intervention.
- B.19 In December 2015, DCLG published a **Consultation on proposed changes to national planning policy**, which was open for consultation until February 2016. This consultation sought views on some specific changes to NPPF in terms of the following:
- broadening the definition of affordable housing, to expand the range of low cost housing opportunities for those aspiring to own their new home;
 - increasing residential density around commuter hubs, to make more efficient use of land in suitable locations;
 - supporting sustainable new settlements, development on brownfield land and small sites, and delivery of housing allocated in plans; and
 - supporting the delivery of Starter Homes.
- B.20 The publication of a revised NPPF document has been delayed during 2016 and is still awaited.
- B.21 The **Cities and Local Government Devolution Act 2016** received Royal Assent on 28th January 2016. This Act makes provision for the election of mayors for the areas of, and for conferring additional functions on, combined authorities established under Part 6 of the Local Democracy, Economic Development and Construction Act 2009. It makes provision about local authority governance and functions; to confer power to establish, and to make provision about, sub-national transport bodies; and for connected purposes. This Act is central to the Government’s devolution plans for England, facilitating its vision of a ‘Northern Powerhouse’.
- B.22 The **Welfare Reform and Work Act 2016** received Royal Assent on 16th March 2016. The Act makes provisions relating to a range of welfare benefits and employment schemes, including the benefit cap, social security and Tax Credits, loans for mortgage interest, social housing rents and apprenticeships. Secondary legislation (Social Housing Rents Regulations, March 2016) sets out that the 1% cut to social housing rents will not apply to households with an income of £60,000 or more.
- B.23 On 16th March 2016, the **Budget 2016** was announced. This continued the policy emphasis of promoting home ownership and facilitating first-time buyers to enter the market. A new ‘Lifetime ISA’ was announced, extending the principle of the Help to Buy ISA by incentivising saving for under-40s. Of

relevance to the private rented sector were stamp duty increases for institutional investors and the withholding of capital gains reductions from companies investing in residential property. In seeking to deliver more homes for ownership, announcements were made of further planning reforms; releasing public land for development; and a £1.2 billion Starter Homes Fund for brownfield remediation. The anticipated 'duty to prevent' homelessness was not announced, but instead the Chancellor committed £115 million to preventing and reducing rough sleeping.

- B.24 A **Technical consultation on Starter Homes regulations** was announced on 23rd March 2016. This sought views on the framework to be established in the forthcoming regulations, including the restrictions that should be placed on Starter Homes, how age eligibility criteria should work, what threshold (size of site/development) should apply, what the percentage requirement should be, whether exemptions should apply and whether off-site payments should be acceptable. The consultation document set out that, in terms of the period within which Starter Homes should not be sold at full market value, the DCLG does not support a period of longer than 8 years. The paper proposes that the requirement to provide 20% of dwellings as Starter Homes should apply to sites of 10 dwellings or more (or 0.5 hectares). Secondary legislation relating to Starter Homes is still awaited from Parliament.
- B.25 The **Housing and Planning Act 2016** received Royal Assent on 12th May 2016 after a range of oppositions and amendments by both the House of Lords and the House of Commons. The Act sets out the legislative framework for the Government's flagship Starter Homes scheme and includes provisions relating to other important aspects of housing policy such as Pay to Stay, Right to Buy, high value sales and ending lifetime tenancies.

Emerging policy and legislation during the current Parliament

- B.26 Announced in the Queen's Speech (May 2016), the **Neighbourhood Planning Bill 2016-17** was laid before Parliament on 7th September 2016. With the objective of speeding up the delivery of new homes, relevant clauses of the Bill include strengthening neighbourhood planning, limiting the use of pre-commencement planning conditions, the planning register and reform of compulsory purchase. The Bill has been subject to amendments, including proposed changes to the Local Plan process to allow the Secretary of State to intervene and invite County Councils to prepare or revise Local Plans where districts have not delivered and to allow the preparation of joint Local Plans where there are cross-boundary issues between two or more local authorities. This follows the recommendations of the Local Plans Expert Group (LPEG) report of March 2016³³. The Bill has been through the House of Lords, who have returned it to the Commons with amendments.

³³ Local Plans Expert Group, Local Plans: Report to the Communities Secretary and to the Minister of Housing and Planning, March 2016

- B.27 The **Autumn Statement (2016)** was announced on 23rd November by Chancellor Philip Hammond. With an important focus on housing, the Statement has revealed some key changes in policy direction from the Cameron/Osborne era. Provisions include:
- £1.4 billion of extra cash to build 40,000 affordable homes, with a relaxation of restrictions on grant funding;
 - £2.3 billion Housing Infrastructure Fund to pave the way for up to 100,000 new homes to be built in areas of high demand;
 - £3.15 billion of the Affordable Homes Programme will be given to London to deliver 90,000 homes;
 - New regional pilots of the Right to Buy extension, allowing more than 3,000 tenants to buy their properties;
 - £1.7 billion to pilot ‘accelerated construction’ on public sector land;
 - Letting agents in the private rented sector to be banned from charging fees; and
 - Confirmation that compulsory Pay to Stay will not be implemented for councils.
- B.28 In keeping with various statements and comments made by Sajid Javid (Communities Secretary) and Gavin Barwell (Housing Minister) during Autumn 2016, the Autumn Statement indicates a clear shift in Government policy, away from an exclusive focus on homeownership and towards boosting overall housing supply. A removal of grant-funding restrictions will allow housing associations to increase the delivery of sub-market rented housing, including affordable rented, shared ownership and rent-to-buy homes.
- B.29 The Autumn Statement announced a second pilot scheme for the extension of Right to Buy. Lasting five years, these ‘large-scale’ regional Right to Buy pilots will expand on the five pilots launched in November 2015, allowing 3,000 tenants to purchase their homes from housing associations. A £250 million fund has been set aside to finance these pilots up to 2021.
- B.30 Many of the ‘flagship’ housing policies of the Conservative Manifesto have their legislative basis in the provisions of the Housing and Planning Act 2016, but require further secondary legislation. Their implementation is subject to the ongoing evolution of housing policy under the new Government leadership and are subject to significant delay and/or amendment:
- The extension of Right to Buy to housing association tenants has been delayed. Guidelines for the Voluntary Right to Buy programme now have no fixed publication date. In addition, the new pilot scheme announced as part of the Autumn Statement is interpreted to signal a significant delay to the full roll-out of the Right to Buy extension;
 - Detailed regulations relating to the higher value asset levy, which was intended to fund the building of new homes to replace those sold through the extension of Right to Buy, have been delayed. These were expected to be published in draft form by July 2016. Whilst the levy was expected to commence in April 2017, the lack of statutory consultation will result in a delay to implementation; and

- Similarly, compulsory Pay to Stay was originally scheduled to be implemented in April 2017, but Gavin Barwell (Housing Minister) announced in November 2016 that this scheme will no longer be compulsory for councils.
- B.31 The **Housing White Paper, *Fixing our broken housing market***, was published in February 2017. The White Paper proposes a number of changes to reshape the approach to housebuilding and increase housing supply. These changes are centred around the four areas:
- Planning for the right homes in the right places, by making it simpler for local authorities to put Local Plans in place and keep them up-to-date, ensuring sufficient land is allocated to meet housing needs and building upon neighbourhood planning to ensure communities have control over development in their area;
 - Building homes faster, by increasing certainty around housing numbers, aligning new infrastructure with housing, supporting developers to build more quickly and improving transparency;
 - Diversifying the market, by establishing a new Accelerated Construction Programme, supporting more Build to Rent developments, supporting housing associations to build more housing and boosting innovation; and
 - Helping people through Help to Buy, Right to Buy, the Shared Ownership and Affordable Homes Programme (SOAHP), the new Lifetime ISA, amendments to Starter Homes requirements and the announcement of a new statutory duty on planning to meet the needs of older and disabled people.

Overview of housing policy themes

- B.32 The ‘Housing’ Policy Area of the Department for Communities and Local Government website states that:

‘The government is helping local councils and developers work with local communities to plan and build better places to live for everyone. This includes building affordable housing, improving the quality of rented housing, helping more people to buy a home, and providing housing support for vulnerable people.’³⁴

- B.33 Therefore the policy focus for Government can be broken down into four areas:
- Building affordable housing;
 - Improving the quality of rented housing;
 - Helping more people to buy a home; and
 - Providing housing support for vulnerable people.

³⁴ <https://www.gov.uk/government/topics/housing>

Building affordable housing

- B.34 In line with successive governments, the Conservative Government has continued to seek an increase in the rate of housebuilding. Ongoing reform of the planning system and removing complex regulations are intended to speed up delivery. The policy focus of the Cameron/Osborne era was increasingly towards home ownership, with a shift away from traditional social rented affordable housing to Starter Homes.
- B.35 A national Starter Homes exception site planning policy was launched in March 2015 through a written ministerial statement “to make it easier for developers to gain planning permission for a new generation of Starter Homes on under-used commercial and industrial land.”³⁵ Sites where these homes were delivered were to be exempt from affordable housing requirements and the Community Infrastructure Levy (CIL).
- B.36 In January 2016, the Prime Minister announced³⁶ that the Government will step in and directly commission thousands of new affordable homes, seeking to fast-track housebuilding on publicly-owned land starting with five pilot sites including Northstowe (Cambridgeshire), Daedalus Waterfront (Hampshire), Old Oak Common (London), Connaught Barracks (Kent) and Lower Graylingwell (Chichester).
- B.37 A range of financial incentives to encourage new housing development have been implemented. Since early 2016, a £1.2 billion Starter Homes Fund has been announced³⁷, designed to prepare brownfield sites for at least 30,000 homes, along with £6.3 million of Housing Zones funding³⁸ for the 20 Housing Zones designated in March 2015.
- B.38 Other projects to help finance housing development include:
- Get Britain Building programme,
 - Builders Finance Fund,
 - New Homes Bonus,
 - Build to Rent Fund, and the
 - Community Right to Build.
- B.39 To increase the supply of affordable rented homes the previous Government introduced the affordable rent model³⁹, aimed at giving providers greater flexibility on rents and use of assets, whilst at the same time providing affordable housing for people in need.
- B.40 In addition to the affordable rent model, the Affordable Homes Guarantee scheme was launched in 2013 to support the building of new affordable homes. The scheme offers a guarantee to providers on debt that they raise to deliver additional new build affordable homes. The guarantee aims to help reduce the borrowing costs of providers thus enabling them to provide more homes.

³⁵ <https://www.gov.uk/government/speeches/housing-and-planning>

³⁶ <https://www.gov.uk/government/news/pm-the-government-will-directly-build-affordable-homes>

³⁷ <https://www.gov.uk/government/news/pm-the-government-will-directly-build-affordable-homes>

³⁸ <https://www.gov.uk/government/news/tens-of-thousands-of-homes-supported-by-housing-zone-funding>

³⁹ Allows Registered Providers to charge no more than 80% of local market rent for affordable housing.

Improving the quality of rented housing

- B.41 The Government have implemented a number of actions to improve the quality and quantity of properties for rent.

Social rented housing

- B.42 Between 2010-2015 a series of social housing reforms were introduced including:
- Allowing local flexibility on waiting lists (allocations) and tenancy arrangements;
 - Helping social landlords stop tenant fraud and anti-social behaviour;
 - Changing the housing revenue account subsidy system to a locally-controlled system where local authorities are responsible for their housing services;
 - Funding local authorities to refurbish their housing stock;
 - Introduction of a national home swap scheme for social housing tenants;
 - Supporting tenants to play a bigger role in managing their accommodation through the tenant empowerment programme; and
 - Allowing local authorities to discharge their homelessness duty in the private rented sector.
- B.43 Alongside social housing reform sit reforms to the welfare system, which, with changes to benefit, eligibility and entitlement, impact significantly on housing supply and demand. From 7th November 2016, the overall benefit cap has been cut to £20,000 (or £23,000 in London), with implications for households living in both social and private rented sectors.
- B.44 The Autumn Statement 2015 set out a policy of capping housing benefit at Local Housing Allowance (LHA) levels. A range of concerns were expressed in relation to this proposal, particularly the impact the policy would have on supported housing. As a result, implementation has been delayed (originally planned for April 2016). In November 2016, Lord Freud (Work and Pensions Minister) announced that the cap for general needs accommodation will now be stalled until 2019. However, it will now apply to all tenants on Universal Credit, rather than just those who start new tenancies (the previous policy).
- B.45 Along with the plans to cap benefits at LHA levels, the 1% rent cut for social renters that was announced as part of the Summer 2015 Budget has significant implications for new affordable housing development. Due to financial uncertainties, many housing associations have put development plans on hold or scaled back their building programmes.
- B.46 In October 2015, English housing associations were reclassified by ONS as being part of the public sector, adding £60 billion of debt to the national balance sheet. The consequent economic and political implications led to the Government immediately pledging to bring in changes to reverse this decision. Deregulatory provisions were included within the Housing and Planning Act

2016; however, secondary legislation to implement these changes is yet to be issued. Once these changes come into force it is anticipated that the Government will ask ONS to carry out a new review.

Private rented housing

B.47 The private rented sector has grown significantly in recent years and the Government sees it as playing a vital role in meeting housing needs and supporting economic growth. Measures to promote the private rented sector in recent years have included:

- The Build to Rent Fund, providing equity finance for purpose-built private rented housing, alongside a £10 billion debt guarantee scheme to support the provision of these homes;
- Proposals to ensure tenants receive proper protection from their landlords, including a new model tenancy agreement;
- The Housing and Planning Act 2016 includes provisions to tackle ‘rogue landlords’ and create a central database of rogue landlords and property agents;
- £4.1 million funding allocated to 23 local authority areas to tackle rogue landlords and £2.6 million to tackle ‘beds in sheds’; and
- The Government has also set up a Private Rented Sector Taskforce to improve the quality and choice of rented housing available to tenants nationally. The Taskforce is made up of developers, investors, and housing management bodies.

Helping more people to buy a home

B.48 The primacy of home ownership remains central to the Government’s housing policy approach. A number of measures promote homeownership⁴⁰, including:

- Starter Homes, a major element of the Housing and Planning Act 2016, available to first-time buyers aged under 40 years old. New-build homes will be offered for sale with a 20% discount to eligible households. The maximum cost of a home will be £250,000, or £450,000 inside London. However, the cost for the developer of providing the 20% discount may be met in lieu of delivering affordable housing on these sites. Draft regulations have been consulted upon but finalised legislation has not been issued.
- Help to Buy, which includes several current products⁴¹:
 - Help to Buy ISA – since Autumn 2015 first time buyers can save money towards a new home deposit and the Government will boost the value of their savings by 25%. The minimum bonus is £400 and the maximum is £3,000, meaning individual savers need to save between £1,600 and

⁴⁰ <https://www.ownyourhome.gov.uk/>

⁴¹ <https://www.helptobuy.gov.uk/>

- £12,000 to be eligible. The bonus is available on homes worth up to £250,000, or £450,000 in London.
- Help to Buy Equity Loan, where the Government lends up to 20% of the value of a new-build home so buyers only need a 5% cash deposit.
 - Help to Buy Mortgage Guarantee, enabling lenders to offer more high-loan-to-value mortgages (80% to 95%).
 - Shared Ownership, where purchasers can buy between 25% and 75% of their home and pay rent on the remaining share. From April 2016, Help to Buy Shared Ownership will lift the existing limits so that anyone with a household income of less than £80,000, or £90,000 in London can buy a shared ownership home, with only military personnel being given priority.
- Discounted Sales, where councils and housing associations build new homes for sale and sell some at a 25-50% discount. There are a number of criteria, including some set locally by the relevant council and housing associations who run the scheme. Buyers must usually have a local connection to the area.
 - Right to Buy, where council tenants with at least five years' tenancy might be eligible to buy their homes. Maximum discounts have been increased to £77,000, or £102,700 within London. In the case of secure council tenants living in their home when it was transferred to a housing association or similar there is also a 'Preserved' Right to Buy. A smaller discount has also been available under the Right to Acquire.
 - Voluntary Right to Buy is a pilot scheme amongst a small number of housing associations, trialling the Conservative Government's flagship policy of extending the Right to Buy to housing associations. The Government plans to extend the Right to Buy beyond those in the pilot scheme but this will have significant funding implications.
 - Self-Build, where households find a plot of land and build or commission the construction of their own home, or work with a group in a Community Self Build project. Self-Build was promoted by the Coalition Government, with eleven authorities announced as Right to Build 'vanguards' in September 2014. The Self-Build and Custom Housebuilding Act 2015 and subsequent Self-Build and Custom Housebuilding (Register) Regulations 2016 require authorities to maintain a register of those who have expressed an interest in buying serviced plots. Local authorities are under a duty to have regard to these registers in carrying out their planning function.
 - The March 2016 Budget included plans for a new 'Lifetime ISA'. Available to individuals aged under 40 in April 2017, the Government propose to add £1 for every £4 saved, to be used to buy homes worth up to £450,000 or for retirement funds. The proposals have been criticised for causing confusion between ISAs and pensions, but the scheme is intended to facilitate younger households saving, either towards a house purchase or their pension.

Housing for older and vulnerable people

- B.49 The **Care Act 2014** came into effect in April 2015, replacing existing legislation and positioning housing as a key factor in the overhaul of the care system in England. The Act encourages providers to establish and develop services that help drive change, services which:
- Promote people’s independence, connections and wellbeing;
 - Prevent or postpone the need for care and support;
 - Put people in control, ensuring that services respond to what people need;
 - Give carers a right to assessment for support; and
 - Promote the integration of health and social care.
- B.50 In addition, the Care Act introduces a cap on care costs, whereby people will be responsible for their own care costs up to a capital limit of £72,000. This may have an impact on the provision of supported housing.
- B.51 The NHS Five Year Forward Review (October 2014) recognises the role that housing can play in promoting wellbeing and in particular keeping older people independent and healthy. This provides evidence of the strong and growing links between housing, health and social care.
- B.52 Schemes to support older and vulnerable people in their housing needs include:
- Disabled Facilities Grant, funding adaptations to properties to allow people to live in their homes for longer. This is now part of the Better Care Fund, which aims to better integrate health and adult social services. In 2016/17 there is £394 million funding available and in his Autumn Statement 2015 the Chancellor committed to making a further £500 million available by 2019/20;
 - Care and Support Specialised Housing Fund, to stimulate the market in specialist housing provision. The Government committed an additional £400 million to build 8,000 new specialist homes in the Autumn Statement 2015. A further allocation of £84.2 million announced in March 2016 is intended to provide a further 2,000 homes.
 - Supported housing has been exempted from the 1% rent cuts and potential exemption from the LHA cap is also being considered by Government, although wider welfare and funding reforms have already had a significant impact on the financial viability of both existing and proposed supported housing schemes;
 - FirstStop, an independent, impartial and free service offering advice and information to older people, their families and carers about housing and care options for later life;
 - Home Improvement Agencies, providing help and advice to older and disabled people, housing associations and charities; and
 - Handyperson services, delivering small home repairs and adaptations.
- B.53 Other projects of relevance to housing include the previous Prime Minister’s Challenge on Dementia. Launched in 2012, the Challenge sought to deliver major improvements in dementia care and research by 2015, including raising

awareness of the housing, care and support needs of people living with dementia and their families. In February 2015, the *Prime Minister's Challenge on Dementia 2020* was published, highlighting progress and launching the next phase of the work.

- B.54 Also relating to older people's housing is the World Health Organisation's Age Friendly Cities programme, which in 2014 saw Manchester recognised as the UK's first 'Age Friendly' city. Launched in February 2016, the NHS's Healthy New Towns initiative seeks to deliver 76,000 new homes on 10 sites throughout the UK.
- B.55 In terms of safeguarding vulnerable adults, housing has a strong role to play alongside social services, health, the police and other agencies. The Care Act 2014 set out a new safeguarding power and places a duty on local authorities to respond to safeguarding concerns by making enquiries as necessary to decide on whether, and what, action is needed.
- B.56 From the April 1st 2013, Health and Wellbeing Boards (including Directors of Public Health) became statutory committees of local authorities. They are responsible for encouraging integrated working on health and wellbeing issues, including development of Joint Health and Wellbeing Strategies, and Joint Strategic Needs Assessments.
- B.57 In August 2012 the Government published its Homelessness Strategy, ***Making every contact count: A joint approach to preventing homelessness***. The Strategy focuses on prevention and identifies ten local challenges that need to be addressed by local authorities. These include having a Homelessness Strategy setting out a proactive approach; not placing any young person aged 16 or 17 in Bed and Breakfast accommodation; and not placing any families in Bed and Breakfast accommodation, except in an emergency and for no longer than six weeks.
- B.58 In order to prevent and tackle homelessness and rough sleeping, a range of Government funding has been provided in recent years, including:
- The Homelessness Prevention Fund, providing grants for local homelessness services;
 - The Homelessness Transition Fund, supporting 'No Second Night Out'; and
 - The Crisis Private Rented Sector Access Development Programme to help single homeless people find privately rented accommodation.
- B.59 On 17th December 2015 the DCLG announced 'a radical new package of measures to help tackle homelessness and ensure that there is a strong safety net in place for the most vulnerable people in society'⁴². At the same time, the Communities and Local Government Committee announced a parliamentary inquiry into the causes of homelessness and the approaches taken by national and local government to prevent and tackle homelessness.
- B.60 The March 2016 Budget included a commitment of £100 million to build accommodation for rough sleepers; £10 million to fund new ways to prevent and reduce rough sleeping; and a £5 million increase to funding for the Rough

⁴² <https://www.gov.uk/government/news/radical-package-of-measures-announced-to-tackle-homelessness>

Sleeping Social Impact Bond. However, Ministers the imposition on local authorities of a new legal ‘duty to prevent’ was not included in the March Budget as expected.

- B.61 The Conservative MP Bob Blackman tabled the Homelessness Reduction Bill in September 2017. It proposed the introduction of new duties on councils, including requiring them to provide emergency accommodation for 56 days for people with a local connection but not in priority need. Following negotiations, a new version of the Bill was published in October 2016. This does not include the above clause, which was considered would place too much pressure on local authorities and would be too costly. The central thrust of the Bill remains, however, which is to place duties on councils to take steps to prevent homelessness. The Bill has been backed by Government and has progressed to its third reading in the House of Lords (23rd March 2017).

National housing reviews

- B.62 Over recent years a number of housing reviews have been undertaken to assess the housing situation and recommend ways in which it can be addressed.
- B.63 In October 2014 the **Lyons Housing Review** was published. The review was commissioned by the Labour Party and identified that:
- Insufficient land is being brought forward for new housing and that communities are not able to take responsibility for the homes required, or are using planning powers reactively; and
 - The capacity to build more housing has reduced significantly as it has become concentrated in the hands of a small number of volume house builders, whilst the number of smaller builders has reduced.
- B.64 Overall the report recommended that the delivery of new homes be increased to 200,000 per annum by 2020. It also recommended that capital investment should be made in housing and that housing should be a priority for the new (post-election) Government.
- B.65 The **Elphicke-House Report** (January 2015) reviewed the role of local authorities in increasing housing supply. It recommended that local authorities become housing delivery enablers in their areas, to proactively assess and lead on facilitating new housing development in their areas. To enhance the role of authorities as delivery enablers, the report recommended increased community involvement; clearer housing market assessments; increased housebuilding by reduced bureaucracy and more flexible funding.

Technical Appendix C: Housing need calculations

Summary of contents

Stage 1: Current housing need (gross backlog)

- Step 1.1 Homeless households and those in temporary accommodation
- Step 1.2 Overcrowding and concealed households
- Step 1.3 Other groups
- Step 1.4 Total current housing need (gross)

Stage 2: Future housing need (gross annual estimate)

- Step 2.1 New household formation (gross per year)
- Step 2.2 Proportion of new households unable to buy or rent in the market
- Step 2.3 Existing households falling in to need
- Step 2.4 Total newly-arising housing need (gross per year)

Stage 3: Affordable housing supply

- Step 3.1 Affordable dwellings occupied by households in need
- Step 3.2 Surplus stock
- Step 3.3 Committed supply of new affordable housing
- Step 3.4 Units to be taken out of management
- Step 3.5 Total affordable housing stock available
- Step 3.6 Total supply of social re-lets (net)
- Step 3.7 Annual supply of intermediate affordable housing available for re-let or resale at sub-market levels
- Step 3.8 Annual supply of affordable housing

Stage 4: Estimate of annual housing need

- Step 4.1 Total backlog need
- Step 4.2 Quota to reduce over 5 years (2)
- Step 4.3 Annual backlog reduction
- Step 4.4 Newly-arising need
- Step 4.5 Total annual affordable need
- Step 4.6 Annual social rented capacity
- Step 4.7 Net Annual Shortfall

Introduction

- C.1 A working definition of housing need is *'the quantity of housing required for households who are unable to access suitable housing without financial assistance'*. The 2016 Household Survey and secondary data provide a robust range of information to quantify housing need in Sevenoaks and the extent to which additional affordable housing is required.
- C.2 Housing needs analysis and affordable housing modelling has been prepared in accordance with CLG guidance at District, Clinical Commissioning Group Area (CCG), Placemaking area and ward. In summary, the model reviews in a step-wise process:
- Stage 1: Current housing need (gross backlog)
 - Stage 2: Future housing need
 - Stage 3: Affordable housing supply
 - Stage 4: Estimate of annual housing need
- C.3 Table C1 summarises the different steps taken in assessing housing need and evidencing the extent to which there is a surplus or shortfall in affordable housing across the Sevenoaks District. Please note that in Stage 1, Step 1.4 reports the total number of households in need and avoids double counting as in some cases households have more than one housing need. Table C2 summarises the data by CCG, Table C3 by Placemaking area and data for wards is in Technical Appendix G (Ward data) .

Table C1 CLG Needs Assessment Summary for Sevenoaks District			
Step	Stage and Step description	Calculation	Sevenoaks Total
Stage 1: CURRENT NEED			
1.1	Homeless households and those in temporary accommodation	Annual requirement	484
1.2	Overcrowding and concealed households	Current need	1922
1.3	Other groups	Current need	2989
1.4	Total current housing need (gross)	Total no. of households with one or more needs	5079
1.4A	TOTAL cannot afford open market (buying or renting)	63.2%	3210
Stage 2: FUTURE NEED			
2.1	New household formation (Gross per year)	1.69% of total households	825
2.2	% of new households requiring affordable housing	Total cannot afford overall	72.2%
2.2	Number of new households requiring affordable housing	Number cannot afford	595
2.3	Existing households falling into need	Annual requirement	91
2.4	TOTAL newly-arising housing need (gross each year)	2.2 + 2.3	686
Stage 3: AFFORDABLE HOUSING SUPPLY			
3.1	Affordable dwellings occupied by households in need	(based on 1.4)	1161
3.2	Surplus stock	Vacancy rate <2% so no surplus stock assumed	0
3.3	Committed supply of new affordable units	Annual	138
3.4	Units to be taken out of management	None assumed	0
3.5	Total affordable housing stock available	3.1+3.2+3.3-3.4	1299
3.6	Annual supply of social re-lets (net)	Annual Supply (3yr ave)	161
3.7	Annual supply of intermediate affordable housing available for re-let or resale at sub-market levels	Annual Supply (3yr ave)	18
3.8	Annual supply of affordable housing	3.6+3.7	179
Stage 4: ESTIMATE OF ANNUAL HOUSING NEED			
4.1	Total backlog need	1.4A-3.5	1911
4.2	Quota to reduce over plan period	Annual reduction	5%
4.3	Annual backlog reduction	Annual requirement	96
4.4	Newly-arising need	2.4	686
4.5	Total annual affordable need	4.3+4.4	782
4.6	Annual social rented capacity	3.8	179
4.7	NET ANNUAL SHORTFALL (4.5-4.6)	NET	604

Source 2016 Household Survey; RP Core Lettings and Sales data

Data presented in the table may be subject to rounding errors

Table C2 CLG Needs Assessment Summary by Clinical Commissioning Group Area

Step	Stage and Step description	Calculation	Clinical Commissioning Group Area		
			NHS Dartford, Gravesham and Swanley CCG	NHS West Kent CCG	Total
		Total households>>>	20159	28636	48795
Stage 1: CURRENT NEED					
1.1	Homeless households and those in temporary accommodation	Current need	164	320	484
1.2	Overcrowding and concealed households	Current need	952	970	1922
1.3	Other groups	Current need	1178	1811	2989
1.4	Total current housing need (gross)	Total no. of households with one or more needs	2163	2916	5079
	A. % cannot afford open market (buying or renting)	%	69.3%	58.7%	63.2%
	B. TOTAL cannot afford open market (buying or renting)	Number	1498	1712	3210
Stage 2: FUTURE NEED					
2.1	New household formation (Gross per year)	Assume national rate	341	484	825
		% Based on actual affordability of households forming			
2.2	Number of new households requiring affordable housing	Number	70.0%	73.7%	72.2%
		Annual requirement	239	357	595
2.3	Existing households falling into need	Annual requirement	41	50	91
2.4	Total newly-arising housing need (gross each year)	2.2 + 2.3	280	407	686
Stage 3: AFFORDABLE HOUSING SUPPLY					
3.1	Affordable dwellings occupied by households in need	(based on 1.4)	632	530	1161
3.2	Surplus stock	Vacancy rate <2% so no surplus stock assumed			
3.3	Committed supply of new affordable units	Estimated 5 yr	34	104	138
3.4	Units to be taken out of management	None assumed			
3.5	Total affordable housing stock available	3.1+3.2+3.3-3.4	666	634	1299
3.6	Annual supply of social re-lets (net)	Annual Supply	70	91	161
3.7	Annual supply of intermediate affordable housing available for re-let or resale at sub-market levels	Annual Supply	8	10	18
3.8	Annual supply of affordable housing	3.6+3.7	78	101	179
Stage 4: ESTIMATE OF ANNUAL HOUSING NEED					
4.1	Total backlog need	1.4C-3.5	832	1079	1911
4.2	Quota to reduce over plan period	Annual reduction	5%	5%	5%
4.3	Annual backlog reduction	Annual requirement	42	54	96
4.4	Newly-arising need	2.4	280	407	686
4.5	Total annual affordable need	4.3+4.4	321	460	782
4.6	Annual affordable capacity	3.8	78	101	179
4.7	Net annual imbalance	4.5-4.6 NET	244	361	604

Source 2016 Household Survey; RP Core Lettings and Sales data

Data presented in the table may be subject to rounding errors

Table C3 CLG Needs Assessment Summary by Placemaking Area

Step	Stage and Step description	Calculation	Placemaking Area						
			Darent Valley	North East	North West	Sevensoaks and Surrounds	South	Upper Darent Corridor	Total
			Total households>>>						
			5175	9134	10928	12297	6691	4570	48795
Stage1: CURRENT NEED									
1.1	Homeless households and those in temporary accommodation	Current need	55	59	100	121	98	51	484
1.2	Overcrowding and concealed households	Current need	152	345	587	396	312	130	1922
1.3	Other groups	Current need	302	502	652	802	391	340	2989
1.4	Total current housing need (gross)	Total no. of households with one or more needs	485	866	1245	1225	784	474	5079
	A. % cannot afford open market (buying or renting)	%	56.8%	66.3%	71.7%	64.7%	55.2%	51.1%	63.2%
	B. TOTAL cannot afford open market (buying or renting)	Number	276	574	893	792	433	242	3210
Stage 2: FUTURE NEED									
2.1	New household formation (Gross per year)	Assume national rate	87	154	185	208	113	77	825
		% Based on actual affordability of households forming							
2.2	Number of new households requiring affordable housing	Number	43.9%	75.1%	74.3%	77.9%	73.8%	75.7%	72.2%
2.3	Existing households falling into need	Annual requirement	38	116	137	162	83	58	595
2.4	Total newly-arising housing need (gross each year)	2.2 + 2.3	9	15	22	27	11	7	91
			48	131	159	189	94	65	686
Stage 3: AFFORDABLE HOUSING SUPPLY									
3.1	Affordable dwellings occupied by households in need	(based on 1.4)	98	141	444	260	138	80	1161
3.2	Surplus stock	Vacancy rate <2% so no surplus stock assumed	0	0	0	0	0	0	0
3.3	Committed supply of new affordable units	Estimated 5 yr	0	0	34	66	8	30	138
3.4	Units to be taken out of management	None assumed	0	0	0	0	0	0	0
3.5	Total affordable housing stock available	3.1+3.2+3.3-3.4	98	141	478	326	146	110	1299
3.6	Annual supply of social re-lets (net)	Annual Supply	13	18	51	42	27	10	161
3.7	Annual supply of intermediate affordable housing available for re-let or resale at sub-market levels	Annual Supply	2	2	6	5	3	1	18
3.8	Annual supply of affordable housing	3.6+3.7	15	20	56	46	30	11	179
Stage 4: ESTIMATE OF ANNUAL HOUSING NEED									
4.1	Total backlog need	1.4C-3.5	178	433	415	466	287	132	1911
4.2	Quota to reduce over plan period	Annual reduction	5%	5%	5%	5%	5%	5%	5%
4.3	Annual backlog reduction	Annual requirement	9	22	21	23	14	7	96
4.4	Newly-arising need	2.4	48	131	159	189	94	65	686
4.5	Total annual affordable need	4.3+4.4	57	152	180	213	109	72	782
4.6	Annual affordable capacity	3.8	15	20	56	46	30	11	179
4.7	Net annual imbalance	4.5-4.6 NET	43	132	123	166	78	60	604

Source 2016 Household Survey; RP Core Lettings and Sales data

Data presented in the table may be subject to rounding errors

Stage 1: Current need

- C.4 A working definition of housing need is *'the quantity of housing required for households who are unable to access suitable housing without financial assistance'*⁴³. The SHMA Guidance suggests types of housing that should be considered unsuitable, as summarised in Table C4. Data for CCG and Placemaking Areas is presented in Table C5.

Table C4 Summary of current housing need across Sevenoaks District		
Category	Factor	Sevenoaks District
Homeless households or with insecure tenure	N1 Under notice, real threat of notice or lease coming to an end	484
	N2 Too expensive, and in receipt of housing benefit or in arrears due to expense	819
Mismatch of housing need and dwellings	N3 Overcrowded according to the 'bedroom standard' model	1922
	N4 Too difficult to maintain	1011
	N5 Couples, people with children and single adults over 25 sharing a kitchen, bathroom or WC with another household	359
	N6 Household containing people with mobility impairment or other special needs living in unsuitable accommodation	899
Dwelling amenities and condition	N7 Lacks a bathroom, kitchen or inside WC and household does not have resource to make fit	93
	N8 Subject to major disrepair or unfitness and household does not have resource to make fit	163
Social needs	N9 Harassment or threats of harassment from neighbours or others living in the vicinity which cannot be resolved except through a move	230
Total no. households in need (with one or more housing need)		5,079
Total Households		48,795
% households in need		10.4%

Note: A household may have more than one housing need.

Source: 2016 Household Survey

⁴³ CLG, *Estimating housing need*, November 2010, Paragraph 1.4

Table C5 Summary of current need by CCG and Placemaking areas

Category	Factor	Total	Clinical Commissioning Group		Placemaking Area						
			NHS Dartford, Gravesham and Swanley CCG	NHS West Kent CCG	Darent Valley	North East	North West	Sevenoaks and Surrounds	South	Upper Darent Corridor	Total
Homeless households or with insecure	N1 Under notice, real threat of notice or lease coming to an end	484	164	320	55	59	100	121	98	51	484
	N2 Too expensive, and in receipt of housing benefit or in arrears due to expense	819	163	656	62	55	125	333	81	163	819
Mismatch of housing need and dwellings	N3 Overcrowded according to the 'bedroom standard' model	1922	952	970	152	345	587	396	312	130	1922
	N4 Too difficult to maintain	1011	423	588	141	190	217	199	131	133	1011
	N5 Couples, people with children and single adults over 25 sharing a kitchen, bathroom or WC with another household	359	234	125	17	107	133	54	13	35	359
	N6 Household containing people with mobility impairment or other special needs living in unsuitable accommodation	899	433	466	131	192	204	194	115	63	899
Dwelling amenities and condition	N7 Lacks a bathroom, kitchen or inside WC and household does not have resource to make fit	93	26	67	8	14	7	48	16	0	93
	N8 Subject to major disrepair or unfitness and household does not have resource to make fit	163	66	97	18	12	42	15	31	45	163
Social needs	N9 Harassment or threats of harassment from neighbours or others living in the vicinity which cannot be resolved except through a move	230	143	87	13	49	87	26	47	8	230
Total no. households in need (with one or more housing need)		5,079	2163	2916	485	866	1245	1225	784	474	5079
Total Households		48,795	20159	28636	5175	9134	10928	12297	6691	4570	48795
% households in need		10.4%	10.7%	10.2%	9.4%	9.5%	11.4%	10.0%	11.7%	10.4%	10.4%

Note: A household may have more than one housing need.

Source: 2016 Household Survey

Step 1.1 Homeless households and those in temporary accommodation

- C.5 CLG SHMA guidance suggests that information on homeless households and those in priority need who are currently housed in temporary accommodation should be considered in needs modelling. The scale of need from these types of household can be derived from several sources.
- C.6 Homelessness statistics for 2015/16 indicate that a total of 97 decisions were made on households declaring themselves as homeless across the Sevenoaks District (Table C6). Of these households, 78 were classified as homeless and in priority need. Over the six years 2010/11 to 2015/16, an annual average of 723 decisions has been made across the Sevenoaks District and an annual average of 117 households have been declared as homeless and in priority need.

Year	Decisions made	Accepted as homeless
2010/11	49	40
2011/12	78	42
2012/13	Missing	33
2013/14	32	24
2014/15	55	29
2015/16	97	41
Total	311	209
Annual Average	62*	35

Source: DCLG Homelessness Statistics

*Based on 5 years' data

- C.7 The household survey identified a total of 484 households who were either under threat of homelessness or were living in temporary accommodation across Sevenoaks District. This figure has been used in needs assessment modelling.

Step 1.2 Overcrowding and concealed households

- C.8 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.
- C.9 Analysis identifies 1,922 households who are currently living in overcrowded accommodation or are concealed households and are intending on moving in the next five years.

Step 1.3 Other groups

- C.10 Table C3 identified 9,567 households who were in housing need for other reasons including the property is too expensive, difficult to maintain, household containing people with mobility impairment/special need, lacking amenities, disrepair and harassment.
- C.11 A total of 2,989 households across the Sevenoaks District were identified to be experiencing one or more of these needs factors and intending to move in the next five years. This figure is taken as the five year backlog of need from other groups.

Step 1.4 Total current housing need summary

- C.12 Having established the scale of need in Steps 1.1, 1.2 and 1.3, total current housing need from existing households across the Sevenoaks District before any analysis of the ability of households to afford open market solutions is 5,079 (Note that a household may be included in more than one step of the analysis and so the sum of steps 1.1, 1.2 and 1.3 can be greater than figure).
- C.13 The extent to which these households could afford open market prices is then considered. An 'affordability threshold' of households is calculated which takes into account household income, equity and savings. The household income component of the affordability threshold is based on 3.5 x gross annual income of the respondent and partner (if applicable).
- C.14 The affordability threshold was then tested against lower quartile property prices and the cost of privately renting. This analysis has been based on ward-level lower quartile prices for 2015 derived from Land Registry address-level data (Table C7). Information on private sector rents was based on lettings reported by Zoopla during 2015 (Table C7).

Ward	Lower quartile price (£)	Lower Quartile Private Rent (Per calendar month)
Ash and New Ash	£220,000	£901
Brasted, Chevening and Sundridge	£370,000	£1,185
Cowden and Hever	£300,000	£1,200
Crockenhill and Well Hill	£215,000	£802
Dunton Green and Riverhead	£250,000	£899
Edenbridge North and East	£200,000	£802
Edenbridge South and West	£233,000	£724
Eynsford	£285,000	£1,200
Farningham, Horton Kirby and South Darenth	£165,000	£849
Fawkham and West Kingsdown	£262,500	£949
Halstead, Knockholt and Badgers Mount	£375,000	£1,200
Hartley and Hodsoll Street	£365,000	£1,049
Hextable	£240,000	£750
Kemsing	£320,000	£1,101
Leigh and Chiddingstone Causeway	£365,000	£1,096
Otford and Shoreham	£375,000	£1,148
Penshurst, Fordcombe and Chiddingstone	£390,000	£1,248
Seal and Weald	£308,500	£1,196
Sevenoaks Eastern	£275,000	£997
Sevenoaks Kippington	£423,000	£1,352
Sevenoaks Northern	£278,725	£936
Sevenoaks Town and St John's	£273,000	£897
Swanley Christchurch and Swanley Village	£250,000	£849
Swanley St Mary's	£164,000	£750
Swanley White Oak	£188,000	£750
Westerham and Crockham Hill	£320,000	£949
Sevenoaks Total	£250,000	£901

Source: Data produced by Land Registry © Crown copyright 2016, Zoopla 2016

- C.15 Using evidence from the Household Survey, the extent to which households identified in Steps 1.1, 1.2 and 1.3 could afford open market prices has been assessed. Overall, a total of 3,210 existing households in need wanted to move to offset their need and could not afford open market solutions.

Stage 2: Future housing need

Step 2.1 New household formation (gross per year)

- C.16 The needs analysis assumes a 1.69% gross household formation rate of 825 each year. This is based on the latest three-year average national rate reported in the English Housing Survey over the period 2010/11 to 2013/14.

Step 2.2 New households unable to buy or rent in the open market

- C.17 Analysis of lower quartile market prices relative to the income/savings of households who have formed in the past five years suggests that 72.2% could not afford lower quartile house prices or private sector rents.
- C.18 Therefore, the total number of newly-forming households who could not afford open market prices or rents across the Sevenoaks District is calculated to be 595 each year.

Step 2.3 Existing households expected to fall into need

- C.19 An estimate of the number of existing households falling into need each year has been established using the 2016 household survey evidence. This indicated that around 453 households moved into affordable/social renting because they fell into housing need in the preceding 5 years. This results in an annualised figure of 91.

Step 2.4 Total newly arising housing need (gross per year)

- C.20 Total newly arising need is calculated to be 686 households each year across the Sevenoaks District.

Stage 3: Affordable housing supply

- C.21 The CLG model reviews the supply of affordable units, taking into account how many households in need are already in affordable accommodation, stock surpluses, committed supply of new affordable dwellings and dwellings being taken out of management (for instance pending demolition or being used for decanting).

Step 3.1 Affordable dwellings occupied by households in need

- C.22 This is an important consideration in establishing the net levels of housing need as the movement of these households within affordable housing will have a nil effect in terms of housing need⁴⁴.
- C.23 A total of 1,161 households are current occupiers of affordable housing in need. Although the movement of these households within affordable housing will have a nil effect in terms of housing need (i.e. they already live in affordable housing), the types of property they would 'free up' if they moved is considered in modelling.

⁴⁴ Strategic Housing Market Assessment Guidance (CLG, August 2007)

Step 3.2 Surplus stock

- C.24 A proportion of vacant properties are needed to allow households to move within housing stock. Across the social rented sector, this proportion is generally recognised as being 2%. Stock above this proportion is usually assumed to be surplus stock. Modelling assumes no surplus social rented stock across the Sevenoaks District.

Step 3.3 Committed supply of new affordable units

- C.25 The model assumes a committed supply of 138 affordable dwellings based on data provided by the Council. This was broken down by ward, bedroom size and designation (general needs/older person).

Step 3.4 Units to be taken out of management

- C.26 The model assumes there will be no social rented units taken out of management over the next five years.

Step 3.5 Total affordable housing stock available

- C.27 It is assumed that there are 1,299 affordable dwellings available over the five-year period arising from households moving within the stock (1,161 from movement within the stock and 138 committed new build).

Step 3.6 Annual supply of social re-lets

- C.28 The DCLG model considers the annual supply of social re-lets. District-level data on lettings is available from DCLG and this has been analysed for the four year period 2012/13 to 2015/16. Analysis suggests that there is an annual average of 247 social/affordable rented dwellings let of which 161 are to new tenants.
- C.29 Modelling therefore assumes an annual capacity of 161 dwellings for new tenants across Sevenoaks. In the absence of sub-area data, this has been apportioned on the basis of the proportion of social/affordable rented stock by ward.

Step 3.7 Annual supply of intermediate re-lets/sales

- C.30 District-level data on lettings is available from DCLG and this has been analysed for the four year period 2012/13 to 2015/16. This indicates an annual average of 18 intermediate tenure sales and this is assumed in modelling.

Summary of Stage 3

- C.31 Overall, the model assumes an total affordable housing stock availability of 1,299 dwellings and an annual supply of 161 affordable/social rented lettings and 18 intermediate tenure sales.

Stage 4: Estimate of annual housing need

Overview

- C.32 Analysis has carefully considered how housing need is arising within Sevenoaks District by identifying existing households in need (and who cannot afford market solutions), newly-forming households in need and existing households likely to fall into need.
- C.33 This has been reconciled with the supply of affordable dwellings which considers location, size and designation (i.e. for general needs or older person). Based on the CLG modelling process, analysis suggests that there is an overall annual net imbalance of 604 dwellings.
- C.34 For critical stages of the needs assessment model (Step 1.1, Step 1.4, Step 2.4 and Step 3.8), information is broken down by sub-area, designation (general needs and older) and property size. This goes beyond the requirement of the SHMA guidance but allows a detailed assessment of the overall housing requirements of households in need and provides clear affordable requirement information. In turn, this can help identify where there are shortfalls and sufficient capacity of affordable housing, and help to shape policy responses.
- C.35 Stage 4 brings together the individual components of the needs assessment to establish the total net annual shortfall.

Step 4.1 Total backlog need

- C.36 C.36 Step 4.1 is the total backlog need which is derived from the number of households in Step 1.4A minus total affordable housing stock available (Step 3.5). The total backlog need is 1,911.

Steps 4.2 to 4.6

- C.37 Step 4.2 is a quota to reduce the total backlog need which is assumed to be 5% each year so that the backlog need is addressed over the plan period.
- C.38 Step 4.3 is the annual backlog reduction based on Step 4.2 (96 each year).
- C.39 Step 4.4 is a summary of newly-arising need from both newly forming households and existing households falling into need (686 each year).
- C.40 Step 4.5 is the total annual affordable need based on Steps 4.3 and 4.4 (782 each year).
- C.41 Step 4.6 is the annual social rented/intermediate tenure capacity based on Step 3.8 (179 each year).

Total net imbalance

C.42 Table C8 summarises the overall annual net affordable housing requirements for the Sevenoaks District by Placemaking Area and CCG area; designation (general needs and older person) and property size.

Include market mix analysis

Table C8 Net annual affordable housing imbalance by sub-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	
Darent Valley	40	0	3	0	43
North East	121	10	22	5	158
North West	80	10	9	0	98
Sevenoaks and surrounds	129	13	23	1	166
South	65	2	12	0	78
Upper Darent Corridor	28	26	3	3	60
Total	463	62	71	8	604
Clinical Commissioning Group	General Needs		Older Person		Total
	1/2 Bed	3+ Bed	1 Bed	2+ Bed	
NHS Dartford, Gravesham and Swanley CCG	187	20	32	5	244
NHS West Kent CCG	276	42	39	4	361
Total	463	62	71	8	604

Sources: 2016 Household Survey; RSL CORE Lettings and Sales

Tenure and dwelling type profile of affordable dwellings

C.43 Affordable housing includes social rented, affordable rented and intermediate tenure dwellings. New affordable development by Registered Providers will be affordable rented (with rents of up to 80% of open market rent) and in order to recommend an appropriate split between social rented and intermediate tenure, the stated preferences of households and the relative affordability of intermediate tenure products is now reviewed.

Household preferences

C.44 Households were asked to state tenure aspirations. Table C9 summarises the aspirations of both existing households in need and newly forming households by tenure. Overall, this gives a tenure split of around 40% social/affordable rented and 60% intermediate tenure across the Sevenoaks District. Table C10 summaries the tenure split by location.

Table C9 Affordable tenure preferences			
Tenure	Existing households in need (%)	Newly-forming households (%)	Total (%)
Social/Affordable Rented	60.1	37.7	40.4
Intermediate	39.9	62.3	59.6
Total	100.0	100.0	100.0
<i>Base (annual requirement)</i>	96	686	782

Source: 2016 Household Survey

Table C10 Affordable tenure split by location						
Location	Tenure split (based on preferences)					
	Affordable (Social) Rent (%)	Intermediate Tenure (%)	Total (%)	Net requirement	Affordable (Social) Rent (No.)	Intermediate Tenure (No.)
Placemaking area						
Darent Valley	38.6	61.4	100.0	43	17	26
North East	37.0	63.0	100.0	158	58	99
North West	48.1	51.9	100.0	98	47	51
Sevenoaks and Surrounds	37.0	63.0	100.0	166	62	105
South	42.2	57.8	100.0	78	33	45
Upper Darent Corridor	36.0	64.0	100.0	60	22	39
Total	40.0	60.0	100.0	604	242	362
CCG						
NHS Dartford, Gravesham and Swanley CCG	43.4	56.6	100.0	244	106	138
NHS West Kent CCG	37.1	62.9	100.0	361	134	227
TOTAL	40.0	60.0	100.0	604	242	362

- C.45 An analysis of the ability of existing households in need and newly-forming households to afford intermediate tenure is summarised in Table C11. Analysis suggests that intermediate tenure options are affordable to existing and newly-forming households in affordable housing need, with 48.8% able to afford a property priced at up to £100,000 , 23.1% a property priced up to £200,000 and 15.9% able to afford a property priced at up to £300,000.

Table C11 Ability of existing households in need and newly-forming households requiring affordable housing to afford intermediate tenure dwellings

Price	% could afford		
	Existing households in need	Newly-forming households	Total
up to £100,000	53.4	48.1	48.8
up to £150,000	41.1	34.3	35.1
up to £200,000	33.1	21.7	23.1
up to £250,000	28.7	16.8	18.3
up to £300,000	24.6	14.7	15.9
<i>Base</i>	96	686	782

Source: 2016 Household Survey

- C.46 There is clearly scope for expansion of the intermediate tenure market in the Sevenoaks District. The final proportion of intermediate tenure dwellings to be delivered needs to be reconciled with the economic viability of delivering affordable housing on sites; the appetite of the HCA to fund intermediate tenure dwellings; and the ability of households to secure mortgages.

Dwelling type

- C.47 Table C12 considers the range of affordable property types households would consider, based on the aspirations of existing households in need and newly-forming households requiring affordable accommodation. Analysis of property type preferences suggests that, primarily, delivery of houses is a priority (with 55.8% stating an expectation of moving to a house), followed by flats/apartments (39.1) and bungalows (5.2%).

Type preferences	Existing (%)	Newly-forming (%)	Total (%)
House	63.9	54.6	55.8
Flat	19.0	41.9	39.1
Bungalow	17.2	3.5	5.2
Total	100.0	100.0	100.0
<i>Base</i>	96	686	782

Based on expectations of existing households in need and what newly-formed households have moved to in the past 5 years

Source: 2016 Household Survey

Comparison with 2015 SHMA

C.48 The 2015 Sevenoaks and Tunbridge Well SHMA identified an annual shortfall of 422 affordable dwellings across Sevenoaks District, lower than the 604 reported in the HNS. Table C13 summarises the difference between the two studies and the variance in the figures comes down to three factors: the scale of existing housing need is higher in the HNS; the annual supply of affordable housing is lower; and the SHMA assumed a threshold of 30% of income for a property to be affordable and the HNS assumed 25%. A variant of the SHMA modelling based on a 25% affordability threshold resulted in a shortfall of 524 affordable dwellings, so on a like for like comparison the HNS is suggesting a slightly higher level of affordable need, due to higher identified levels of existing households in need and lower numbers of affordable lettings/sales.

Type preferences	2015 SHMA	2016 HNS
A. Existing need each year	17	96
B. Newly arising need each year	683	686
C. Affordable supply each year	278	179
Net annual need/imbalance (A+B-C)	422	604
Assuming 25% affordability threshold	524	

Technical Appendix D: Monitoring and updating

A framework for updating the housing needs model and assessment of affordable housing requirements

Introduction

- D.1 Having invested considerable resources in obtaining an excellent range of primary and secondary data, it is vital that this information be used to the maximum effect and updated on a regular basis. The purpose of this appendix is to establish a framework for updating the housing needs model and affordable housing requirements. In addition, it recommends the regular monitoring and review of housing market activity and regular reflections on the wider strategic context.

Updating of baseline housing needs and affordable housing requirements

- D.2 A baseline assessment of housing need across the Sevenoaks District has been derived from the 2016 Household Survey. This information should be taken as a baseline from which annual reviews of key aspects of the model proceed. It is recommended that the baseline information has a shelf-life of three to five years (with a recommended refresh of household information after 2020 through primary surveying).
- D.3 Key elements of the needs assessment model can be readily updated on an annual basis to reflect:
- changes in house prices and rental costs;
 - capacity of the social rented sector;
 - availability of intermediate tenure housing.

Changes in house prices and rental costs

- D.4 It is recommended that the annual purchase of address-level house prices to complement the existing dataset continues. This will result in an annual refresh of house price data by survey area and provide an indication of changing lower quartile prices. In turn, these can be applied to **Step 1.4** of the needs assessment model which considers the extent to which households in need can afford open market prices. As part of this analysis, updated information on private rented sector rents needs to be secured. Several websites can provide a snapshot of private rents and help inform this element of the update.
- D.5 Lower quartile prices and private sector rents should also be compared with the income profile of newly-forming households at **Step 2.2** of the needs assessment model.

Capacity of the social rented sector

- D.6 The capacity of the social rented sector needs to be reviewed annually using RP CORE lettings data (**Step 3.6**). Annual borough-level updates are available from DCLG.
- D.7 The capacity of the social rented sector is based on the number of lettings to households from within the Local Authority District who were previously living in (non-social rented or intermediate) tenure.

Availability of intermediate tenure housing

- D.8 CORE Sales data can identify the availability of intermediate tenure housing (**Step 3.7**). Annual borough-level updates are available from DCLG.

Annual adjustments to affordable requirements

- D.9 Datasets can be provided from which annual reviews of affordable requirements can proceed. This will point to any adjustment in net requirements by survey area, designation and property size.

Updating of contextual information

- D.10 This report has presented a range of contextual information relating to the economy, demography (including population projections and migration) and dwelling stock. This information should be updated where possible and in particular progression with economic growth and diversification should be carefully monitored.

Reflections on the general strategic context and emerging issues

- D.11 As part of its strategic housing function, all LAs need to understand the general strategic housing market context and respond to emerging issues. Given the dynamic nature of housing markets, the Central and Local Government policy agenda and bidding for resources, any update of housing needs must be positioned within a wider strategic context.
- D.12 Ongoing stakeholder consultation and engagement with local communities is also vital to maintain up-to-date intelligence on housing market issues.

Concluding comments

- D.13 It is vital that mechanisms are in place to derive robust, credible and defensible estimates of housing need and affordable requirements across the Sevenoaks District. We believe that this study provides a robust evidence base which has the capacity to be updated.
- D.14 Having established a baseline position on affordable housing and advice on open market provision to reflect aspirations, it is essential that housing market activity is regularly monitored. This is highly relevant given current housing market uncertainty. A range of methods have been suggested to ensure that

housing need and affordability modelling is revised on an annual basis. Annual reviews should also take into account the changing strategic context and impact on housing market activity.

Technical Appendix E: Stakeholder survey

Introduction

E.1 Stakeholders were invited to participate in a survey aimed at identifying a range of information, including establishing the key perceived housing market issues in the Sevenoaks District. Stakeholders were asked to respond to any of the questions within the survey that they felt related to their area of knowledge or experience. A total of 16 separate responses to the stakeholder consultation were obtained from a range of representatives from district and county councils, the health service, housing associations, property developers and voluntary groups. Respondents were asked to answer only the questions that they felt were relevant to their knowledge and experience. This is a qualitative summary of the views expressed by stakeholders responding to the online survey.

Priorities

E.2 Stakeholders were asked to rank a range of housing priorities as high, medium or low, their responses are summarised in Table E.1.

Proposed priorities	Low	Medium	High
Building homes to buy on the open market (13)	46%	31%	23%
Building affordable homes to rent (14)	0%	21%	79%
Building affordable homes to buy (shared ownership, shared equity) (14)	7%	29%	64%
Building executive homes (13)	92%	8%	0%
Building properties designed for older people (14)	7%	14%	79%
Building properties designed for people with specialist needs (13)	8%	46%	46%
Improving the quality of existing stock (11)	18%	55%	27%
Encouraging and enabling self-build (12)	75%	17%	8%

Source: Stakeholder Survey

Note: Brackets show base number of respondents per question

E.3 Building affordable homes to rent, building affordable homes to buy (shared ownership/shared equity) and building properties designed for older people were ranked as the highest priorities by stakeholders.

- E.4 Building properties designed for people with specialist needs and improving the quality of existing stock were generally considered to be of medium priority, followed by building homes for sale/purchase on the open market.
- E.5 The lowest priority was given to encouraging and enabling self-build and building executive homes.
- E.6 Stakeholders gave a range of reasons for identifying these priorities, including:
- Rising house prices means that first-time buyers are finding it increasingly difficult to get on the housing ladder, people have no option but to rent (for longer) and young adults cannot afford to leave home and live independently;
 - High housing costs compared with incomes (including high private rental costs as well as the high cost of owner occupation), which means that shared ownership is necessary to support the local economy;
 - There is a lack of small properties available for those who wish to downsize, particularly relevant in the context of an ageing population;
 - There is a shortage of housing for older people and people with high health or social needs, but this needs to be in the right location with appropriate services and facilities. The increase in those with a diagnosis of dementia will impact on housing needs, as there is limited existing provision except for expensive EMI-registered care homes;
 - There are people unable to access social housing with long waiting lists. However, many people are also struggling to find homes for private rent due to being benefit claimants;
 - Uncertainties regarding Brexit;
 - The District needs to match its development output to identified housing needs, including the provision of affordable housing and housing for older people;
 - The OAN for the Sevenoaks District is higher than previously targets so increasing the supply of new homes is a priority for all types and tenures;
 - Planning constraints, including Green Belt, restricts the supply of land for housing; and
 - Pockets of deprivation within the District, including Swanley, with a need for more affordable housing.
- E.7 Asked what other key housing priorities there are in Sevenoaks District, stakeholders identified the following, in addition to those above:
- Supported accommodation for vulnerable young adults and those with mental health issues;
 - Affordable rural housing for local needs; and
 - Sites to meet the needs of Gypsies, Travellers and Travelling Showpeople.

The Current and Future Housing Market in Sevenoaks and Housing Market Drivers

- E.8 Stakeholders were asked whether they are aware of employees who travel to work within Sevenoaks from outside the District. Whilst one respondent was aware of people being happy to live elsewhere and commute into Sevenoaks for work, there was a general consensus that the high cost of housing within the District made moving into the area prohibitively expensive for some employees, with administrative and caring roles being specifically identified. A strong pattern of commuting from Sevenoaks to London was mentioned, but also a strong pattern of local employees commuting into the District from surrounding areas. One stakeholder stated that some employers are struggling to recruit and retain staff in west Kent due to affordability issues.
- E.9 Stakeholders were asked whether they thought that employees who live outside of the District would move to the Sevenoaks District if suitable housing was made available. One respondent said no, as many people already have established networks in the area in which they live, including children in local schools. Another respondent said maybe, depending upon rental and house prices. Five stakeholders said yes; they felt that people would relocate to be closer to their place of work and reduce commuting time and costs, especially as the District is a desirable place to live and work.
- E.10 Stakeholders were asked to identify what they perceive to be the main drivers of housing demand in the Sevenoaks District. Respondents acknowledged that housing demand varies across the survey area. Drivers identified included:
- Population growth – experienced across the South East but in Sevenoaks including considerable in-migration (particularly people moving into the area from London but continuing to commute back to the City for work, attracted by the nice environment, good local services and schools) in addition to population growth from within (Swanley and Edenbridge were particularly identified);
 - An ageing population;
 - Hidden (concealed) households;
 - Constrained housing supply including a lack of social housing stock, a reluctance of private landlords to rent properties to social tenants or those on benefits and a lack of suitable options for older people to downsize (generally expensive); and
 - The areas around the mainline stations were identified as being particularly sort-after and more expensive, while other parts of the District are more deprived.
- E.11 In terms of the owner-occupied sector, most stakeholders considered demand to be high across the District. Areas of highest demand were considered to be near good transport links, within the catchment areas of good schools and local facilities. One respondent stated that house prices are “*cheaper in the north, towards Swanley*” while another commented that the West Kent Cold Store development seems to have regenerated the areas of Dunton Green which was traditionally seen as the “*less attractive area of Sevenoaks*”.

- E.12 Asked what they considered the current limitations of the housing market across Sevenoaks District to be, stakeholders emphasised the issue of affordability and the high cost of housing in the area. Many respondents mentioned a lack of new supply, exacerbated by Green Belt and other constraints on new sites coming forward for development. A lack of social rented, shared ownership and starter homes was also identified as a current limitation.
- E.13 High demand was the overriding characteristic of the market identified by stakeholders, for both house purchase and rent. In terms of the typical households driving demand, this includes in-migrants from London (many of whom commute back to work), younger households (first time buyers, renters and those looking for shared ownership options), lower-income families and older households (including both social and private housing).
- E.14 Stakeholders were asked for their views on house price trends in the survey area, including the impact of policy and financial changes. Many respondents mentioned high and rising house prices and rents. The 2008 recession and changes in mortgage finance are not considered to have had a significant impact in terms of reducing the rate of price growth. One stakeholder commented that *“Sevenoaks, along with Tunbridge Wells, are the best examples of house prices and rental costs exceeding local incomes. Even intermediate products such as shared ownership tenures and the forthcoming Starter Homes are out of the reach of most.”* Another noted that ‘affordable’ rents (at 80% of market value) are simply not affordable for most local residents.
- E.15 It was suggested that the tightening of rules in mortgage lending has led to more need for rental property as first time buyers can no longer afford a starter home or other intermediate products. One respondent stated that most rented accommodation in Sevenoaks town is occupied by young professionals, particularly commuters. Another noted that rental price increases are affecting those tenants who will lose benefits under the benefit cap rules. It was also stated that the Section 24 tax for landlords as stopped some landlords buying additional properties for rent, or even forced them to start selling properties, as they cannot take on the extra cost of the interest relief loss.
- E.16 Affordability was recognised as an issue across Sevenoaks, although one respondent noted that housing is generally more affordable in Swanley.

New Housing Provision

- E.17 The key stakeholders who responded to the online survey were aware of some new housing provision within the Sevenoaks District, although the constraints of Green Belt and Areas of Outstanding Natural Beauty (AONB) were highlighted as restricting new supply. Locations for new housing provision mentioned by stakeholders included the redevelopment of brownfield sites near to Sevenoaks and in Sevenoaks Centre, Fort Halstead, Dunton Green, Edenbridge and Swanley.
- E.18 Respondents considered that demand for new development is high across all parts of the District, with the highest demand in Sevenoaks town and the larger villages with good connections to London mainlines. Lower value areas were

- identified as including New Ash Green and Swanley, with regeneration schemes taking place in the latter.
- E.19 In terms of the demand profile, one respondent stated that this includes “*all types and tenures*”. High demand for detached family houses and executive homes for sale was mentioned, along with higher end rentals for professionals. However, high demand for rental properties from families with low and average incomes was also identified.
- E.20 Demand for new-build housing was considered to come from both households currently living within the Sevenoaks District and households seeking to move to the area from elsewhere. It was noted that demand is high for new affordable homes, but that criteria for acceptance on the register is challenging within provision predominantly only for those in critical need (Band A). One stakeholder reported a recent sheltered apartment scheme; in this case around two-thirds of households were from within the District with the remainder from neighbouring districts or elsewhere in the UK. Moving into the area to be near family is a factor for some older households.
- E.21 In terms of locations for new build development, several stakeholders commented on the challenge of finding sites within the Sevenoaks District. The need for new provision across the whole District, in rural areas as well as within towns, was noted. Good access to facilities and services was emphasised – or excellent transport links to such services – along with the priority of developing brownfield sites first. Social isolation was highlighted as a problem by one stakeholder. One respondent suggested that significant changes in land use policy will be required if the Sevenoaks District is to meet its housing needs. The need for Sheltered or supported housing to be located centrally, close to shops and healthcare facilities was noted. On the other hand, executive homes could be more remote.
- E.22 Stakeholders recommended a balance of a diverse range of tenures for new development, covering the whole spectrum of housing need. The need for more affordable housing, particularly for younger and older households, was highlighted. Specifically mentioned were the following:
- One- and two-bedroom affordable housing for rent;
 - Two- and three-bedroom houses;
 - Smaller family accommodation;
 - Private market rent housing at affordable levels to allow more transient movers;
 - Low-cost and shared ownership housing;
 - Older people’s housing of all tenures for those wishing to downsize; and
 - Easy-to-maintain apartments close to amenities and suitable for people with disabilities.
- E.23 Two stakeholders identified their commitment to develop new housing within the Sevenoaks District. Both are registered providers seeking to provide new housing to meet local needs, including affordable rent, shared ownership and temporary accommodation. However, none of the respondents reporting that their organisation has any landholdings or current developments within the area.

- E.24 Barriers to new development reported by stakeholders include: land costs, slow planning process and a not-in-my-backyard (NIMBY) attitude. One respondent suggested that Section 106 requirements are not always upheld because of arguments over development viability; this is especially in the case of supported housing.
- E.25 While one stakeholder considered that the market for new build development in the Sevenoaks District was dependent to some extent on the economy, another expressed the view that the area is likely to be “*credit crunch-proof*” by virtue of the overwhelming demand for housing. Prices are predicted to continue to increase.
- E.26 In terms of the key messages for the Local Housing Needs Study relating to housing markets, respondents made the following points:
- Ensuring a diverse range of housing development, matching identified housing needs (not just market products and Starter Homes);
 - A clear view of future housing requirements for the increasing older population; and
 - Resisting pressures that seek to marginalise the meeting of genuine housing needs.

The Private Rented Sector

- E.27 Stakeholders were asked their views on the size of the private rented sector (PRS) in the Sevenoaks District. One respondent considered that the PRS is now at its largest, due to the loss of Council houses through Right to Buy (RTB). However, the general view expressed was that the sector needs to be even bigger, to cater for the significant demand for private rental accommodation. Several respondents expressed the view that high house prices are restricting many people from buying their own property (due to affordability constraints), putting increased demand on the PRS as a solution.
- E.28 Typical characteristics and locations of the PRS stock in the Sevenoaks District were identified by stakeholders as:
- “*Expensive*”, with one stakeholder suggesting that it often costs 40-50% of household incomes;
 - Varied in size and quality, including high-end and very poor properties;
 - Typically including two- and three-bedroom terraces; and
 - In older Council housing areas, as they are cheaper.
- E.29 High demand for PRS was identified in Sevenoaks Town, as this is the key employment area and has good access to London.
- E.30 One stakeholder highlighted a need for cheaper private rental accommodation to meet the needs of low income families.
- E.31 In terms of the role of buy-to-let in the local market, one respondent said that this plays an important part but warned that it needs to be balanced and “*kept in check*” in terms of quality. Another suggested that the attraction of rental income buy-to-let investors may be an exacerbating factor in inflating rental prices, while other were less sure and could see uncertainty for landlords in

terms of getting yields to work and the extra tax burdens and social responsibilities related to legislative and policy changes.

- E.32 A broad range of types of households were identified as seeking PRS housing in the Sevenoaks District:
- Working families, excluded from social housing but unable to afford to buy a home;
 - Singles who are on low-incomes or are benefit-dependent;
 - Households waiting for social housing to become available;
 - Older tenants in protected tenancies; and
 - “*High end*” mobile individuals and families.
- E.33 Several stakeholders commented upon the impact of changes in the economy and welfare on the PRS in the Sevenoaks District. It was reported that welfare reform has reduced the provision of new housing at social or affordable rent, with emphasis on intermediate tenure properties. However, changes in the mortgage market and the scale of house price increases has led to serious affordability pressures. The benefit cap is affecting the amount of rent that private landlords receive, making them even less likely to take social tenants. This makes it increasingly difficult for those who are benefit-dependent and struggling to secure appropriate accommodation.
- E.34 In terms of movement between the PRS and other tenures, two stakeholders reported that the high cost of rent for tenants often restricts them from being able to save to move into owner occupation, or even shared ownership. One respondent stated that more people in the PRS want to move into social housing.
- E.35 In terms of key strategic messages about the PRS to be identified in the Local Housing Needs Study the following feedback was offered by stakeholders:
- An increased supply of PRS housing is needed, especially for middle-earning households;
 - Affordability is a key issue within the PRS;
 - Quality and security of tenure should reflect the prices being charged;
 - Quality providers should be supported to allow a diverse spread of tenures to meet the District’s housing needs; and
 - Relationships between the Council, private landlords and social tenants need to be improved as PRS housing can feel less secure, leaving tenants feeling vulnerable to eviction and the risk of homelessness.

Affordable Housing

- E.36 The stakeholder survey included a number of registered providers and housing associations who work within Sevenoaks District Council area. Their portfolios include the provision of a range housing; one-, two- and three-bedroom general needs housing along with sheltered studio and one-bedroom apartments.
- E.37 The general view of stakeholders was that ‘Decent Home’ targets are being achieved in the area.

- E.38 Demand is high for all types and sizes of affordable housing in Sevenoaks District. An insufficient supply of two-bedroom accommodation was reported, whilst three-bedrooms are more balanced between supply and demand. A lower demand for three-bedroom flats was noted, as at this size households tend to prefer houses. Edenbridge was reported as a distinctive market area due to poor public transport links. Some hard-to-let smaller-sized accommodation and studio apartments were mentioned, being a problem particularly in isolated areas such as West Kingsdown.
- E.39 In terms of older people's housing, one stakeholder reported that residential care homes and smaller Sheltered housing has proved less popular, with Extra Care being favoured.
- E.40 New affordable housing developments identified include affordable rent, shared ownership, old persons shared ownership, market sale Extra Care and temporary accommodation for homeless.
- E.41 Stakeholders were asked if they considered that the recent reductions in rental income are likely to affect the number and type of affordable housing developed in the Sevenoaks District. Several respondents were very concerned about these impacts in terms of both development plans and service delivery. One stakeholder reported that *"provided any affordable rent units is really tough and requires abnormal subsidy levels."* The effect of the LHA Cap on the provision of supported housing (including Extra Care) was highlighted a related concern.
- E.42 In terms of anti-social behaviour (ASB), this was not considered to be a particular problem within Sevenoaks. It was suggested that ASB occurs in isolated pockets but is managed effectively. WKHA (the LSVT for the District) was rated by one stakeholder as being *"very skilled"* at tackling ASB. There is a dedicated Community Safety Team for the prevention and intermediation of ASB.
- E.43 Stakeholders reported high levels of customer/tenant satisfaction.
- E.44 In terms of key messages for the Local Housing Needs Study relating to affordable housing, stakeholders made the following points:
- More affordable housing is needed, across all sizes and tenures;
 - The provision of temporary accommodation needs to be considered, particularly in the light of the Homelessness Reduction Bill;
 - Support is needed to enable the provision of more social/affordable rented and shared ownership housing. One stakeholder mentioned LA capital subsidy support, especially for supported housing; and
 - Some flexibility on land use may be required to find smaller sites for redevelopment and/or new homes, particularly on the edge of Green Belt or on open spaces within existing urban areas.

Specialist Housing

- E.45 Stakeholder survey respondents working in this sector were working a range of client groups including light support needs, support needs for mental health/learning disability/physical disability, older people and homeless households.

- E.46 Asked whether housing policy changes have affected the ability to deliver services to vulnerable groups in recent years, stakeholders expressed general concern because of the financial viability challenge in seeking to provide an adequate service or fund future supported housing. Reductions in capital grant, the LHA Cap threat, rent reductions and uncertainty over Supporting People funding were specifically mentioned. One stakeholder noted that whilst Temporary Accommodation providers are not yet impacted, there is an indirect affect because of the increasing number of people in PRS rent arrears or similar problems who end up needing temporary accommodation services.
- E.47 Stakeholders reported on high demand for supported housing across the District, with demand for Extra Care housing expected to increase with the ageing population. Increasing numbers of frail elderly, people with dementia, people with mental health issues, people with learning disabilities and people suffering domestic abuse were reported.
- E.48 Barriers to delivery were identified as including:
- land availability;
 - land costs, especially when competing with the private sector for sites (financial profitability);
 - development costs;
 - revenue funding;
 - uncertainty over policy announcements and further welfare reform;
 - the planning process, including developers claiming non-viability of Section 106 contributions; and
 - resistance by local communities.
- E.49 The biggest housing stock shortages for independent living were identified as Extra Care, accommodation for older people with dementia and Care-ready schemes for elderly people and those with mental health issues. A need for larger units to be subdivided in temporary accommodation HMOs was also noted. Two stakeholders commented upon the challenge and cost of adapting properties for residents with mobility issues.
- E.50 Stakeholders were in agreement that one- and two-bedroom dwellings are needed for older people. Extra Care with communal facilities was highlighted. Apartments in blocks of 20-30 units were recommended as being of sufficient scale to be able to incorporate facilities such as lifts.
- E.51 In terms of housing requirements for people with additional needs, one stakeholder suggested that younger adults benefit from 6-12 unit cluster flats, promoting interaction as well as independence. Easy access to facilities and community groups was mentioned.
- E.52 Stakeholder identified the following key messages for the Local Housing Needs Study in relation to supported living, independent living and older people's housing:
- This form of supported housing provision is vital;
 - A better understanding of the needs and aspirations of older people is needed to shape future requirements;

- Good quality homes with support for older people are important, enabling residents to downsize; and
- Incentives for residents in all tenures to downsize. In particular, older people in owner occupation tend to be equity-rich but cash poor.

Technical Appendix F: Agent review

Introduction

- F.1 Sevenoaks is a local government district in Kent in the west of the county, formed in April 1974 by the merger of the Sevenoaks Urban District, Sevenoaks Rural District and part of Dartford Rural District and is one of thirteen districts in the geographic county of Kent. Sevenoaks District borders Dartford to the north, Gravesham to the northeast, Tonbridge and Malling to the east and Tunbridge Wells to the southeast. It also borders East Sussex to the south and Surrey to the southwest along with the London Boroughs of Bromley and Bexley to the northwest. The town of Sevenoaks is approximately 30 miles from the City of London.
- F.2 The District is 148 square miles and has a population density of 830 people/square mile. Approximately 50% of the district is made up of buildings and infrastructure and the remaining 50% woodland or agricultural fields. In all areas low-rise buildings dominate with a very low incidence of flats exceeding two storeys.
- F.3 The administrative town is Sevenoaks. Including Sevenoaks Town, there are 53 villages and towns across the District.

Market summary trends and characteristics

- F.4 Agents advise that there is a buoyant market. The general feeling from all agents is that the District has always been a pleasant place to live and the close proximity to the City when coupled with an ongoing lack of homes coming to the market has helped maintain an upward pressure on the house values. Several agents mentioned that the high-speed rail link takes only 28-minutes to get from Sevenoaks to the City.
- F.5 Agents advise that the further east you travel from London the cheaper (more affordable) homes become and that the Sevenoaks District is the most expensive within the county of Kent.
- F.6 All agents advise that there is a separation within the market driven by communication/commuter links to the City. The town of Sevenoaks is very popular with commuters and commands a premium across the District; the area south of the A25 and North of River Hill was quoted as particularly popular. Agents advised that the popularity of living to the south of the town has decreased over time as the centre has become increasingly congested and difficult to cross.
- F.7 Agents advise that villages with access to the London Bridge/Kings Cross train line are also popular with commuters, but less so villages with access to the Victoria Line. Rural villages without the communication/commuter links remain popular for both rentals and sales.

Value levels and demand trends

- F.8 All agents advise that the town of Sevenoaks commands the highest sales values across the District with agents advising that sales values in the region of £550/sqft are common place, with developers often looking for higher returns on new build, especially on apartments.
- F.9 Family houses with a garden and parking prove the most popular. Agents advise that family houses within three-quarters of a mile of Sevenoaks town centre and the train station prove the most popular in terms of saleability; the Bradbourne Lakes area was noted as being very popular, with one agent advising that several clients will only look at listings in this area. Four-bedroom detached houses will sell for between £900,000 to £1,200,000 and three-bedroom houses from circa £500,000 up to £850,000, for period or particularly attractive houses, in areas within walking distance of the train station.
- F.10 Agents advise that homes within the town can be sold immediately they come to the market but best practice to secure the vendor the best price generally sees a period of a week to ten days to secure a sale. Agents feel that the two-bedroom flat market is somewhat saturated within the town of Sevenoaks and several commented that they would not take these onto their books.
- F.11 Outside the town of Sevenoaks, sales values are driven by the communication/commuter network and local amenities. Four-bedroom detached houses served by the London Bridge/Kings Cross train line will command sales values of circa £700,000 with three-bedroom houses up to circa £450,000 to £650,000. It was noted that access to the Victoria Line was not seen as attractive as access to the London Bridge/Kings Cross line.
- F.12 Agents advise that rentals do not track the sales values in relation to the communication/commuter effect. Attractive rural locations will command rents in line with those benefiting from good commuter links. Agents advise that four-bedroom detached houses in picturesque villages can command rents in excess of £3,500pcm. One reason provided for this is people's willingness to pay similar rents to temporarily experience living the rural idyll.
- F.13 Agents advise that within Sevenoaks there is a cross-over of rents between one- and two-bedroom apartments, but in both instances the modern purpose built units will command the highest rent; such one-bedroom apartments can command over £1,000pcm and two-bedroom apartments up to £1,500pcm. Other one-bedroom apartments range between £750-£1,000pcm, and two-bedroom apartments between £825 and £1,100pcm. Three-bedroom houses command rents in the region of £1,300 to £1,500pcm and four-bedroom houses circa £2,000 to £2,500pcm.

Demographics

- F.14 Agents advise that there is a cross section of people looking to move to the Sevenoaks District, though all agreed that many of those moving were migrants (i.e. moving into the district from outside the District). Couples and families make up the largest proportion of those moving.
- F.15 Agents recognise the town of Sevenoaks as very much a commuter town, with several agents referring to it as a "dormant" town with the majority of the population away during the day. All agents advised that the town is very

prosperous and “*well-heeled*”. Most people looking to move to the town will have significant deposits and be well paid (one agent advised that most of their clients earn at least six-figures). This does not preclude first-time buyers, but again these will be well paid and have significant deposits.

- F.16 Agents also advised that they deal with a good deal of older persons (generally in the their mid-60’s) looking at selling their larger family home, often for values in excess of £2-3m, and to downsize to the town or one of the villages in the district. Access to local amenities is very important to this client group. Agents commented that the downsizing seemed to have two main drivers; health related (moving into more age-suitable accommodation) and/or to release capital, often to provide a substantial deposit for their children.
- F.17 All agents commented that that many of their clients are couples currently living and working in the City who have sold their separate flats and look to move to Sevenoaks, with a “*chunky*” budget to buy a large house and yet be still within an easy commute to work.

Letting and selling times

- F.18 Agents advise that homes within the town within walking distance of the station can be sold almost as soon as they come to the market but best practice to secure the vendor the best price generally sees a period of a week to ten days to secure a sale.
- F.19 Elsewhere in the town and across the District agents advised that if priced correctly a house should sell within a month of coming to market and secure a letting within three to four weeks.
- F.20 Across the District agents advised that properties priced at under £450,000 will sell the quickest whilst the more expensive homes (over £1.5m to £2m) do take longer to sell.

Sub-markets

- F.21 Agents commented that many of their clients look to acquire property in need of full renovation and/or extension with the goal of either converting to a large family home for themselves or to turn the properties around a sell for a profit on the open market. Ex-Right to Buy properties and tired but large bungalows also prove popular for modernisation and extension projects.
- F.22 Agents advise that the quality of the state primary schools attracts families to the area; Riverside Primary and Amherst School were quoted as examples.
- F.23 The Sevenoaks District is popular not only with commuters but with foreign nationals looking to either relocate or to have a second home in England. The ease of access to the City is a big pull, plus to the quality of Sevenoaks School, an independent day and boarding school which teaches the International Baccalaureate and attracts families from the Far East and the ex-Soviet bloc (several agents quoted having clients from Hong Kong).
- F.24 Agents advise that new build schemes are very popular in the District, especially when offering incentives including the Help to Buy product.

Affordability

- F.25 Several agents felt that affordable housing would be popular in the District due to affordability issues but advised that very few, if any, of their clients have enquired about such provision. However, agents do question the feasibility of providing affordable homes in settlements with good commuter links to the City, they felt that values are so high that provision of affordable homes, be they home ownership or rented, is not feasible and provision should be looked at in settlements without the commuter networks. Several agents also commented that it was more likely that those seeking affordable homes would be less likely to be commuting to the City; another argument for non-provision within settlements well served by commuter networks.
- F.26 One agent advised that they are seeing an increase in the lack of affordable rented properties, including HMO's. This has been compounded by many smaller landlords selling off their rented portfolio as the margins have been squeezed through reductions in mortgage relief and the impact of the Welfare Benefit changes.