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# Horton Kirby & South Darent

## Housing Needs Survey

**June 2022**

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

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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 Horton Kirby & South Darent. 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 May 2022. 1603 surveys were distributed with 212 surveys being returned, representing a 13% response rate.

Analysis of the returned survey forms identified that 80% of respondents are owner occupiers. 66% of respondents have lived in the parish for over 10 years.

High property prices and a predominance of privately owned homes means that some local people are unable to afford a home within the parish. At the time of writing the report the cheapest property for sale in the parish was a 2 bed apartment for £235,000; to afford to buy this home a deposit of approximately £11,750 would be required and an income of £49,611. One property was found available to rent, it was a 3 bed semi-detached house for £1650pcm; to afford to rent this property an income of approximately £66,000 would be required.

A need for 13 affordable homes, for the following local households was identified:

- 4 single people
- 6 couples
- 3 families
- 1 of the 13 households in need of affordable are older persons and 3 include people under 55 with a disability
- The respondents all currently live in the parish.

The survey also identified a requirement for 7 homes for older owner occupiers who need to downsize/move to more suitable housing for their needs, they are:

- 2 single people
- 5 couples
- The respondents all currently live in the parish.

In total, the survey has identified a need for 13 affordable homes and 7 open market properties suitable for older households wanting to downsize/move to more suitable housing for their needs.

## **2. INTRODUCTION TO THE HORTON KIRBY & SOUTH DARENTH HOUSING NEEDS SURVEY**

The Rural Housing Enabler worked with Sevenoaks District Council and Horton Kirby & South Darenth 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 report<sup>1</sup> 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.

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<sup>1</sup> 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 Horton Kirby & South Parish Council who agreed the format of the covering letter. A copy of the survey was posted to every household in the parish in May 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 3<sup>rd</sup> June 2022. All surveys received at Action with Communities in Rural Kent by that date are included in this report.

1603 surveys were distributed with 212 returned by this date representing a return rate of 13%.

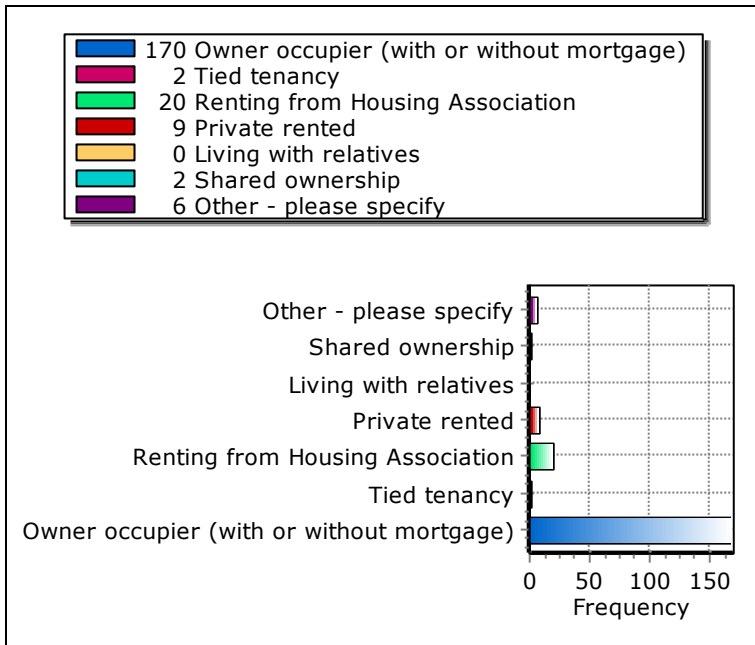
Some surveys were not fully completed therefore the results are shown for the total answers to each question.

## 5. RESULTS

### Section 1

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

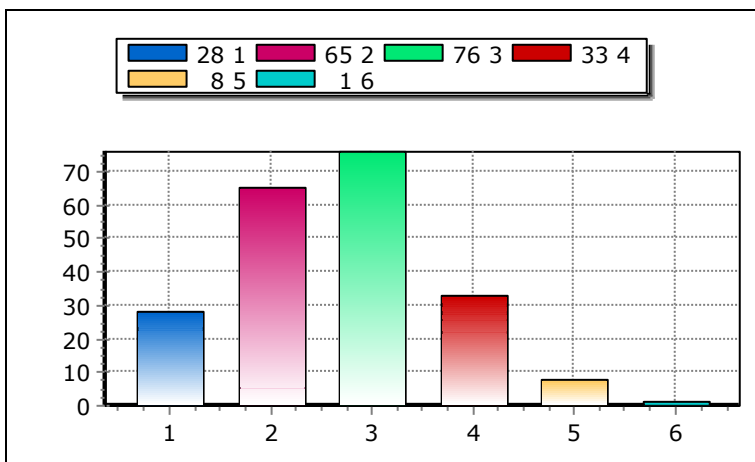
#### Question 1. What type of housing do you live in?



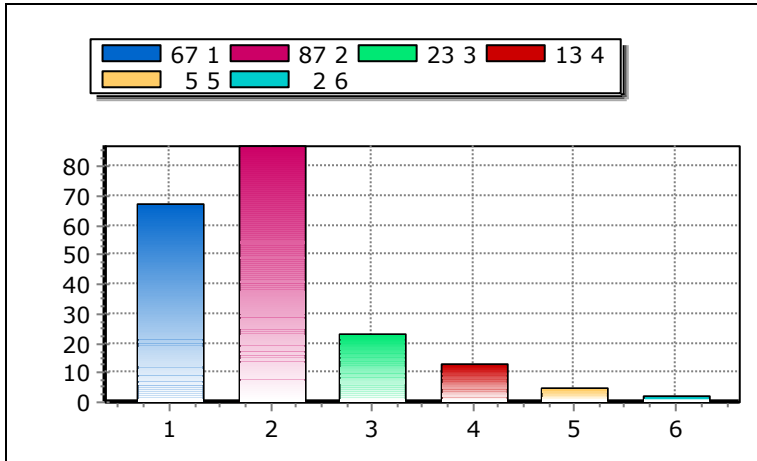
80% of respondents are owner occupiers.

#### Question 2.

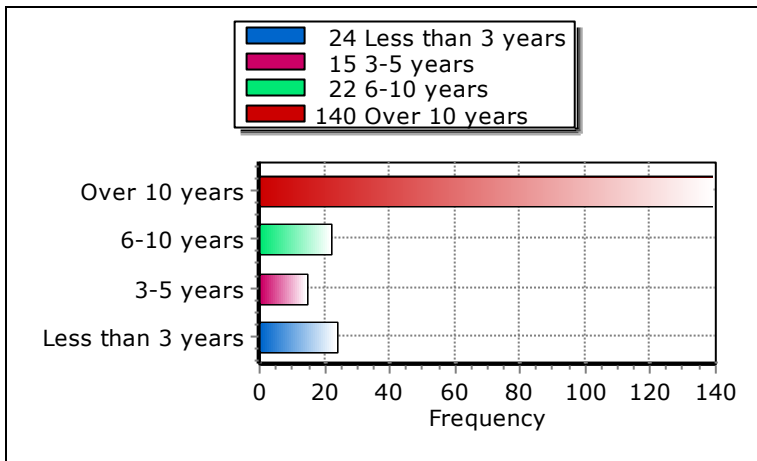
#### Number of bedrooms in your home?



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

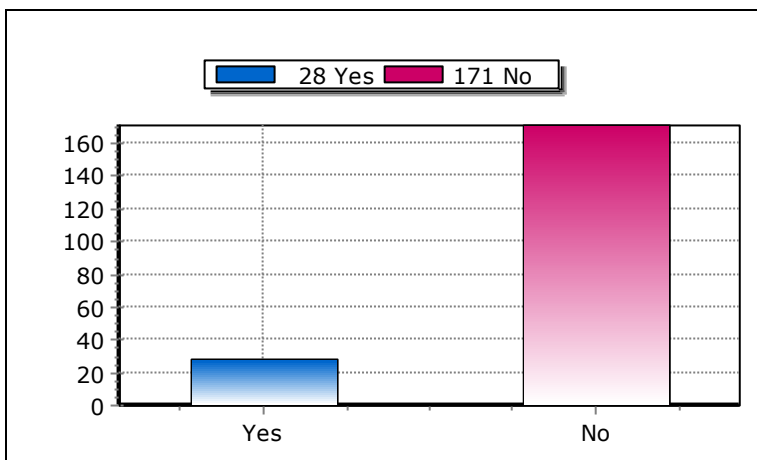


**Question 3. How long have you lived in the parish?**

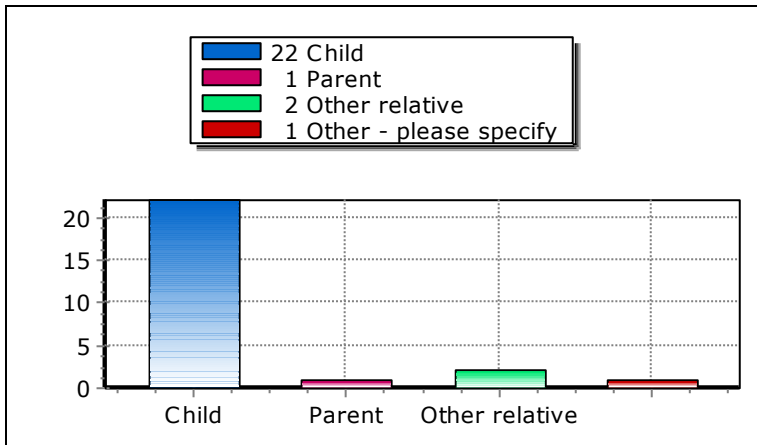


140 respondents (66%) have lived in the parish for over 10 years.

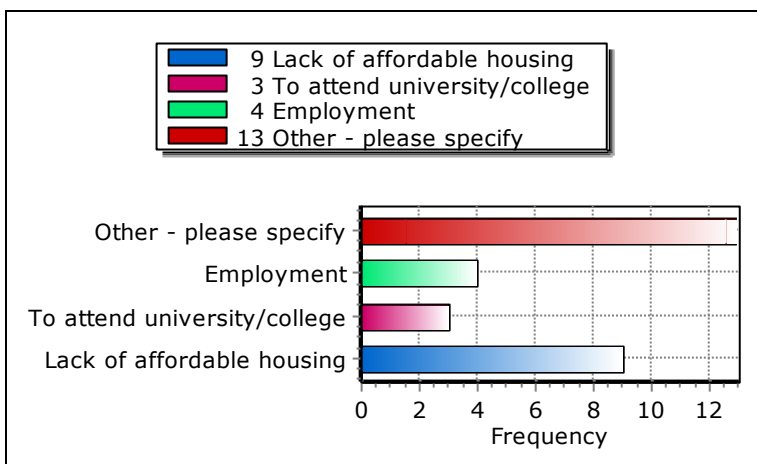
**Question 4. Have any members of your family/household left the parish in the last 5 years?**



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

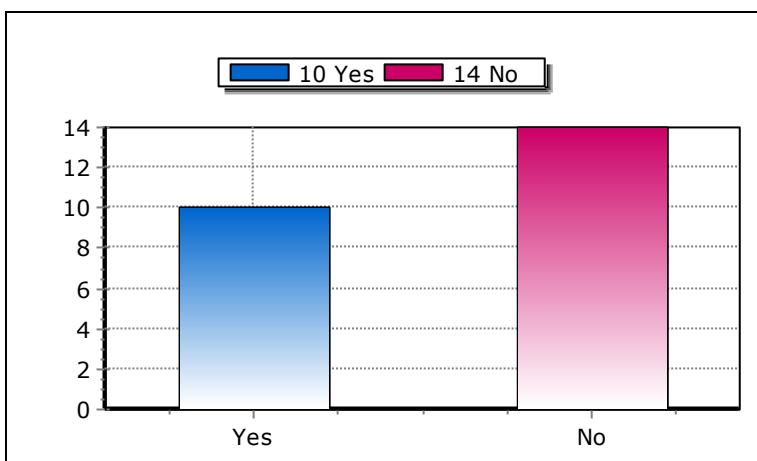


**Question 6. Please indicate the reason why they left.**



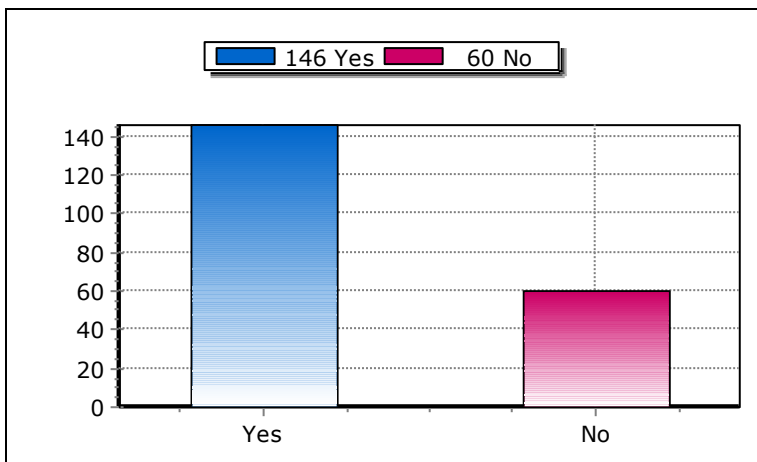
'Other' reasons include moved in with partner, left southeast, bought own home, marriage and to be close to work.

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





**Question 8. 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 Horton Kirby and South Darenth?**



71% of respondents who answered the question (69% of all respondents) said they would support a development of affordable housing/housing for older people.

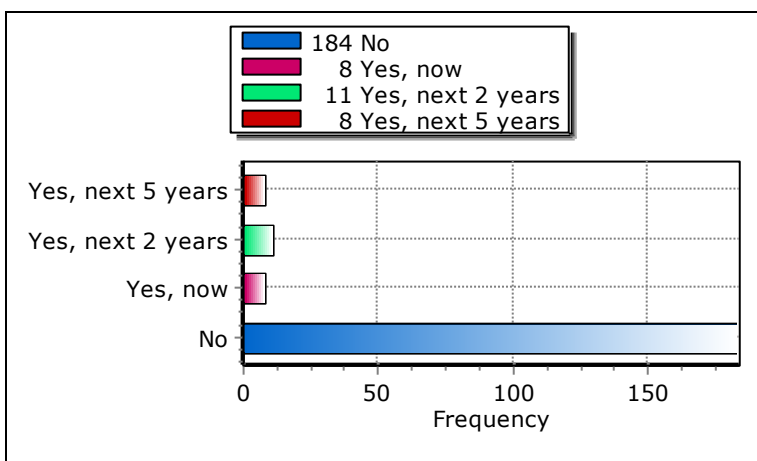
**Question 9. Please use this space if you wish to explain your answer to Q8.**

There were 106 responses to this question; a full list of responses can be found in Appendix H1.

**Question 10. Please state any sites you think might be suitable for a local needs housing development in the parish.**

There were 70 responses to this question; a full list of responses can be found in Appendix H2.

**Question 11. Do you or a member of your household need separate or alternative accommodation either now or in the next 2 or 5 years?**



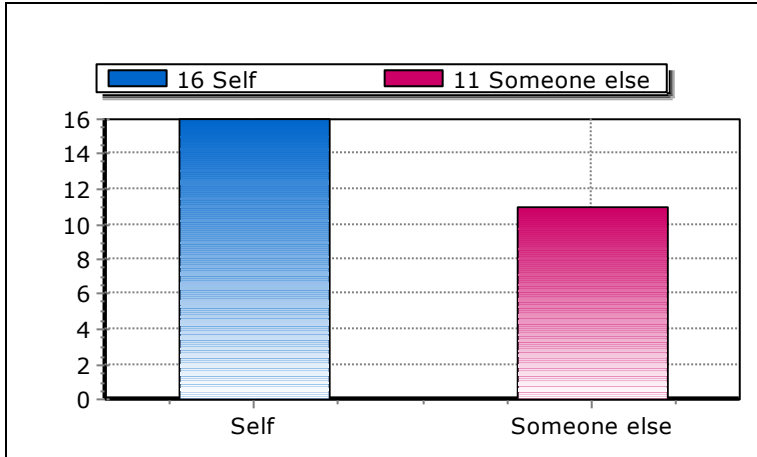
27 respondents said they had a housing need either now or in the next 2 or 5 years.

**Section 2 – Housing Needs**

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

27 respondents completed section 2

**Question 12. Are you completing this form for yourself or someone else?**



**Question 13. If you are completing this form for someone else, please state their relationship to you and where they currently live.**

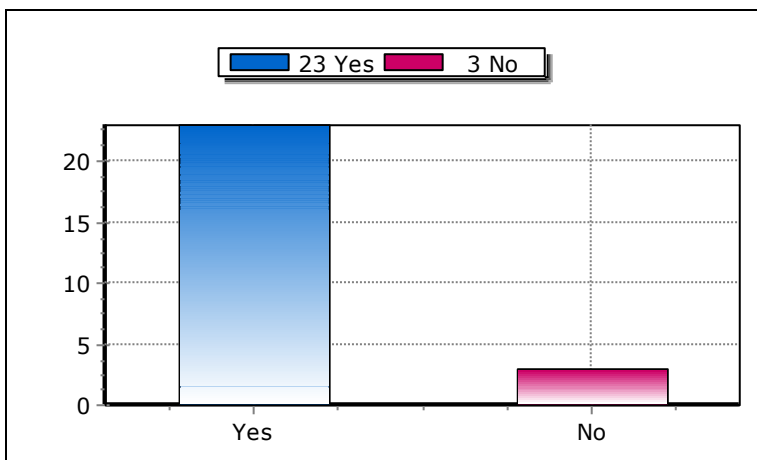
Respondents were mainly completing the form for their adult children living in the parental home.

**Question 14.** Personal details of respondents are not included in this report.

**Question 15. If you live outside the parish, do you wish to return?**

There were no responses to this question.

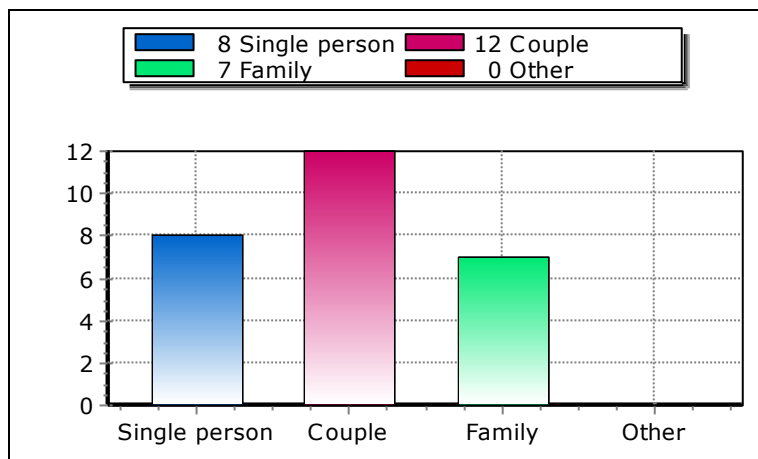
**Question 16. If you live in the parish, do you wish to stay there?**



**Question 17. What is your connection with Horton Kirby and South Darenth 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	24
I have previously lived in the Parish and have immediate family who currently live there and done so continuously for the last 10 years	3
I have lived in the Parish for a total of 5 out of the last 10 years	6
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	2
I am full time self-employed, and the majority of my work is in the Parish	0
I provide an important service requiring me to live locally	2

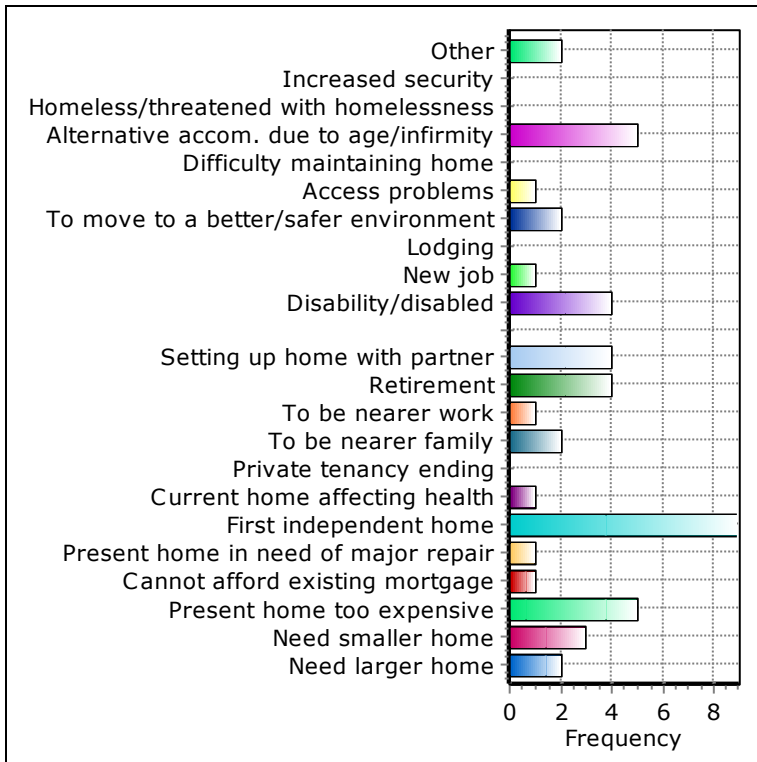
**Question 18. What type of household will you be in alternative accommodation?**



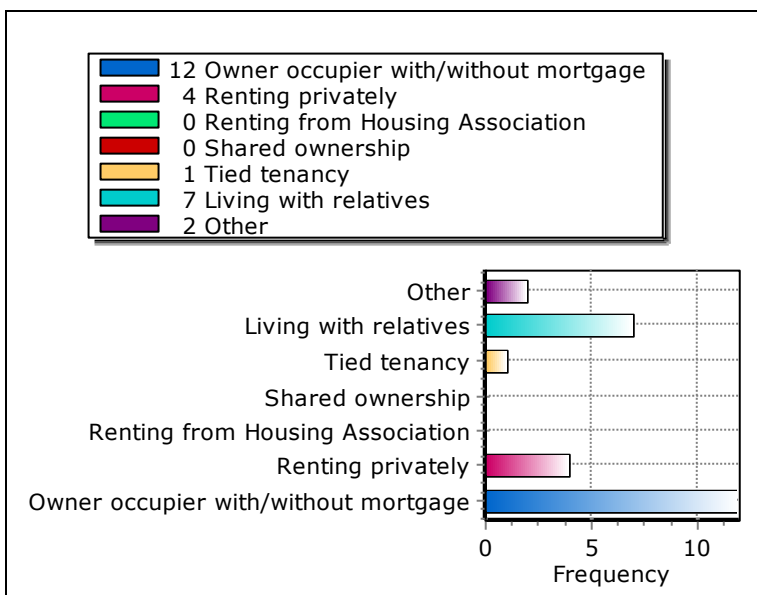
**Question 19. How many people in each age group need alternative accommodation?**

AGE	0 - 9	10 -15	16 - 19	20 -24	25 – 44	45 - 59	60 - 74	75+
Male	0	1	0	7	7	3	4	2
Female	1	4	0	4	5	3	5	3
<b>Total</b>	<b>1</b>	<b>5</b>	<b>0</b>	<b>11</b>	<b>12</b>	<b>6</b>	<b>9</b>	<b>5</b>

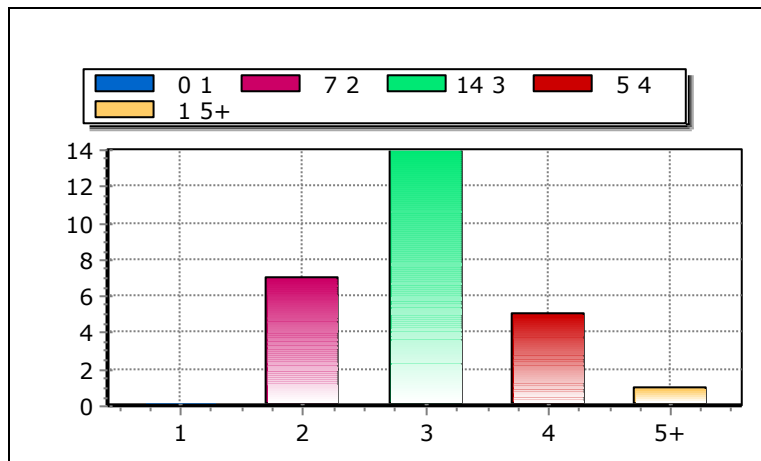
**Question 20. Why are you seeking a new home?**



**Question 21. What is your current housing situation?**



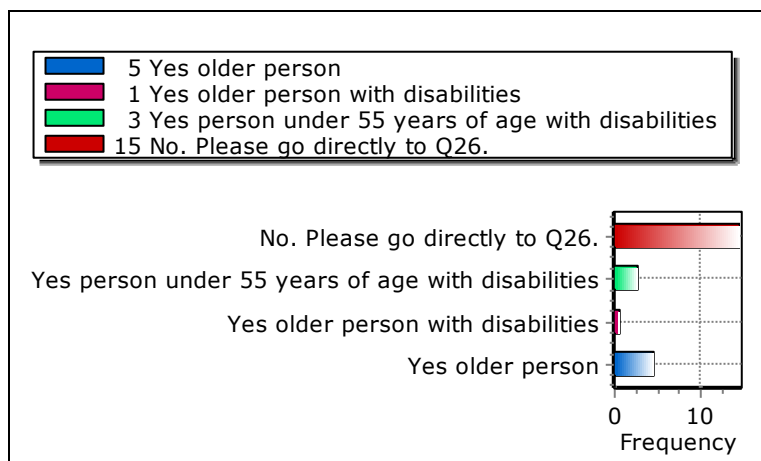
**Question 22. How many bedrooms does your current home have?**



**Question 23. Please tell us in your own words why you need to move and what prevents you from doing so.**

There were 19 responses to this question. A full list of responses can be found in Appendix H3.

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



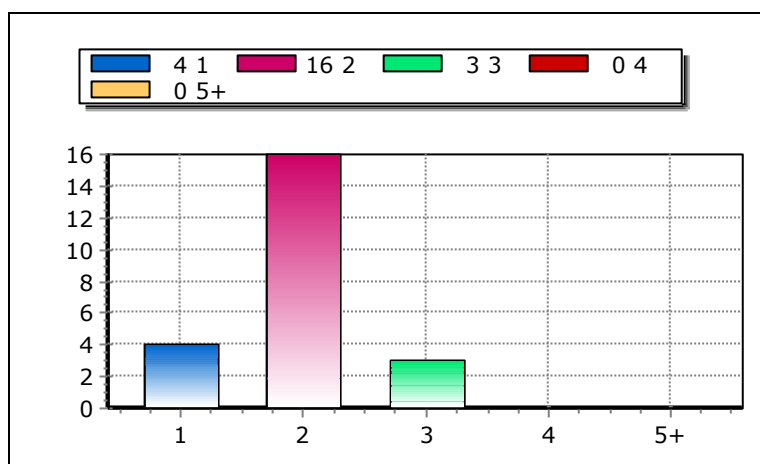
**Question 25. What type of housing do you need?** Only those respondents who answered Yes to Q24 were required to answer this question. The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.

Type of housing	Frequency
Level access accommodation suitable for older person/people with disabilities (without support services)	7
Level access accommodation suitable for older persons/people with disabilities (with on-site support)	1
Do not need level access	4

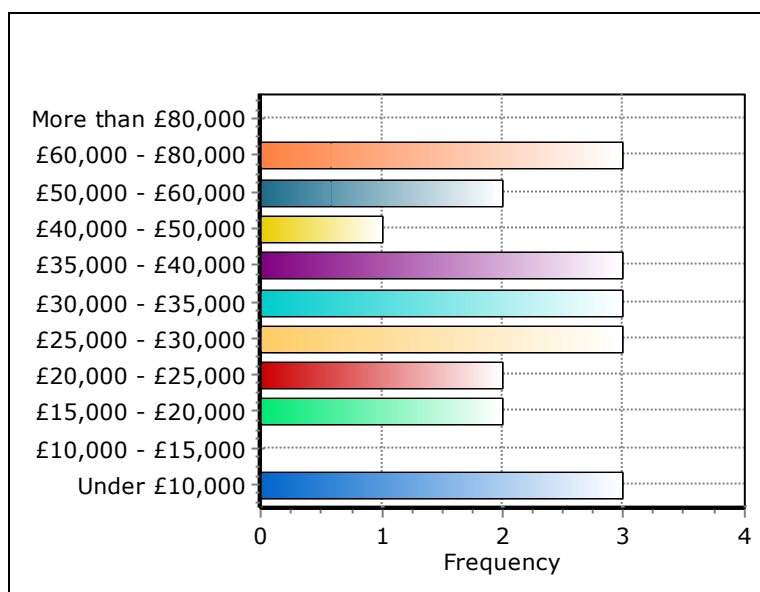
**Question 26. Which tenure would best suit your housing need?**

Tenure	Frequency
Affordable Rented – rent is 50%-80% of open market rents	8
Shared Ownership – part rent/part buy	3
First Homes – homes for owner occupation by first time buyers, that are discounted in perpetuity	8
Self-Build	0
Owner Occupation in homes designated for older people	6

**Question 27. 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



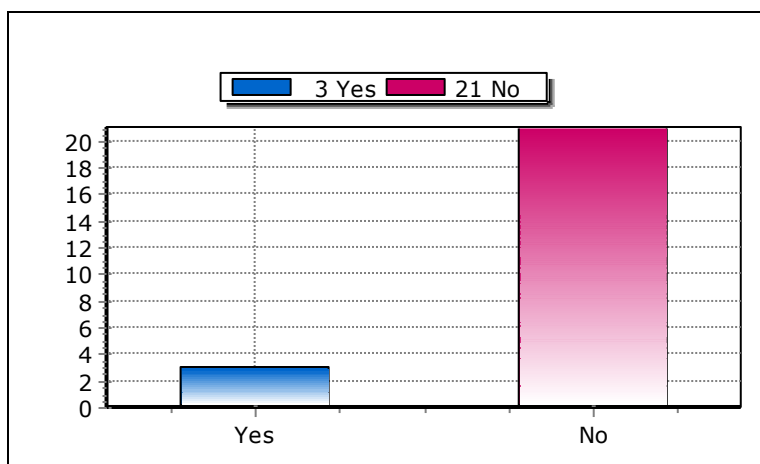
**Question 28. Please indicate the total gross annual income of the household in housing need.**



**Question 29. How much money would you be able to raise towards buying your own home?** The following answers were given:

- 1 x 4600
- 3 x £10,000
- 3 x 20,000
- 1 x £30,000
- 1 x £280,000
- 1 x £375,000
- 1 x £400,000
- 1 x £750,000

**Question 30. 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](http://www.rightmove.co.uk) which markets property for a number of leading local estate agents, in June 2022, found the following cheapest properties for sale in the parish:

<b>Type of Property</b>	<b>Number of Bedrooms</b>	<b>Price £</b>
Apartment	2	235 000
Apartment	2	325 000
Terraced house	2	425 000
End of terrace house	3	325 000
Detached house	3	420 000

### **Property to rent**

A similar search for rental properties found only one available in the parish, so the search was widened to within 3 miles:

<b>Type of Property</b>	<b>Number of Bedrooms</b>	<b>Price £pcm.</b>
Semi-detached house (South Darenth)	3	1650
Apartment (Swanley)	1	900
Apartment (Swanley)	2	1000
Apartment (New Ash Green)	3	1200

### **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 standard with HSBC at 4.04% (June 2022) 25-year mortgage term and is calculated using HSBC's mortgage calculator.

<b>Type of Property</b>	<b>Price £</b>	<b>Deposit (5%)</b>	<b>Gross Income Level</b>	<b>Monthly Repayment</b>
2 bed apartment	235 000	11 750	49 611	1058
2 bed apartment	325 000	16 250	68 611	1463
2 bed terraced house	425 000	21 250	89 722	1913
3 bed end of terrace house	325 000	16 250	68 611	1463
3 bed detached house	420 000	21 000	88 667	1891

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 £
3 bed house (South Darenth)	1650	66 000
1 bed apartment (Swanley)	900	36 000
2 bed apartment (Swanley)	1000	40 000
2 bed apartment (New Ash Green)	1200	48 000

Information provided by [House of Commons Library, Constituency data: house prices](#), states that the median value of properties in the Neighbourhood area of Darenth Valley is £330,00 (December 2021).

### **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 North West Kent. 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	673
2 bed	847
3 bed	1047
4 bed	1296

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	673	26,920
2 bed	847	33,880
3 bed	1047	41,880
4 bed	1296	51,840

### **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. The full market value of these properties are taken from information found on the Help to Buy Agent's website [www.helptobuyagent3.org.uk](http://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 taken from Shared Ownership sales found at Help to Buy as above.

<b>Property price £</b>	<b>Discounted price (50%) £</b>	<b>Deposit Required 5%</b>	<b>Gross Income required</b>
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**

Twenty seven 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.

8 respondents said they need housing now, 11 in the next 2 years and 8 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 8 households seeking housing now**

One respondent was excluded because they did not indicate sufficient information for an assessment of their need to be made

### **The 7 households seeking housing now are:**

#### **Household type:**

- 2 x single people (one is under 55 with disabilities)
- 3 x couple (one is an older household)
- 2 x family

#### **Current housing:**

- 1 x owner occupier (older household)
- 2 x private rented
- 4 x living with relatives

#### **Income:**

- 1 x under £10,000
- 2 x £20,000 - £25,000
- 2 x £30,000 - £35,000
- 2 x £35,000 - £40,000

#### **Tenure wanted:**

- 3 x First Homes
- 2 x Affordable Rent
- 1 x Affordable Rent or Shared Ownership
- 1 x Owner Occupation for older household

#### **Type of housing wanted:**

- 2 x level access accommodation suitable for older person/people with disabilities without support services

#### **Money available towards buying home:**

- 2 x £20,000

#### **Analysis of need:**

- 1 x 1 bed First Home
- 2 x 1 bed Affordable Rent
- 1 x 2 bed Affordable Rent
- 1 x 3 bed Affordable Rent
- 1 x 1 bed Affordable Rent (level access without support for person under 55)
- 1 x 2 bed owner occupation for older persons (level access without support)

### **Assessment of the 11 households seeking housing in the next 2 years**

Four respondents were excluded for the following reasons:

Two respondents did not want to stay in the parish

One respondent was an owner occupier (younger household) wanting to buy an alternative property on the open market

One respondent did not indicate sufficient information for an assessment of their need to be made

### **The 7 households seeking housing in the next 2 years are:**

#### **Household type:**

1 x single person

5 x couples (3 of the couples are older households and 1 couple includes a person under 55 with a disability)

1 x family

#### **Current housing:**

2 x living with relatives

2 x renting privately

1 x tied tenancy

2 x owner occupier (older households)

#### **Income:**

2 x £15,000 - £20,000

2 x £25,000 - £30,000

1 x £40,000 - £50,000

1 x £50,000 – 360,000

1 x £60,000 - £80,000

#### **Tenure wanted:**

2 x Affordable Rent

1x Affordable Rent/First Homes

1 x Shared Ownership/First Homes

1 x Affordable Rent/Shared Ownership/First Homes

2 x owner occupation for older households

#### **Money available towards buying home:**

3 x £10,000

1 x £375,000

1 x £750,000

#### **Analysis of need:**

1 x 2 bed First Home

2 x 1 bed Affordable Rent

1 x 1 bed Affordable Rent – level access without support for older person

1 x 2 bed Shared Ownership – level access for person under 55 with disabilities, without support

1 x 2 bed owner occupation for older person (does not need level access)

1 x 3 bed owner occupation – level access without support for older person

### **Assessment of the 8 households seeking housing in the next 5 years**

Two respondents were excluded for the following reasons:

One respondent did not indicate sufficient information for an assessment of their need to be made

One responded was a young owner occupier wishing to buy an alternative property on the open market, outside of the parish.

### **The 6 households seeking housing in the next 5 years are:**

#### **Household type:**

3 x single people (2 are older households and 1 is a person under 55 with disabilities)

3 x couples (2 are older households)

#### **Current housing:**

2 x Living with relatives

4 x Owner occupiers (older households)

**Income:** One respondent did not answer the question

1 x under £10,000

1 x £20,000 - £25,000

1 x 330,000 - £35,000

1 x £35,000 - £40,000

1 x £60,000 - £80,000

#### **Tenure wanted:**

1 x Affordable Rent

1 x First Homes

4 x Owner Occupation for older households

#### **Money available towards buying home:**

1 x £4600

1 x £20,000

1 x £40,000

1 x £280,000

1 x £400,000

#### **Analysis of need:**

1 x 1 bed Affordable Rent

1 x 1 bed Affordable Rent – level access for person under 55 with disabilities, without support

1 x 2 bed Owner Occupation for older households

1 x 2 bed Owner Occupation for older household - level access with support

2 x 2 bed Owner Occupation for older household – level access 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 13 affordable homes for 4 single people, 6 couples and 3 families. The respondents all indicated strong local connections to Horton Kirby and South Darenth and currently live there.

1 of the 13 respondents is older household and 3 are households under 55 with a disability.

The respondents in need of affordable housing are currently living in the following types of housing: 8 x living with relatives, 4 x renting privately, and 1 x tied tenant. Three respondents are registered on the Sevenoaks District Council Housing Register.

The 13 households said they require the following number of bedrooms: 3 x 3 bed, 9 x 2 bed and 1 x 3 bed. Actual size of the property that respondents are eligible for in terms of rented housing will depend upon the council's adopted Allocations policy. Actual size of the low cost home ownership options will depend upon affordability/eligibility of Shared Ownership and First Homes. See below:

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**

5 x 1 bed

2 x 1 bed level access without support for person under 55 with disabilities

1 x 1 bed level access without support for older household

1 x 2 bed

1 x 3 bed

#### **First Homes**

1 x 1 bed

1 x 2 bed

#### **Shared Ownership**

1 x 2 bed level access without support for person under 55 with disabilities

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

The survey has identified a need for 7 homes for older owner occupiers wanting to downsize/move to more suitable housing for their needs. They are 2 single people and 5 couples.

The respondents all currently live in the parish of Horton Kirby and South Darenth.

Reasons for needing to move include present home too expensive, need a smaller home, retirement and need alternative accommodation due to age/infirmity.

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

- 1 x 2 bed for older owner occupiers (do not need level access)
- 4 x 2 bed level access suitable for older persons without support services
- 1 x 2 bed level access suitable for older persons with support services
- 1 x 3 bed level access suitable for older persons without support services

## 9. APPENDIX H1

### **Question 9. Please use this space if you wish to explain your answer to Q8**

I'm not far off 50, I live and look after my 83yr old Mum. When she dies, the council will kick me out. I can't afford to rent anywhere on minimum wage & will be homeless.

The whole point of living within a rural area is that it is rural. Horton Kirby & South Darenth is already spilling into Sutton at Hone + Farningham, our views cannot be spoiled by more housing making us an urban area.

Needs to be near shops.

Need to retain all available open space

Not enough housing means high (proportion?) of older people in parish. Local school is more for children further away, who come by car clogging roads/adding pollution.

Need more canal (?) housing for all villagers.

There are already 2 elderly affordable housing /association complexes in the parish. There are 2 complexes of affordable housing for the elderly - Shrubbery Road + Millstone Close. Also, a whole village for retired folk.

Only if it did not use public green areas and if the housing was affordable to those on low incomes.

Going to Southdowns is not an option as there's a huge service charge (i.e., £5,000 per year). Also have to be resold to owner for same price as bought!! Council accommodation - very basic.

Some people enjoy being with their own (indecipherable) feeling they have things in common

Everyone deserves as home - but bear in mind more homes bring more cars - parking is awful in village.

A lot of new development was done in the last 20 years. There is much strain on local services.

My view from my patio doors + kitchen window is beautiful so certainly wouldn't want to see a housing estate instead of fields.

No such option as 'affordable'.

I'm worried my pension won't allow me to stay in my home when I retire so I could sell it and buy a cheaper home + live off my equity.

Because possibility of older people in too bigger houses and finding it difficult to keep them in good repair.

This area is predominantly agricultural and greenbelt and should remain so.

Already too many new buildings here. The Mill! The Fire Station! No More!!

An excellent idea. We have seen an attractive development in a Dorset village where available properties are snapped up as holiday rentals pricing the local residents out of the property market.

There is already affordable housing in the area i.e., Axtane Close, Millstone Mews and the ones in Esparto Way to name a few. Also, Saxon Place Horton Kirby.

More affordable builds required in Horton Kirby and South Darenth, people's families can't afford to stay in area but not to overpopulate community?

Thinking ahead about my own children



I already know residents in my group of flats that depend on the closeness to their children and grandchildren. It makes sense to produce housing that enables this connection.

Lots of people have lived here for a long time. If they have to sell their home because it's too much for them, it would be nice if there was a place, they could move to.

We do not need any more housing developments in Horton Kirby. Services cannot cope with the number of housing now. It is a village and should stay as one.

I would support it for younger people only. Older people have had the dual advantage of unearned income & access to 'gold plated' defined benefits pensions. Something that younger people today can only dream of.

Affordable housing for older people only.

Only if no more green fields and trees destroyed.

Southdowns has 250 properties & there are at least 4 or 5 homes for elderly or disabled people in the area at present.

To help keep communities together

Not enough affordable housing in the villages

I do not support this idea. The reason we live in a rural area is because we enjoy the green space around us. Building new developments will spoil this especially as the village does not have the infrastructure to support a new development or a reliable bus service.

Why not?!

Because it is a little village

If it was only for those described. For older people & not a mass development.

We need to keep as much of our open space as possible. Plus, we already have Southdowns retirement village

It is a small village & already extremely busy & already has one complex.

My parents lived with us before they died. If there had been appropriate accommodation locally, we would have considered that.

For young people - yes. Young people have to move. The mill site could have been used for both old and young.

If it was for younger people/families. I think there are quite a few areas of housing for older people in the parish.

Dartford area has so many new builds. Keep village as is!

Elderly persons sometimes need to downsize to properties that need less upkeep

I currently reside in an over 55s community in South Darenth. There is a need for similar developments - offers a sense of security and a community that understands your needs. Good for socialising - less isolation equals less mental health issues.

There is already a problem with traffic + parking in this area.

Providing such housing was non-private rental and could never be sold off (ie: not 'right to buy').

This is a village not a town. The continual developments are changing its character forever. We moved here 30 years ago because it was a small village, if you keep building, we will move!

Enough houses already & no parking as it is!

Local people should have the right to local housing rather than rich people from the city or more affluent areas coming in and over-running the area (ie: raising the values of properties beyond local residents' budgets).

I would rather support affordable housing for younger people.

There is a need for smaller property for single older people and a need for family cheaper homes for young couples who want to stay here.

There is not enough affordable housing for older people.

I would support a small development if the homes were allocated to people that are from the parish. As I was born and lived here all my life.

Must not be sold for buy to let

We need 3 bedroom homes for families

I was born in Horton Kirby over 65 years ago, had to move away because I couldn't afford or find suitable housing here: however, the housing association properties in South Darenth are a hotbed of drugs + antisocial behaviour and I wouldn't want to live there, this would need to be addressed. Also, house size, some 4 beds would be useful. My daughter has 3 autistic kids + 1 teenager. There is no suitable affordable housing for her.

We don't want to build the village up with lots of property

There is a need

Local people should be able to stay in their village at affordable prices

I don't really want further building on green belt land. I don't want the countryside demolished. However, a small development for a genuine need would not be opposed.

Yes, but we already have Southdowns

Pensioners

Need this type of development to prevent families having to travel miles to keep in touch.

Too many cars already. Too much traffic through the village. No dentist/oversubscribed doctor's surgery.

To agree to help the elderly

Not necessarily affordable as such but reserved for local people such as 106 clause used elsewhere.

It will need to be small

I'm neutral on this

There is very limited parking and transport links are very poor. Also, it would spoil the surrounding countryside.

Too much development as it is.

Yes, but only small. South Darenth is far too busy with houses and too many cars.

Small development only, however it places additional pressure on other services e.g., healthcare. Also, all green space is being developed on.

We like the amount of space/land around here. More housing would be a burden on roads/GPs

Why do older people need affordable housing? Should be for 1st time buyers.

Maybe it depends on how small and where.

Only if on a suitable site and built in keeping with the character of the villages.

House prices are so high that young people are priced out of the market.

The traffic, roads and parking would get even worse. Schools and doctors would also become more of a problem.

Though yes this may change depending on the authority's size of small.

Affordable housing is a misnomer. Shared ownership is a con.

We do not need more strains on essential services - doctors/schools etc.

I think it's important for family to stay together.

Extend Southdown retirement village

There is already a site for people over 65. A retirement village. We love the open fields all around us.

Will spoil the area

Do not want overcrowding

Brown field sites only. Not current open space within. Better infrastructure inc doctors.

There is enough housing in area, we are losing our identity as it is. We used to know everyone not now!

I think it's right for older people who may not be able to buy to be able to remain in the village.

Area too crowded with cars already. Parking an issue in the village. Area has had developments already - Esparto Way + area of Westminster Field.

We already live in Southdowns, a lovely retirement village in S. Darenth.

We have owner occupier village for the elderly. We have affordable housing/housing for elderly in village. We have not space for anymore.

Should expand the retirement village at Southdowns.

We should all be entitled to live where we want subject to affordability.

We do not want any more development in the villages.

Yes, but not in the New Road/Horton Road area - these are completely overwhelmed with new development/inadequate parking.

Only if more schools + doctors + dentists were made widely available.

Although I agree there is a need for affordable homes for local people, I also feel the green belt has to be protected - brown field site available.

Built up enough. Parking a nightmare everywhere.

Doing so would enable: 1. suitable housing to allow them to stay in their communities. 2. would free up larger properties for new families to move into.

The development should not take over green belt or the countryside but put in place like the Southdowns development.

It would depend on the plans impact on the village, criteria etc.

Overcrowded already

Answer is 'yes' on principle ie: ethically, but this is also a green belt area. Any sizeable infringement of green belt sites could set a precedent leading to disaster.

Older people are too often ignored.

## 10. APPENDIX H2

**Question 10. Please state any sites you think might be suitable for a local needs housing development in the parish.**

The old football pitch belonging to the old boy's home, room for a shop there too.

Land between South Downs and railway line (old football pitch). Land near station/A225 by Dartford Road.

Bottom and top paddocks.

None. We have Esparto Way & we have had houses built in the past - the village cannot sustain more housing.

Middle paddock - useless space, just dog poo area!

Small grassland in Homesdale Road.

None.

None.

None.

Oakview 'stud' farm, Lombard St, Horton Kirby as soon as possible please!

Oak View stud farm

Horton Kirby derelict fire station plus Heritage Centre land and buildings next to village hall. Compulsory purchase Oakview stud farm and redevelop site?

I'm not expert enough to know what land or property would be available apart from the old fire station at South Darenth.

We already have Southdowns but it would be good to have an alternative, less expensive housing for older local people. Maybe the old fire station site or next to village hall.

None.

Stud Farm, flats above the Co-Op.

Rabbits' Road fields, next to railway line.

None

Oakview stud farm, Lombard Street

None

Any free ground is very necessary.

We have already offered our existing land for development via the Sevenoaks District Council call for sites (ref: HO/21/00024)

The old football ground Rabbits Road

None.

Bottom paddock

Football field - unused - Rabbits Lane? Residential/nursing home/village for the older person (bungalows/warden supported flats)

Land in Horton Kirby between Lombard Street, Rays Hill and The Street.

None.

Not sure.

Don't know

Old football field opposite South Downs Retirement Home, Rabbits Road, South Darent

Westminster Field

Environmental building & old disused fire station

The stud farm Horton Kirby - it's a blight that needs redevelopment.

Oak View Stud Farm

Not sure

No opinion.

None

I am not sure which sites would be suitable and as a family we enjoy the green areas and rural location

Don't know

Elsewhere / as soon as I retire, I will move out of the parish to somewhere less congested.

No idea

The village is too small + is already being crushed by new developments.

Unknown

None

The Wide Horizons site next to the village hall

A small area opposite the Bridges Pub

As I'm in green belt and have severe restrictions how are we able to build new.

The Horizon building

Oakview 'Trading estate'?

The old fire station. Wherever a site is found it needs easy access to public transport which is sadly lacking in some parts of the parish.

The old fire station site in South Darent.

None, we need to retain our rural area.

Not sure

The old school on Horton Road, currently for sale.

None required thanks.

None left.

Fire station, education centre by village hall. Lombard Street stud farm in place of illegal containers.

N/A

Rabbits Road, opposite site to current Southdown retirement village (between the road and the train line) - current derelict land.

Stud farm in Lombard Street

Areas around Roman Villa Road.

Not sure

Land opposite Shrubbery Road. Fields adjacent and opposite allotment.

Sort out Oakview trading estate - and convert present land use for small housing development.

Unsure - but suggest local to shops, amenities + bus/train services.

The Southdowns site as the bus route goes there or that area. School Lane, Horton Kirby, Lombard Street, Horton Kirby.

None as there is already lack of infrastructure to support existing people + traffic.

None

## **11. APPENDIX H3**

**Question 23. Please tell us in your own words why you need to move and what prevents you from doing so.**

Current property is very expensive, so we are unable to save for a mortgage. We would like to stay close (indecipherable) to work + childcare but the area is very expensive to buy in so may have to move somewhere cheaper to save for house deposit, but also maybe cannot afford a mortgage here anyway due to housing costs.

Would be nice for son to be able to move out & set up his own home. Affordability + raising a deposit are main issues.

I need to move into my own home but want to move out of HK&SD to be closer to a town for transport links and work opportunities.

We anticipate moving as we get older probably to Southdowns.

Need to downsize. Wife's increasing mobility problems. Lack of suitable accommodation.

No suitable housing - need 2 bedroom 2 bathroom quality house and being able to accommodate visitors/family

My child has been diagnosed with ADHD & epilepsy and needs her own space as she does not sleep due to her disabilities. This is really affecting her sister and is putting a major strain on our family living. I am a single parent. My child has anxiety too and does not want to leave the parish as she feels safe here.

First home. Cost and availability.

We would like to move eventually to Norfolk to be nearer to family. South Darent has difficulty accommodating 2/3 cars per household and the South East (Dartford Crossing) causes travel chaos.

Will need to move to have independent adult life but need to be near family who live in the village as disabled & need family support.

1) Simon (son) - lack of affordable 1 bed flats for sale. 2) Ben & Gwen - disability and retirement.

Children are adults and need their own independent lives. Housing in the parish is far too expensive as are nearby parishes.

Smaller garden

We are in private renting. Both have ill health. We are now too old to get a mortgage. My husband has back problems and I have Crohn's Disease. To move into another private rented will not solve our problem. We both worry about the high rent, as I am having more tests under the hospital.

I will need to move due to retirement

There are repairs that are needed. Don't want to spend all retirement pension on the home. We want to live near to family, so that is making it hard to find another suitable home.

Service charge and ground rent I currently pay for my flat is disproportionately high for the services I receive. I would rather use the money to put towards a bigger monthly mortgage payment.

When we start a family, we will need a bigger home

Current home too expensive. The current renting prices are unaffordable.



# Horton Kirby & South Darenth Parish Council

May 2022

Dear Resident,

## Housing Needs Survey

You may recall having received this survey in January. Unfortunately, there was a problem with the delivery service which meant that not all residents received one. We are therefore running it again and would be grateful if you could respond, even if you previously did so.

Horton Kirby & South Darenth Parish Council is working with Sevenoaks District Council to assess whether there might be a need for “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.

We are sending out this Housing Needs Survey to assess the need and gauge the level of support a small scheme of local needs housing might have in our parish. Tessa O’Sullivan, 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, Tessa will provide a summary report to the Parish Council, and this will then be made publicly 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 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 Tessa. Telephone: 07899 902 321.

Email: [tessa.osullivan@ruralkent.org.uk](mailto:tessa.osullivan@ruralkent.org.uk). If you are in housing need, it really helps if you provide Tessa 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 Tessa.

Please return your completed survey form in the freepost envelope provided by **3<sup>rd</sup> June 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,

Horton Kirby & South Darenth Parish Council

# HOUSING NEEDS IN THE PARISH OF HORTON KIRBY & SOUTH DARENTH



Please complete this survey on behalf of your household.

## SECTION 1

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

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

Q3. How long have you lived in the parish?  
 Less than 3 years  3-5 years  6-10 years  Over 10 years

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

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

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

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

If they would like to return they can complete Section 2 of this survey or request a new form by emailing [tessa.osullivan@ruralkent.org.uk](mailto:tessa.osullivan@ruralkent.org.uk) or phoning 07899 902 321

Q8. 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 Horton Kirby & South Darenth?  
 Yes  No

Q9. Please use this space if you wish to explain your answer to Question 8.

Q10. Please state any sites you think might be suitable for a local needs housing development in the parish

Q11. Do you or a member of your household need separate or alternative accommodation either now or in the next 2 or 5 years?  
 No  Yes, now  Yes, next 2 years  Yes, next 5 years

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

## SECTION 2

## HOUSING NEEDS

If you or anyone else living in your house is in need of alternative housing, please continue with the questionnaire. Please complete one form per household in housing need e.g. if you have two adult children who want to move to a new home separately from each other they must complete one form per person. If you need another form please contact the Rural Housing Enabler on 07899 902 321 or email [tessa.osullivan@ruralkent.org.uk](mailto:tessa.osullivan@ruralkent.org.uk)

Q12. Are you completing this form for yourself or someone else?

 Self Someone else

Q13. If you are completing this for someone else please state their relationship to you and where they currently live eg. with parents, private renting etc.

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

Q14. 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 you do give will remain confidential to Action with Communities in Rural Kent. Please also see statement below

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

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

Postcode: \_\_\_\_\_ Phone No: \_\_\_\_\_

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

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

Q15. If you live outside the parish do you wish to return?

 Yes No

Q16. If you live in the parish do you wish to stay in the parish?

 Yes No

Q17. What is your connection with Horton Kirby & South Darenth 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 full time\*\* permanent employment in the Parish

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

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

I provide an important service requiring me to live locally e.g. unpaid carer, school crossing patrol, etc.

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

\*\*The applicant's place of work/service must be located in Horton Kirby & South Darenth Parish

**Q18. What type of household will you be in alternative accommodation?**

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

**Q19. How many people in each age group need alternative accommodation?**

**MALE**

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

**FEMALE**

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

**Q20. Why are you seeking a new home (please tick all that apply)**

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

**Q21. What is your current housing situation?**

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

**Q22. How many bedrooms does your current home have?**

- 1     2     3     4     5+

**Q23. Please tell us in your own words why you need to move and what prevents you from doing so.**

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

- No. Please go directly to Q26.  
 Yes older person     Yes older person with disabilities     Yes person under 55 years of age with disabilities

**Q25. What type of housing do you need? Please tick any that apply.**

- Level access accommodation suitable for older person/people with disabilities (without support services)  
 Level access accommodation suitable for older persons/people with disabilities (with on-site support)  
 Do not need level access

**Q26. Which tenure would best suit your housing need? 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

**Q27. How many bedrooms will you need? Please note. 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  5+

**Q28. Please indicate the total gross annual income (before tax) of the household in housing need (joint if a couple). Do not include housing benefit or council tax benefit.**

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

**Q29. 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.**

\_\_\_\_\_

**Q30. 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 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](http://www.kenthomechoice.org.uk)

To be considered for Shared Ownership you must be registered with the Help to Buy agent, please go to <https://helptobuyagent3.org.uk>

Information on this form will be used to provide a summary of the level of housing need in Horton Kirby & South Darenth 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  
3rd JUNE 2022**