



Seal Housing Needs Survey

November 2022

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1. EXECUTIVE SUMMARY

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

A survey was posted to every household within the parish in October 2022. 1101 surveys were distributed with 139 surveys being returned, representing a 13% response rate.

Analysis of the returned survey forms identified that 83% of respondents are owner occupiers. 65% of respondents have lived in the parish for over 10 years.

High property prices and a predominance of privately owned homes means that some local people are unable to afford a home within the parish. At the time of writing the report the cheapest property for sale in the parish was a 1 bed back-to-back terraced house for £289,950; to afford to buy this home a deposit of approximately £14,498 would be required and an income of £61,212. The cheapest property found available to rent was a 1 bed cottage for £950pcm; to afford to rent this property an income of approximately £38,000 would be required.

A need for 8 affordable homes, for the following local households was identified:

- 5 single people
- 2 couples
- 1 family
- 1 of the 8 households in need of affordable is an older household and 1 is a person under 55 with a disability
- 7 respondents currently live in the parish and 1 lives outside but wants to return

The survey also identified a requirement for 3 homes for older owner occupiers who need to downsize/move to more suitable housing for their needs, they are:

- 1 single person
- 2 couples
- The respondents all currently live in the parish.

In total, the survey has identified a need for 8 affordable homes and 3 open market properties suitable for older households wanting to downsize/move to more suitable housing for their needs.

2. INTRODUCTION TO THE SEAL HOUSING NEEDS SURVEY

The Rural Housing Enabler worked with Sevenoaks District Council and Seal Parish Council to undertake a housing needs survey within the parish. The survey was undertaken as part of Sevenoaks District Council's Local Housing Needs Surveys, 5-year programme.

Rural Housing Needs Surveys aim to investigate and establish the affordable housing needs of people who live in or have close ties to a parish or rural area, and provide an independent report of that need, if any, using a transparent and robust methodology. They also investigate the needs of older households of any tenure needing alternative housing.

The aim of this survey is to identify in general terms if there is, or is not, a housing need from local people. It is not to provide a list of names and addresses of individuals requiring a home. If a need is identified, then a further Registration of Interest survey may be undertaken to update the levels of housing need. At this stage, further details such as name and address, income, housing need and details of local connection will be taken.

3. BACKGROUND INFORMATION

The 2021 ['Parish Councillors' Guide to Rural Affordable Housing'](#) states that 'Across the country there is a lack of affordable housing to rent or buy in many villages, in some there is none at all. This causes hardship for people across the generations, young people just starting out on an independent life, families trying to provide for their children and older people who have lived in the village for most of their lives but whose growing frailty means they can no longer manage in their current home.'

The Kent Rural Housing Protocol ['A Guide to Developing Affordable Homes in Rural Communities'](#) states that 'Within the County of Kent, most land (85%) is classed as "rural" and over 40% of businesses in Kent are based in rural areas. KHG recognise that provision of affordable housing is vital to ensure that rural communities continue to thrive and prosper.'

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

The housing needs of older people in rural areas has also been a subject of concern given the growing numbers in that age group whose needs are not being met by the market. A nine-month enquiry starting in 2017 on Housing and Care for Older People concluded in their report¹ that 'policy makers must recognise the growing housing needs of older people living in the countryside. It recommends that Local Planning Authorities ensure provision of new homes for older people, noting the value of both the building of small village developments – "perhaps six bungalows on an unused scrap of land" – or larger scale retirement schemes in towns close by.'

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

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

¹ Rural Housing for an Ageing Population: Preserving Independence. Happi 4- The Rural HAPPI Inquiry. April 2018. Jeremy Porteus

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

4. METHOD

The Rural Housing Enabler worked with Sevenoaks District Council to determine the format of the housing needs survey to be used in the Sevenoaks area for the 5-year local needs survey programme; this was sent to Seal Parish Council who agreed the format of the covering letter. A copy of the survey was posted to every household in the parish in October 2022.

Surveys were returned in prepaid envelopes to Action with Communities in Rural Kent. Copies of the survey were available to complete for anyone who had left the parish and wished to return, these were held by the Rural Housing Enabler. It was asked that completed survey forms were returned by 26th October 2022. All surveys received at Action with Communities in Rural Kent by that date are included in this report.

1101 surveys were distributed with 139 returned by this date representing a return rate of 13%.

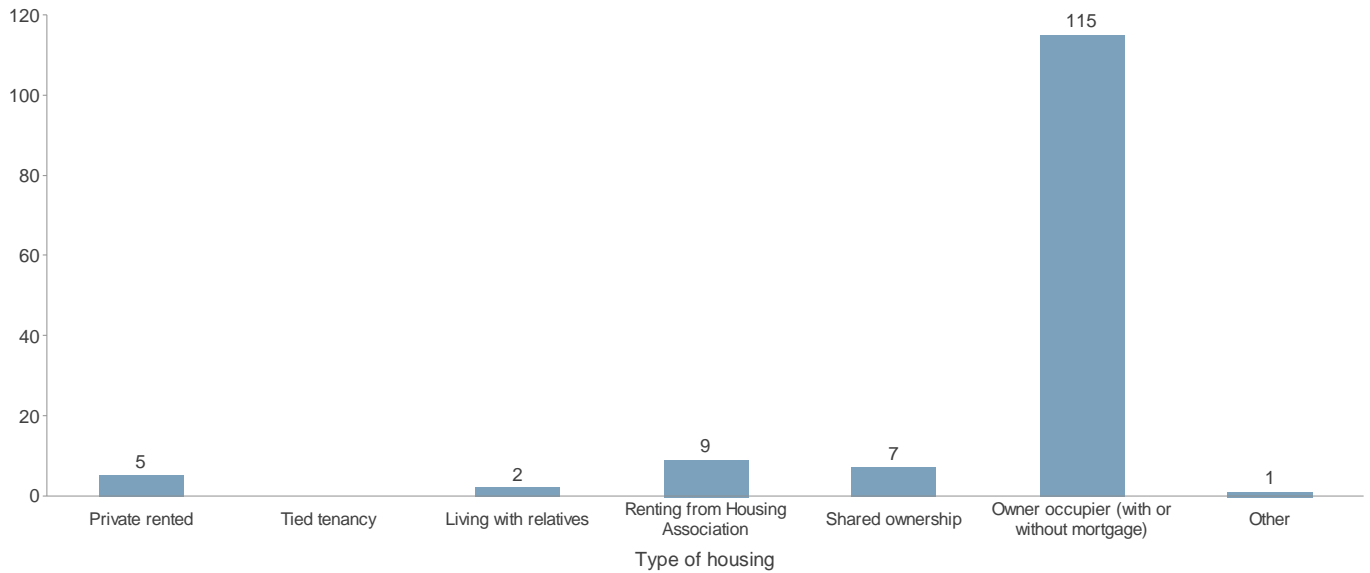
Some surveys were not fully completed therefore the results are shown for the total answers to each question.

5. RESULTS

Section 1

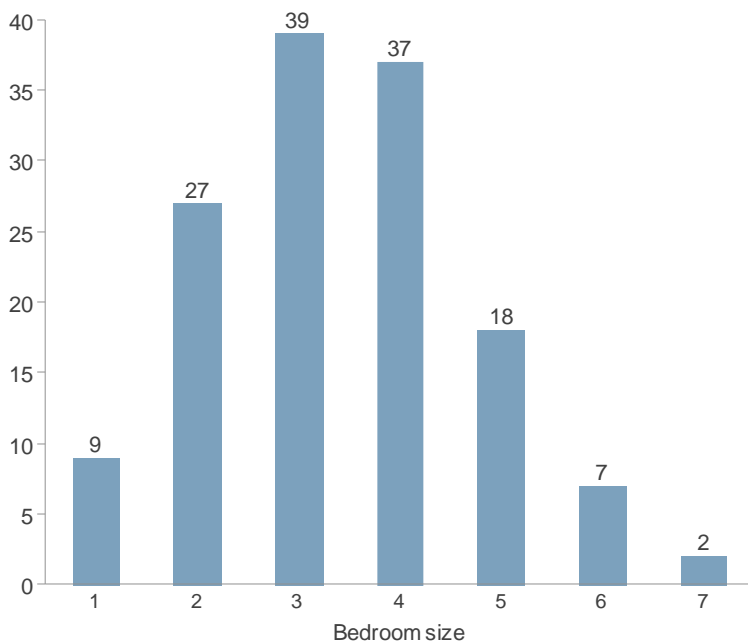
Listed below are the results of each question asked by the housing needs survey.

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

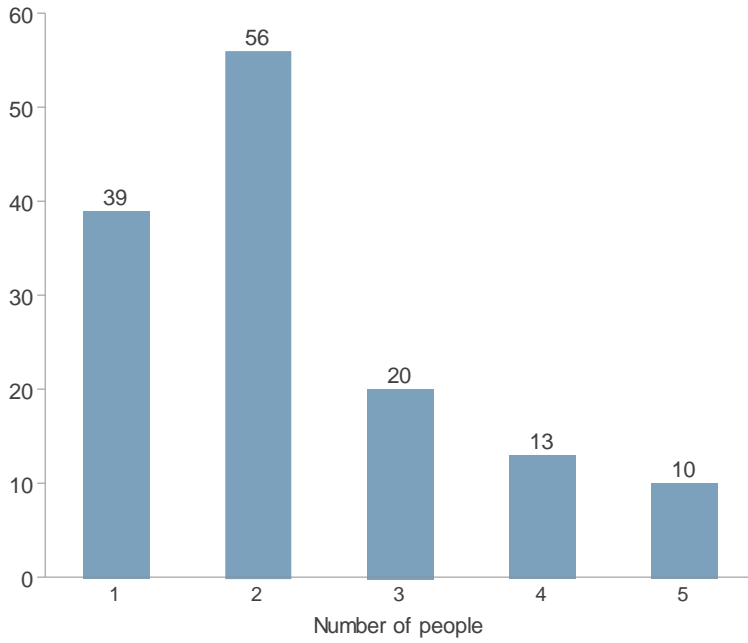


83% of respondents are owner occupiers.

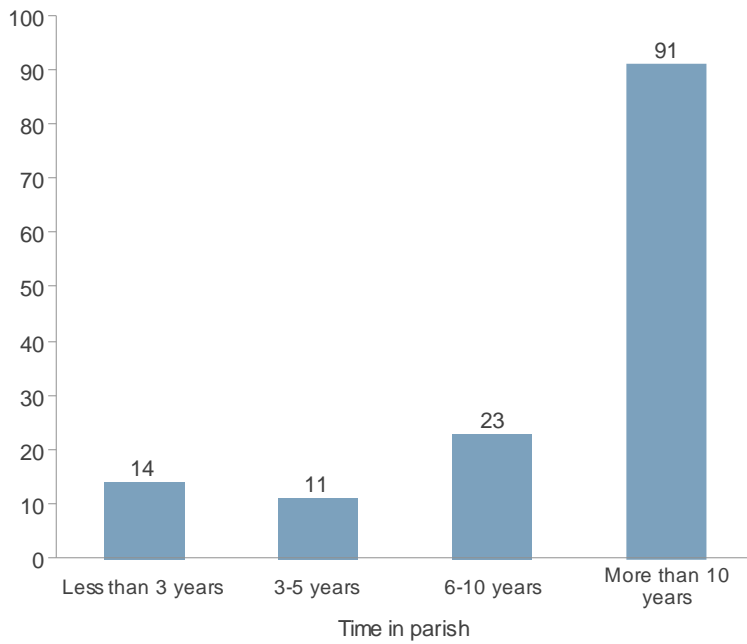
Question 2. How many bedrooms does your home have?



Question 3. How many people live in your home?

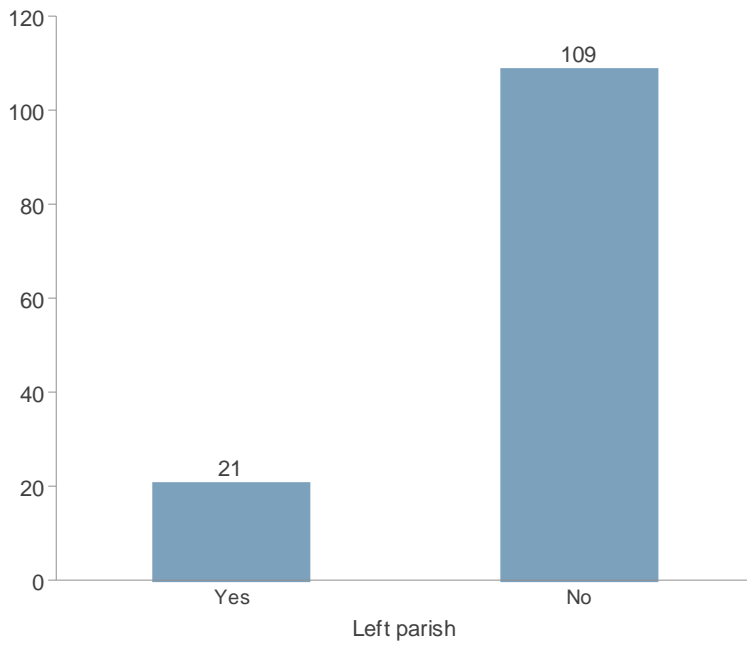


Question 4. How long have you lived in the parish?

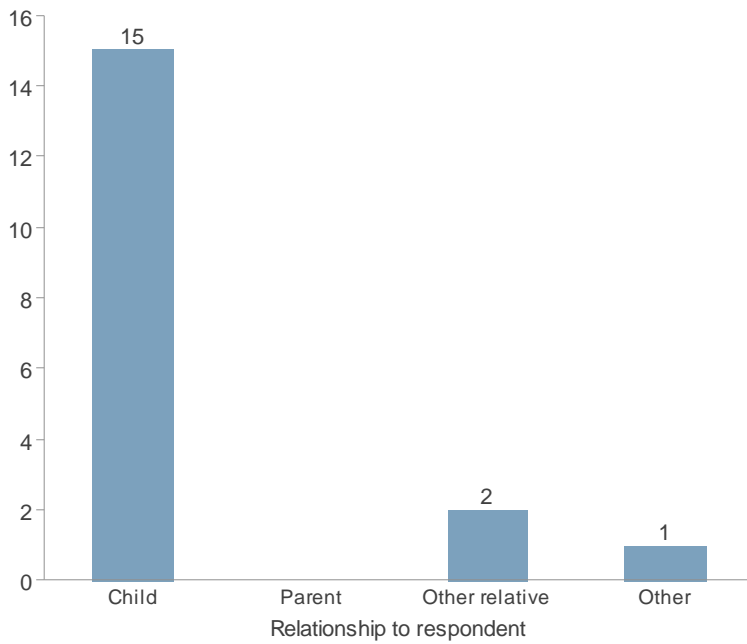


91 respondents (65%) have lived in the parish for over 10 years.

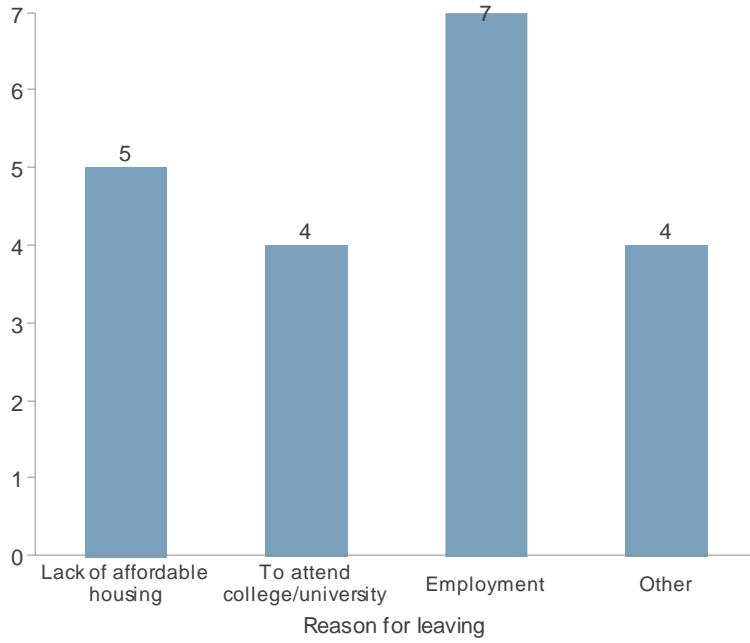
Question 5. Have any members of your family/household left the parish in the last 5 years?



Question 6. If you answered yes to question 4, please state what relationship they have to you.

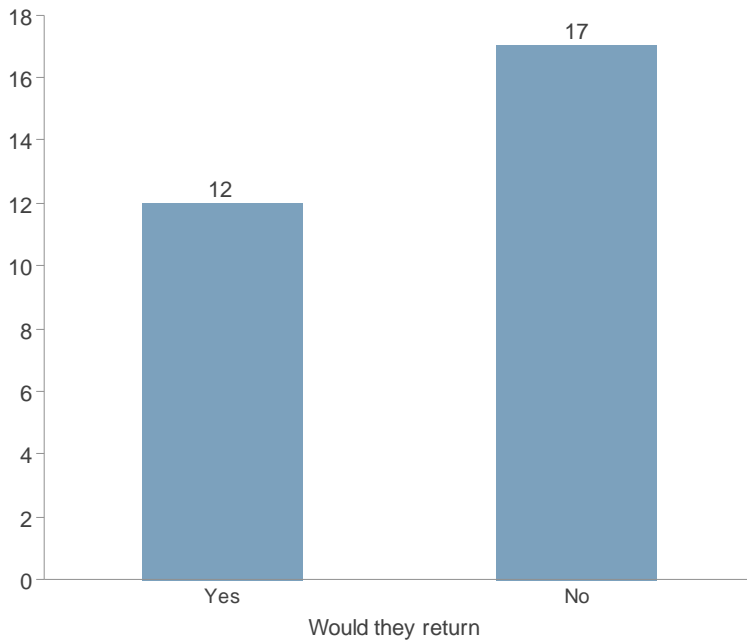


Question 7. Please indicate the reason why they left.

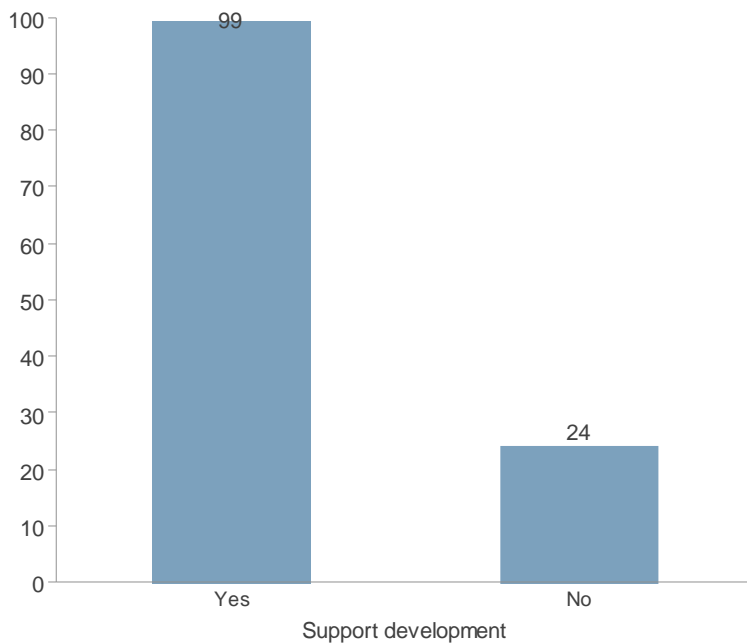


'Other' reasons include, wanted to buy own home elsewhere, bought home with partner, marriage, death.

Question 8. Would they return if more affordable accommodation could be provided?



Question 9. Would you support a small development of affordable housing/housing for older people if there was an identified need for people with a genuine connection to Seal?



80% of respondents who answered the question (71% of all respondents) said they would support a development of affordable housing/housing for older people.

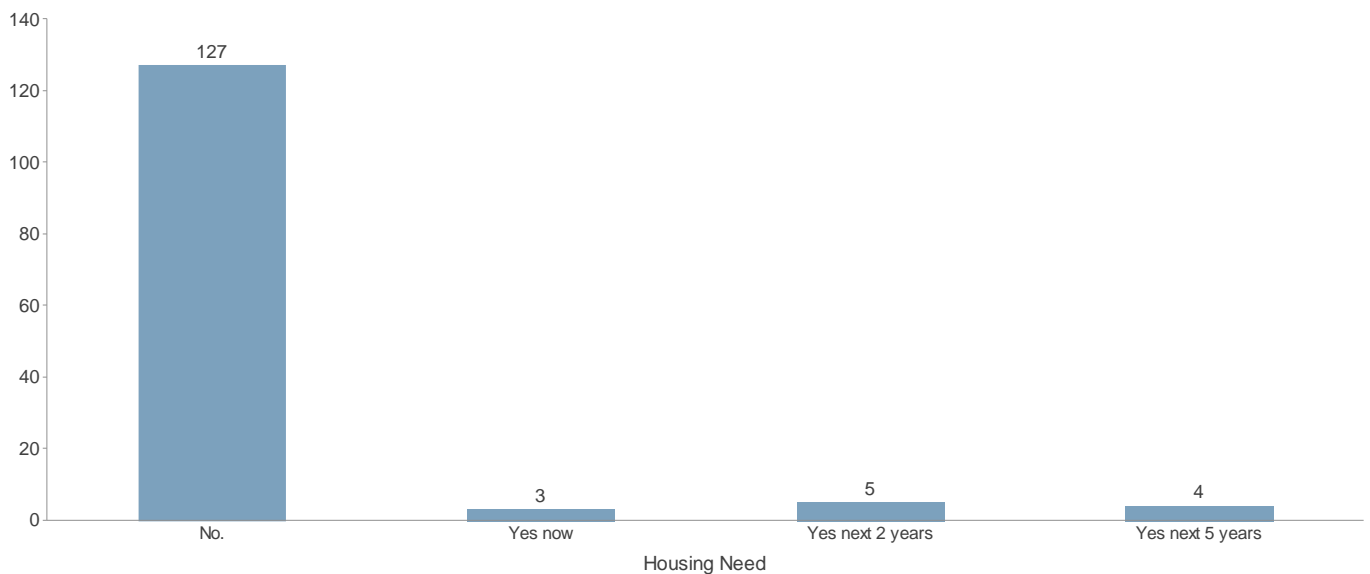
Question 10. Please use this space if you wish to explain your answer to Question 9.

There were 70 responses to this question; a full list of responses can be found in Appendix S1.

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

There were 35 responses to this question; a full list of responses can be found in Appendix S2.

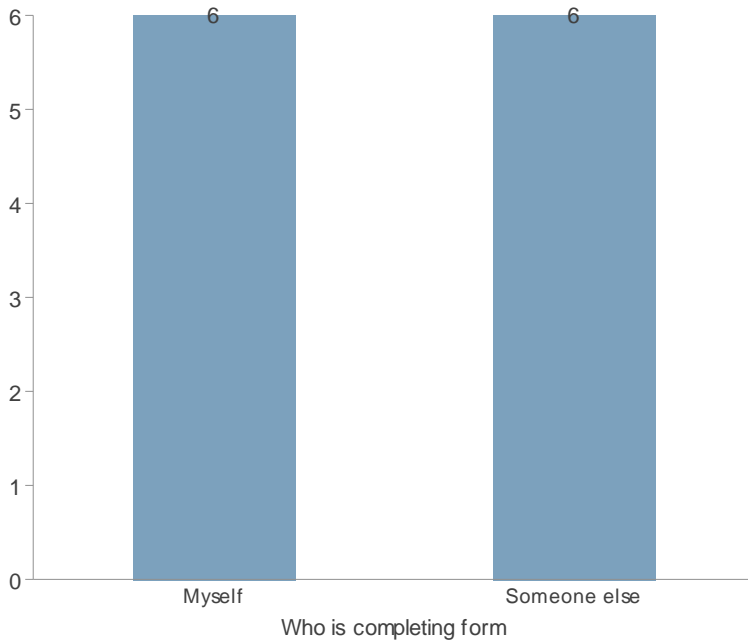
Question 12. Do you or a member of your household need separate or alternative accommodation either now or in the next 2 or 5 years?



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

12 respondents completed section 2

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

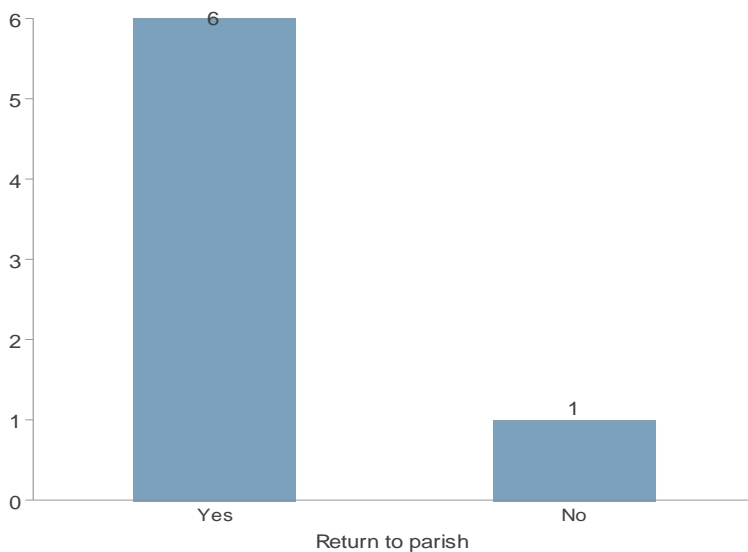


Question 14. If you are completing this form for someone else, please state their relationship to you and where they currently live.

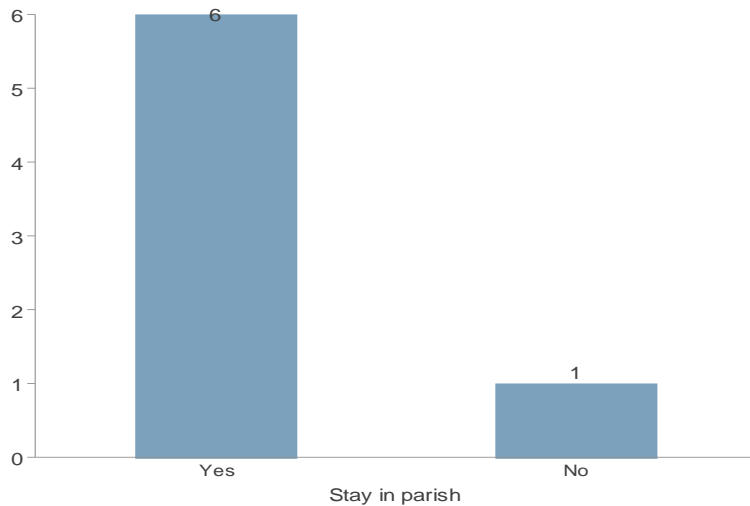
Respondents were mainly completing the form for their adult children living in the parental home or renting elsewhere.

Question 15 - 17. Personal details of respondents are not included in this report.

Question 18. If you live outside the parish, do you wish to return?



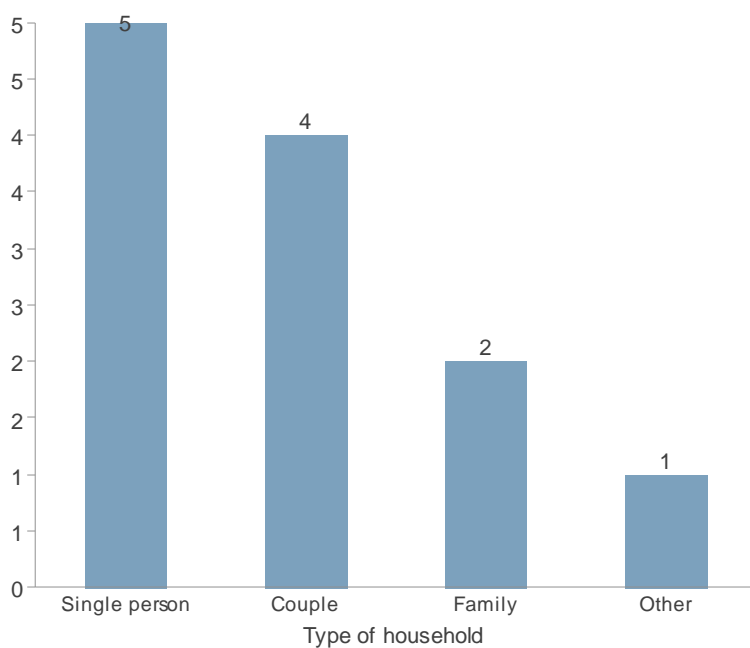
Question 19. If you live in the parish, do you wish to stay there?



Question 20. What is your connection with Seal Parish? Respondents were asked to indicate all connections that applied to them.

Local connection	FREQUENCY
I currently live in the Parish and have done so continuously for the last 3 years	9
I have previously lived in the Parish and have immediate family who currently live there and done so continuously for the last 10 years	5
I have lived in the Parish for a total of 5 out of the last 10 years	1
I need to move to the Parish to take up full time permanent employment	0
I am in full time permanent employment in the Parish	1
I am full time self-employed, and the majority of my work is in the Parish	1
I provide an important service requiring me to live locally	0

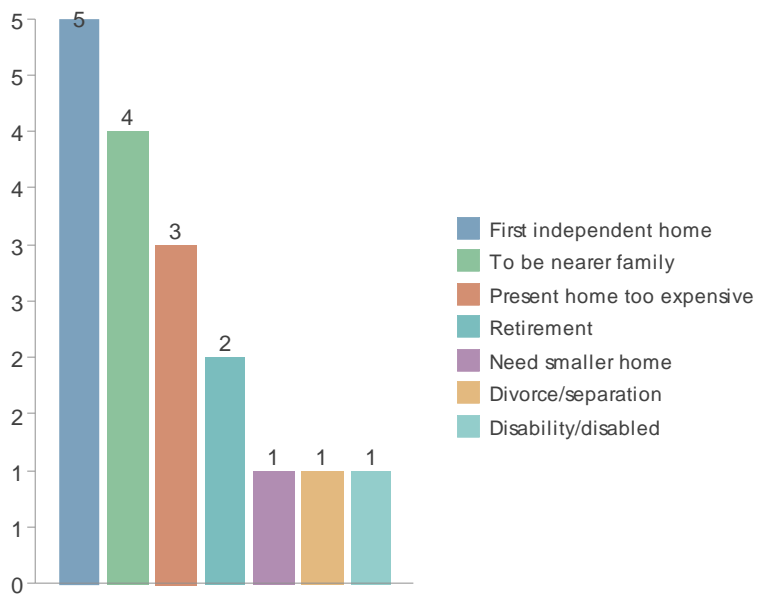
Question 21. What type of household will you be in alternative accommodation?



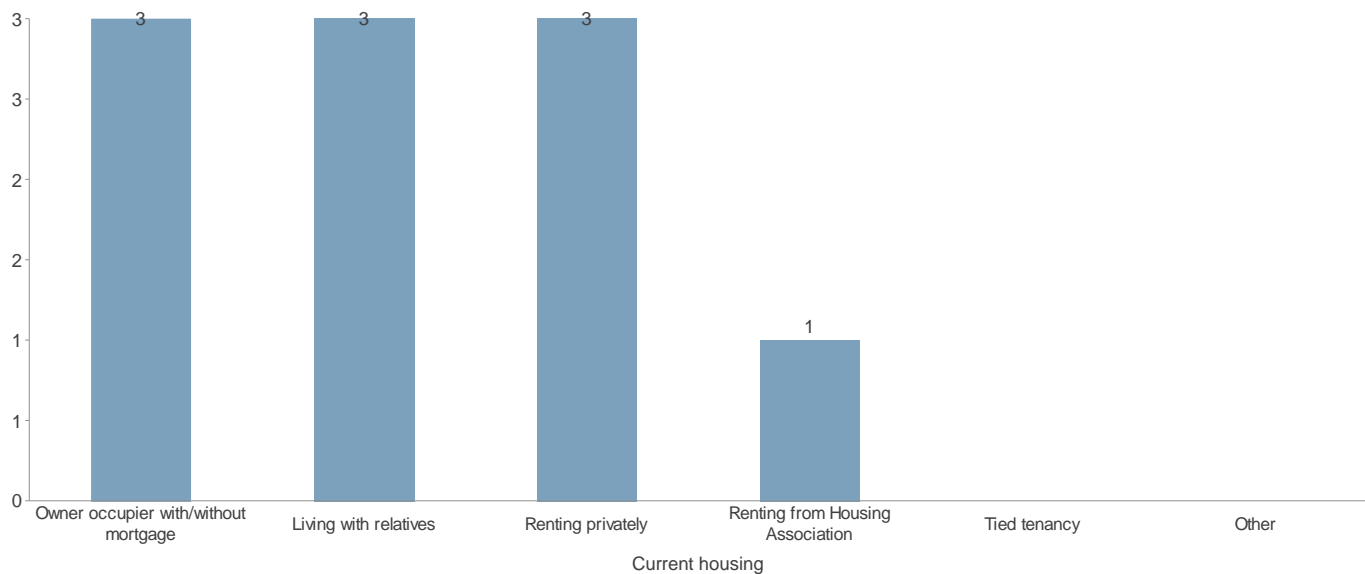
Question 22 and 23. How many people in each age group need alternative accommodation?

AGE	0 - 9	10 -15	16 - 19	20 -24	25 – 44	45 - 59	60 - 74	75+
Male	1	1	0	3	4	1	1	0
Female	0	1	0	0	3	0	2	2
Total	1	2	0	3	7	1	3	2

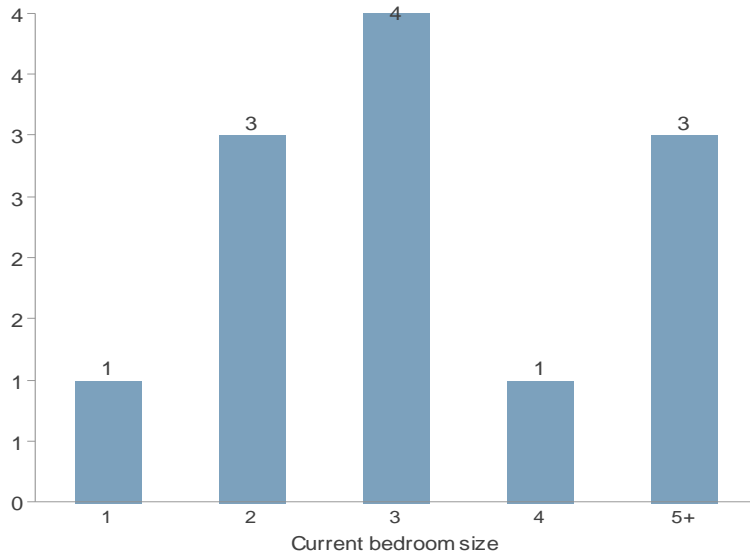
Question 24. Why are you seeking a new home?



Question 25. What is your current housing situation?

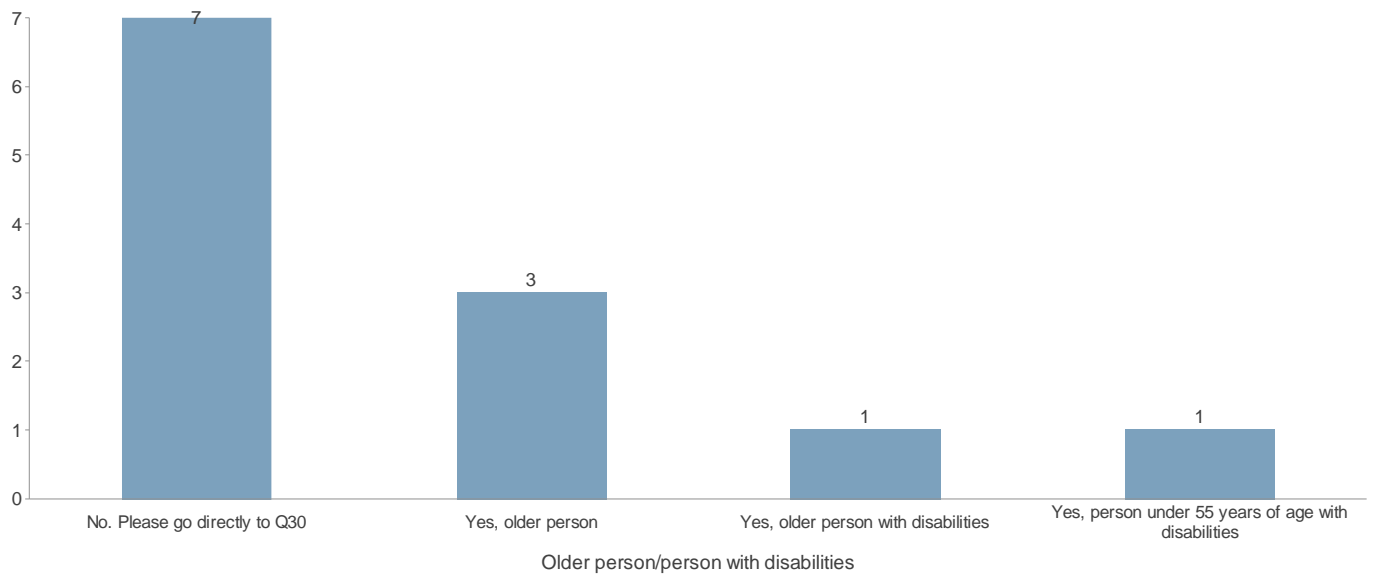


Question 26. How many bedrooms does your current home have?

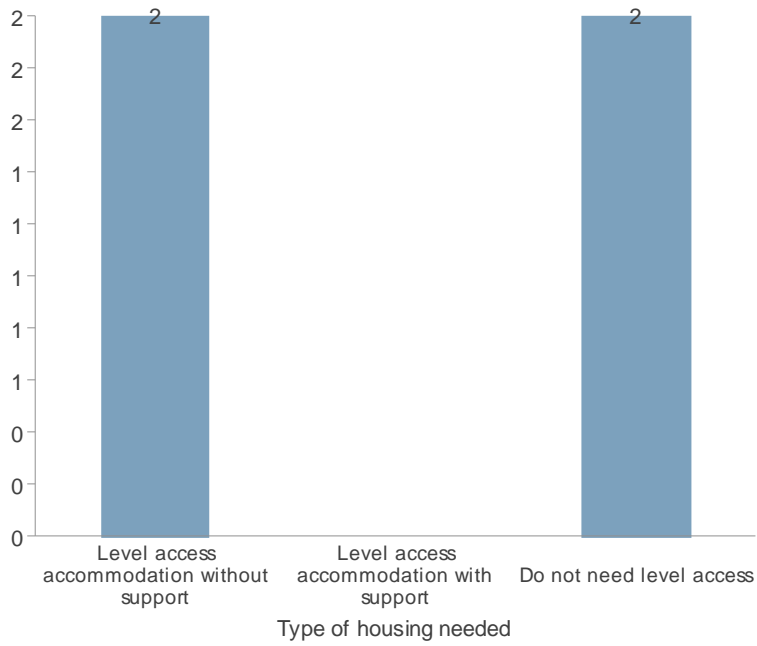


Question 27. Please tell us in your own words why you need to move and what is preventing you doing so.
There were 10 responses to this question. A full list of responses can be found in Appendix S3.

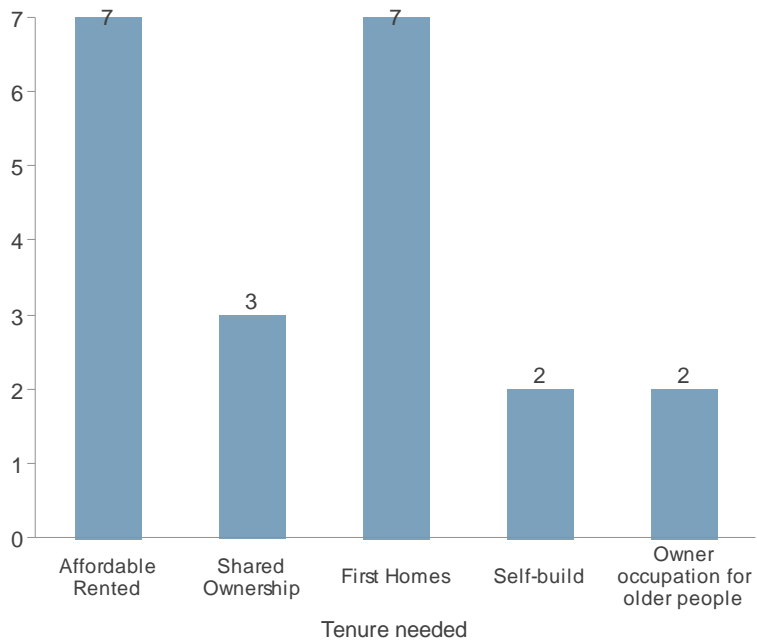
Question 28. Are you an older person or person with disabilities wanting to downsize/move to more suitable housing?



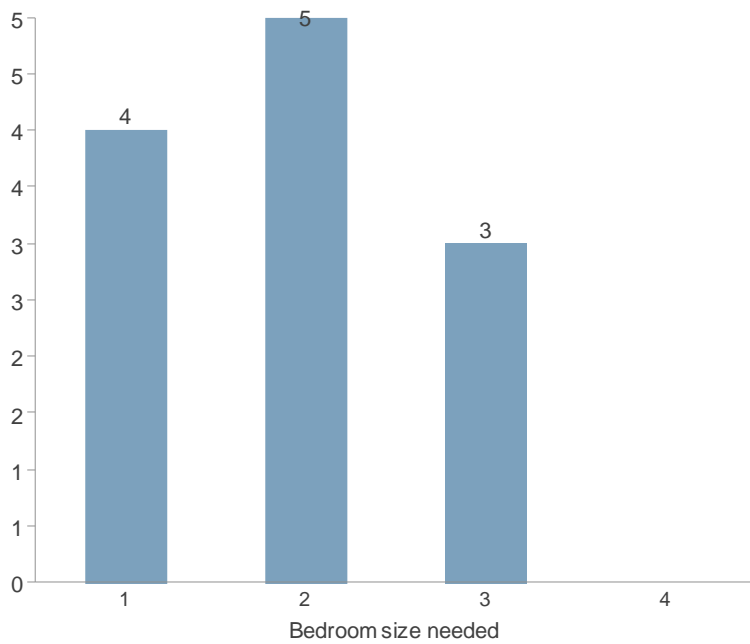
Question 29. What type of housing do you need? Only those respondents who answered Yes to Q28 were required to answer this question. The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.



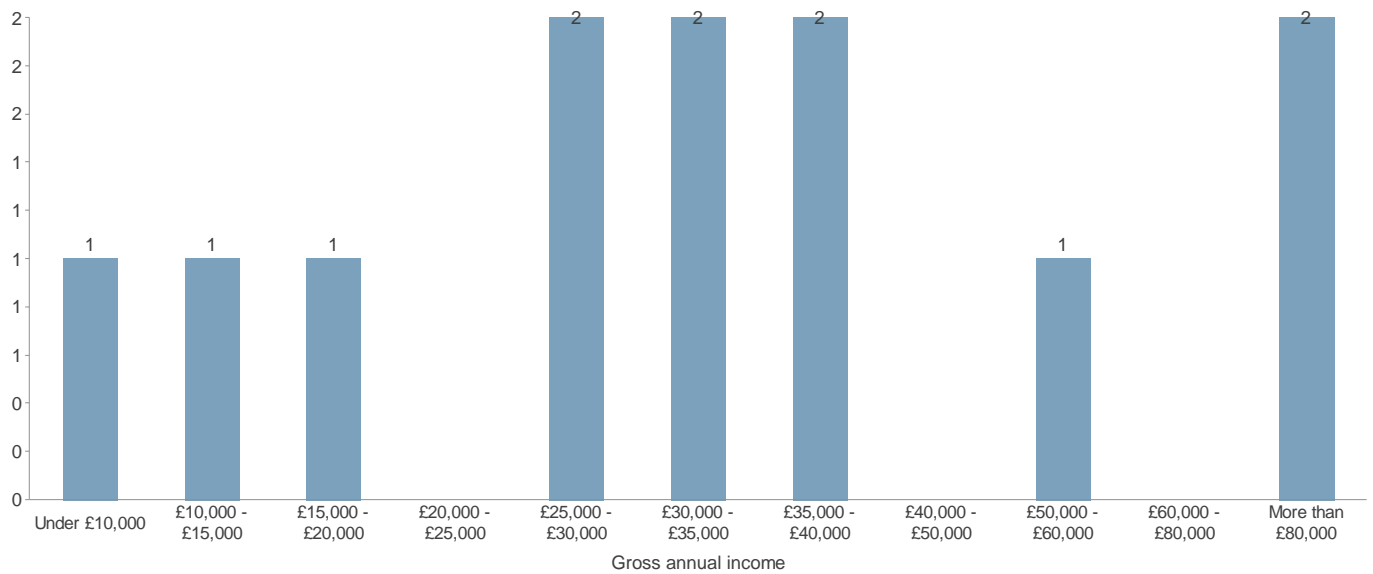
Question 30. Which tenure would best suit your housing need?



Question 31. How many bedrooms will you need? The answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need



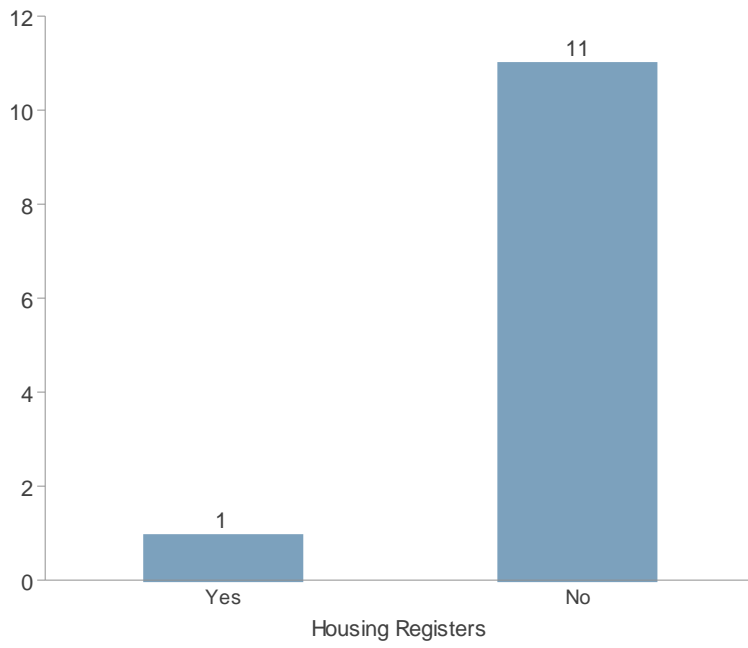
Question 32. Please indicate the total gross annual income of the household in housing need.



Question 33. How much money would you be able to raise towards buying your own home? The following answers were given:

- 1 x £10,000
- 1 x £25,000
- 1 x £40,000
- 2 x £50,000
- 1 x £350,000
- 1 x £650,000

Question 34. Are you registered on the Council's Housing Register or the Help to Buy Register?



6. LOCAL HOUSING COSTS

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

Property for sale

Searches of www.rightmove.co.uk which markets property for a number of leading local estate agents, in November 2022, found the following cheapest properties for sale in the parish:

Type of Property	Number of Bedrooms	Price £
Back-to-back terraced house	1	289,950
End of terrace house	2	300,000
Cottage	2	495,000
Terraced house	3	500,000
Semi-detached house	3	550,000

Property to rent

A similar search for rental properties found only the following two properties available:

Type of Property	Number of Bedrooms	Price £pcm.
Cottage	2	995
Semi-detached house	3	1795

Household income required to afford current market prices

Using local information, the table below shows gross income level needed to purchase a property in the area. The figures are calculated assuming a 5% deposit and using 4.5 x gross income. Monthly repayment is based on a 2-year fixed saver with HSBC at 6.64% (Nov 2022) 25-year mortgage term and is calculated using HSBC's mortgage calculator.

Type of Property	Price £	Deposit (5%)	Gross Income Level	Monthly Repayment
1 bed back-to-back house	289,950	14,498	61,212	1885
2 bed end of terrace house	300,000	15,000	63,333	1951
3 bed cottage	495,000	24,750	104,500	3219
3 bed terraced house	500,000	25,000	105,556	3251
3 bed semi-detached house	550,000	55,000 10% required	110,000	3264

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

Type of Property	Price £ pcm	Approx. Gross Annual income £
1 bed cottage	950	38,000
3 bed semi-detached house	1795	71,800

Information provided by [House of Commons Library, Constituency data: house prices](#), states that the median value of properties in the Neighbourhood area of Sevenoaks North is £431,000 (March 2022).

Affordable Rent

Affordable Rent properties allow landlords to set rents anywhere between current social rent levels and up to 80% of local market rents. The following table shows housing benefit levels (known as Local Housing Allowance (LHA)) for the High Weald Broad Rental Market Area (BRMA). Sevenoaks District Council's December 2021 update to its Affordable Housing Supplementary Planning Document (SPD) requires homes to be provided at rents that do not exceed the relevant Local Housing Allowance, inclusive of service charges and fees. This is to ensure the homes are affordable to those reliant on Universal Credit/housing benefit.

Affordability of the rent can be achieved through the input of Housing Benefit where eligible.

Size of Property	LHA Levels £pcm/Affordable Rent levels £pcm
1 bed	693
2 bed	898
3 bed	1127
4 bed	1496

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

Property	Price £ pcm	Gross annual Income £
1 bed	693	27,720
2 bed	898	35,920
3 bed	1127	45,080
4 bed	1496	59,840

Shared ownership

To give an indication of respondents' ability to afford shared ownership, levels of income and rent/mortgage have been taken into consideration on purchasing a 25% share of a property with estimated values of £357,000 for a 1 bed flat (Quinton Court, Sevenoaks), £420,000 for a 2 bed house (Gardner's Cottages, Halsted) and £520,000 for a 3 bed house (Dunton Green). Calculations are made using the Homes England's Target Income calculator and assume a 5% deposit of mortgage share. Due to a lack of information on current new builds in the area, the full market value of these properties are taken from information previously found on the Help to Buy Agent's website in June 2022 www.helptobuyagent3.org.uk

Property price £	Share	Deposit Required £	Monthly mortgage £	Monthly rent £	Monthly Service Charge	Monthly total £	Gross Income required
357,000	25%	4463	461	614	80	1155	41,622
420,000	25%	5250	452	722	80	1254	48,458
520,000	25%	6500	672	894	80	1646	59,309

First Homes

The table below shows the amount of deposit and income required to afford this tenure. Sevenoaks District Council's local policy allows a 50% discount on a home and a household income not exceeding £56,250. The homes must not cost more than £250,000 at first sale. Calculations are based on a minimum 5% deposit. Gross income required is based on 4.5 x salary. The full market values used are as above.

Property price £	Discounted price (50%) £	Deposit Required 5%	Gross Income required
357,000	178,500	8,925	37,683
420,000	210,000	10,500	44,333
520,000	260,000	Not eligible	Not eligible

7. ASSESSMENT OF HOUSING NEED

Twelve surveys were returned to Action with Communities in Rural Kent by respondents who said they had a housing need. This section further analyses the housing needs of respondents who completed the survey.

3 respondents said they need housing now, 5 in the next 2 years and 4 in the next 5 years.

At this stage, some respondents may be excluded because they do not qualify for affordable housing, they do not want to stay in the parish or did not complete sufficient information for an assessment of their need to be made.

Assessment of the 3 households seeking housing now

The 3 households seeking housing now are:

Household type:

- 1 x single person
- 1 x couple
- 1 x family

Current housing:

- 1 x living with relatives
- 2 x renting privately

Income:

- 1 x £25,000 - £30,000
- 2 x £35,000 - £40,000

Tenure wanted:

- 1 x First Homes
- 1 x Affordable Rent/Shared Ownership/First Homes
- 1 x First Homes/Self Build

Money available towards buying home:

- 1 x £40,000
- 1 x £50,000
- 1 x currently saving as much as possible

Analysis of need:

- 1 x 1 bed Affordable Rent
- 1 x 2 bed Affordable Rent
- 1 x 2 bed First Homes

Assessment of the 5 households seeking housing in the next 2 years

One respondent was excluded because they were an owner occupier seeking an affordable rented property, but their income exceeded the eligible amount for this tenure.

The 4 households seeking housing in the next 2 years are:

Household type:

- 2 x single people (they are both older households)
- 2 x couples (one is an older household)

Current housing:

- 1 x renting privately
- 1 x renting from housing association
- 2 x owner occupier (older households)

Income:

- 1 x £15,000 - £20,000
- 1 x £25,000 - £30,000
- 1 x £30,000 - £35,000
- 1 x more than £80,000

Tenure wanted:

- 1 x Affordable Rent
- 1 x Affordable Rent/Shared ownership/First Homes
- 2 x owner occupation for older households

Money available towards buying home:

- 1 x £25,000
- 1 x £350,000

Analysis of need:

- 1 x 1 bed Affordable Rent
- 1 x 2 bed Affordable Rent – level access without support for older household
- 1 x 2 bed Owner Occupation – level access without support for older household
- 1 x 3 bed Owner Occupation for older household (does not need level access)

Assessment of the 4 households seeking housing in the next 5 years

The 4 households seeking housing in the next 5 years are:

Household type:

- 3 x single people (one is a person under 55 years of age with disabilities)
- 1 x couple (they are an older household)

Current housing:

- 3 x Living with relatives
- 1 x Owner Occupier (older household)

Income:

- 2 x £10,000 - £15,000
- 1 x £30,000 - £35,000
- 1 x £50,000 - £60,000

Tenure wanted:

- 1 x Affordable Rent/First Homes
- 1 x Affordable Rent/Shared Ownership/First Homes
- 1 x First Homes/Self-Build
- 1 x Owner Occupation for older household

Money available towards buying home:

- 1 x £10,000
- 1 x £650,000

Analysis of need:

- 1 x 1 bed Affordable Rent for person under 55 with disabilities
- 2 x 1 bed Affordable Rent
- 1 x 3 bed owner occupation level access suitable for older household without support

8. SUMMARY OF FINDINGS

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

8.1 Summary of the need for affordable housing

The survey has identified a need for 8 affordable homes for 5 single people, 2 couples and 1 family. The respondents all indicated strong local connections to Seal; 7 currently live there and 1 lives outside but wants to return.

1 of the 8 respondents is older household and 1 is a household under 55 with a disability.

The respondents in need of affordable housing are currently living in the following types of housing: 4 x living with relatives, 3 x renting privately, and 1 x housing association tenant. One respondent is registered on the Council's Housing Register or the Help to Buy Register.

Taking into account the council's adopted Allocations policy and eligibility criteria/affordability of Shared Ownership and First Homes, the mix of accommodation that respondents would be eligible for is:

Affordable Rent

4 x 1 bed

1 x 1 bed for a person under 55 with disabilities

1 x 2 bed

1 x 2 bed level access without support for older household

First Homes

1 x 2 bed

8.2 Summary of the need for alternative housing for older owner occupiers

The survey has identified a need for 3 homes for older owner occupiers wanting to downsize/move to more suitable housing for their needs. They are 1 single person and 2 couples.

The respondents all currently live in Seal.

Reasons for needing to move were the need for a smaller home and retirement.

The respondents want the following types of accommodation to purchase on the open market:

1 x 2 bed level access suitable for older persons without support services

1 x 3 bed level access suitable for older persons without support services

1 x 3 bed (level access not needed)

9. Appendix S1

Q10. Please use this space if you wish to explain your answer to Q9

The road in Seal / Kemsing would not manage an increase of traffic. Seal is a village with space for countryside with the quarry development in sight this would be overkill.

Important for family support

People need to stay local

I would support housing for younger people also

I don't know

More info would need to be obtained before answering this

Yes, but in the right location, brown field development is key. This kind of housing could be co-located on school sites, libraries, carparks etc. i.e., brownfield single story sites that could be further developed.

I wanted to find someone to find some local accommodation for my elderly mother. There was a bungalow available at the new Fosbury Farm development, but it was over a million pounds - ridiculous.

Need more carparking

Providing also suitable infrastructure for the increased number of people, vehicles etc.

We have to look after everyone

Seal is a small village the build-up of traffic will be terrible it is already with the current amount of people also schools, doctors and parking is already limited in the area. Would be a shame to ruin a village by trying to cram in places with people on our lovey green belt

Yes, we will support small development.

The road is too busy, not enough schools, not enough doctors

I would support a small development that was sympathetic also to the area in which it is located

Older people need it to be near caring family members, if possible, just as young people benefit from having supportive families nearby

Too many cars already

If it would help other people to get a decent home, why not?

If space is available not at the present, not at the present time, the area is fully occupied with housing accommodation.

There is enough already 1 x nursing home, 1 x 65+ (Wilderness Flats)

We already have a nursing home; we already have accommodation for 65+ (Wilderness House)

We know of many families in the village where young people move have to move out of parish as they cannot afford the stay here.

There is a huge need or quality 2/3 bed homes for both young families and older residents. By quality I mean attractive well designed semi-detached homes. Too many council houses in the past were quite ugly so no need for these. The area is saturated with large houses and very small proportion, so this is becoming an urgent issue.

Due to planning, too many small houses either knocked down and huge houses put in its place or too many right to buy which were council houses or affordable housing and should have stayed as affordable instead of profit making.

Don't understand Q9?

I will not support buildings on greenfield developments like Foxbury Farm are excellent.

I feel there is a need for over 65 housing in the area & if it was built to house current housing members of the community that would be the best option. This would also release housing for family members to enter back into the area and be close to aging parents.

The housing isn't affordable. They say it is, but it isn't. Young people looking to buy have no chance, your definition of affordable isn't correct.

We like a rural setting, and it is why we choose to live in Seal

I've been looking to downsize for a long time but nothing suitable is available

Residents in Seal are getting older, and many people would require this sort of housing in future so they can remain in their familiar village and surroundings.

We do not have the facilities in the parish to support more housing, (road size). schools, shops, doctors, dentists)

Lack of affordable housing following university. I think it's important for the mental health of older people that they stay within their familiar community or are able to move close to relatives.

This is a Green Belt area we do not need any more development

My wife is disabled, and we found it very difficult to find an accessible home. The developer did not finish much of the work and now the management company is failing to complete our parking spaces despite the council taking enforcement action against them.

Every cottage / small house on this area has been enlarged. Small developments of good quality small houses would be acceptable. They would have to be on some sort of defined leasehold so they cannot be sold on or enlarged.

But not if a green belt site was used

Not sure there is any need. And older people better located outside the commuter belt.

It would violate the Green Belt!

Grassy area near railway line.

In principle I would support this idea, but it would be good to understand how many people such housing would accommodate and what small means.

The village has many elderly and young families, but I suspect the infrastructure of doctors and schools would struggle.

Seal is a village, and we hope it would remain the same, it is at a standstill already weekdays six times a day with two schools and commuters. Access from all directions is limited and with a proposed new access to 600 new properties in Childesbridge Lane will be impossible and massive disruption to everyone.

Following the sale of 'council houses' by Mrs T there was little or no accommodation in Seal for youngsters including ourselves we did manage to buy a small terrace with family help - we didn't pay rent for a year.

I don't think there is space for further housing in Seal.

The development at Foxbury Farm is very well done, the new houses are an asset to this village. We are a village strung out on a few roads, this development adds some depth and heart to the village.

Family can't afford to stay in the area that they grew up in.

Because Foxbury Farm was agreed on based on providing affordable housing for locals and it is outrageous prices are not affordable. Not impressed!

I believe the priority where I live in Stone Street is to establish some community assets such as a pub or village /farm shop before we attract more people

We have already have additional housing being built in spite of a design statement.

I think whilst this is a very nice idea, I think that Seal already struggles with the volume of people living here. Lack of parking, heavy traffic and no place to gather as a community. Shame council takes more care about housing.

Demographics locally is towards an older population. Quality housing is needed near shops / GP surgeries and transport, irrespective of financial situation.

Surely there will be some housing available for local needs in the proposed tarmac site as it is huge.

Houses in the location are very expensive (Stone Street, Bitchet Green) and there needs to be a good mix of houses locally.

My son will shortly be leaving the parish because he finds no likelihood of securing accommodation in the area. He is 22 and eager to leave home. Likewise in years to come I don't feel renting is sustainable too and so will possibly have to leave too.

Affordable housing and retirement would both be supported by our household. Sevenoaks is an expensive area and many jobs do not provide a salary for people to live here.

Only if the infrastructure could cope. Three new schools on the wilderness site and doubling the primary school has led to severe congestion on the roads and parking selfishly causes a real danger to life on our roads.

Locals matter

There are now no young people or primary school aged children left in this parish nor any labourers (farm and forest workers). Also need supported living houses.

Wilderness is already a new development.

At some point more houses must be built in the village to accommodate young people who want to stay in the village.

Would only support if there was a genuine local connection. Small development with no units to be sold as private or for under 55s. Must find the right site taking into account transport, landscape etc.

Seal is low density housing. That should not change. Also, the council should focus on delivery of necessary services to those people who pay property taxes, not go looking for ways to subsidise property to people who many or many do not require it. Taxes already too high. Just because I own a property, does not mean I have excess cash.

There is plenty of space for housing in the area.

Yes, however not if you plan to use greenbelt. Already have greenbelt in Seal being developed (ext of Bentleys). When brownfield site in Wildernesse Estate was used to build 3 multi million pound houses.

Rather have working young population.

Yes, and for the young villagers who have grown up here to be able to continue to live in the village.

I am a 90 year old widower (recent) with no housing needs.

If the proposal was suitable and did not negatively impact on the quality of living. I have concerns about traffic implications as the road are a state in and out.

Providing it is not going to encroach onto the green belt with the loss of views. I am very concerned that the 9 homes going to be built in Mills Crescent will do that. That superb view from Seal Churchyard looking towards Kemsing is priceless.

10. Appendix S2

Q11. Please state any sites you think might be suitable for a local needs housing development in Seal.

Old playing fields near Willdnerness House, it's just a mountain of rubble at the moment and it's a lovely spot!

Chidesbridge Lane

See above, if there are not such sites, then sites a little further away should be considered. Huge potential near bus and ball station, tarmac new development is also an obvious site or Tesco carpark at Riverhead.

Between trinity school and Seal drive on the south side of the A25?

Do not know

There is none

Land in Underriver village centre

No comment

We are already full

I am not aware of any space in this vicinity

None

N/A see above

Land opposite seal drive, part of the door section of the quarry

I don't know the land well enough towards the church maybe depending on usage of that brownfield area

Seal and Seal Chart are areas in Green Belt and AONB so previously developed sites would be the best however if the development was suitable and eco-friendly then Green Belt would be justified. We own Chart Farmland would be happy to talk further if needed.

Off Childsbridge Lane before the bridge and down the side of the cottages

Don't know

There is very little spare land in Seal. Am sure the allotments tenants would not like to lose plots. There is a small piece of ground next to entrance to Lavender Fields Care Home,

Need somewhere relatively flat.

Valley Farm in Underriver if it was sold for development could be turned into a quality small house development within the present farm buildings. It would have to accommodate the people living there now so they have lifetime security.

The closest to facilities is obviously the allotments or behind the church. Less contentious would be near the railway bridge.

Not very familiar with the area yet, we only moved here in June 2022

We have some land we hadn't considered building on it but is in the Stone Street Village. You could probably get 5 or 6 units on it. Open to conversation about it. 07500 337 698

By the golf course.

Not answering rest of form as people do not really listen or care.

None known

Options are severely limited due to ownership of land. Looks like mainly luxury apartments are developed.

The allotments in Seal.

Between the roundabout and weald, lately owned by Don King deceased. Any land along Bank Lane.

Church Field

None. Green sites should stay green.

You could make an offer to buy open land or gardens. We have an acre we could sell.

Replacement of homes in Wildernesse with affordable homes - not more mansions.

Behind Seal Church or orchards in Stone Street.

I am not aware of any.

11. Appendix S3

Q27. Please tell us in your own words why you need to move and what is preventing you doing so.

Separation

Retirement, need to downsize, nothing affordable in parish!

The house my parents live in is not suitable for their future prospects.

I am wanting to downsize to a bungalow due to my MS there is nothing suitable

I need to downsize to a smaller home.

Can't afford deposit / mortgage

My son has lived in the parish all his life and now wishes to leave the parental home.

We cannot afford to rent our current accommodation for more than 1 year as it is beyond our means. We are using our remaining capital to pay for our rented home. Sold a 1 bedroom flat and paid off all the mortgage so left with little capital.

My son is on the autistic spectrum and has some learning difficulties. As parents we need to help him towards independent living before we are too old to care for him. His sisters have families of their own and would not be able to have him live with them. A house near Stone Street or near Seal would mean we could aid his independence.

To begin living independently and so parents can downsize to live off of income.

SEAL HOUSING NEEDS SURVEY

3rd October 2022

Dear Resident,

Housing Needs Survey

Seal Parish Council is working with Sevenoaks District Council to assess whether there might be a need for further “local needs” housing in the parish so that residents who cannot afford to buy or rent locally, are not forced to move away. It also helps those who have already had to move away make a return to their family support networks and contribute to the local community.

We also want to know if there are older people and/or people with disabilities in the parish, who would like to downsize and/or move to housing more suitable for their needs. This includes people who are owner-occupiers, as well as any other current living arrangements.

You may remember that a housing needs survey was carried out in 2017. The results of the survey have helped to secure planning permission for two local needs schemes which will provide 6 homes at Foxbury Farm (due to complete soon) and 9 homes at Mills Crescent (due to complete in early 2024). This survey will assess whether there is a need for further local needs housing for people with a strong local connection to the parish.

Rosemary Selling, the Rural Housing Enabler from Action with Communities in Rural Kent, is assisting us in carrying out this survey. All personal information will be kept confidential. Once the results have been analysed, Rosemary will provide a summary report to the Parish Council, and this will then be made publically available.

Depending on the outcome of the survey, we may look for suitable sites within the parish where we could build new local needs homes. We hope local landowners would be willing to work with us on such a worthwhile project. If new affordable homes were built:

- applicants with a genuine, strong local connection to the parish would have top priority at all times, and
- homes would remain available, in perpetuity, to meet local housing needs.

Please take a few minutes to answer the survey. We would like to know your views even if you do not need alternative housing. THANK YOU. If you have family members who live elsewhere but who would like to return to live in the parish, please make them aware of the survey. Further copies can be obtained from Rosemary. Telephone: 01303 765 645. Email: rosemary.selling@ruralkent.org.uk. If you are in housing need, it really helps if you provide Rosemary with your contact details so she can keep you advised of potential new homes becoming available. If you have any other queries, please do contact Rosemary.

Please return your completed survey form in the freepost envelope provided by 26th October 2022. It's really important we hear from as many residents as possible, so that the results give us an accurate picture of housing need in the parish.

Yours faithfully,
Seal Parish Council

HOUSING NEEDS IN THE PARISH OF SEAL

Please complete this survey on behalf of your household

Section 1

1. What type of housing do you live in?			
<input type="checkbox"/> Private rented	<input type="checkbox"/> Shared ownership		
<input type="checkbox"/> Tied tenancy	<input type="checkbox"/> Owner occupier (with or without mortgage)		
<input type="checkbox"/> Living with relatives	<input type="checkbox"/> Other		
<input type="checkbox"/> Renting from Housing Association			
If Other, please specify	<input type="text"/>		
2. How many bedrooms does your home have?			
	<input type="text"/>		
3. How many people live in your home?			
	<input type="text"/>		
4. How long have you lived in the parish?			
<input type="checkbox"/> Less than 3 years	<input type="checkbox"/> 6-10 years		
<input type="checkbox"/> 3-5 years	<input type="checkbox"/> More than 10 years		
5. Have any members of your family/household left the parish in the last 5 years?			
<input type="checkbox"/> Yes	<input type="checkbox"/> No Go straight to Q9		
6. If you answered Yes to Q5, please state what relationship they have to you.			
<input type="checkbox"/> Child	<input type="checkbox"/> Parent	<input type="checkbox"/> Other relative	<input type="checkbox"/> Other
If Other, please specify	<input type="text"/>		
7. Please indicate the reason why they left			
<input type="checkbox"/> Lack of affordable housing	<input type="checkbox"/> Employment		
<input type="checkbox"/> To attend college/university	<input type="checkbox"/> Other		
If Other, please specify	<input type="text"/>		
8. Would they return if more affordable accommodation could be provided?			
<input type="checkbox"/> Yes	<input type="checkbox"/> No		
9. Would you support a small development of affordable housing/housing for older people if there was an identified need for people with a genuine local connection to Seal.			
<input type="checkbox"/> Yes	<input type="checkbox"/> No		
10. Please use this space if you wish to explain your answer to Q9			
<input type="text"/>			
11. Please state any sites you think might be suitable for a local needs housing development in Seal.			
<input type="text"/>			
12. Do you or a member of your household need separate or alternative accommodation either now or in the next 2 or 5 years?			
<input type="checkbox"/> No. Please now go to the end of the survey	<input type="checkbox"/> Yes next 2 years		
<input type="checkbox"/> Yes now	<input type="checkbox"/> Yes next 5 years		

Section 2. Housing Needs

If you or anyone living in your home is in need of alternative housing, please continue with this questionnaire. Please complete one form per household in housing need e.g. if you have two adult children who want to move to a new home separately from each other, they must complete one form per person. If you need another form, please contact the Rural Housing Enabler on 01303 765 645 or rosemary.selling@ruralkent.org.uk

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

Myself

Someone else

14. If you're completing this form for someone else, please state their relationship to you and where they currently live e.g. son/daughter living with parents/private renting etc.

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

It would be useful if you could provide your contact details as we may wish to contact you again to advise you of local housing opportunities. **However, you are not obliged to do so.** Any information given will remain confidential to Action with Communities in Rural Kent.

By completing my contact information I consent for my personal data to be held by Action with Communities in Rural Kent (ACRK) solely for the purpose of enabling development of housing to meet local needs. This personal data will not be shared with any person or organisation external to ACRK.

15. Name

16. What is your full address?

17. What is your email address?

18. If you live outside the parish do you wish to return?

Yes

No

19. If you live in the parish do you wish to stay there?

Yes

No

20. What is your connection with the parish? Please tick all that apply

I currently live in the parish and have done so continuously for the last 3 years

I have previously lived in the parish and have immediate* family who currently live there and have done so continuously for the last 10 years

I have lived in the parish for a total of 5 out of the last 10 years

I am in permanent full time**employment in the parish

I need to move to the parish to take up permanent full time** employment

I am full time self-employed and the majority of my work is in the parish

I provide an important service in the parish that requires me to live locally e.g. unpaid carer, school crossing patrol etc

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

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

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

Single person

Family

Couple

Other

If Other, please specify

How many people in each age group need alternative accommodation? For example, if you have 2 boys aged 0-9, put 2 in the box labelled 0-9 under Males

22. Males

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

23. Females

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

24. Why are you seeking a new home? Please tick all that apply

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

25. What is your current housing situation?

- | | |
|---|---|
| <input type="checkbox"/> Owner occupier with/without mortgage | <input type="checkbox"/> Renting from Housing Association |
| <input type="checkbox"/> Living with relatives | <input type="checkbox"/> Tied tenancy |
| <input type="checkbox"/> Renting privately | <input type="checkbox"/> Other |

If Other, please specify

26. How many bedrooms does your current home have?

- | | | | | |
|----------------------------|----------------------------|----------------------------|----------------------------|-----------------------------|
| <input type="checkbox"/> 1 | <input type="checkbox"/> 2 | <input type="checkbox"/> 3 | <input type="checkbox"/> 4 | <input type="checkbox"/> 5+ |
|----------------------------|----------------------------|----------------------------|----------------------------|-----------------------------|

27. Please tell us in your own words why you need to move and what is preventing you doing so

28. Are you an older person or a person with disabilities wanting to downsize/move to more suitable housing?

- | | |
|--|--|
| <input type="checkbox"/> No. Please go directly to Q30 | <input type="checkbox"/> Yes, older person with disabilities |
| <input type="checkbox"/> Yes, older person | <input type="checkbox"/> Yes, person under 55 years of age with disabilities |

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

- | |
|---|
| <input type="checkbox"/> Level access accommodation suitable for older person/people with disabilities (without support services) |
| <input type="checkbox"/> Level access accommodation suitable for older person/people with disabilities (with on-site support) |
| <input type="checkbox"/> Do not need level access |

30. Which tenure would best suit your housing need? Please tick any that apply

- Affordable Rented - rent is 50% - 80% of open market rents
- Shared Ownership - part rent/part buy
- First Homes - owner occupation for first time buyers with a discount of 50% in perpetuity. At initial sale maximum price after discount is £250,000. Annual household cap of £56,250. A deposit of at least 5% would be needed plus other savings to cover the cost of moving
- Self-build
- Owner occupation in homes designated for older people

31. How many bedrooms will you need? Please note that for affordable rented housing, the size of property you will be eligible for is set out in the District Council's Housing Register Allocation Policy.

- 1 2 3 4

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

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

33. How much money would you be able to raise towards buying your own home? This can include gifted money and/or equity from the sale of your current home

34. Are you registered on the Council's Housing Register or the Help to Buy Register

- Yes No

To be considered for Affordable Rented housing you must also register on Sevenoaks District Council's Housing Register. If you would like to register contact Sevenoaks District Council on 01732 227000 or go to www.kenthomechoice.org.uk

To be considered for Shared Ownership you must be registered with the Help to Buy agent. Please go to www.helptobuyagent3.org.uk

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



THANK YOU FOR TAKING THE TIME TO COMPLETE THIS SURVEY. PLEASE NOW RETURN IT IN THE FREEPOST ENVELOPE PROVIDED BY 26th OCTOBER 2022