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# **Badgers Mount Housing Needs Survey March 2021**

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

**With the support of:  
Badgers Mount Parish Council  
Sevenoaks District Council**

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## **1. EXECUTIVE SUMMARY**

The Rural Housing Enabler (RHE) undertook a parish wide survey to ascertain if there are shortfalls in affordable housing provision within the parish of Badgers Mount. This report provides overall information as well as analysis of housing need.

A survey was posted to every household within the parish in September 2020. 257 Surveys were distributed with 46 surveys being returned, representing a 18% response rate.

Analysis of the returned survey forms identified that 100% of respondents are owner occupiers. 64% of respondents have lived in the parish for over 10 years.

At the time of writing the report the cheapest property for sale in the parish was a 2-bed terraced house for £379,000; to afford to buy this home a deposit of approximately £56,850 would be required and an income of £75,800. There were no properties found available for rent in the parish; the cheapest property found within 1 mile of the parish was a 2-bed cottage for £1,375 pcm; to afford to rent this property an income of approximately £55,000 would be required.

Overall, a need for 1 affordable home, for the following local household was identified:

- 1 couple

The survey did not identify a requirement homes for older households to seek alternative accommodation or downsize.

## **2. INTRODUCTION TO THE BADGERS MOUNT HOUSING NEEDS SURVEY**

The Rural Housing Enabler worked with Sevenoaks District Council and Badgers Mount 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**

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

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

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>2</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> A New Rural Settlement: Fixing the affordable housing crisis in rural England [https://www.ippr.org/files/2018-06/1530194000\\_a-new-rural-settlement-june18.pdf](https://www.ippr.org/files/2018-06/1530194000_a-new-rural-settlement-june18.pdf)

<sup>2</sup> [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, the 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 Badgers Mount Parish Council who agreed the format of the covering letter. A copy of the survey was posted to every household in the parish in January 2021.

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. As an alternative to the postal survey, an online survey was available and details about how to access this were outlined in the covering letter. It was asked that completed survey forms were returned by 3<sup>rd</sup> February, due to a low response rate the deadline was extended to the 19<sup>th</sup> February. All surveys received at Action with Communities in Rural Kent by that date are included in this report. All responses received were paper copies of the survey form (no online survey forms were requested).

257 surveys were distributed with 46 returned by this date representing a return rate of 18%.

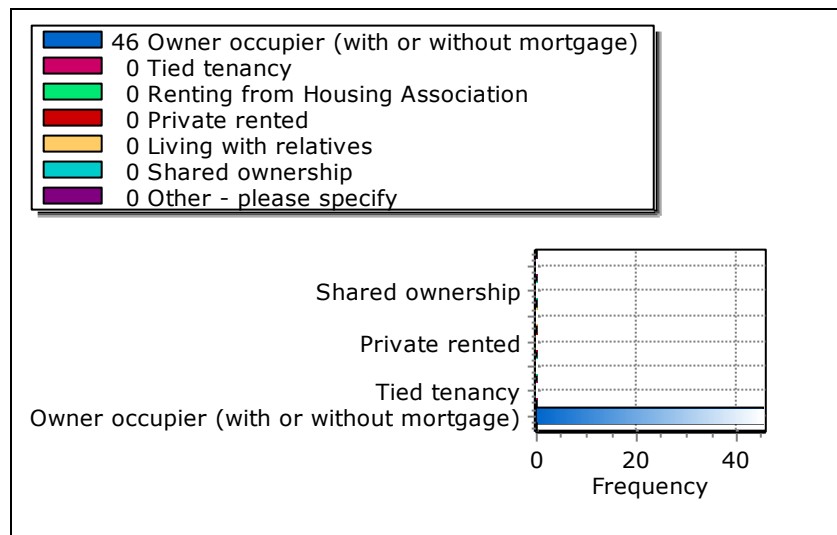
Some surveys were not fully completed therefore the results are shown for the total answers to each question.

## 5. RESULTS

### Section 1

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

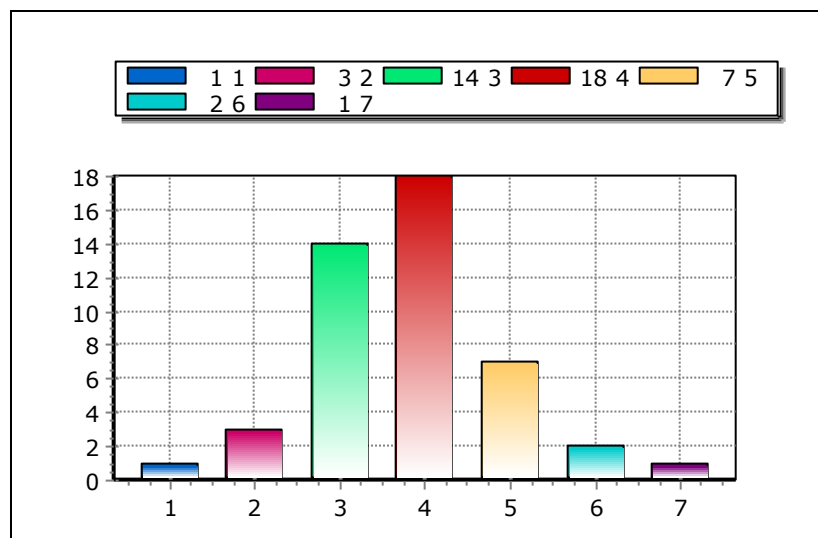
#### Question 1. What type of housing do you live in?



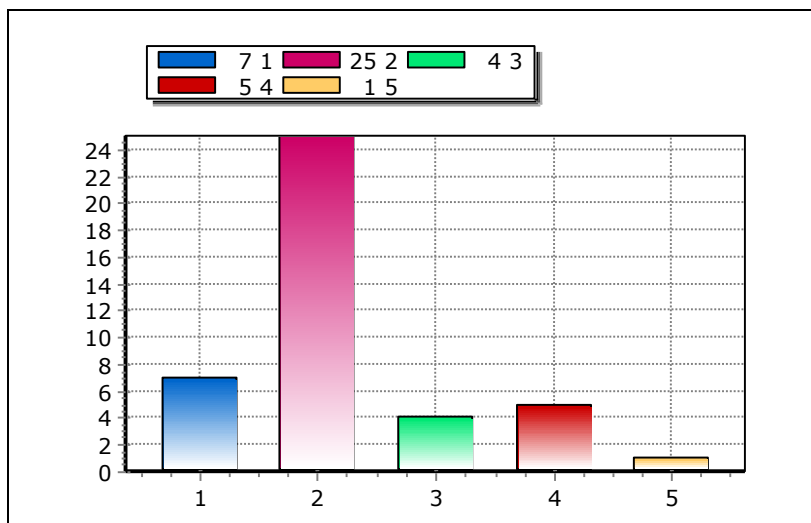
100% of respondents are owner occupiers.

#### Question 2.

#### Number of bedrooms in your home?

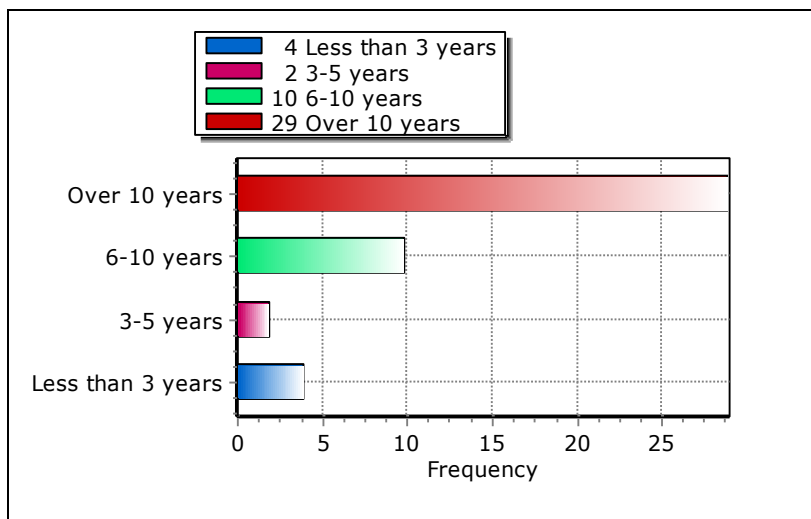


### Number of people that currently live in the property.

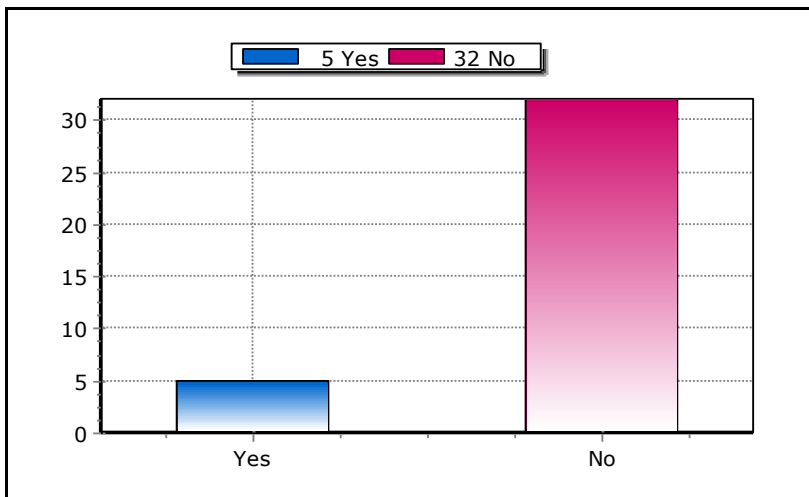


### Question 3. How long have you lived in Badgers Mount?

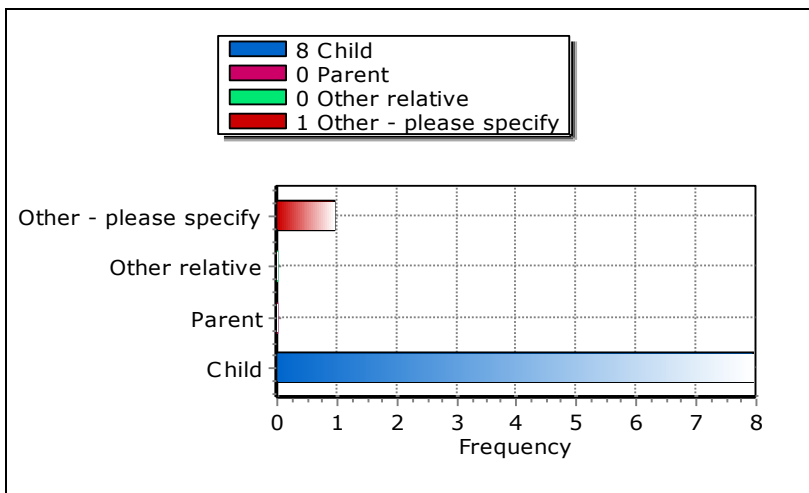
29 respondents (64%) have lived in the parish for over 10 years.



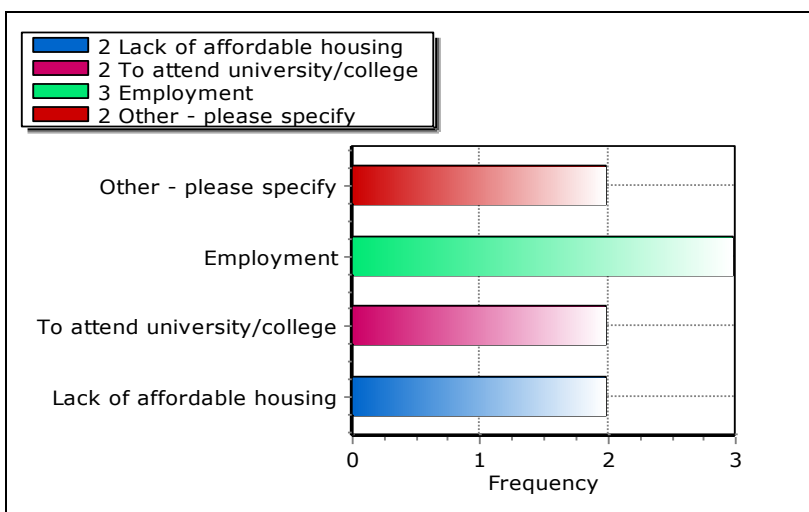
**Question 4. Have any members of your family/household left Badgers Mount in the last 5 years?**



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



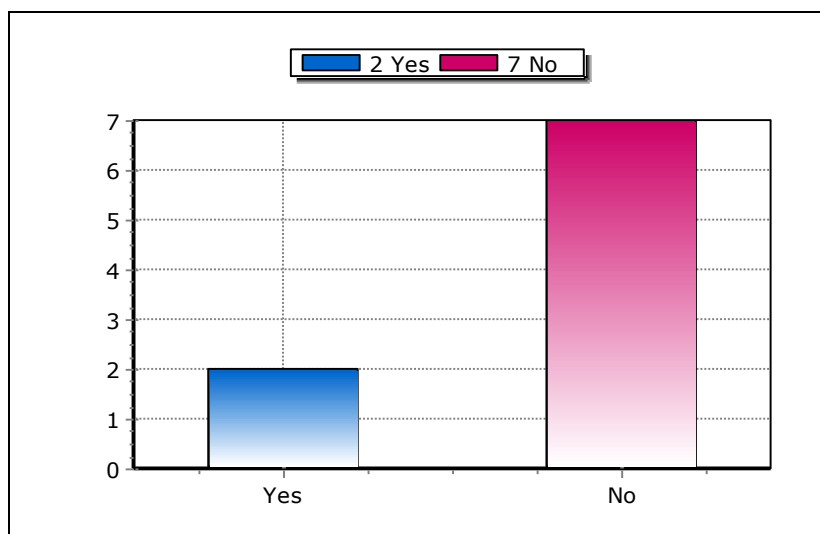
**Question 6. Please indicate the reason why they left.**



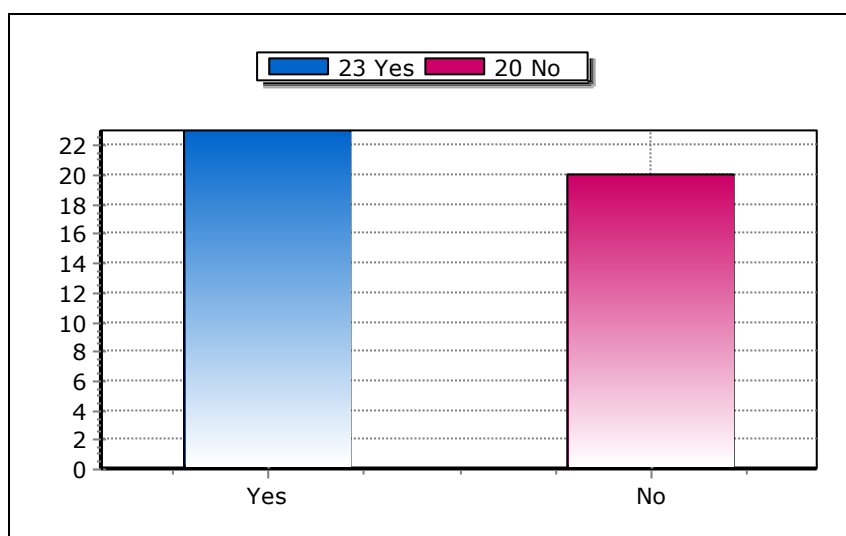
Other; the respondent said their grown-up child had left as they had bought a house with their partner.



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



**Question 8. Would you support a small development of affordable housing e.g. 6-10 homes if there was a proven need for people with a genuine local connection to Badgers Mount?**



53% of respondents who answered the question (50% of all respondents) said they would support a development of affordable housing for local people.

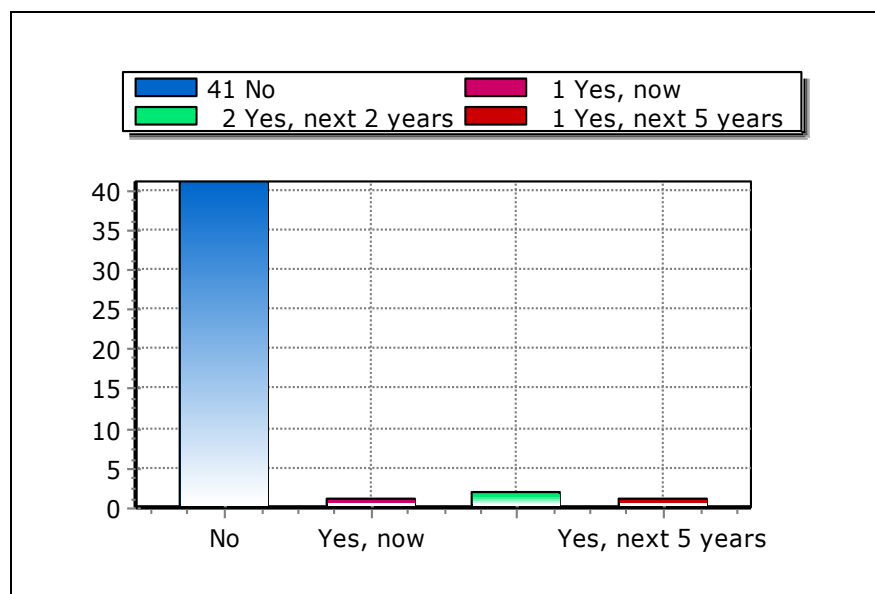
**Question 9. Please use this space if you wish to explain your answer to Q8.**

There were 25 responses to this question; a full list of responses can be found in Appendix B1.

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

There were 15 responses to this question; a full list of responses can be found in Appendix B2

**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?**

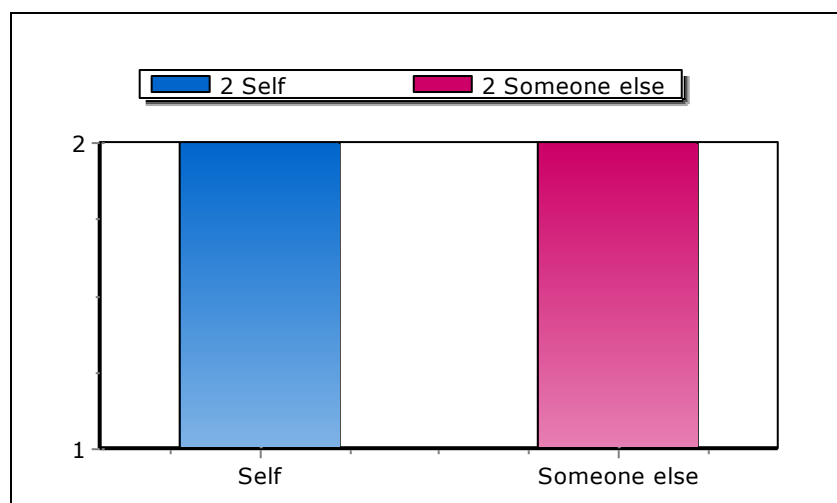


## **Section 2 – Housing Needs**

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

4 respondents completed section 2

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

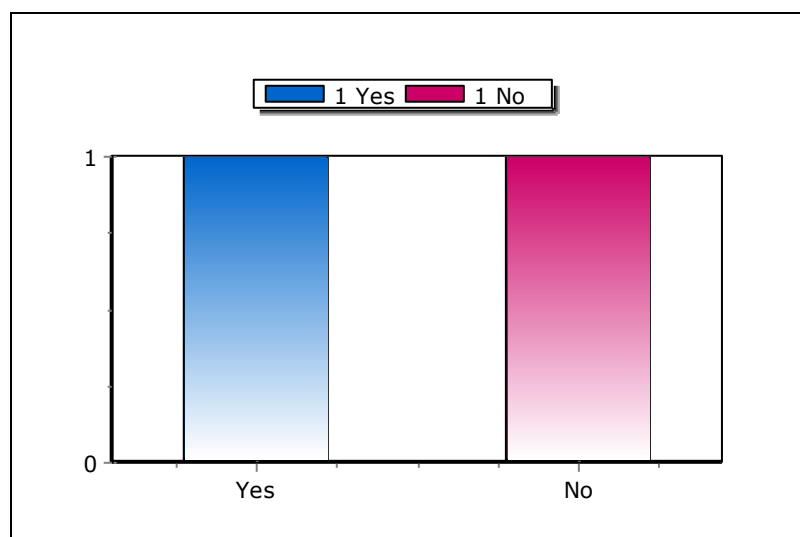


**Question 13. If you are completing this form for someone else, please state their relationship to you and where they currently live.**

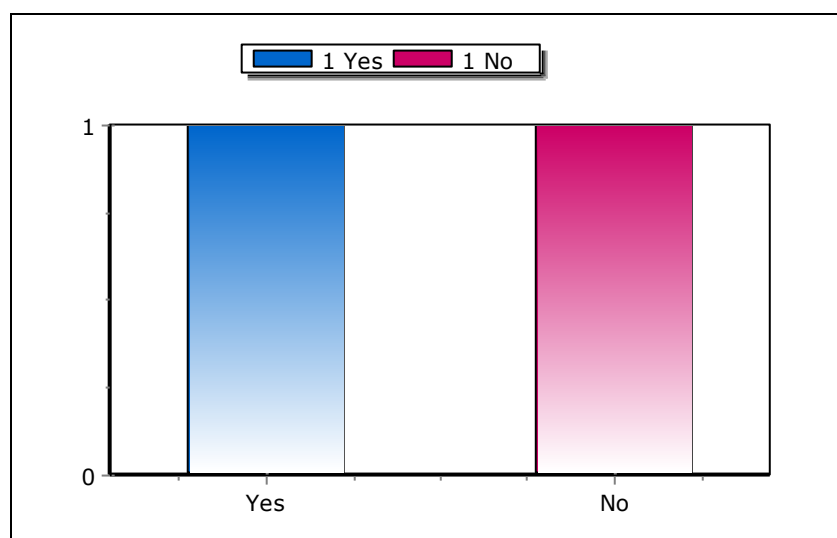
Two respondents completed the form for their adult children living outside of the parish.

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

**Question 15. If you live outside Badgers Mount do you wish to return?**



**Question 16. If you live in Badgers Mount do you wish to stay there?**

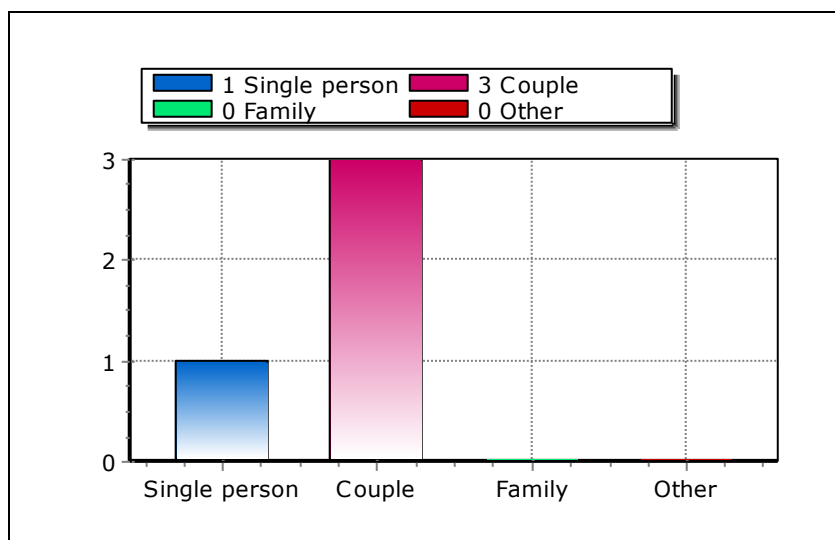


**Question 17. What is your connection with Badgers Mount?** Respondents were asked to indicate all connections that applied to them.

Local connection	FREQUENCY
I currently live in Badgers Mount and have done so continuously for the last 3 years	3
I have previously lived in Badgers Mount and have immediate family who currently live there and done so continuously for the last 10 years	0
I have lived in Badgers Mount for a total of 5 out of the last 10 years	2
I need to move to Badgers Mount to take up full time permanent employment	0
I am in full time permanent employment in Badgers Mount	0

I am full time self-employed and the majority of my work is in Badgers Mount	0
I provide an important service requiring me to live locally	0

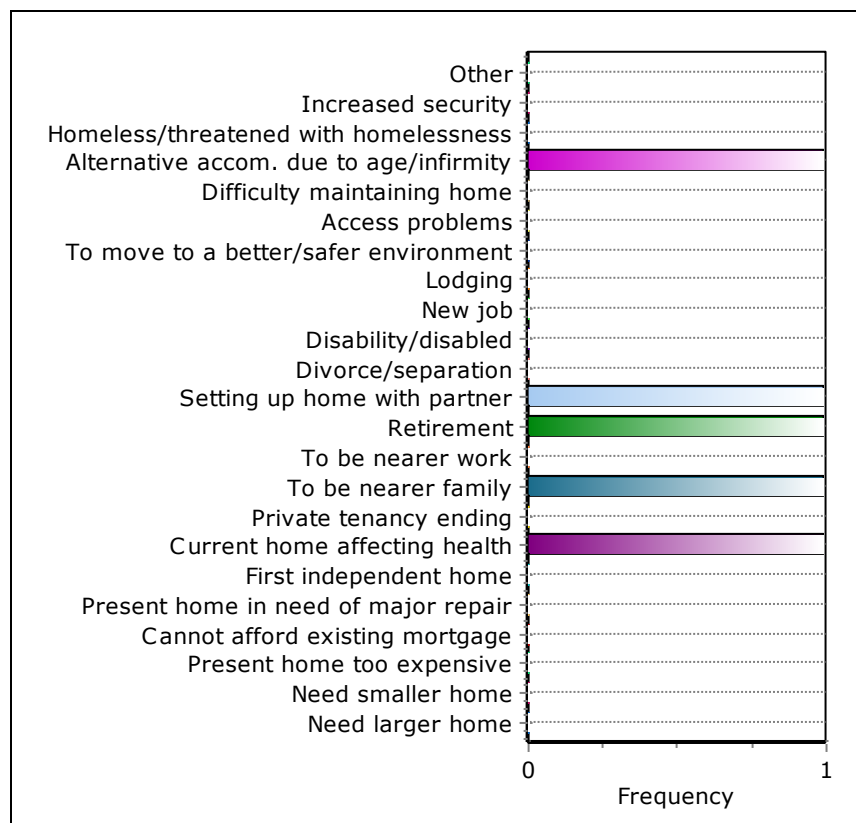
**Question 18. What type of household will you be in alternative accommodation?**



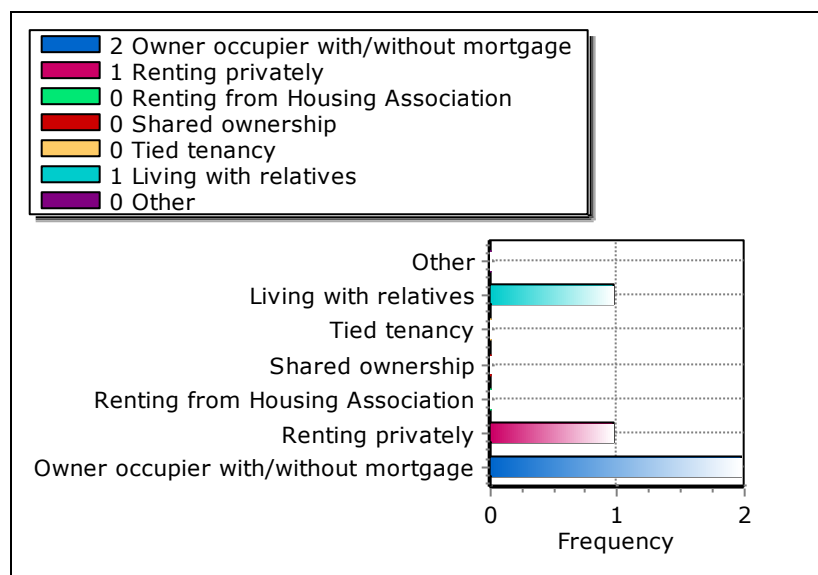
**Question 19. How many people in each age group need alternative accommodation?**

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

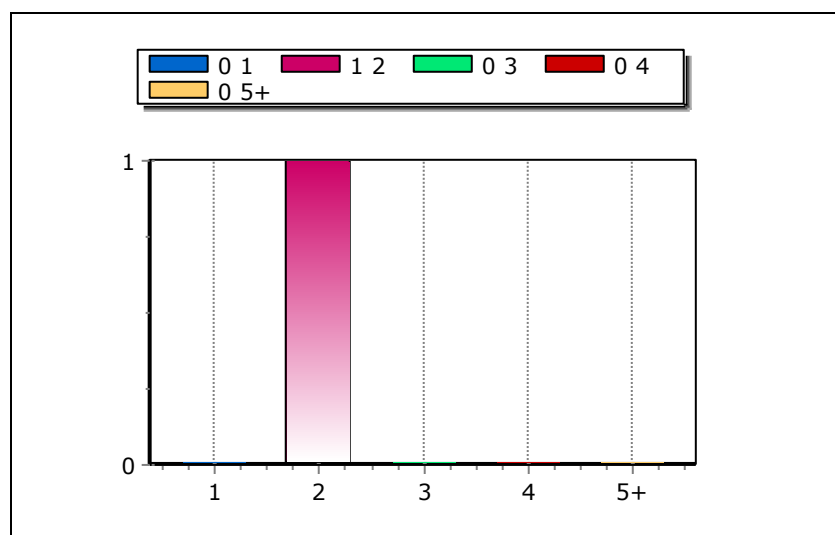
## Question 20. Why are you seeking a new home?



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



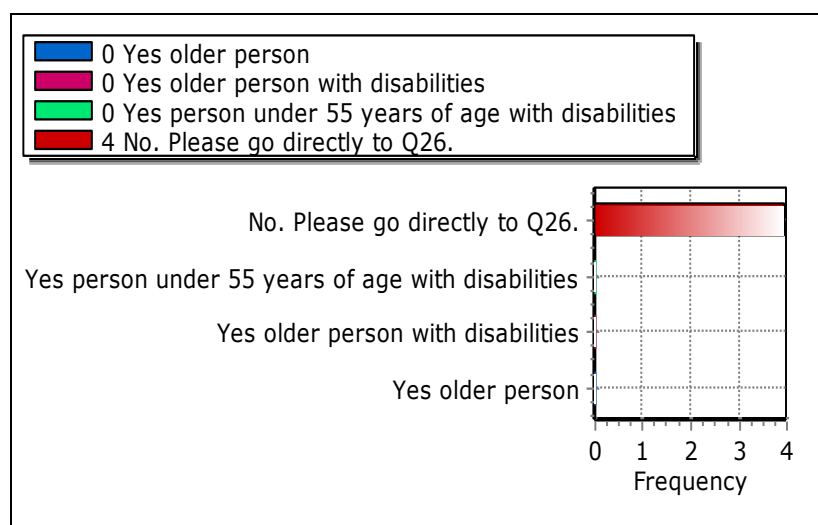
**Question 22. How many bedrooms does your current home have?**



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

There were 3 responses to this question, a full list of responses can be found in Appendix B3.

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



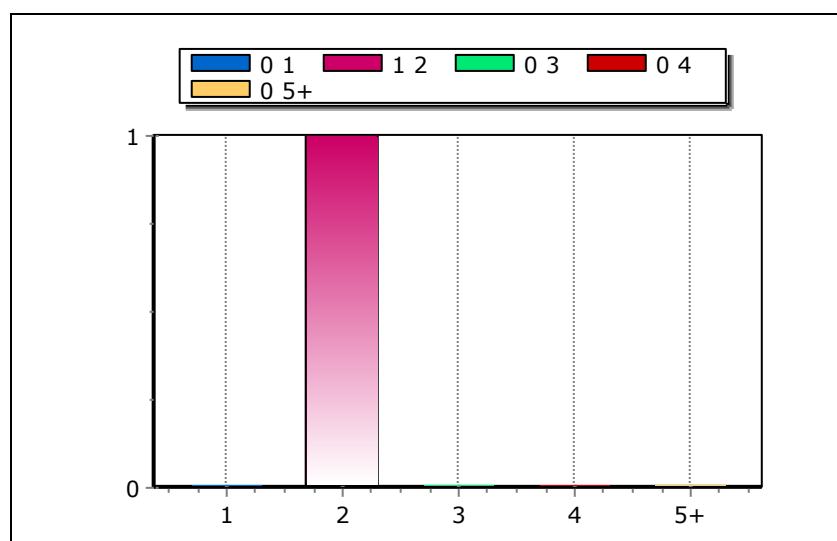
**Question 25. What type of housing do you need?** Only those respondents who answered Yes to Q24 were required to answer this question. The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.

There were no responses to this question.

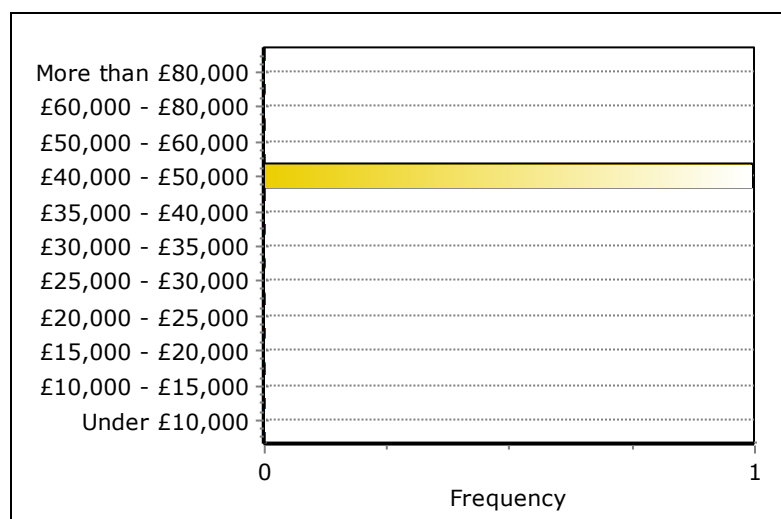
**Question 26. Which tenure would best suit your housing need?**

Tenure	Frequency
Affordable Rented – rent is 50%-80% of open market rents	0
Shared Ownership – part rent/part buy	0
First Homes – homes for owner occupation by first time buyers, that are discounted in perpetuity	1
Self-Build	0
Owner Occupation	3

**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.**

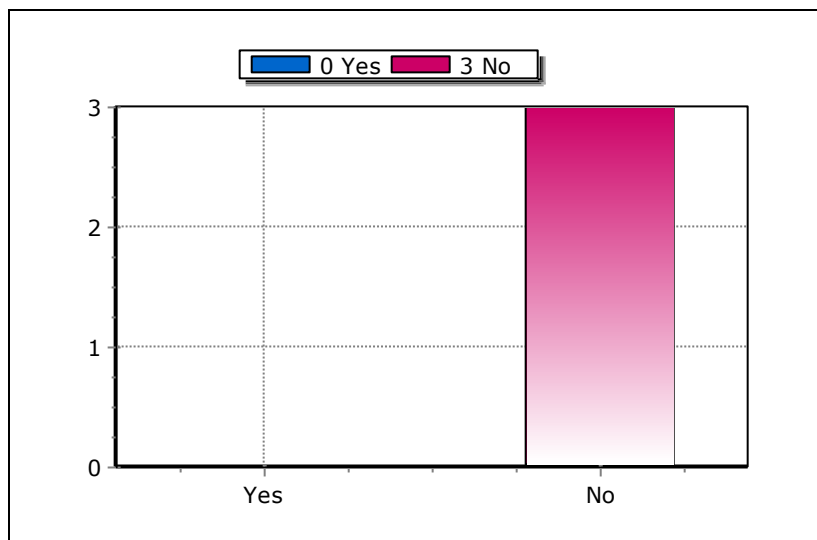


**Question 29. How much money would you be able to raise towards buying your own home?**

One respondent gave the following answer:

1 x £35,000

**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 February 2021, found the following cheapest properties for sale (under £500,000) in Badgers Mount.

Type of Property	Number of Bedrooms	Price £
Terraced house	3	379 000
Bungalow	2	425 000

### **Property to rent**

At the time of writing the report, no properties were available to rent in Badgers Mount; the nearest property within 1 mile of the parish was found at Shoreham:

Type of Property	Number of Bedrooms	Price £pcm.
Cottage	2 bed	1,375

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

Using local information, the table below shows gross income level needed to purchase a property in the area. The figures are calculated assuming a 15% deposit and using 4.5 x gross income. Monthly repayment is based on a 2-year fixed standard with HSBC at 3.54% (February 2020) 25-year mortgage term and is calculated using HSBC's mortgage calculator.

Type of Property	Price £	Deposit (15%)	Gross Income Level	Monthly Repayment
3 bed terraced house	379 000	56,850	75,800	1426
2 bed bungalow	425 000	63 750	85,000	1976

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). At the time of writing there was one property to rent within a mile at Shoreham.

Type of Property	Price £ pcm	Aprox. Gross Annual income £
2 bed cottage	1,375	55,000

Using HM Land Registry data on house sales ([www.mouseprice.com](http://www.mouseprice.com)) using postcode area TN14 which lies within or includes part of the following towns, counties, localities, electoral wards and stations: Badgers Mount, Brasted, Chevening and Sundridge, Chevening, Crockenhill and Well Hill, Cudham, Darwin, Dunton Green, Dunton Green and Riverhead, Halstead, Halstead, Knockholt and Badgers Mount, Ide Hill, Kemsing, Kent, Knockholt, Knockholt Station, Leigh and Chiddingstone Causeway, Otford, Otford and Shoreham, Penshurst, Fordcombe and Chiddingstone, Seal and Weald, Sevenoaks, Sevenoaks Eastern, Sevenoaks

Kippington, Sevenoaks Northern, Sevenoaks Town and St John's, Shoreham, Sundridge, Weald, the average house prices in the last 3 months are:

1 bed properties £313,000  
 2 bed properties £426,000  
 3 bed properties £543,000  
 4 bed properties £847,000  
 5+ bed properties £1,257,000

To afford the average cost of a 1 bed property using the mortgage calculation shown above, a salary of £62,600 would be required. To afford the average cost of a 2-bed property a salary of £85,820 would be required.

Information provided by 'mouseprice' states that the average property in the TN14 area costs £650,900 with average earnings being £28,910. This means that the average property costs over 22 times more than the average salary. The source used by 'mouseprice' to assess price to earnings ratio is Calnea Analytics proprietary price data and earnings data – updated quarterly.

### **Affordable Rent**

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

Size of Property	LHA Levels £pcm/Affordable Rent levels £pcm
1 bed	693
2 bed	897
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 not in receipt of housing benefit.

Property	Price £ pcm	Gross annual Income £
1 bed	693	27 720
2 bed	897	35 880
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 £313,000 for a 1 bed property, £426,100 for a 2 bed property and £543,000 for a 3 bed property. Calculations are made using the Homes England's target incomes calculator and assume a 10% deposit of mortgage share. These values are taken from information found at [www.mouseprice.co.uk](http://www.mouseprice.co.uk)

Property price £	Share	Deposit Required £	Monthly mortgage £	Monthly rent £	Monthly Service Charge	Monthly total £	Gross Income required
313 000	25%	7925	383	538	80	1001	36 080
426 100	25%	10 650	522	732	80	1334	48 065
543 000	25%	13 575	665	933	80	1678	60 474

## **First Homes**

The tables below show the amount of deposit and income required to afford this tenure based on 30% and 50% discounts. Homes are sold with a standard discount of 30% below local market value; it can be possible for the Local Authority to seek discounts of up to 50% but this must be set out in evidenced Local Plan policy. The homes must not cost more than £250,000 after discount (this is shown below as the price after discount being either "eligible" or "not eligible"). Calculations are based on a minimum 10% deposit (it should be noted many lenders are now requiring deposits of 15% or more); eligibility includes having a household income not exceeding £80,000. Gross income required is based on x 4.5 salary. The full market values used are taken from information found at [www.mouseprice.co.uk](http://www.mouseprice.co.uk); £313,000 for a 1 bed property, £426,100 for a 2-bed property and £543,000 for a 3 bed property

Property price £	Price after discount of 30% £	Minimum deposit required - 10% of discounted price £	Gross Income required
313 000 (1 bed)	219 100 Eligible	21 910	43 820
426 100 (2 bed)	298,270 Not Eligible	N/A	N/A
534 000 (3 bed)	373,800 Not Eligible	N/A	N/A

Property price £	Price after discount of 50% £	Minimum deposit required -10% of discounted price £	Gross Income required
313 000 (1 bed)	156 500 Eligible	15 650	31 300
426 100 (2 bed)	213 050 Eligible	21 305	42 610
534 000 (3 bed)	267 000 Not Eligible	N/A	N/A

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

This section is divided into two categories: the need for affordable housing and the needs of older people in the parish requiring alternative housing, either affordable or open market. There were a total of 4 responses.

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

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

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

In total 4 respondents said they need affordable housing in the following timescales:

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

### **Assessment of the 1 household seeking affordable housing now**

**The 1 household in need of affordable housing now is:**

- 1 couple

**Couples** - there was 1 couple

### **Age**

<b>Age</b>	<b>Frequency</b>
20-24	2

**Reason for seeking new home:**

<b>Reason</b>	<b>Frequency</b>
Setting up home with partner	1

**Current housing:**

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

**Current number of bedrooms:**

<b>Current Beds</b>	<b>Frequency</b>
4	1

**Tenure best suited:**

<b>Tenure</b>	<b>Frequency</b>
First Homes	1

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

No of bedrooms	Frequency
2	1

Number of bedrooms respondents are eligible for is dependent upon tenure and Sevenoaks District Council's allocation policy. See summary on page 22.

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

Income	Frequency
£40,000 - £50,000	1

**Amount available towards purchase of a property:** £35,000

**Registered on the Council's Housing Register or Help to Buy Register:**

Housing Register	Frequency
No	1

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

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

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

Income	Number of respondents	Affordable Rented	Shared Ownership	First Homes	Open market purchase	Private rent
£40,000 - £50,000	0	0	0	1	0	0

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

Both respondents were excluded; one respondent wished to move away from Kent to be closer to family and live closer to public transport networks and one respondent wanted to buy on the open market only.

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

This respondent was excluded because they only wanted to buy on the open market.

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

Householders were asked to respond to the survey if they were older people who needed to downsize and/or move to more suitable housing for their needs; this included owner occupiers. There were no respondents that were older households requiring alternative housing, now, within the next 2 years or within the next 5 years.

## **8. SUMMARY OF FINDINGS**

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

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

The survey has identified a need for up to one affordable home for one local household; they are in need of affordable housing now.

The respondent is a couple who currently live in the parish; they currently live with relatives and are seeking a 2-bedroom First Home.

An assessment of an estimated cost of a First Home at a 50% discount indicated that they may be able to afford this tenure. More detailed analysis of their income, amount of deposit they have available and actual cost of the First Home property after discount would be required to confirm affordability.

The survey has identified a need for the following:

#### **First Home**

1 x 2 bed at 50% discount.

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

The survey did not identify a need for older people needing to move to alternative accommodation/downsize.

## **9. APPENDIX B1**

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

People could downsize and still be able to stay in the area.

Affordable housing just means more greenbelt land being built on, happy for affordable housing to be built as long as it is not on greenbelt, we have enough planning applications going on around Badgers Mount already.

There is a lack of local amenities. Also there is enough development planned with Broke Hill and Ft Halstead.

There is already this provision at Nesbit House. I'd rather see some investment into young people's services than for old people, many of whom are more financially stable.

Yes only if sensible site at public expense were identified.

I would like to say yes but cannot think there are enough employment /retirement opportunities in Badgers Mount itself to justify such a development and if there were how the parish could or should continue to apply this.

Character of housing stock changing, smaller dwellings being knocked down to build large 5-bedroom houses.

Happy for a small development for affordable housing for older people provided they have a genuine connection to Badgers Mount. The infrastructure of Badgers Mount could not support a substantial development.

It would be unfair for original residents to be driven out by rising /unaffordable houses prices.

There would need to be amenities to support these older people like shops GP surgery etc.

We have just moved into Badgers Mount 2 months ago but would support the needs for people to move back to the area.

We want to live in a less densely populated area and it is the reason why we moved to the area from a neighbouring village.

Badgers Mount has an older generation of residents. It does not need any more older people.

Currently Badgers Mount has a large older community with 1 person living in 3-4-bedroom property with no possibility of downsizing to a 1-2 bedroom bungalow.

So my son and daughter in law could buy in the area

I'd support it, but not sure if Badger's Mount is the best place for older residents due to having no local shops, amenities or viable bus service.

Most of the smaller original dwellings mostly bungalows have been replaced with a 4 or 5-bedroom dwellings.

Bring down the value of the area



Community is quite remote and without local facilities including transport. Property here is expensive but there are affordable options in the surrounding villages.

Poor services in Badgers Mount

This area is already being over developed

I do not think any housebuilding in this area is needed as it will only increase even more traffic - any houses that would be built would need to need at least one car to use train station where there would not be enough parking.

A need for your own transport to live here

I am informed it is only meant for the elderly

I worked hard and saved money to buy a house on a nice rural estate.

## **10. APPENDIX B2**

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

Broke Hill Golf Course

Broke Hill Golf course

Conway site

None

None

Please not in any greenbelt area

There is land currently with skips being stored on it by the Pollhill roundabout on Old London Road

Fm Conway site (brownfield site) hand between memorial hall and FM Conway site.

Unsure

Unsure

None, if they were to proceed, we would consider moving from the parish

The skip site at Pollhill roundabout. The land opposite Conways site and the garden centre.

Brownfield site rear of properties in Highland Road. Woodland (not ancient) on outlet perimeter of FM Conway land.

Land near Pollhill

Possibly part of the non-ancient woodland near the memorial hall part of the outer area of FM Conways site.

Broke Hill or Fort Halstead

Part of (outskirts) Conways site

None - the rural setting is why we moved here, further development will destroy this, Haresfield /Sunnyside right at the edge if Dadger Road would make a wonderful site for bungalow

None

None

Land opposite or along Polhill Garden Centre

## **11. APPENDIX B3**

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

My daughter grew up and loved Badgers Mount as her home. She wishes to return to be closer to us.

Would like to buy in the area, but houses are too big so too expensive.

I am moving to Leeds to be nearer family when I retire. Nothing prevents me from doing so. I think it will be easier for me to live in Leeds as an older person as I don't drive and Leeds has public transport.

# Badgers Mount Parish Council

11<sup>th</sup> January 2021

Dear Resident,

## Housing Needs Survey

Badgers Mount 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. 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 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. 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. 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](mailto:rosemary.selling@ruralkent.org.uk).

Please return your completed paper survey form in the freepost envelope provided by 3<sup>rd</sup> February 2021. If you would like to complete the survey online please request a link by emailing [rosemary.selling@ruralkent.org.uk](mailto:rosemary.selling@ruralkent.org.uk)

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,

*John Grint*

Chairman, Badgers Mount Parish Council

# HOUSING NEEDS IN THE PARISH OF BADGERS MOUNT



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? If you answer is No, please go directly to Q8

☐ Yes ☐ No

### 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 [rosemary.selling@ruralkent.org.uk](mailto:rosemary.selling@ruralkent.org.uk) or phoning 01303 765 645

### 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 Badgers Mount?

☐ 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 Badgers Mount.

### 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 01303 765 645 or [rosemary.selling@ruralkent.org.uk](mailto:rosemary.selling@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: 

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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 Badgers Mount? Please tick all that apply

- ☐ I currently live in Badgers Mount and have done so continuously for the last 3 years
- ☐ I have previously lived in Badgers Mount and have immediate\* family who currently live there and have done so continuously for the last 10 years
- ☐ I have lived in Badgers Mount for a total of 5 out of the last 10 years
- ☐ I am in full time\*\* permanent employment in Badgers Mount.
- ☐ I need to move to Badgers Mount to take up full time\*\* permanent employment
- ☐ I am full time self-employed and the majority of my work is in Badgers Mount 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 Badgers Mount 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/infirmary	<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?**

<input type="checkbox"/> Owner occupier with/without mortgage	<input type="checkbox"/> Living with relatives	<input type="checkbox"/> Renting privately	<input type="checkbox"/> Shared ownership
<input type="checkbox"/> Renting from Housing Association	<input type="checkbox"/> Tied tenancy	<input type="checkbox"/> 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 - homes for owner occupation by first time buyers that are discounted, in perpetuity. Maximum price after discount is £250,000. NB. This would require a deposit of at least £25,000 plus other savings to cover the cost of moving
- ☐ Self-build ☐ Owner occupation

**Q27. How many bedrooms will you need?**

- ☐ 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 or First Homes 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 Badgers Mount 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 FEBRUARY 2021**